



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, June 28, 2022 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

Dave Wheeler, Mayor

Janine Heft, Mayor Pro Tempore
Erica Pezold, Council Member

Don Caskey, Council Member
Don Sedgwick, Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council/Planning Agency. Completion of the form is voluntary. All persons may attend the meeting regardless of whether this form is completed. Members of the public wishing to address the City Council can do so during the Public Comments portion of the Agenda with a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

Submission of Electronic Public Comments: While you may attend this meeting in person, those wishing to make electronic public comments may submit their comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on June 28, 2022. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them.

Announcement of Electronic Public Comments: During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all email comments received by 5:00 p.m. on June 28, 2022. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted. The email comments, including your name, will become part of the record of the City Council meeting and will be public information.

CLOSED SESSION - CONVENING AT 6:00 PM**CALL TO ORDER**

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

ROLL CALL OF CITY COUNCIL MEMBERS**ANNOUNCEMENT OF CLOSED SESSION ITEM(S)**

The City Council will convene into Closed Session, in the City Council Conference Room, City Hall, Laguna Hills Civic Center, to consider the following matter(s):

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9

Name of Case: Californians for Homeownership, Inc., a California nonprofit public benefit corporation, vs. City of Laguna Hills; Orange County Superior Court Case No. 30-2022-01255365-CU-WM-CJC; Verified Petition for Writ of Mandate.

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)**ADJOURN TO CITY COUNCIL CONFERENCE ROOM OR CITY COUNCIL CHAMBER****CONVENE INTO CLOSED SESSION**

The City Council will convene into Closed Session to consider the matter(s) listed above.

RECONVENE TO CITY COUNCIL CHAMBER**RECESS**



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, June 28, 2022 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

Dave Wheeler, Mayor

Janine Heft, Mayor Pro Tempore
Erica Pezold, Council Member

Don Caskey, Council Member
Don Sedgwick, Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

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Submission of Electronic Public Comments: While you may attend this meeting in person, those wishing to make electronic public comments may submit their comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on June 28, 2022. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them.

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GENERAL BUSINESS - CONVENING AT 7:00 PM**CALL TO ORDER**

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

INVOCATION: Pastor Greg Munck of Crossline Community Church

PLEDGE OF ALLEGIANCE: Mayor Pro Tempore Heft

ROLL CALL OF CITY COUNCIL MEMBERS**CLOSED SESSION REPORT****1. PRESENTATIONS AND PROCLAMATIONS****1.1 Oath of Office and Certificate of Appointment for One Traffic Commissioner**

Recommendation: That Mayor Wheeler administer the Oath of Office and present a Certificate of Appointment to Traffic Commissioner Michael Caputo.

1.2 I-5 at El Toro Interchange Improvement Project Alternatives

Recommendation: That the City Council receive and provide feedback on a presentation from Niall A. Barrett, P.E., Program Manager, OCTA, on the I-5 at El Toro Interchange Improvement Project Alternatives.

1.3 Presentation by Mercy House on Homeless Outreach

Recommendation: That the City Council receive an update from Timothy Huynh on Mercy House's homeless outreach efforts in the City of Laguna Hills.

2. SCHEDULE OF FUTURE EVENTS**2.1 Schedule of Future Events**

Recommendation: That the Assistant City Clerk announce the upcoming City events in the month of July 2022.

3. PUBLIC COMMENTS

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

4. CONSENT CALENDAR

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for June 14, 2022, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the June 14, 2022, Special Meeting.

4.3 Approval of Minutes for June 14, 2022, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the June 14, 2022, Regular Meeting.

4.4 Ratification of June 28, 2022, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from June 3, 2022, to June 16, 2022, in the amount of \$344,970.21.

4.5 Adoption of the Annual Appropriations Limit for Fiscal Year 2022/2023

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, determining and adopting an Appropriations Limit for the 2022/2023 fiscal year in accordance with Article XIII B of the Constitution of the State of California, and Section 7910 of the Government Code."

4.6 Adoption of Fiscal Year 2022/2023 Civic Center Budget

Recommendation: That the City Council approve and adopt the FY 2022/2023 Civic Center Budget.

4.7 Purchase or Lease of an Alternative Fuel Vehicle for Use by the City Manager Pursuant to the City Manager Employment Agreement and Section 3-08.130 of the Laguna Hills Municipal Code

Recommendation: That the City Council: 1) Approve the purchase or lease of an alternative fuel vehicle pursuant to LHMC Sections 3-08.130 from a revised list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicle; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure a vehicle from the revised list of approved vehicles.

4.8 Renewed Measure M (M2) Compliance Reporting to the Orange County Transportation Authority (OCTA)

Recommendation: That the City Council: 1) Approve the Measure M (M2) Compliance Submittal to OCTA including, but not limited, to the Seven-Year Capital Improvement Program; and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, concerning the status and update of the Pavement Management Plan for the Measure M (M2) Program."

4.9 Trash and Debris Capture Devices Maintenance Services Agreement with G2 Construction, Inc., for the Implementation of the City's Phase X Water Quality Project, CIP No. 412

Recommendation: That the City Council: 1) Find and determine it is appropriate to waive formal bidding requirements of the Laguna Hills Municipal Code (LHMC) for the award of the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc., because: a) The goods and supplies, equipment, materials, and contract services to be provided by G2 Construction, Inc., are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source (LHMC Section 3-08.110(A)); b) The goods and supplies, equipment, materials, or non-professional services are proprietary (LHMC Section 3-08.110(B)); c) A specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support (LHMC Section 3-08.110(F)); and d) Compliance with procurement policies, procedures, and/or requirements is not in the best interest of the City (LHMC Section 3-08.110(J)); 2) Award the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc.,; and 3) Authorize the Mayor or Mayor Pro Tempore to sign the Agreement.

4.10 Resolution Adopting a List of Street Maintenance Projects for Fiscal Year 2022/2023 Funded By SB 1: the Road Repair and Accountability Act of 2017

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting a list of street maintenance projects for fiscal year 2022/2023 funded by SB1: The Road Repair and Accountability Act of 2017."

4.11 Proposed Consulting Services Agreement with Mercy House Living Centers to Provide Continued Homeless Outreach Services Within the City of Laguna Hills

Recommendation: That the City Council approve the Consulting Services Agreement with Mercy House Living Centers to provide continued, uninterrupted homeless outreach services for the fiscal year 2022/2023 in the total, not to exceed, amount of \$59,861, and authorize the Mayor or Mayor Pro Tempore to execute the Agreement.

4.12 Designation of Voting Delegate for League of California Cities Annual Conference

Recommendation: That the City Council appoint the Mayor as the Voting Delegate and appoint the Mayor Pro Tempore as the Voting Delegate Alternate for the League of California Cities Annual Conference.

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PLANNING AGENCY

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

5.2. PUBLIC COMMENTS

This is the time to address the Planning Agency on any matter not listed on this Agenda that is within the subject matter jurisdiction of the Planning Agency. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

5.3. APPROVAL OF MINUTES

5.3.1 Approval of Minutes for June 14, 2022, Regular Meeting

Recommendation: That the Planning Agency approve the Planning Agency Minutes for the June 14, 2022, Regular Meeting.

5.4. ADMINISTRATIVE REPORTS**5.4.1 Adoption of a Resolution Making Findings of General Plan Consistency for the Proposed 2022/2023 Fiscal Year Capital Improvement Program**

Recommendation: That the Planning Agency adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, finding that the proposed 2022/2023 Fiscal Year Capital Improvement Program conforms with the General Plan of the City of Laguna Hills pursuant to California Government Code Section 65401."

5.5. PLANNING AGENCY PUBLIC HEARINGS**PLANNING AGENCY ADJOURNMENT****6. CITY COUNCIL PUBLIC HEARINGS****6.1 General Plan Amendment RZNE-0003-2020 for the 2021-2029 Housing Element Update and Safety Element Update**

Recommendation: That the City Council: 1) Conduct a public hearing and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting an addendum to the Laguna Hills General Plan Program Environmental Impact Report, as previously addended, and adopting RZNE-0003-2020, an update to the Laguna Hills General Plan Housing Element for the 2021-2029 planning period and an update to the Laguna Hills General Plan Safety Element, as required by state law."

7. ADMINISTRATIVE REPORTS**7.1. City Manager****7.2. Deputy City Manager/Community Services Director****7.2.1 2022 Holiday Lighting and Decorations Agreement with the Christmas Kings**

Recommendation: That the City Council: 1) Waive competitive formal bidding requirements and procedures set forth in the City of Laguna Hills Municipal Code (LHMC) Section 3-08.090 with regard to approval of the proposed Holiday Lighting and Decorations Agreement with The Christmas Kings, as it is hereby found and determined, pursuant to LHMC Section 3-08.110, that the recommended contract is for entertainment services

and community support; 2) Approve the proposed Holiday Lighting and Decorations Agreement and authorize the City Manager to execute the Agreement.

7.2.2 2022 Holiday Season Events Schedule

Recommendation: That the City Council receive and file the report.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

8.1. Mayor Wheeler

8.1.1 Short-Term Rentals

Recommendation: Mayor Wheeler recommends that the City Council discuss short-term rentals and provide input to Staff.

8.2. Council Member Pezold

8.2.1 Council Discussion Regarding Options for Formation of a New Events, Communication, and Beautification Standing Committee

Recommendation: Council Member Pezold recommends that the City Council discuss options regarding the formation of a new Events, Communication and Beautification Standing Committee, and appoint two City Council Members to serve on said committee.

8.2.2 Discussion Regarding Formation of a New Economic Development Standing Committee

Recommendation: Council Member Pezold recommends that the City Council discuss options regarding the formation of a new Economic Development Standing Committee, and appoint two Council Members to serve on said committee.

8.3. Mayor Pro Tempore Heft

8.3.1 Consideration of Heritage Day Event Budget

Recommendation: Mayor Pro Tempore Heft recommends that the City Council consider the proposed Heritage Day event budget.

9. CITY COUNCIL MEMBER COMMITTEE REPORTS**9.1. Committee Assignment Reports**

Recommendation: That the City Council receive oral reports on the following City Council Committee Assignments:

1. OC Mosquito and Vector Control District Board of Trustees
(Council Member Pezold) - June 16, 2022 Meeting.
2. Association of California Cities - Orange County Legislative and Regulatory Commission Meeting
(Mayor Wheeler) June 23, 2022 Meeting.
3. Orange County Mayors
(Mayor Wheeler) June 23, 2022 Meeting.

10. CITY COUNCIL MEMBER COMMENTS**ADJOURNMENT**

The next Regular Meeting of the City Council/Planning Agency will be July 12, 2022, at 7:00 p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by June 24, 2022, at 5:00 p.m.



City Clerk

June 24, 2022

Date

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Oath of Office and Certificate of Appointment for One Traffic Commissioner

RECOMMENDATION: That Mayor Wheeler administer the Oath of Office and present a Certificate of Appointment to Traffic Commissioner Michael Caputo.

SUMMARY:

The City Council held interviews of two applicants for one partial term ending January 2025 on Traffic Commission at a Special Meeting on June 14, 2022. The City Council appointed Michael Caputo to the Traffic Commission for a partial term ending January 2025.

ATTACHMENTS:

- Certificate of Appointment - Michael Caputo



CITY OF LAGUNA HILLS

CERTIFICATE OF APPOINTMENT

be it known that

MICHAEL CAPUTO

*on this date took the Oath of Office
and began serving as a*

TRAFFIC COMMISSIONER

for the City of Laguna Hills

Dated this 28th day of June 2022.

DAVE WHEELER, MAYOR



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: David Reynolds
Deputy City Manager/Community Services Director
ISSUE: Presentation by Mercy House on Homeless Outreach

RECOMMENDATION: That the City Council receive an update from Timothy Huynh on Mercy House's homeless outreach efforts in the City of Laguna Hills.

SUMMARY:

The City of Laguna Hills contracts with Mercy House Living Centers (Mercy House) to provide the City with homelessness outreach services. Timothy Huynh, Chief Program Officer, of Mercy House will present an oral report to the City Council with an update on homelessness outreach work efforts in the City. Mercy House's latest monthly status report is attached for reference.

ATTACHMENTS:

- Mercy House Report for Laguna Hills - May 2022

MERCY HOUSE

July 1, 2021-May 31, 2022

CITY OF LAGUNA HILLS

STREET OUTREACH PROGRAM

0

People have exited the streets to permanent housing

6

People have exited the streets to temporary housing, emergency shelter or insitituional care

31

CLIENTS SERVED TO DATE

1

NEW CLIENTS SERVED DURING THE MONTH

10

CLIENTS ACTIVE IN THE PROGRAM

35

HOURS OF ENGAGEMENT PROVIDED DURING THE MONTH

155

SERVICES PROVIDED TO DATE

41

RESOURCES, REFERRALS, AND LINKAGES PROVIDED TO DATE

During the month of May, Mercy House's Street Outreach Coordinators were able to support a homeless couple with completing an Emergency Housing Voucher application with the Orange County Housing Authority and are in the process of finalizing the voucher. Once received they will begin working with Mercy House's Housing Solutions Team who will support them in locating a unit that will accept the voucher and provide 12-months of housing stabilization support to prevent recidivism back into homelessness.

During the month they were also able to connect an elderly homeless resident to an Emergency Housing Voucher. Once her voucher is issued, she will be receiving housing assistance support through United Way's Welcome Home OC program.





City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Jennifer Lee
 Assistant City Clerk
ISSUE: Schedule of Future Events

RECOMMENDATION: That the Assistant City Clerk announce the upcoming City events in the month of July 2022.

SUMMARY:

The following is a list of upcoming events in the month of July 2022:

Fourth of July

Monday, July 4, 2022, City Hall Offices will be closed

Fourth of July Celebration

Fields open at 4:00 p.m., Fireworks start at 9:00 p.m., Laguna Hills Sports Complex

Regular City Council Meeting

Tuesday, July 12, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber

City Council Candidate's Filing Period for Nomination Papers

Monday, July 18, 2022 through Friday, August 12, 2022, 5:00 p.m.

Traffic Commission Meeting

Wednesday, July 20, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Close of Application Period for Unscheduled Parks & Recreation Commission Vacancy

Wednesday, July 20, 2022. 5:00 p.m.

Regular City Council Meeting – DARK MEETING (Cancelled)

Tuesday, July 26, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Approval of Minutes for June 14, 2022, Special Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the June 14, 2022, Special Meeting.

ATTACHMENTS:

- 220614 CC Special Minutes

**CITY OF LAGUNA HILLS
CITY COUNCIL**

**SPECIAL MEETING
MINUTES
Tuesday, June 14, 2022**

CALL TO ORDER

The meeting was called to order at 5:02 p.m. by Mayor Wheeler.

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Mayor	Present	
Janine Heft	Mayor Pro Tempore	Present	
Don Caskey	Council Member	Present	
Erica Pezold	Council Member	Present	
Don Sedgwick	Council Member	Present	

PUBLIC COMMENTS

There were no public comments on the special meeting item.

INTERVIEWS OF APPLICANTS FOR PURPOSES OF APPOINTING A TRAFFIC COMMISSIONER

Commission Interviews and Appointment

Recommendation: That the City Council interview applicants for the Traffic Commission and appoint one person to a partial term ending January 2025 to fill the unscheduled vacancy on the Traffic Commission.

The City Council conducted interviews of two applicants to fill the unscheduled vacancy on the Traffic Commission.

A motion to appoint Michael Caputo to the Traffic Commission for a partial term ending January 2025 was made by Mayor Pro Tempore Heft, seconded by Council Member Pezold.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Mayor Pro Tempore
SECONDER:	Erica Pezold, Council Member
AYES:	Dave Wheeler, Mayor, Janine Heft, Mayor Pro Tempore, Don Caskey, Council Member, Erica Pezold, Council Member, Don Sedgwick, Council Member

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 5:34 p.m.

Melissa Au-Yeung, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of June 28, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Approval of Minutes for June 14, 2022, Regular Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the June 14, 2022, Regular Meeting.

ATTACHMENTS:

- 220614 CC Minutes

**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY**

**REGULAR MEETING
MINUTES
Tuesday, June 14, 2022**

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

The meeting was called to order at 6:59 p.m. by Mayor Wheeler.

INVOCATION: Pastor Leland Lantz of Lutheran Church of the Cross

PLEDGE OF ALLEGIANCE: Council Member Caskey

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Mayor	Present	
Janine Heft	Mayor Pro Tempore	Present	
Don Caskey	Council Member	Present	
Erica Pezold	Council Member	Present	
Don Sedgwick	Council Member	Present	

1. PRESENTATIONS AND PROCLAMATIONS

1.1 Crime Prevention Specialist Presentation

The City Council received a PowerPoint presentation on Crime Prevention from Alyssa Rabas, Laguna Hills Crime Prevention Specialist.

2. SCHEDULE OF FUTURE EVENTS

2.1 Schedule of Future Events

Assistant City Clerk Lee announced the upcoming City events in the months of June and July 2022.

3. PUBLIC COMMENTS

There were no public comments on non-agendized items.

4. CONSENT CALENDAR

Motion to approve the Consent Calendar with Council Member Pezold removing Item No. 4.13.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Mayor Pro Tempore
SECONDER:	Don Sedgwick, Council Member
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for May 24, 2022, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the May 24, 2022, Regular Meeting.

4.3 Approval of Minutes for June 2, 2022, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the June 2, 2022, Special Meeting.

4.4 Approval of Minutes for June 9, 2022, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the June 9, 2022, Special Meeting.

4.5 Ratification of June 14, 2022, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from May 13, 2022, to June 2, 2022, in the amount of \$1,148,802.

4.6 Direction Regarding Unscheduled Vacancy for Parks and Recreation Commission

Recommendation: That the City Council: 1) Accept the resignation of Julie Nassif, Parks and Recreation Commissioner, effective June 3, 2022; and 2) Direct Staff to proceed with the appointment process to fill the unscheduled vacancy on the Parks and Recreation Commission, per Government Code Section 54974, and Laguna Hills Municipal Code Section 2-28.080.

4.7 Proposed Civic Center Office Lease with Fay Blix, an Individual, for 24031 El Toro Road, Suite 301, Laguna Hills, California

Recommendation: That the City Council approve an office lease with Fay Blix, an Individual, for 24031 El Toro Road, Suite 301, Laguna Hills, California, and authorize the City Manager to execute the Lease.

4.8 Approval of the Plans and Specifications and Authorization to Advertise for Bids for Cooling Tower System Replacement at the Laguna Hills Civic Center, CIP No. 505A

Recommendation: That the City Council: 1) Approve the plans and specifications and authorize the advertisement for bids for cooling tower system replacement at the Laguna Hills Civic Center, CIP No. 505A; and 2) Find that environmental review is not required under the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Section 15301 as a Class 1 Categorical Exemption - Existing Facilities. The proposed project will result in replacement of existing cooling tower system equipment with a like unit at an existing City building constructed in 2004.

4.9 Purchase or Lease of an Electric Fleet Vehicle for the City Manager Pursuant to the City Manager Employment Agreement and Chapter 3-08 of the Laguna Hills Municipal Code

Recommendation: That the City Council: 1) Approve the purchase or lease of an electric vehicle pursuant to LHMC Sections 3-08.130 and 3-08.080; and 2) Authorize the appropriation and use of funds not-to-exceed \$50,000 from the City's AB 2766 Subvention Fund for the purchase or lease of an electric vehicle pursuant to LHMC Section 3-08.060.

4.10 Approval of Fiscal Year 2022-2023 Law Enforcement Services Agreement with the County of Orange

Recommendation: That the City Council approve the Fiscal Year 2022/2023 Law Enforcement Services Agreement between the County of Orange and the City of Laguna Hills and authorize the Mayor to execute the Agreement.

4.11 Legislative Update for the 2022 Legislative Session

Recommendation: That the City Council affirm the City Recommended Positions listed in the Legislative Update.

4.12 A Resolution to Support Temporary Gas Tax Suspension with No Loss of Revenue to Local Municipalities

Recommendation: That the City Council adopt Resolution No. 2022-06-14-1: "A Resolution of the City Council of the City of Laguna Hills, California, Requesting a Temporary, Six-Month Suspension of the State Gas Tax."

ITEMS REMOVED FROM THE CONSENT CALENDAR**4.13 Proposed Business Attraction and Retention Contractual Services Agreement with the Laguna Hills Chamber of Commerce for Fiscal Year 2022/2023 and a Related Budget Amendment**

Council Member Pezold removed Item No. 4.13 from the Consent Calendar to request additional information and express her support for the item.

Recommendation: That the City Council: 1) Approve the proposed "Business Attraction and Retention Contractual Services Agreement" between the City of Laguna Hills and the Laguna Hills Chamber of Commerce; 2) Adopt Resolution No. 2022-06-14-2: "A Resolution of the City Council of the City of Laguna Hills, California, amending the Fiscal Year 2021/2022 Budget by increasing the General Government Department Operating Budget for Business Attraction and Retention Services"; and 3) Authorize the Mayor or the Mayor Pro Tempore to execute the Agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Council Member
SECONDER:	Janine Heft, Mayor Pro Tempore
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

5. PLANNING AGENCY

Mayor Wheeler recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:13p.m.

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Chair	Present	
Janine Heft	Vice Chair	Present	
Don Caskey	Agency Member	Present	
Erica Pezold	Agency Member	Remote	
Don Sedgwick	Agency Member	Present	

5.2. PUBLIC COMMENTS

There were no Planning Agency public comments on non-agendized items.

5.3. APPROVAL OF MINUTES

There were no Planning Agency Minutes to approve.

5.4. ADMINISTRATIVE REPORTS

There were no Planning Agency Administrative Reports.

5.5. PLANNING AGENCY PUBLIC HEARINGS

5.5.1 Conditional Use Permit (CUP) No. USE-0089-2022, a Request by John Ramirez to Establish a Veterinary Clinic, Rise Pet Care, in an Existing 20,000 Square-Foot Tenant Space Located at 24721 Alicia Parkway, Suite A

Community Development Director Longenecker reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Wheeler opened the public hearing.

Project Architect, Niall F. Saunders and Rise Pet Care President/CEO, John Thompson, spoke in favor of the project, responded to Agency Member requests for additional information, and agreed to abide by the project's conditions of approval.

Chair Wheeler closed the public hearing.

Recommendation: That the Planning Agency: 1) Conduct a public hearing; 2) Find and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities); and 3) Adopt Resolution No. PA2022-06-14-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. USE-0089-2022, a request by John Ramirez, on behalf of Rise Pet Care, to establish a veterinary clinic in an existing 20,000 square-foot tenant space located at 24721 Alicia Parkway, Suite A, including an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities)."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Vice Chair
SECONDER:	Erica Pezold, Agency Member
AYES:	Dave Wheeler, Chair; Janine Heft, Vice Chair; Don Caskey, Agency Member; Erica Pezold, Agency Member; Don Sedgwick, Agency Member

PLANNING AGENCY ADJOURNMENT

Chair Wheeler adjourned the Planning Agency Meeting at 7:29 p.m. and reconvened the City Council Meeting. All Council Members were present in Chamber.

6. CITY COUNCIL PUBLIC HEARINGS

6.1 Residential and Commercial Rate Adjustments Relating to State Mandated (SB 1383) Organic Waste Recycling Requirements and Proposed Amendment No. 2 to Franchise Agreement with CR&R Incorporated

Mayor Wheeler opened the public hearing.

Deputy City Manager/Community Services Director Reynolds reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Council Member requests for additional information.

Assistant Clerk Lee provided an oral report on number of written protests received.

Chrystal Denning, Regional Vice President, CR&R, responded to Council Member requests for additional information.

William O'Toole, President, EcoNomics, Inc., responded to Council Member requests for additional information.

The following individuals addressed the City Council on the Public Hearing item:

Rose Gilbert, a resident of Laguna Hills, inquired about distribution of the kitchen bins.

Mayor Wheeler closed the public hearing.

Recommendation: That the City Council:

- 1) Receive staff presentation and report and receive City Clerk report on written property owner protests;
- 2) Ask questions of staff;
- 3) Open the public hearing;
- 4) Receive public testimony;
- 5) Close the public hearing; and
- 6) If less than 5,086 written protests were received by the City, by motion, approve Amendment No. 2 to the Contract for the Collection, Transportation and Disposal of Municipal Solid Waste and For the Collection and Transportation of Recyclable Materials to Processors for Diversion between the City of Laguna Hills and CR&R Incorporated.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erica Pezold, Council Member
SECONDER:	Don Caskey, Council Member
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

7. ADMINISTRATIVE REPORTS

7.1. City Manager

The City Manager gave no Administrative Reports.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS**8.1 Laguna Hills Heritage Day**

Mayor Pro Tempore Heft reviewed the information provided in the staff report and responded to Council Member requests for additional information.

Recommendation: Mayor Pro Tempore Heft recommends that the City Council establish Heritage Day as its third signature annual event for the residents of and around Laguna Hills.

A motion to establish, Heritage Day, as an annual event on the 4th Saturday of September was moved by Mayor Pro Tempore Heft, seconded by Mayor Wheeler.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Mayor Pro Tempore
SECONDER:	Dave Wheeler, Mayor
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

A motion to establish a Heritage Day Ad Hoc Committee consisting of Council Member Pezold and Mayor Pro Tempore Heft, for a duration through November 2023, was moved by Mayor Pro Tempore Heft, seconded by Council Member Pezold.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Mayor Pro Tempore
SECONDER:	Erica Pezold, Council Member
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

A motion to establish a budget of \$60,000 for the 2022 Heritage Day event, supplemented by local partner sponsorship, was moved by Mayor Pro Tempore Heft, seconded by Council Member Pezold. Mayor Pro Tempore withdrew the motion and no action was taken on this motion.

A motion to table the item to the next regular meeting for further discussion was made by Mayor Wheeler, seconded by Council Member Sedgwick.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dave Wheeler, Mayor
SECONDER:	Don Sedgwick, Council Member
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Don Caskey, Council Member; Erica Pezold, Council Member; Don Sedgwick, Council Member

9. CITY COUNCIL MEMBER COMMITTEE REPORTS

9.1. Committee Assignment Reports

Recommendation: That the City Council receive oral reports on the following City Council Committee Assignments:

1. Orange County Fire Authority Board of Directors
(Council Member Sedgwick) May 26, 2022 Meeting.

Council Member Sedgwick provided a video presentation.

2. Association of California Cities - OC Legislative and Regulatory Commission Meeting
(Mayor Dave Wheeler) May 26, 2022 Meeting.

Mayor Wheeler provided an oral report.

3. OC Public Libraries Library Advisory Board
(Mayor Wheeler) May 26, 2022 Meeting.

Mayor Wheeler provided an oral report.

4. South OC Watershed Management Area Executive Committee
(Mayor Wheeler) May 26, 2022 Meeting.

Mayor Wheeler provided an oral report.

10. CITY COUNCIL MEMBER COMMENTS

Council Member Pezold

Council Member Pezold requested a discussion on the rating system for budget item priorities be agendized for a future meeting and received a second from Council Member Sedgwick.

Council Member Pezold requested a discussion on increasing the strength of our municipal campaign finance laws and transparency be agendized for a future meeting and received a seconded from Mayor Wheeler

Mayor Pro Tempore Heft

Mayor Pro Tempore Heft thanked Council Member Sedgwick for the video he shared and thanked the City Council and City staff for the motto, In God We Trust, displayed in the Council Chambers.

Mayor Wheeler

Mayor Wheeler requested a discussion on short term rentals be agendized for a future meeting and received a seconded by Mayor Pro Tempore Heft.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 9:19 p.m.

Melissa Au-Yeung, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of June 28, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Janice Reyes
Finance Director
ISSUE: Ratification of June 28, 2022, Warrant Register

RECOMMENDATION: That the City Council ratify the accompanying Warrant Register for the period from June 3, 2022, to June 16, 2022, in the amount of \$344,970.21.

SUMMARY:

The City issues accounts payable disbursements on a regular basis and presents it to City Council for ratification at its next regularly scheduled City Council Meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from June 3, 2022, to June 16, 2022, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate departmental staff. The Director of Finance certifies to the accuracy of the attached register and to the availability of monies for payment thereof.

ATTACHMENTS:

- Warrant Register - June 28, 2022
- Payables Detail Report - June 28, 2022



City of Laguna Hills, CA

Warrant Register - June 28, 2022

By Check Number

Date Range: 06/03/2022 - 06/16/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
8820840	B-0437	BRINKS, INCORPORATED	06/10/2022	200.67
8820841	C-1212	CALIFORNIA EXCURSIONS & TRANSPORTATION, INC.	06/10/2022	4,242.00
8820842	C-1179	CANON SOLUTIONS AMERICA	06/10/2022	58.98
8820843	C-0023	COX COMMUNICATION	06/10/2022	396.87
8820844	E-0504	EL TORO WATER DISTRICT	06/10/2022	15,543.10
8820845	I-0942	IRVINE RANCH WATER DISTRICT	06/10/2022	220.89
8820846	O-1610	ORACLE AMERICA, INC.	06/10/2022	189.20
8820847	Q-1707	QUEST DIAGNOSTICS	06/10/2022	18.87
8820848	Z-CS-0391	RODRIGUEZ, PAULINA	06/10/2022	250.00
8820849	S-2298	SO CAL-RIDES, LLC	06/10/2022	6,250.00
8820850	S-2250	SPARKLETTS	06/10/2022	159.78
8820851	T-2710	TOP HAT BALLOON WERKS, LLC	06/10/2022	1,527.43
8820852	T-2698	TPX COMMUNICATIONS	06/10/2022	685.64
8820853	T-2042	TRAUMA INTERVENTION PROGRAMS, INC	06/10/2022	910.32
8820854	V-2224	VERIZON WIRELESS	06/10/2022	1,873.59
8820855	V-2254	VITUITY - URGENT CARE SERVICES, PC	06/10/2022	90.00
8820856	W-2450	WEX BANK	06/10/2022	1,278.06
8820857	A-0138	ALL CITY MANAGEMENT, INC.	06/10/2022	6,579.90
8820858	B-0304	BEE MAN, THE	06/10/2022	155.00
8820859	C-1139	COMPLETE OFFICE OF CALIFORNIA	06/10/2022	101.92
8820860	C-1211	CREATIVE COMMERCIAL SERVICES	06/10/2022	1,138.50
8820861	D-0561	DOCU-TRUST	06/10/2022	125.00
8820862	D-0575	DOG WASTE DEPOT	06/10/2022	619.45
8820863	E-0554	ECONOMICS, INC.	06/10/2022	7,920.16
8820864	I-0960	IRV SEAVER MOTORCYCLES	06/10/2022	8.61
8820865	J-1057	JAMEY CLARK, INC.	06/10/2022	1,420.62
8820866	O-1546	OFFICE SOLUTIONS	06/10/2022	514.21
8820867	O-1575	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER PARTNERSHIP	06/10/2022	383.04
8820868	P-1824	PACKET FUSION, INC.	06/10/2022	676.85
8820869	P-1834	PLACEWORKS, INC.	06/10/2022	8,588.41
8820870	P-1832	PRINTEX PRINTING AND GRAPHICS INC.	06/10/2022	359.89
8820871	R-1946	RK ENGINEERING GROUP, INC.	06/10/2022	1,170.00
8820872	S-2194	SECURE LIVE SCAN	06/10/2022	25.00
8820873	S-1949	SMART & FINAL	06/10/2022	380.54
8820874	S-2302	SOUTH COUNTY PLUMBING, INC.	06/10/2022	10,000.00
8820875	S-2295	SOUTHERN COMPUTER WAREHOUSE	06/10/2022	64.21
8820876	S-2308	SPECTRUM SPORTS MANAGEMENT, INC.	06/10/2022	25,960.91
8820877	S-1980	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	06/10/2022	32.00
8820878	S-2095	STONE IMAGERY	06/10/2022	80.81
8820879	W-2302	THOMSON REUTERS - WEST	06/10/2022	293.94
8820880	T-2656	TYLER TECHNOLOGIES, INC.	06/10/2022	26,428.75
8820881	C-0358	CSMFO	06/15/2022	90.00
8820882	A-0349	A SOURCE OF PRIDE	06/16/2022	67.34
8820883	A-0380	AGRICULTURAL PEST CONTROL SERVICES	06/16/2022	883.00
8820884	A-0365	AT&T - CALNET 3	06/16/2022	256.26
8820885	B-0431	BMI	06/16/2022	391.00
8820886	B-0440	BUCKNAM INFRASTRUCTURE GROUP, INC.	06/16/2022	12,006.25
8820887	C-1133	CALIFORNIA YELLOW CAB	06/16/2022	344.00
8820888	C-1177	CANON FINANCIAL SERVICES, INC.	06/16/2022	2,120.53
8820889	C-1144	CHARLES ABBOTT ASSOCIATES, INC	06/16/2022	50,291.29
8820890	C-0023	COX COMMUNICATION	06/16/2022	1,958.82
8820891	C-1122	CROSSTOWN ELECTRICAL & DATA, INC.	06/16/2022	13,489.21
8820892	E-0609	EMERGENCY-1 RESPONSE, INC.	06/16/2022	402.00

Attachment: Warrant Register - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

Warrant Register - June 28, 2022

Check Number	Vendor Number	Vendor Name
8820893	H-0805	HARRINGTON GEOTECHNICAL ENGINEERING, INC.
8820894	H-0829	HARTZOG & CRABILL, INC.
8820895	H-0804	HINDERLITER, DE LLAMAS & ASSOC., INC.
8820896	H-0960	HR GREEN PACIFIC, INC.
8820897	Z-CD-0152	IMAGINE BEYOND DEVELOPMENT INC.
8820897	Z-CD-0152	IMAGINE BEYOND DEVELOPMENT INC.
8820898	J-1057	JAMEY CLARK, INC.
8820899	L-1226	LAGUNA HILLS CHAMBER OF COMMERCE
8820900	M-1513	MEEHAN, DANIEL
8820901	M-1302	MOULTON NIGUEL WATER DISTRICT
8820902	N-1495	NICHOLS LOCAL GOVERNMENT CONSULTING, LLC
8820903	N-1496	NOTIFICATIONMAPS.COM, LLC
8820904	O-1599	ORANGE COUNTY JUMPERS LLC
8820905	O-1599	ORANGE COUNTY JUMPERS LLC
8820906	Z-CD-0370	POOLMAX INC
8820907	R-1977	RJ ELECTRIC
8820908	M-1565	RUN KIDS RUN
8820909	S-2289	SANDS, CINDY
8820910	S-2201	SUNSET PROPERTY SERVICES JONSET CORPORATION
8820911	S-2105	SYMQUEST SERVICES
8820912	S-2016	SYSTEMS INTERNATIONAL
8820913	T-2711	TRENCH SHORING COMPANY
8820914	W-2337	WEST COAST ARBORISTS, INC.
8820915	Z-CD-0371	IMAGINE BEYOND
8820916	S-2311	SUNNY NURSERY

Date Range: 06/03/2022 - 06/16/2022

Payment Date	Payment Amount
06/16/2022	945.00
06/16/2022	2,536.33
06/16/2022	1,914.64
06/16/2022	652.50
06/16/2022	500.00
06/16/2022	(500.00)
06/16/2022	202.50
06/16/2022	10,000.00
06/16/2022	500.00
06/16/2022	22,511.56
06/16/2022	2,800.00
06/16/2022	5,414.35
06/16/2022	3,478.00
06/16/2022	937.00
06/16/2022	500.00
06/16/2022	6,298.65
06/16/2022	1,000.00
06/16/2022	559.12
06/16/2022	17,329.68
06/16/2022	170.00
06/16/2022	14,038.20
06/16/2022	1,263.50
06/16/2022	21,737.00
06/16/2022	500.00
06/16/2022	2,101.13
Total Regular:	326,611.98

Attachment: Warrant Register - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

Warrant Register - June 28, 2022

Date Range: 06/03/2022 - 06/16/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0002017	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	1,421.44
DFT0002018	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	5,747.95
DFT0002019	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	1,062.10
DFT0002020	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	69.00
DFT0002021	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	3,214.62
DFT0002022	B-0276	BANK OF AMERICA VISA CARD	06/15/2022	6,843.12
Total Bank Draft:				18,358.23

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	110	77	0.00	327,111.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	(500.00)
Bank Drafts	6	6	0.00	18,358.23
EFT's	0	0	0.00	0.00
	116	84	0.00	344,970.21

Attachment: Warrant Register - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	110	77	0.00	327,111.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	(500.00)
Bank Drafts	6	6	0.00	18,358.23
EFT's	0	0	0.00	0.00
	116	84	0.00	344,970.21

Fund Summary

Fund	Name	Period	Amount
998	POOL	6/2022	344,970.21
			344,970.21



City of Laguna Hills, CA

Payables Detail Report

By Fund

Payment Dates 06/03/2022 - 06/16/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
Fund: 100 - GENERAL FUND					
06/10/2022	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER	0000543013	Legal Advertising, May '22	100-155-624001	383.04
06/10/2022	TYLER TECHNOLOGIES, INC.	025-380654	Software Support, EnerGov Annual Maint, FY 22/23	100-000-140000	26,428.75
06/10/2022	DOCU-TRUST	046336	Offsite Data Storage, May '22	100-155-700030	125.00
06/10/2022	COX COMMUNICATION	051922	WiFi, City Hall, May '22	100-195-630000	182.62
06/10/2022	COX COMMUNICATION	052922	WiFi, Community Center, May '22	100-195-630000	214.25
06/10/2022	IRVINE RANCH WATER DISTRICT	060222	Water Usage, Public Services, May	100-355-635000	220.89
06/10/2022	SO CAL-RIDES, LLC	060822	Deposit, 4th of July Event	100-000-140000	6,250.00
06/10/2022	EL TORO WATER DISTRICT	060822	Water Usage, Public Services, May	100-355-635000	15,543.10
06/10/2022	ORACLE AMERICA, INC.	100296597	Offsite Backup, Feb '22	100-195-720050	10.09
06/10/2022	ORACLE AMERICA, INC.	100333794	Offsite Backup, Mar '22	100-195-720050	21.40
06/10/2022	ORACLE AMERICA, INC.	100334033	Offsite Backup, Mar '22	100-195-720050	16.03
06/10/2022	ORACLE AMERICA, INC.	100366821	Offsite Backup, Apr '22	100-195-720050	68.00
06/10/2022	ORACLE AMERICA, INC.	100416197	Offsite Backup, May '22	100-195-720050	73.68
06/10/2022	BEE MAN, THE	118472	Bee Removal, Public Services, Jun '22	100-355-720701	155.00
06/10/2022	BRINKS, INCORPORATED	11959122	Courier Fee, Armored Transport, Jun '22	100-155-625000	200.67
06/10/2022	SPARKLETTSS	12194330 052522	Operating Supplies, Comm Ctr, May '22	100-310-622005	159.78
06/10/2022	SECURE LIVE SCAN	12330	Pre-employment Fingerprinting, May '22	100-195-617000	25.00
06/10/2022	CREATIVE COMMERCIAL SERVICES	131	City Anniversary Expense, Jun '22	100-310-695530	1,138.50
06/10/2022	TPX COMMUNICATIONS	157147914-0	Communications Expense, Jun '22	100-195-630000	685.64
06/10/2022	SPECTRUM SPORTS MANAGEMENT, INC.	2022-48	Event Management Services, 1/2 Marathon	100-310-695507	6,000.00
06/10/2022	SPECTRUM SPORTS MANAGEMENT, INC.	2022-53	Event Management Services, 1/2 Marathon	100-310-695507	8,686.75
06/10/2022	SPECTRUM SPORTS MANAGEMENT, INC.	2022-56	Event Management Services, 1/2 Marathon	100-310-695507	11,274.16
06/10/2022	PRINTEX PRINTING AND GRAPHICS INC.	23137	Special Events-Program Service, Jun '22	100-310-695500	359.89
06/10/2022	TRAUMA INTERVENTION PROGRAMS, INC	2353	Community Program, TIP, 1/1/22 - 3/31/22	100-420-720821	910.32
06/10/2022	COMPLETE OFFICE OF CALIFORNIA	2672041-0	Computer Supplies, Jun '22	100-195-621000	101.92
06/10/2022	STONE IMAGERY	28037	Office Supplies, Jun '22	100-155-620000	80.81
06/10/2022	SMART & FINAL	3831400012601	Operating Supplies, May '22	100-195-622000	37.60
06/10/2022	SMART & FINAL	3831400013403	1/2 Marathon Expense, May '22	100-310-695507	70.29
06/10/2022	SMART & FINAL	3831400022902	Training & Education, May '22	100-310-611000	76.87
06/10/2022	SMART & FINAL	3831400026604	Office & Operating Supplies, May '22	100-155-622000	93.78
06/10/2022	SMART & FINAL	3831400026604	Office & Operating Supplies, May '22	100-195-620000	73.73
06/10/2022	SMART & FINAL	3831400026604	Office & Operating Supplies, May '22	100-195-622000	28.27
06/10/2022	DOG WASTE DEPOT	480252	Operating Supplies, Apr '22	100-355-622000	619.45
06/10/2022	CALIFORNIA EXCURSIONS & TRANSPORTATION, INC.	5072	1/2 Marathon Expense, May '22	100-310-695507	4,242.00
06/10/2022	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	584531	Pre-employment Fingerprinting, May '22	100-195-617000	32.00
06/10/2022	CANON SOLUTIONS AMERICA	6000748103	Copier Usage, Community Services, Apr '22	100-195-641200	58.98
06/10/2022	TOP HAT BALLOON WERKS, LLC	6360	1/2 Marathon Expense, May '22	100-310-695507	1,527.43
06/10/2022	JAMEY CLARK, INC.	73094	Park Repairs, Public Services, Apr '22	100-355-720701	518.55
06/10/2022	JAMEY CLARK, INC.	73166	Park Repairs, Public Services, May '22	100-355-720701	225.00
06/10/2022	JAMEY CLARK, INC.	73167	Park Repairs, Public Services, May '22	100-355-720701	157.50
06/10/2022	JAMEY CLARK, INC.	73168	Special Events-Program Service, May '22	100-310-695500	112.50

Attachment: Payables Detail Report - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

Payables Detail Report

Payment Dates: 06/03/2022 - 06/16/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
06/10/2022	JAMEY CLARK, INC.	73172	Park Repairs, Public Services, May '22	100-355-720701	407.07
06/10/2022	VITUIITY - URGENT CARE SERVICES,	752K20515	Recruitment, Jun '22	100-195-617000	90.00
06/10/2022	ALL CITY MANAGEMENT, INC.	78003	Crossing Guard Services, 5/15/22 - 5/28/22	100-420-720822	6,579.90
06/10/2022	PLACEWORKS, INC.	78458	Housing Element, Apr '22	100-225-700225	8,588.41
06/10/2022	WEX BANK	81060154 COMDEV	Vehicle Fuel, May '22	100-225-613100	111.17
06/10/2022	WEX BANK	81060324 COMSVCS	Vehicle Fuel, May '22	100-310-613100	281.38
06/10/2022	WEX BANK	81060499 POLSVCS	Vehicle Fuel, May '22	100-420-613100	237.66
06/10/2022	WEX BANK	81060550 PUBWKS	Vehicle Fuel, May '22	100-356-613100	647.85
06/10/2022	THOMSON REUTERS - WEST	846436851	Subscription, City Clerk, May '22	100-155-626000	293.94
06/10/2022	QUEST DIAGNOSTICS	9198781735	Pre-employment Drug Testing, May	100-195-617000	18.87
06/10/2022	IRV SEAVER MOTORCYCLES	92552386	Motorcycle Maintenance, Police Svcs, May '22	100-420-646100	8.61
06/10/2022	VERIZON WIRELESS	9907382092	Communication Expense, May '22	100-195-630000	1,873.59
06/10/2022	RODRIGUEZ, PAULINA	FRD-0275	Refund, Facility Deposit, R #1034776.002	100-000-222000	250.00
06/10/2022	OFFICE SOLUTIONS	I-02010211	Operating Supplies, May '22	100-195-622000	76.16
06/10/2022	OFFICE SOLUTIONS	I-02010456	Office Supplies, Jun '22	100-195-620000	257.01
06/10/2022	OFFICE SOLUTIONS	I-02012106	Office Supplies, Jun '22	100-195-620000	134.45
06/10/2022	OFFICE SOLUTIONS	I-02012853	Office Supplies, Jun '22	100-195-620000	46.59
06/10/2022	SOUTHERN COMPUTER WAREHOUSE	INV00738647	Computer Supplies, May '22	100-195-940000	64.21
06/10/2022	PACKET FUSION, INC.	PB15057	Phone System Support, Jun '22	100-195-646000	676.85
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMDEV	Departmental Expenditure, May '22	100-225-700225	69.00
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-195-720050	828.00
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-195-940000	(1,000.96)
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-310-620500	115.97
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-310-624500	496.00
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-310-695500	2,298.45
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-310-695502	9.99
06/15/2022	BANK OF AMERICA VISA CARD	052022 COMSVCS	Departmental Expenditure, May '22	100-310-695507	3,000.50
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-155-612000	265.21
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-155-620000	690.16
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-155-622000	490.35
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-155-626000	53.86
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-195-617000	(13.26)
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-195-620000	27.77
06/15/2022	BANK OF AMERICA VISA CARD	052022 GENGOV2	Departmental Expenditure, May '22	100-195-940000	(92.65)
06/15/2022	BANK OF AMERICA VISA CARD	052022 POLSVCS	Departmental Expenditure, May '22	100-420-622000	1,769.64
06/15/2022	BANK OF AMERICA VISA CARD	052022 POLSVCS	Departmental Expenditure, May '22	100-420-622400	1,444.98
06/15/2022	BANK OF AMERICA VISA CARD	052022 PUBSVCS	Departmental Expenditure, May '22	100-355-611000	415.55
06/15/2022	BANK OF AMERICA VISA CARD	052022 PUBSVCS	Departmental Expenditure, May '22	100-355-622000	325.38
06/15/2022	BANK OF AMERICA VISA CARD	052022 PUBSVCS	Departmental Expenditure, May '22	100-355-720700	163.25
06/15/2022	BANK OF AMERICA VISA CARD	052022 PUBSVCS	Departmental Expenditure, May '22	100-355-720701	92.92
06/15/2022	BANK OF AMERICA VISA CARD	052022 PUBSVCS	Departmental Expenditure, May '22	100-356-700100	65.00
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-155-610000	1,400.00
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-155-612000	800.00
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-155-620000	107.73
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-155-622000	25.83
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-155-695000	293.08
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-195-617000	1,489.00
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-195-622000	64.65
06/15/2022	BANK OF AMERICA VISA CARD	061522 GENGOV2	Departmental Expenditure, Jun '22	100-310-695530	2,662.83
06/15/2022	CSMFO	200013368	Training Expense, Jun '22	100-155-611000	90.00
06/16/2022	AT&T - CALNET 3	000018302282	Traffic, Public Services, May '22	100-356-630000	22.43
06/16/2022	AT&T - CALNET 3	000018304225	Alarm, Com Ctr & City Hall Lines, Jun '22	100-195-630000	146.92
06/16/2022	AT&T - CALNET 3	000018304225	Alarm, Com Ctr & City Hall Lines, Jun '22	100-310-630100	86.91
06/16/2022	COX COMMUNICATION	040522	T-1 Line, May '22	100-195-630000	895.41
06/16/2022	COX COMMUNICATION	040722	Traffic Signal, May '22	100-195-630000	84.00
06/16/2022	RUN KIDS RUN	060122	Program Expense, 1/2 Marathon	100-310-695507	1,000.00

Attachment: Payables Detail Report - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

Payables Detail Report

Payment Dates: 06/03/2022 - 06/16/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
06/16/2022	COX COMMUNICATION	060522	T-1 Line, Jun '22	100-195-630000	895.41
06/16/2022	COX COMMUNICATION	060722	Traffic Signal, Jun '22	100-195-630000	84.00
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-105-620000	37.86
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-155-612000	2.00
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-155-620000	12.91
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-155-622000	202.74
06/16/2022	LAGUNA HILLS CHAMBER OF COMMERCE	061522	Business Attraction & Retention Services	100-155-700026	10,000.00
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-195-620000	8.60
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-195-630000	80.25
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-310-695530	129.24
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-355-611000	72.00
06/16/2022	MOULTON NIGUEL WATER DISTRICT	061522	Water Usage, Public Services, May	100-355-635000	22,511.56
06/16/2022	SANDS, CINDY	061522	Petty Cash Replenishment, Apr - Jun '22	100-420-646100	13.52
06/16/2022	SYMQUEST SERVICES	1099	Printer Repair, Jun '22	100-195-647000	170.00
06/16/2022	HR GREEN PACIFIC, INC.	153154	Plan Check, Community Development, May '22	100-225-700000	652.50
06/16/2022	EMERGENCY-1 RESPONSE, INC.	1589	1/2 Marathon Expense, May '22	100-310-695507	402.00
06/16/2022	WEST COAST ARBORISTS, INC.	186663	Tree Trimming Services, May '22	100-355-720702	21,737.00
06/16/2022	NICHOLS LOCAL GOVERNMENT CONSULTING, LLC	2022-9830403-01	Professional Services, General Government, Jun '22	100-155-700050	2,800.00
06/16/2022	HARRINGTON GEOTECHNICAL ENGINEERING, INC.	21478	Professional Svcs, CIP #403	100-600-790600	945.00
06/16/2022	HARTZOG & CRABILL, INC.	22-0326(HCI#3502)	Traffic Signal Mgmt Svc, CIP 168, May 22	100-356-700101	1,473.83
06/16/2022	HARTZOG & CRABILL, INC.	22-0326(HCI#3502)	Traffic Signal Mgmt Svc, CIP 168, May 22	100-600-790600	1,062.50
06/16/2022	SYSTEMS INTERNATIONAL	24164	City Anniversary Expense, Apr '22	100-310-695530	14,038.20
06/16/2022	CANON FINANCIAL SERVICES, INC.	28409912	Lease - Copier, Comm Ctr, 4/1/22 - 4/30/22	100-195-641200	279.86
06/16/2022	CANON FINANCIAL SERVICES, INC.	28409913	Lease - Copier, City Hall, 4/1/22 - 4/30/22	100-195-641200	253.84
06/16/2022	CANON FINANCIAL SERVICES, INC.	28409914	Lease - Copier, New Admin Copier, 4/1/22 - 4/30/22	100-195-641200	1,586.83
06/16/2022	SUNNY NURSERY	34917	Landscape Maintenance, Jun '22	100-355-720700	2,101.13
06/16/2022	BUCKNAM INFRASTRUCTURE GROUP, INC.	361-01.26	Computer Consulting Services, May '22	100-195-700090	8,296.25
06/16/2022	BUCKNAM INFRASTRUCTURE GROUP, INC.	361-02.13	City Engineer Services, May '22	100-356-700100	3,710.00
06/16/2022	CROSTOWN ELECTRICAL & DATA, BMI	3994 - 4028	Traffic Signal Maintenance, May '22	100-356-720420	13,489.21
06/16/2022		43277946	License Agreement, FY 22/23	100-000-140000	391.00
06/16/2022	RJ ELECTRIC	60608	Parks Contract Repair, May '22	100-355-720701	315.00
06/16/2022	RJ ELECTRIC	60784	Parks Contract Repair, May '22	100-355-720701	2,348.65
06/16/2022	RJ ELECTRIC	60798	Parks Contract Repair, Jun '22	100-355-720701	3,635.00
06/16/2022	AGRICULTURAL PEST CONTROL SERVICES	641109	Landscape Maintenance, Jun '22	100-355-720700	628.00
06/16/2022	AGRICULTURAL PEST CONTROL SERVICES	642036	Landscape Maintenance, Jun '22	100-355-720700	255.00
06/16/2022	CHARLES ABBOTT ASSOCIATES, INC	64297-A PARKS BILLING	Parks Contract Repair, May '22	100-355-720701	225.00
06/16/2022	CHARLES ABBOTT ASSOCIATES, INC	64319	Professional Services, May '22	100-225-700000	25,827.26
06/16/2022	ORANGE COUNTY JUMPERS LLC	72598	Program Expense, 1/2 Marathon	100-310-695507	937.00
06/16/2022	ORANGE COUNTY JUMPERS LLC	72600	Program Expense, 4th of July Event	100-000-140000	3,478.00
06/16/2022	JAMEY CLARK, INC.	73195	Park Repairs, Public Services, Jun '22	100-355-720701	202.50
06/16/2022	A SOURCE OF PRIDE	9110490	Operating Supplies, May '22	100-195-622000	67.34

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Payables Detail Report

Payment Dates: 06/03/2022 - 06/16/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
06/16/2022	NOTIFICATIONMAPS.COM, LLC	98175949	Postage & Delivery, May '22	100-195-625000	5,414.35
06/16/2022	IMAGINE BEYOND	CD-0855-POOLR-0066-20	Refund, Pool Bond, REC-004822-	100-000-228001	500.00
06/16/2022	POOLMAX INC	CD-0856-POOLR-0096-20	Refund, Pool Bond, REC-006868-	100-000-228001	500.00
06/16/2022	TRENCH SHORING COMPANY	RI20196031	Landscape Maintenance, May '22	100-355-720700	1,007.50
06/16/2022	TRENCH SHORING COMPANY	RI20196041	Landscape Maintenance, May '22	100-355-720700	256.00
06/16/2022	HINDERLITER, DE LLAMAS & ASSOC., INC.	SIN018079	Sales Tax 2nd Qtr, Audit Sales 4th Qtr	100-155-700052	1,914.64
Fund 100 - GENERAL FUND Total:					283,467.34
Fund: 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT					
06/10/2022	RK ENGINEERING GROUP, INC.	2203014	Traffic Study, Village at Laguna Hills, Mar '22	101-000-223000	1,170.00
06/10/2022	RK ENGINEERING GROUP, INC.	2203014	Traffic Study, Village at Laguna Hills, Mar '22	101-000-450000	(1,170.00)
06/10/2022	RK ENGINEERING GROUP, INC.	2203014	Traffic Study, Village at Laguna Hills, Mar '22	101-225-700101	1,170.00
Fund 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT Total:					1,170.00
Fund: 212 - MEASURE M					
06/16/2022	SUNSET PROPERTY SERVICES JONSET CORPORATION	129248SP	Street Sweeping Services, May '22	212-355-720410	17,329.68
06/16/2022	CHARLES ABBOTT ASSOCIATES, INC	64297	Road Maintenance, May '22	212-355-720400	24,239.03
Fund 212 - MEASURE M Total:					41,568.71
Fund: 221 - SENIOR MOBILITY PROGRAM					
06/16/2022	CALIFORNIA YELLOW CAB	5406022	Senior Mobility Program, May '22	221-310-720000	344.00
Fund 221 - SENIOR MOBILITY PROGRAM Total:					344.00
Fund: 305 - BEVERAGE RECYCLING					
06/10/2022	SOUTH COUNTY PLUMBING, INC.	22544	Water Refill Stations, May '22	305-355-910000	10,000.00
Fund 305 - BEVERAGE RECYCLING Total:					10,000.00
Fund: 307 - C & D FORFEITED DEPOSITS					
06/10/2022	ECONOMICS, INC.	2017-2018.59	Professional Services, Recycling Program, May '22	307-355-700000	7,920.16
Fund 307 - C & D FORFEITED DEPOSITS Total:					7,920.16
Fund: 600 - CAPITAL IMPROVEMENT PROJECT					
06/16/2022	HARRINGTON GEOTECHNICAL ENGINEERING, INC.	21478	Professional Svcs, CIP #403	600-000-490100	(945.00)
06/16/2022	HARRINGTON GEOTECHNICAL ENGINEERING, INC.	21478	Professional Svcs, CIP #403	600-254-950403	945.00
06/16/2022	HARTZOG & CRABILL, INC.	22-0326(HCI#3502)	Traffic Signal Mgmt Svc, CIP 168, May 22	600-000-490100	(1,062.50)
06/16/2022	HARTZOG & CRABILL, INC.	22-0326(HCI#3502)	Traffic Signal Mgmt Svc, CIP 168, May 22	600-251-950168	1,062.50
Fund 600 - CAPITAL IMPROVEMENT PROJECT Total:					-
Fund: 998 - POOL					
06/16/2022	MEEHAN, DANIEL	061522	4th of July - Petty Cash	998-000-100007	500.00
Fund 998 - POOL Total:					500.00
Grand Total:					344,970.21

Attachment: Payables Detail Report - June 28, 2022 (2902 : Warrant Register, June 28, 2022)

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
100 - GENERAL FUND	283,467.34	283,467.34
101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT	1,170.00	1,170.00
212 - MEASURE M	41,568.71	41,568.71
221 - SENIOR MOBILITY PROGRAM	344.00	344.00
305 - BEVERAGE RECYCLING	10,000.00	10,000.00
307 - C & D FORFEITED DEPOSITS	7,920.16	7,920.16
600 - CAPITAL IMPROVEMENT PROJECT	-	-
998 - POOL	500.00	500.00
Grand Total:	344,970.21	344,970.21

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-000-140000	Pre-paid Expenditures	36,547.75	36,547.75
100-000-222000	Refundable Deposits	250.00	250.00
100-000-228001	Swimming Pool Bonds	1,000.00	1,000.00
100-105-620000	Office Supplies	37.86	37.86
100-155-610000	Memberships and Dues Expense	1,400.00	1,400.00
100-155-611000	Training and Education	90.00	90.00
100-155-612000	Travel, Conferences & Meetings	1,067.21	1,067.21
100-155-620000	Office Supplies	891.61	891.61
100-155-622000	Operating Supplies	812.70	812.70
100-155-624001	Advertising - Legal	383.04	383.04
100-155-625000	Postage & Delivery	200.67	200.67
100-155-626000	Subscriptions & Books	347.80	347.80
100-155-695000	CommunityAsstnc/PublicRelation	293.08	293.08
100-155-700026	Prof Svcs - Business Attraction &	10,000.00	10,000.00
100-155-700030	Professional Svcs- City Clerk	125.00	125.00
100-155-700050	Professional Services- Financial	2,800.00	2,800.00
100-155-700052	Compliance Audit Services - Sales	1,914.64	1,914.64
100-195-617000	Recruitment	1,641.61	1,641.61
100-195-620000	Office Supplies	548.15	548.15
100-195-621000	Computer Supplies	101.92	101.92
100-195-622000	Operating Supplies	274.02	274.02
100-195-625000	Postage & Delivery	5,414.35	5,414.35
100-195-630000	Telephone & Communication	5,142.09	5,142.09
100-195-641200	Rent/Lease - Copier	2,179.51	2,179.51
100-195-646000	Maint & Rep-Equip & Machinery	676.85	676.85
100-195-647000	Maint & Repair - Comp Eqpt	170.00	170.00
100-195-700090	Computer Consulting Services	8,296.25	8,296.25
100-195-720050	Contract Serv-Software Support	1,017.20	1,017.20
100-195-940000	Computer Hardware & Software	(1,029.40)	(1,029.40)
100-225-613100	Vehicle-Fuel	111.17	111.17
100-225-700000	Prof. Svcs - Building & Safety	26,479.76	26,479.76
100-225-700225	Housing Element	8,657.41	8,657.41
100-310-611000	Training and Education	76.87	76.87
100-310-613100	Vehicle-Fuel	281.38	281.38
100-310-620500	Office Supplies - Comm Ctr	115.97	115.97
100-310-622005	Operating Supplies Comm Ctr	159.78	159.78
100-310-624500	Advertising-Program Services	496.00	496.00
100-310-630100	Phone & Communication Comm	86.91	86.91
100-310-695500	Special Events-Program Service	2,770.84	2,770.84
100-310-695502	Special Needs Program	9.99	9.99
100-310-695507	Marathon 5k	37,140.13	37,140.13
100-310-695530	City Anniversary Program	17,968.77	17,968.77
100-355-611000	Training and Education	487.55	487.55
100-355-622000	Operating Supplies	944.83	944.83
100-355-635000	Utilities - Water	38,275.55	38,275.55

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Payables Detail Report

Payment Dates: 06/03/2022 - 06/16/2022

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-355-720700	Landscape Maintenance Contract	4,410.88	4,410.88
100-355-720701	Parks Contract Repair	8,282.19	8,282.19
100-355-720702	Tree Maintenance	21,737.00	21,737.00
100-356-613100	MOE Vehicle Fuel	647.85	647.85
100-356-630000	MOE Telephone &	22.43	22.43
100-356-700100	MOE City Engineer Services	3,775.00	3,775.00
100-356-700101	MOE Traffic Engineer Services	1,473.83	1,473.83
100-356-720420	MOE Traffic Signal Maintenance	13,489.21	13,489.21
100-420-613100	Vehicle-Fuel	237.66	237.66
100-420-622000	Operating Supplies	1,769.64	1,769.64
100-420-622400	Operating Supplies - Emergency	1,444.98	1,444.98
100-420-646100	Maint & Repairs - Vehicles	22.13	22.13
100-420-720821	Trauma Intervention Program	910.32	910.32
100-420-720822	Crossing Guard Services	6,579.90	6,579.90
100-600-790600	Transfers Out - Capital Imprv	2,007.50	2,007.50
101-000-223000	Plan Application Deposit	1,170.00	1,170.00
101-000-450000	Planning Fees	(1,170.00)	(1,170.00)
101-225-700101	Consultant Services, Traffic	1,170.00	1,170.00
212-355-720400	Street Maintenance	24,239.03	24,239.03
212-355-720410	Street Sweeping	17,329.68	17,329.68
221-310-720000	Contract Services	344.00	344.00
305-355-910000	Equipment & Machinery	10,000.00	10,000.00
307-355-700000	Professional Services	7,920.16	7,920.16
600-000-490100	Transfer In- General Fund	(2,007.50)	(2,007.50)
600-251-950168	TrafficSignalImprovCoordination	1,062.50	1,062.50
600-254-950403	CIP-Misc Storms Drains	945.00	945.00
998-000-100007	Cash - Cashier's Float Comm Ctr	500.00	500.00
Grand Total:		344,970.21	344,970.21

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	344,970.21	344,970.21
Grand Total:	344,970.21	344,970.21

Attachment: Payables Detail Report - June 28, 2022 (2902 : Warrant Register, June 28, 2022)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Janice Reyes
Finance Director

ISSUE: Adoption of the Annual Appropriations Limit for Fiscal Year 2022/2023

RECOMMENDATION: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, determining and adopting an Appropriations Limit for the 2022/2023 fiscal year in accordance with Article XIII B of the Constitution of the State of California, and Section 7910 of the Government Code."

SUMMARY:

In accordance with Article XIII B of the California Constitution, which placed limits on the amount of revenue that can be spent by public entities from proceeds of taxes, the City is required to establish new appropriation limits each year. By applying the allowable population and per capita income growth factors, the appropriations limit for the City of Laguna Hills for the 2022/2023 fiscal year is calculated to be \$47,965,125. Staff has determined that the City will be under this limit by \$32,944,131 for the 2022/2023 fiscal year. A Resolution establishing the appropriation limit for the 2022/2023 fiscal year is attached to this report.

BACKGROUND:

As required by law, the voters approved an appropriations limit of \$9,102,336 for the 1993/1994 fiscal year. This limit serves as the "base year" and is adjusted annually based on population and inflation factors. In the 1996/1997 fiscal year, the limit was adjusted by \$2,032,217 to account for the anticipated increase in revenues due to the annexation of North Laguna Hills. This amount was based on the information available from and provided by the County of Orange. Subsequently, actual revenues exceeded the initial

Appropriations Limit for FY 2022/2023

June 28, 2022

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forecast, thus an additional revenue amendment of \$1,858,438 was factored into the 1999/2000 fiscal year limit calculation. In the 2001/2002 fiscal year, the limit was amended in order to use the City's actual population change to reflect the increase in the City's population as a result of the Westside annexation.

Applying the allowable population and per capita income growth factors, the appropriation limit for the City of Laguna Hills for the 2022/2023 fiscal year is calculated to be \$47,965,125. This calculation must be made available to the public for 15 days prior to adoption. This requirement has been satisfied.

Pursuant to State law, the City may not appropriate any proceeds of taxes it receives in excess of \$47,965,125 for the 2022/2023 fiscal year. The anticipated proceeds of taxes, less qualified exclusions for the 2022/2023 fiscal year, resulted in an amount of \$15,020,994 subject to the limit, which is well below the legal limit by \$32,944,131. The following calculation shows the amount under the limit for the 2022/2023 fiscal year:

2022/2023 Fiscal Year Appropriations Limit	\$47,965,125
Less: Total Subject to Appropriations Limit	<u>\$15,020,994</u>
Amount Under the Appropriations Limit	\$32,944,131

State law also requires that the annual calculation of the limit be reviewed as part of an annual financial audit. This annual review evaluates the accuracy of the computations and the adequacy of documentation. In compliance with the requirements of Section 1.5 of Article XIII B of the California Constitution, an agreed upon procedures engagement is performed by the City's auditors as part of the annual financial audit each fiscal year.

ATTACHMENTS:

- Proposed Resolution - FY 2022-2023 Appropriations Limit
- Exhibit A to Proposed Resolution - Appropriations Limit Summary
- Appropriations Limit FY 2022/2023 Calculation Worksheet

RESOLUTION NO. 2022-06-28-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DETERMINING AND ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022/2023 IN ACCORDANCE WITH ARTICLE XIII B OF THE CONSTITUTION OF THE STATE OF CALIFORNIA, AND SECTION 7910 OF THE GOVERNMENT CODE

WHEREAS, Article XIII B requires public entities in the State of California to set an annual Appropriations Limit; and

WHEREAS, the league of California Cities issued in March 1991 uniform guidelines for the implementation of the provision of Article XIII B of the California Constitution; and

WHEREAS, Government Code Section 7910 calls for the adoption of the annual Limit prior to the beginning of the fiscal year 2022/2023; and

WHEREAS, Article XIII B requires the City Council to select the population and inflation factors for the year's Appropriations Limit calculation; and

WHEREAS, the Appropriations Limit must be adhered to in adopting the City's Biennial Budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That in accordance with Article XIII B of the Constitution of the State of California and Section 7910 of the Government Code and as set forth in detail in the attached Exhibit "A" the Appropriations Limit beginning July 1, 2022, is established at \$47,965,125.

SECTION 2. That the inflation factor being utilized to calculate the fiscal year 2022/2023 Appropriations Limit is based on the percentage change in California's per capita income.

SECTION 3. That the population factor being utilized to calculate fiscal year 2022/2023 Appropriations Limit is the population growth for the County of Orange.

SECTION 4. That the Appropriations Limit shall not be exceeded in the adopted budget nor by any proposed amendment to the budget.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2022.

DAVE WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2022-06-28-X adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 28th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

Attachment: Proposed Resolution - FY 2022-2023 Appropriations Limit (2901 : Appropriations Limit for FY 2022/2023)

Exhibit A

CITY OF LAGUNA HILLS

Appropriations Limit Summary

In November 1979, the voters of the State of California approved Proposition 4, commonly known as the “Gann Initiative.” The Proposition created Article XIII B of the State Constitution placing limits on the amount of revenue, which can be spent by all entities of government from the “proceeds of taxes.” Proposition 4 became effective for the 1980-81 fiscal year, but the formula for calculating the limit was based on the 1978-79 “base year” revenues.

Section 7910 of the California Government Code, added in 1980 by the State Legislature, provides that “each year, the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit for the following year...”

In order to address the increasing number of complaints by agencies about the restrictions of Proposition 4, and to provide guidelines for local governments in adopting their limits, the voters approved Proposition 111 in June 1990. Among other things, Proposition 111 provided new adjustment formulas, which make the Appropriations Limit more responsive to local growth issues. Proposition 111 also established a requirement for an annual review of Limit calculations.

Comparing the FY 2022/2023 Appropriations Limit of \$47,965,125 and the Appropriations Subject to the Limit of \$15,020,994 indicates that the City will be well below its Appropriations Limit. The City’s budgeted revenues for FY 2022/23 subject to limitation will be below its legal limit by \$32,944,131.

2021/22 Appropriations Limit

2021/22 factor - change in per capita personal income	5.73%
2021/22 factor - change in County population	-0.84%
\$42,636,391 x 1.0573 x 0.9916	\$ 44,700,789

2022/23 Appropriations Limit

2022/23 factor - change in per capita personal income	7.55%
2022/23 factor - change in County population	-0.23%
\$44,700,789 x 1.0755 x 0.9977	\$ 47,965,125

CITY OF LAGUNA HILLS ANNUAL APPROPRIATIONS LIMIT

Fiscal Year Appropriation Limit	Inflation Adjustment ^{(a) (e)} Factor	Population Adjustment ^{(a) (f)} Factor	Total Growth Factor	Appropriations Limit	Adjustment for Annexation	Adjusted Appropriations Limit
1993-94	1.0272	1.0215	1.04928	\$9,102,336 ^b		
1994-95	1.0071	1.0164	1.02362	\$9,317,301		
1995-96	1.0472	1.0172	1.06521	\$9,924,899		
1996-97	1.0467	1.0105	1.05772	\$10,497,813	\$2,032,217 ^c	\$12,530,030
1997-98	1.0467	1.0107	1.05791	\$13,255,633		\$13,255,633
1998-99	1.0415	1.0169	1.05915	\$14,039,638		\$14,039,638
1999-00	1.0453	1.0177	1.06380	\$14,935,393	\$1,858,438 ^d	\$16,793,831
2000-01	1.0491	1.0156	1.06547	\$17,893,255		\$17,893,255
2001-02	1.0782	1.0817	1.16629	\$20,868,705		\$20,868,705
2002-03	0.9873	1.0113	0.99846	\$20,836,494		\$20,836,494
2003-04	1.0231	1.0165	1.03998	\$21,669,561		\$21,669,561
2004-05	1.0328	1.0142	1.04747	\$22,698,123		\$22,698,123
2005-06	1.0526	1.0113	1.06449	\$24,162,025		\$24,162,025
2006-07	1.0396	1.0083	1.04823	\$25,327,327		\$25,327,327
2007-08	1.0442	1.0084	1.05297	\$26,668,948		\$26,668,948
2008-09	1.0429	1.0102	1.05354	\$28,096,739		\$28,096,739
2009-10	1.0062	1.0102	1.01646	\$28,559,303		\$28,559,303
2010-11	0.9746	1.0101	0.98444	\$28,115,019		\$28,115,019
2011-12	1.0251	1.0070	1.03228	\$29,022,451		\$29,022,451
2012-13	1.0377	1.0089	1.04694	\$30,384,635		\$30,384,635
2013-14	1.0512	1.0078	1.05940	\$32,189,463		\$32,189,463
2014-15	0.9977	1.0093	1.00698	\$32,414,101		\$32,414,101
2015-16	1.0382	1.0108	1.04941	\$34,015,765		\$34,015,765
2016-17	1.0537	1.0099	1.06413	\$36,197,251		\$36,197,251
2017-18	1.0369	1.0069	1.04405	\$37,791,907		\$37,791,907
2018-19	1.0367	1.0069	1.04385	\$39,449,204		\$39,449,204
2019-20	1.0385	1.0029	1.04151	\$41,086,806		\$41,086,806
2020-21	1.0373	1.0004	1.03771	\$42,636,391		\$42,636,391
2021-22	1.0573	0.9916	1.0484	\$44,700,789		\$44,700,789
2022-23	1.0755	0.9977	1.0730	\$47,965,125		\$47,965,125

^(a) Source: California Department of Finance

^(b) Permanent Limit of \$9,102,336 was adopted following the first fiscal year of operations. The Limit was approved by voters on November 8, 1994 and adopted by Resolution 94-06-28-3.

^(c) The Appropriations Limit was increased by the transfer of revenues from the County following the annexation effective July 1, 1996.

^(d) The Appropriations Limit was adjusted by amending the revenues attributable to annexation, based on actual receipts for FY96/97 & FY97/98.

^(e) Subdivision (e) of Section 8 of Article XIII B of the California Constitution defines "change in the cost of living" as either (1) the percentage change in California per capital personal income from the preceding year or (2) the percentage change in the local assessment roll from the preceding year for the jurisdiction due to the addition of local nonresidential new construction.

^(f) Either the City's own population growth or the population growth of the entire County may be used.

CITY OF LAGUNA HILLS
ANNUAL APPROPRIATIONS LIMIT
FISCAL YEAR 2022/2023

APPROPRIATIONS LIMIT

Fiscal Year 2021/22 Appropriations Limit	\$	44,700,789	
<i>Adjustment Factors</i>			
A. Inflation adjustment factor	1.0755		
B. Population adjustment factor	0.9977		
Total Adjustment Factor (A x B)	1.0730		
Annual Adjustment		3,264,335	-
Fiscal Year 2022/23 Appropriations Limit	\$	47,965,125	-

APPROPRIATIONS SUBJECT TO LIMITATION

	Fiscal Year 2022/23 Budget		
Proceeds of Taxes			
Property Tax	\$	12,042,115	
Sales Tax		5,807,432	
Transient Occupancy Tax		800,000	
Motor Vehicle In Lieu		25,625	
Interest Earned from Net Invested Taxes		80,005	
Total Proceeds of Taxes	\$	18,755,177	
Less: Exclusions			
Federal Mandates	\$	3,342,762	
Qualified Debt Service		391,421	
Total Exclusions	\$	3,734,183	
Total Appropriations Subject to Limitation	\$	15,020,994	
(Over)/Under Appropriations Limit		32,944,131	

Attachment: Appropriations Limit FY 2022/2023 Calculation Worksheet (2901 : Appropriations Limit for FY 2022/2023)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Adoption of Fiscal Year 2022/2023 Civic Center Budget

RECOMMENDATION: That the City Council approve and adopt the FY 2022/2023 Civic Center Budget.

SUMMARY:

The Laguna Hills Civic Center is an enterprise/proprietary fund operation of the City. Altogether, there are 51,970 square feet of leasable office space in the Civic Center. The City currently occupies 20,843 square feet and leases 31,127 square feet to outside parties. For the 2022/2023 fiscal year, Staff is recommending a budget that will generate net income of \$52,471. However, after one-time capital improvements totaling approximately \$342,000, the budget estimates a short-term net loss of \$341,964. One-time capital improvements for this fiscal year including replacement of the cooling tower, exterior paint and wall repairs, and HVAC equipment replacement.

BACKGROUND:

Included as an attachment to this report is the proposed FY 2022/2023 Civic Center Budget. This budget is based on the following assumptions:

- Suite 310, when it becomes available, will lease up at current market rate.
- Suites 301 and 230 are up for renewal during this budget cycle. Tenant for suite 301 has already renewed their lease at market rate for an additional term. The forecast assumes Suite 230 will also renew their lease at current market rates.

FY 2022/2023 Civic Center Budget

June 28, 2022

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These assumptions are important in that they can trigger both the start of a new revenue stream, tenant improvements, and/or commission costs. For the 2022/2023 fiscal year, one new lease and two lease renewals require \$13,338 in tenant improvement and \$12,404 in lease commissions. This budget also includes a signification appropriation for capital improvements totaling \$342,000. Proposed capital projects include HVAC equipment replacement, replacement of the cooling tower, and exterior painting and wall repairs. As a result, the budgeted net income of \$52,471 is reduced to a short-term net loss of \$341,964. The enterprise fund has a fund balance of \$249,420 as of May 31, 2022 and, as such, an owner contribution is anticipated for this fiscal year of approximately \$100,000.

FISCAL IMPACT:

The proposed FY 2022/2023 Civic Center Budget projects a net loss of \$341,964 after capital expenses. There is a General Fund/Capital Reserve Fund contribution expected of approximately \$100,000.

ATTACHMENTS:

- FY 2022/2023 Civic Center Budget

2022-2023 BUDGET

THE CITY OF LAGUNA HILLS CIVIC CENTER



24031-24035 El Toro Road, Laguna Hills, CA

PREPARED FOR:

The City of Laguna Hills

PREPARED BY:

Property Manager: Chris Johar

Accountant: Vasuki Sathialingum

Reviewed and Approved: _____

Dated: _____

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- B. HISTORIC SUMMARY
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- D. MONTHLY SUITE FORECAST (MRI)
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- F. EXPENSE ASSUMPTION WORKSHEET
- G. MONTHLY OCCUPANCY SUMMARY

Laguna Hills Civic Center
2022-2023 BUDGET
BUSINESS PLAN SUMMARY

Size: 51,946

OPERATIONS

	Type	Current Year	Budget Year	Sub-Market Avg.
Occupancy (Year-end)		82%	90%	88%
Lease Rate (Type 1)	FSG	\$2.20	\$2.20	\$0.00
Net Cashflow (B-4 Dist)		(\$42,714)	(341,964)	

CAPITAL (Projected major items next 3 years)

Item	Budget Year Amount	Year 2 Amount	Year 3 Amount	Amt psf	Description
1 Cooling Tower Replacement	\$185,000	\$0	\$0	\$3.56	Cooling Tower - \$185,000
2 HVAC Equipment	\$7,000	\$0	\$0	\$0.13	2.5 ton heat pump
3 Termite Treatment	\$0	\$78,000	\$0	\$1.50	Building Termite Treatment
4 Exterior Paint	\$150,000	\$0	\$0	\$2.89	Exterior paint exterior wall repair (2) exterior staircase
Roof Repair	\$0	\$115,110	\$0	\$2.22	New Deck Installation, replacing damaged plywood, 6,765 sq.ft
Totals	\$342,000	\$193,110	\$0	\$10.30	

PROJECT GOALS

- Leasing** Proactive communication with Renewing Tenants. Communicate with local brokerage community to lease up vacant units that may come available.
- Operations** Maintain communication with existing contracted vendors to assure contracted services are performed to Essex Realty Management Standards.
- Capital** Maintaining aesthetics and structural integrity of the building. To ensure expectations have been met by the City and tenants alike. The Building should be well-maintained with adequate support on an ongoing basis.

**Laguna Hills Civic Center
2022-2023 BUDGET
HISTORIC SUMMARY**

4.6.a

Project Size

51,946

	2019/2020 Actuals	2020/2021 Actuals	2021/2022 Annualized	2022/2023 Fiscal Budget	COMMENTS
REVENUES:					
Rental Income	1,143,932	1,161,834	1,204,119	1,216,741	Increase in the budget year due to management anticipating leasing suite 310.
Deferred Revenue	0	(5,174)	5,174	0	
Contra Revenue	(549,965)	(549,965)	(549,965)	(549,965)	
CAM Income	72,861	78,633	89,291	130,661	Increase in budget year due to increase of insurance.
Contra CAM	(71,118)	(83,523)	(78,516)	(103,355)	Increase in budget year due to increase of insurance.
CAM Rec. Rev.	538	16,672	0	0	
Late Fee Revenue	0	0	1,214	0	
NSF Revenue		75	0	0	
Other Revenue	1,278	0	2,465	0	
TOTAL REVENUES:	597,526	618,552	673,782	694,083	
AVERAGE OCCUPANCY:	83%	83%	82%	90%	
DIRECT OPERATING EXPENSES:					<u>psf/yr</u>
Security	5,341	8,195	3,746	8,920	\$0.17
					Increase in expense for budget year due to Title-19 due in February 2023, \$975. Increase in parts and labor for contingency on sprinkler deficiency repair.
Cleaning	97,807	109,883	111,020	126,075	\$2.43
					Increase in expense for budget year due to due to a minimum wage increase.
Management Fee	50,329	49,078	50,213	49,836	\$0.96
HVAC	29,840	23,243	22,847	24,732	\$0.48
					Increase in expense for budget year due to increase surcharge on gas, parts and labor.
Elevator	7,683	7,824	5,420	8,505	\$0.16
					Increase in expense for budget year due to increase of contract mid year and repair contingency budgeted.
Repairs & Maintenance	51,787	41,828	65,866	64,059	\$1.23
Utilities	105,146	124,412	134,072	138,249	\$2.66
					2022 based on 2021 expenses plus estimated 3% increase.
Parking Lot	5,812	6,260	6,370	7,626	\$0.15
Landscaping	35,962	34,897	39,449	38,302	\$0.74
Insurance	97,607	116,013	142,293	164,308	\$3.16
Real Estate Taxes	12,829	12,727	9,793	11,000	\$0.21
					General Liability/Earthquake
					2022 based on 2021 expenses plus estimated increase.
Non-Reimb Expense	0	0	492	0	\$0.00
DIRECT OPERATING EXPENSES:	500,143	534,360	591,581	641,612	\$12.35
Direct Expenses psf/year	\$9.63	\$10.29	\$11.39	\$12.35	
Direct Expenses psf/month	\$0.802	\$0.857	\$0.949	\$1.029	8.5% Inc.
NET OPERATING INCOME:	\$97,383	\$84,192	\$82,201	\$52,471	
INDIRECT OPERATING EXPENSES:					
Advertising & Promotions	2,169	2,414	2,721	2,885	
Legal Fees	0	0	790	600	
Admin & Professional Expense	14,379	1,363	4,132	7,400	Expense will include a space planning fee for vacant suites, an annual environmental calendar report, credit check, and bank fees.
Other Prof-Planning	0	0	617	0	Space planning fees for vacant suites will be coded under 7320-0000, Admin & Professional Exp.
Environmental Expense	189	189	224	224	
Vacant/Tenant Space Refurbishment	1,579	665	5,271	600	
Repairs & Maint. Indirect	19,183	15,385	13,978	14,984	
Interest Income	(85)	(47)	(70)	0	
Total Indirect Oper. Costs:	37,414	19,969	27,663	26,693	

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

NET INCOME AFTER INTEREST:	59,969	64,223	54,538	25,778
<u>Capital Expenses:</u>				
	15,620	23,998	27,726	342,000
Capital Improvements				
Tenant Improvements	8,505	0	4,000	13,338
Lease Commissions	19,525	0	9,667	12,404
Total Capital Expenses:	43,650	23,998	41,393	367,742
NET CASHFLOW AFTER CAPITAL:	16,319	40,225	13,145	(341,964)
Other Adjustments	0	0	55,859	0
OWNER (CONTRIB.)	0	0	0	0
OWNER DISTRIB.	0	0	0	0
NET CASHFLOW:	16,319	40,225	(42,714)	(341,964)

Budget Yr Cooling tower replacement, \$185,000; HVAC unit replacement, \$7,000; Exterior paint and staircase repair, \$150,000.

See revenue assumptions

See revenue assumptions

Database: ESSEXREALTY
Report: BF_PROFORMD

Budgeting and Forecasting Detail Proforma
Detailed & Summarized
Essex Realty SaaS DB
2022 - 742 - Fiscal

Page: 1
Date: 6/16/2022
Time: 7:07 PM

Base Currency:

B&F Budget: 1211
Entity: CITY OF LAGUNA HILLS
Accrual

Budget amounts from 07/22 to 06/23

	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total
INCOME													
4100-0000 Rent	101,340	101,340	103,399	103,399	103,083	103,126	103,126	103,292	95,965	103,595	100,067	95,010	1,216,741
- BANC OF CALIFORNIA (RNT) 742-130	5,425	5,425	5,425	5,425	5,588	5,588	5,588	5,588	5,588	5,588	5,588	5,588	66,400
- BERGER HARRISON APC (ABR) 742-200	0	0	0	0	0	0	0	0	0	0	-3,528	0	-3,528
- BERGER HARRISON APC (RNT) 742-200	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,634	42,442
- CARNO LAW GROUP (FRE) 742-260	0	0	0	0	0	0	0	0	-7,631	0	0	0	-7,631
- CARNO LAW GROUP (RNT) 742-260	7,328	7,328	7,328	7,328	7,328	7,328	7,328	7,328	7,631	7,631	7,631	7,631	89,144
- CAROLYN BEHRENS (RNT) 742-330	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,872	21,672
- CITY OF LAGUNA HILLS (RNT) 742-100	45,830	45,830	45,830	45,830	45,830	45,830	45,830	45,830	45,830	45,830	45,830	45,830	549,965
- DAYLE MCINTOSH CENTER (RNT) 742-320	2,898	2,898	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	35,938
- DR. KOOROSH HOSN DDS (RNT) 742-230	3,404	3,404	3,404	3,404	3,404	3,404	3,404	3,404	3,404	3,404	3,404	0	37,442
- DR. KOOROSH HOSN DDS (RNT) 742-230	0	0	0	0	0	0	0	0	0	0	0	3,349	3,349
- FAY BLIX (RNT) 742-301	5,680	5,680	5,680	5,680	0	0	0	0	0	0	0	0	22,720
- FAY BLIX (RNT) 742-301	0	0	0	0	5,202	5,202	5,202	5,202	5,202	5,202	5,202	5,202	41,616
- FIRST AMERICAN ADVISORS INC (RNT) 742-210	1,404	1,404	1,404	1,404	1,404	1,446	1,446	1,446	1,446	1,446	1,446	1,446	17,142
- LEWELLEN ACCOUNTANCY CORP. (RNT) 742-210	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,341	4,341	4,341	4,341	4,341	50,920
- NYA LLC (RNT) 742-210	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	4,908	58,895
- PREMIER GROUP INTERNATIONAL (RNT) 742-210	3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291	39,492
- SENATE RULES COMMITTEE (RNT) 742-201	2,963	2,963	2,963	2,963	2,963	2,963	2,963	2,963	2,963	2,963	2,963	2,963	35,552
- Tenant 1 (RNT) 742-310	0	0	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	19,426
- THE COUNTY OF ORANGE (ABR) 742-150	0	0	0	0	0	0	0	0	0	0	0	-8,970	-8,970
- THE COUNTY OF ORANGE (RNT) 742-150	8,708	8,708	8,708	8,708	8,708	8,708	8,708	8,708	8,708	8,708	8,708	8,970	104,756
4125-0000 Contra Revenue	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-549,965
- CITY OF LAGUNA HILLS (CON) 742-100	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-45,830	-549,965
4200-0000 CAM Revenue	11,125	11,125	11,125	11,125	10,791	10,791	10,791	10,791	10,791	10,791	10,791	10,624	130,661
- BANC OF CALIFORNIA (CAM) 742-130	342	342	342	342	342	342	342	342	342	342	342	342	4,102
- CARNO LAW GROUP (CAM) 742-260	440	440	440	440	440	440	440	440	440	440	440	440	5,277
- CAROLYN BEHRENS (CAM) 742-330	116	116	116	116	116	116	116	116	116	116	116	116	1,388
- CITY OF LAGUNA HILLS (CAM) 742-100	8,613	8,613	8,613	8,613	8,613	8,613	8,613	8,613	8,613	8,613	8,613	8,613	103,355
- DAYLE MCINTOSH CENTER (CAM) 742-320	206	206	206	206	206	206	206	206	206	206	206	206	2,466
- DR. KOOROSH HOSN DDS (CAM) 742-230	167	167	167	167	167	167	167	167	167	167	167	0	1,841
- FAY BLIX (CAM) 742-301	334	334	334	334	0	0	0	0	0	0	0	0	1,337
- FIRST AMERICAN ADVISORS INC (CAM) 742-210	89	89	89	89	89	89	89	89	89	89	89	89	1,066
- LEWELLEN ACCOUNTANCY CORP. (CAM) 742-210	330	330	330	330	330	330	330	330	330	330	330	330	3,965
- NYA LLC (CAM) 742-210	289	289	289	289	289	289	289	289	289	289	289	289	3,463
- PREMIER GROUP INTERNATIONAL (CAM) 742-210	200	200	200	200	200	200	200	200	200	200	200	200	2,400
4205-0000 Contra CAM	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-103,355

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Budget amounts from 07/22 to 06/23

	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total
- CITY OF LAGUNA HILLS (CCA) 742-100	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-8,613	-103,355
TOTAL INCOME	58,022	58,022	60,081	60,081	59,431	59,473	59,473	59,640	52,312	59,943	56,415	51,191	694,083
DIRECT EXPENSES													
SECURITY													
5121-0000 Security-Fire Alarms	610	175	175	610	175	175	610	1,150	175	4,715	175	175	8,920
742 - Contingency	0	0	0	0	0	0	0	0	0	2,500	0	0	2,500
742 - Fire Alarm Annual Testing	0	0	0	0	0	0	0	0	0	1,275	0	0	1,275
742 - Fire Alarm Monitoring	240	0	0	240	0	0	240	0	0	240	0	0	960
742 - Quarterly/Annual Fire Sprinkler Testing	195	0	0	195	0	0	195	0	0	525	0	0	1,110
742 - SSD Security Systems - portion of bill	175	175	175	175	175	175	175	175	175	175	175	175	2,100
742 - Title 19 5-year test	0	0	0	0	0	0	0	975	0	0	0	0	975
TOTAL SECURITY	610	175	175	610	175	175	610	1,150	175	4,715	175	175	8,920
CLEANING													
5130-0000 Cleaning Contract-Janitor	4,916	4,916	5,010	5,010	5,010	5,010	5,161	5,161	5,161	5,161	5,161	5,161	60,838
5150-0000 Add'l Cleaning-DayPorter	4,093	4,093	4,093	4,093	4,093	4,193	4,301	4,301	4,301	4,301	4,301	4,301	50,464
5160-0000 Cleaning Supplies	720	720	733	733	733	733	733	733	734	734	734	734	8,774
5180-0000 Window Cleaning	0	0	0	0	2,379	0	0	0	0	0	3,620	0	5,999
742 - Exterior Window	0	0	0	0	2,379	0	0	0	0	0	2,379	0	4,758
742 - Interior Window	0	0	0	0	0	0	0	0	0	0	1,241	0	1,241
TOTAL CLEANING	9,729	9,729	9,836	9,836	12,215	9,936	10,195	10,195	10,196	10,196	13,816	10,196	126,075
MANAGEMENT FEES													
5305-0000 Mgmt Fee-Agent	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	49,836
- BF Management Fees	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	49,836
TOTAL MANAGEMENT FEES	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	49,836
HVAC													
5410-0000 HVAC Contract Services	3,293	95	95	3,293	95	95	3,293	95	95	3,293	95	95	13,932
742 - DSL for EMS	95	95	95	95	95	95	95	95	95	95	95	95	1,140
742 - Quarterly Services	3,198	0	0	3,198	0	0	3,198	0	0	3,198	0	0	12,792
5415-0000 HVAC Repair/Maint	2,700	0	0	2,700	0	0	2,700	0	0	2,700	0	0	10,800

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Budget amounts from 07/22 to 06/23

	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total
TOTAL HVAC	5,993	95	95	5,993	95	95	5,993	95	95	5,993	95	95	24,732
ELEVATOR													
5435-0000 Elevator Contract Service	0	1,744	0	0	1,744	0	0	1,796	0	0	1,796	225	7,305
742 - Annual Permit	0	0	0	0	0	0	0	0	0	0	0	225	225
742 - Elevator Quarterly Services	0	1,744	0	0	1,744	0	0	1,796	0	0	1,796	0	7,080
5440-0000 Elevator Repair/Maint	0	300	0	0	300	0	0	300	0	0	300	0	1,200
TOTAL ELEVATOR	0	2,044	0	0	2,044	0	0	2,096	0	0	2,096	225	8,505
REPAIRS AND MAINTENANCE													
5445-0000 Waterproofing & Roofing	0	0	0	0	2,095	600	600	0	0	0	0	0	3,295
742 - Annual Roof Gutter and Cleaning Services	0	0	0	0	1,495	0	0	0	0	0	0	0	1,495
742 - Contingency Roof Repair	0	0	0	0	600	600	600	0	0	0	0	0	1,800
5448-0000 Fire, Life, Safety	0	0	391	0	0	0	0	0	0	0	0	0	391
5450-0000 Painting	150	0	0	150	0	0	150	0	0	150	0	0	600
5460-0000 Plumbing Repairs/Supplies	600	0	0	600	0	0	600	0	267	600	0	0	2,667
742 - Annual Backflow Testing	0	0	0	0	0	0	0	0	267	0	0	0	267
742 - Contingency Plumbing Repair	600	0	0	600	0	0	600	0	0	600	0	0	2,400
5465-0000 Electrical Repair/Maint	450	0	0	450	0	0	450	0	0	450	0	0	1,800
5475-0000 Doors & Locks	450	0	583	450	0	0	450	0	583	450	0	0	2,966
742 - Bi-Annual ADA Compliant Maintenance	0	0	583	0	0	0	0	0	583	0	0	0	1,166
742 - Door and Locks Contingency	450	0	0	450	0	0	450	0	0	450	0	0	1,800
5480-0000 Sign Repair/Maint	50	0	0	50	0	0	50	0	0	50	0	0	200
5485-0000 Floor & Carpet Rpr/Maint	945	5,800	0	945	0	0	945	0	0	945	0	0	9,580
742 - Annual Stone Services	0	5,800	0	0	0	0	0	0	0	0	0	0	5,800
742 - Carpet Cleaning	945	0	0	945	0	0	945	0	0	945	0	0	3,780
5490-0000 Pest Control	75	75	75	75	75	75	75	75	75	75	75	75	900
5491-0000 Misc Repair/Maint	250	2,715	250	250	2,715	250	250	2,715	250	250	2,715	250	12,860
742 - Contingency	250	250	250	250	250	250	250	250	250	250	250	250	3,000
742 - Wood Maintenance	0	2,465	0	0	2,465	0	0	2,465	0	0	2,465	0	9,860
5495-0000 Onsite Maint Personnel	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800
TOTAL REPAIRS & MAINTENANCE	5,370	10,990	3,699	5,370	7,285	3,325	5,970	5,190	3,575	5,370	5,190	2,725	64,059
UTILITIES													
5499-0000 Electricity-General	11,870	15,133	15,238	13,062	5,625	6,822	8,510	8,427	7,756	9,858	10,543	7,210	120,054

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	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total
5500-0000 Gas	44	58	44	51	74	67	568	52	98	52	44	154	1,306
5502-0000 Water & Sewer	1,518	1,460	1,416	2,469	565	791	1,040	1,040	1,444	1,350	892	1,224	15,209
5504-0000 Property Telephone	140	140	140	140	140	140	140	140	140	140	140	140	1,680
TOTAL UTILITIES	13,572	16,791	16,838	15,722	6,404	7,820	10,258	9,659	9,438	11,400	11,619	8,728	138,249
PARKING LOT													
5510-0000 Pkg Lot-Lighting	50	50	50	50	2,063	50	50	2,063	50	50	50	50	4,626
742 - Contingency for Repair	50	50	50	50	50	50	50	50	50	50	50	50	600
742 - Palm Tree Lighting Installation	0	0	0	0	2,013	0	0	2,013	0	0	0	0	4,026
5525-0000 Pkg Lot-Sweeping	250	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL PARKING LOT	300	300	300	300	2,313	300	300	2,313	300	300	300	300	7,626
LANDSCAPING													
5560-0000 Landscaping Contract	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	29,832
5562-0000 Landscaping-Interior	380	380	380	380	380	490	380	380	380	380	380	380	4,670
5565-0000 Fountain Maintenance	525	275	275	275	275	275	525	275	275	275	275	275	3,800
TOTAL LANDSCAPE	3,391	3,141	3,141	3,141	3,141	3,251	3,391	3,141	3,141	3,141	3,141	3,141	38,302
INSURANCE													
5805-0000 Insurance	11,861	11,861	11,861	11,861	11,861	11,861	11,861	11,861	11,861	11,861	11,861	11,861	142,337
5810-0000 Insurance - Earthquake	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	21,972
TOTAL INSURANCE	13,692	13,692	13,692	13,692	13,692	13,692	13,692	13,692	13,692	13,692	13,692	13,692	164,309
REAL ESTATE TAXES													
6205-0000 Real Estate Taxes	0	0	0	0	5,500	0	0	0	5,500	0	0	0	11,000
TOTAL REAL ESTATE TAXES	0	0	0	0	5,500	0	0	0	5,500	0	0	0	11,000
TOTAL DIRECT EXPENSE	56,810	61,110	51,929	58,817	57,017	42,747	54,562	51,684	50,265	58,960	54,277	43,430	641,613
NET OPERATING INCOME	1,212	-3,088	8,151	1,263	2,414	16,726	4,911	7,956	2,047	982	2,137	7,760	52,470

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	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total
INDIRECT EXPENSES / INCOME													
7305-0000 Advertising & Promotion	0	0	0	0	2,075	810	0	0	0	0	0	0	2,885
742 - Holiday Decorative Installation	0	0	0	0	1,500	0	0	0	0	0	0	0	1,500
742 - Refresh Holiday Decorative	0	0	0	0	575	0	0	0	0	0	0	0	575
742 - Tenant Appreciation	0	0	0	0	0	810	0	0	0	0	0	0	810
7310-0000 Legal Fees	150	0	0	150	0	0	150	0	0	150	0	0	600
7320-0000 Admin & Professional Exp.	200	200	5,200	200	200	200	200	200	200	200	200	200	7,400
742 - Admin. and Professional Contingency	200	200	200	200	200	200	200	200	200	200	200	200	2,400
742 - Space Planning for Vacant Suites	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000
7326-0000 Environmental Expense	0	224	0	0	0	0	0	0	0	0	0	0	224
7330-0000 Tenant Space Refurb	50	50	50	50	50	50	50	50	50	50	50	50	600
7333-0000 Repairs & Maint- Indirect	1,595	355	1,600	3,859	2,600	355	355	1,600	355	355	1,600	355	14,984
742 - Annual Camera Maintenance	0	0	0	2,200	0	0	0	0	0	0	0	0	2,200
742 - Generator	1,240	0	0	1,304	1,000	0	0	0	0	0	0	0	3,544
742 - SSD Alarm	355	355	355	355	355	355	355	355	355	355	355	355	4,260
742 - Wood Maintenance	0	0	1,245	0	1,245	0	0	1,245	0	0	1,245	0	4,980
TOTAL INDIRECT EXPENSES / INCOME	1,995	829	6,850	4,259	4,925	1,415	755	1,850	605	755	1,850	605	26,693
NET INCOME	-783	-3,917	1,301	-2,996	-2,511	15,311	4,156	6,106	1,442	227	287	7,155	25,777
OTHER SOURCES AND USE OF CASH													
1230-0000 Capital Improvements	0	0	0	0	185,000	0	0	0	7,000	0	150,000	0	342,000
742 - Cooling Tower Replacement	0	0	0	0	185,000	0	0	0	0	0	0	0	185,000
742 - Exterior Paint Ext. Wall Repair Ext. Stai	0	0	0	0	0	0	0	0	0	0	150,000	0	150,000
742 - HVAC Equipment Replacement	0	0	0	0	0	0	0	0	7,000	0	0	0	7,000
1240-0000 Tenant Improvements	0	0	0	0	2,312	0	0	0	0	0	0	2,196	4,508
- DR. KOOROSH HOSN DDS (TI) 742-230	0	0	0	0	0	0	0	0	0	0	0	2,196	2,196
- FAY BLIX (TI) 742-301	0	0	0	0	2,312	0	0	0	0	0	0	0	2,312
1260-0000 Lease Commissions	0	0	0	0	3,246	0	0	0	0	0	0	5,224	8,470
- DR. KOOROSH HOSN DDS (LC) 742-230	0	0	0	0	0	0	0	0	0	0	0	5,224	5,224
- FAY BLIX (LC) 742-301	0	0	0	0	3,246	0	0	0	0	0	0	0	3,246
TOTAL OTHER SOURCES AND USE OF CASH	0	0	0	0	190,558	0	0	0	7,000	0	150,000	7,420	354,978
NET CASHFLOW	-783	-3,917	1,301	-2,996	-193,069	15,311	4,156	6,106	-5,558	227	-149,713	-265	-329,201

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Basis:		Accrual		For Year 2022												Area Type:			GLA
Calculation Type:		None														Base Currency:			USD
Unit of Measure:		Square Feet																	
Bldg	Suite	Area Effective	Rentable Sq. Ft.	07/22	Rent Start 08/22	Lease Expires 09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Projected Total	Avg. PSF		
742	000	Available	552																
742	100	CITY OF LAGUNA HILLS			7/1/2004	12/31/2099													
		Effective -7/1/2022	21,033																
CAM		Common Area Maintenance	8,612.89		8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	8,612.89	103,354.68	0.000		
CCA		Contra CAM	-8,612.89		-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-103,354.68	0.000		
CON		Contra Revenue	-45,830.40		-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-549,964.80	0.000		
RNT		Base Rent	45,830.40		45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	45,830.40	549,964.80	0.000		
742	100A	Available	0																
742	100B	Available	0																
742	110	Available	0																
742	130	BANC OF CALIFORNIA			11/1/2015	10/31/2025													
		Effective -7/1/2022	2,394																
CAM		Common Area Maintenance	341.85		341.85	341.85	341.85	341.85	341.85	341.85	341.85	341.85	341.85	341.85	341.85	4,102.20	0.000		
RNT		Base Rent	5,424.80		5,424.80	5,424.80	5,424.80	5,587.55	5,587.55	5,587.55	5,587.55	5,587.55	5,587.55	5,587.55	5,587.55	66,399.60	0.000		
Total Rent For Lease			5,766.65		5,766.65	5,766.65	5,766.65	5,929.40	5,929.40	5,929.40	5,929.40	5,929.40	5,929.40	5,929.40	5,929.40	70,501.80	0.000		
742	150	THE COUNTY OF ORANGE			2/1/2006	5/31/2032													
		Effective -7/1/2022	1,769																
ABR		Abated Rent	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,969.96	-8,969.96	0.000		
RNT		Base Rent	8,707.80		8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,969.96	104,755.76	0.000		
Total Rent For Lease			8,707.80		8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	8,707.80	0.00	95,785.80	0.000		
742	200	BERGER HARRISON APC			6/1/2022	8/31/2027													
		Effective -7/1/2022	1,568																
ABR		Abated Rent	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,528.00	0.00	-3,528.00	0.000		
RNT		Base Rent	3,528.00		3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,633.84	42,441.84	0.000		
Total Rent For Lease			3,528.00		3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	0.00	3,633.84	38,913.84	0.000		
742	201	SENATE RULES COMMITTEE			5/16/2015	11/30/2018													
		Effective -7/1/2022	1,274																
RNT		Base Rent	2,962.64		2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	35,551.68	0.000		
Total Rent For Lease			2,962.64		2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	2,962.64	35,551.68	0.000		
742	203	PREMIER GROUP INTERNATIK			2/1/2019	4/30/2025													
		Effective -7/1/2022	1,377																
CAM		Common Area Maintenance	200.00		200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	0.000		
RNT		Base Rent	3,291.03		3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	3,291.03	39,492.36	0.000		
Total Rent For Lease			3,491.03		3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	3,491.03	41,892.36	0.000		
742	205	Available	709																
742	207	Available	1,634																
742	210	NYA LLC			7/1/2019	6/30/2024													
		Effective -7/1/2022	1,987																
CAM		Common Area Maintenance	288.60		288.60	288.60	288.60	288.60	288.60	288.60	288.60	288.60	288.60	288.60	288.60				
Packet Pg. 60																			

Database:		ESSEXREALTY		Monthly Suite Forecast											Page	4.6.a		
Entity:		CITY OF LAGUNA HILLS		742 - STD_Rev - 742											Date:	6/14/2022		
Budget ID:		2022 - 742 - Fiscal													Time:	6:34 PM		
Basis:		Accrual		For Year 2022											Area Type:	GLA		
Calculation Type:		None													Base Currency:	USD		
Unit of Measure:		Square Feet																
Bldg	Suite	Area Effective	Rentable Sq. Ft.	07/22	Rent Start 08/22	Lease Expires 09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Projected Total	Avg. PSF	
RNT	Base Rent		4,907.89		4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	4,907.89	58,894.68	0.000	
Total Rent For Lease			5,196.49		5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	5,196.49	62,357.88	0.000	
742	210A	Available	0															
742	220	LEWELLEN ACCOUNTANCY C			10/1/2013	1/31/2024												
	Effective -7/1/2022	1,855																
CAM	Common Area Maintenance	330.41			330.41	330.41	330.41	330.41	330.41	330.41	330.41	330.41	330.41	330.41	330.41	3,964.92	0.000	
RNT	Base Rent	4,173.75			4,173.75	4,173.75	4,173.75	4,173.75	4,173.75	4,173.75	4,340.70	4,340.70	4,340.70	4,340.70	4,340.70	50,919.75	0.000	
Total Rent For Lease			4,504.16		4,504.16	4,504.16	4,504.16	4,504.16	4,504.16	4,504.16	4,671.11	4,671.11	4,671.11	4,671.11	4,671.11	54,884.67	0.000	
742	230	DR. KOOROSH HOSN DDS			3/1/2000	5/31/2023												
	Effective -7/1/2022	1,098																
CAM	Common Area Maintenance	167.37			167.37	167.37	167.37	167.37	167.37	167.37	167.37	167.37	167.37	167.37	0.00	1,841.07	0.000	
RNT	Base Rent	3,403.80			3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	3,403.80	0.00	37,441.80	0.000	
Total Rent For Lease			3,571.17		3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	0.00	39,282.87	0.000	
742	230	DR. KOOROSH HOSN DDS			6/1/2023	5/31/2028												
	Effective -7/1/2022	1,098																
RNT	Base Rent	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,348.90	3,348.90	0.000	
Total Rent For Lease			0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,348.90	3,348.90	0.000	
LC	Leasing Commissions	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,224.00	-5,224.00	0.000	
TI	Tenant Improvements	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,196.00	-2,196.00	0.000	
Total Capital For Lease			0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,420.00	-7,420.00	0.000	
Total Rent for Suite			3,571.17		3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,571.17	3,348.90	42,631.77	0.000	
Total Capital for Suite			0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,420.00	-7,420.00	0.000	
742	24035	Available	0															
742	250	Available	2,471															
742	250A	Available	0															
742	260	CARNO LAW GROUP			3/1/2019	5/31/2024												
	Effective -7/1/2022	3,028																
CAM	Common Area Maintenance	439.79			439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	5,277.48	0.000	
FRE	Free Rent	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,630.56	0.00	0.00	0.00	-7,630.56	0.000	
RNT	Base Rent	7,327.76			7,327.76	7,327.76	7,327.76	7,327.76	7,327.76	7,327.76	7,327.76	7,630.56	7,630.56	7,630.56	7,630.56	89,144.32	0.000	
Total Rent For Lease			7,767.55		7,767.55	7,767.55	7,767.55	7,767.55	7,767.55	7,767.55	7,767.55	7,767.55	439.79	8,070.35	8,070.35	8,070.35	86,791.24	0.000
742	300	Tenant 1			9/1/2022	8/30/2025												
	Effective -7/1/2022	672																
RNT	Base Rent	0.00			0.00	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	14,784.00	0.000	
Total Rent For Lease			0.00		0.00	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	1,478.40	14,784.00	0.000	
LC	Leasing Commissions	0.00			0.00	-2,994.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,994.00	0.000	
TI	Tenant Improvements	0.00			0.00	-6,720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,720.00	0.000	
Total Capital For Lease			0.00		0.00	-9,714.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-9,714.00	0.000	

Database:		ESSEXREALTY		Monthly Suite Forecast												Page	4.6.a
Entity:		CITY OF LAGUNA HILLS		742 - STD_Rev - 742												Date:	6/14/2022
Budget ID:		2022 - 742 - Fiscal														Time:	6:34 PM
Basis:		Accrual		For Year 2022												Area Type:	GLA
Calculation Type:		None														Base Currency:	USD
Unit of Measure:		Square Feet															
Bldg	Suite	Area Effective	Rentable Sq. Ft.	07/22	Rent Start 08/22	Lease Expires 09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Projected Total	Avg. PSF
742	301	FAY BLIX			9/1/2012	10/31/2022											
		Effective -7/1/2022	2,312														
CAM		Common Area Maintenance	334.36		334.36	334.36	334.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,337.44	0.000
RNT		Base Rent	5,679.90		5,679.90	5,679.90	5,679.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,719.60	0.000
Total Rent For Lease			6,014.26		6,014.26	6,014.26	6,014.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,057.04	0.000
742	301	FAY BLIX			11/1/2022	10/31/2024											
		Effective -7/1/2022	2,312														
RNT		Base Rent	0.00		0.00	0.00	0.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	41,616.00	0.000
Total Rent For Lease			0.00		0.00	0.00	0.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	41,616.00	0.000
LC		Leasing Commissions	0.00		0.00	0.00	0.00	-3,246.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,246.00	0.000
TI		Tenant Improvements	0.00		0.00	0.00	0.00	-2,312.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,312.00	0.000
Total Capital For Lease			0.00		0.00	0.00	0.00	-5,558.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,558.00	0.000
Total Rent for Suite			6,014.26		6,014.26	6,014.26	6,014.26	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	5,202.00	65,673.04	0.000
Total Capital for Suite			0.00		0.00	0.00	0.00	-5,558.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,558.00	0.000
742	304	FIRST AMERICAN ADVISORS I			12/1/2017	11/30/2023											
		Effective -7/1/2022	614														
CAM		Common Area Maintenance	88.80		88.80	88.80	88.80	88.80	88.80	88.80	88.80	88.80	88.80	88.80	88.80	1,065.60	0.000
RNT		Base Rent	1,403.97		1,403.97	1,403.97	1,403.97	1,403.97	1,446.09	1,446.09	1,446.09	1,446.09	1,446.09	1,446.09	1,446.09	17,142.48	0.000
Total Rent For Lease			1,492.77		1,492.77	1,492.77	1,492.77	1,492.77	1,534.89	1,534.89	1,534.89	1,534.89	1,534.89	1,534.89	1,534.89	18,208.08	0.000
742	310	Available	883														
742	320	DAYLE MCINTOSH CENTER			12/21/2014	8/31/2024											
		Effective -7/1/2022	1,218														
CAM		Common Area Maintenance	205.50		205.50	205.50	205.50	205.50	205.50	205.50	205.50	205.50	205.50	205.50	205.50	2,466.00	0.000
RNT		Base Rent	2,898.26		2,898.26	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	3,014.19	35,938.42	0.000
Total Rent For Lease			3,103.76		3,103.76	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	3,219.69	38,404.42	0.000
742	320A	Available	0														
742	320B	Available	0														
742	320C	Available	0														
742	320D	Available	0														
742	330	CAROLYN BEHRENS			6/1/2017	5/31/2027											
		Effective -7/1/2022	800														
CAM		Common Area Maintenance	115.70		115.70	115.70	115.70	115.70	115.70	115.70	115.70	115.70	115.70	115.70	115.70	1,388.40	0.000
RNT		Base Rent	1,800.00		1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,872.00	21,672.00	0.000
Total Rent For Lease			1,915.70		1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,915.70	1,987.70	23,060.40	0.000
Yearly Rent Recap																	
ABR		Abated Rent	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,528.00	-8,969.96	-12,497.96	
CAM		Common Area Maintenance	11,125.27		11,125.27	11,125.27	11,125.27	10,790.91	10,790.91	10,790.91	10,790.91	10,790.91	10,790.91	10,790.91	10,623.54	130,660.99	
CCA		Contra CAM	-8,612.89		-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89	-8,612.89		
																Packet Pg. 62	

Database:		ESSEXREALTY		Monthly Suite Forecast												Page	4.6.a
Entity:		CITY OF LAGUNA HILLS		742 - STD_Rev - 742												Date:	
Budget ID:		2022 - 742 - Fiscal														Time:	6:34 PM
Basis:		Accrual		For Year 2022												Area Type:	GLA
Calculation Type:		None														Base Currency:	USD
Unit of Measure:		Square Feet															
Bldg	Suite	Area Effective	Rentable Sq. Ft.		Rent Start	Lease Expires										Projected	Avg.
				07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	Total	PSF

CON	Contra Revenue	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-45,830.40	-549,964.80	
FRE	Free Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,630.56	0.00	0.00	0.00	-7,630.56	
RNT	Base Rent	101,340.00	101,340.00	102,934.33	102,934.33	102,619.18	102,661.30	102,661.30	102,828.25	103,131.05	103,131.05	103,131.05	103,131.05	103,516.15	1,232,227.99		
Total Rent For Year		58,021.98	58,021.98	59,616.31	59,616.31	58,966.80	59,008.92	59,008.92	59,175.87	51,848.11	59,478.67	55,950.67	50,726.44	689,440.98			

Yearly Capital Recap																	
LC	Leasing Commissions	0.00	0.00	2,994.00	0.00	3,246.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,224.00	11,464.00		
TI	Tenant Improvements	0.00	0.00	6,720.00	0.00	2,312.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,196.00	11,228.00		
Total Capital For Year		0.00	0.00	9,714.00	0.00	5,558.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,420.00	22,692.00		

THE CITY OF LAGUNA HILLS CIVIC CENTER
2022-2023 BUDGET
REVENUE ASSUMPTIONS

TENANT NAME	SUITE	SQ FT	PREV. MONTHLY RENT	LEASE TERM	LEASE START DATE	LEASE END DATE	BASE RENT MONTHLY	FIXED CAM MONTHLY	NEW RATE PSF	EFF. RATE PSF	INC RATE PSF	MTHLY INCREASE AMOUNT	T.I.'S PSF	T.I. \$\$	COMM %	COMM \$
RENEWALS/EXPIRATIONS - CURRENT YEAR COST CARRY OVERS																
1							\$0.00			0.00	0.00	\$0.00	\$0.00	\$0	2.5%	\$0
							\$0.00		0.00	0.00	0.00	\$0.00	\$0.00	\$0	2.5%	\$0
TOTALS		0												\$0		\$0

TENANT NAME	SUITE	SQ FT	LEASE TERM	LEASE START DATE	LEASE END DATE	FREE RENT	BASE RENT MONTHLY	FIXED CAM MONTHLY	NEW RATE PSF	EFF. RATE PSF	T.I.'S PSF	T.I. \$	COMM %	COMM \$
VACANT LEASE-UP ASSUMPTIONS - BUDGET YEAR														
1 Tenant 1	310	883	36	9/1/2022	8/30/2025		\$1,942.60		\$2.15	\$2.25	\$10.00	\$8,830	5.5%	\$3,934
2							\$0.00		\$0.00	\$0.00	\$0.00	\$0	0.0%	\$0
3												\$0		\$0
												\$0		\$0
TOTALS		883										\$8,830		\$3,934

TENANT NAME	SUITE	SQ FT	PREV. MONTHLY RENT	LEASE TERM	LEASE START DATE	LEASE END DATE	BASE RENT MONTHLY	FIXED CAM MONTHLY	NEW RATE PSF	EFF. RATE PSF	T.I.'S PSF	T.I. \$	COMM %	COMM \$
TWO OR MORE YEAR RENEWALS/EXPIRATIONS - BUDGET YEAR														
1 Fay Blix	301	2,312	\$2.46	24	11/1/2022	10/31/2024	\$5,202.00		\$2.25	\$2.34	\$1.00	\$2,312	2.5%	\$3,246
2 Dr. Hosn	230	1,098	\$3.10	60	6/1/2023	5/31/2028	\$3,348.90		\$3.05	\$3.17	\$2.00	\$2,196	2.5%	\$5,224
3							\$0.00			\$0.00	\$0.00	\$0		\$0
4							\$0.00			\$0.00	\$0.00	\$0		\$0
TOTALS		3,410										\$4,508		\$8,470

THE CITY OF LAGUNA HILLS CIVIC CENTER
2022-2023 BUDGET
REVENUE ASSUMPTIONS

TENANT NAME	SUITE	SQ FT	PREV. MONTHLY RENT	LEASE TERM	LEASE START DATE	LEASE END DATE	BASE RENT MONTHLY	FIXED CAM MONTHLY	NEW RATE PSF	EFF. RATE PSF	INC RATE PSF	MTHLY INCREASE AMOUNT	T.I.'S PSF	T.I. \$\$	COMM %	COMM \$\$
TENANT NAME	SUITE	SQ FT	PREV. MONTHLY RENT	LEASE TERM	LEASE START DATE	LEASE END DATE	BASE RENT MONTHLY	FIXED CAM MONTHLY	NEW RATE PSF	EFF. RATE PSF	T.I.'S PSF	T.I. \$\$	COMM %	COMM \$\$		
ONE YEAR RENEWALS/EXPIRATIONS - BUDGET YEAR																
1										\$0.00		\$0	2.5%	\$0		
2										\$0.00		\$0	2.5%	\$0		
3										\$0.00		\$0	2.5%	\$0		
TOTALS		0										\$0		\$0		
ONE YEAR TI & LC TOTALS												\$0		\$0		
TWO OR MORE YEAR TI & LC TOTAL												\$13,338		\$12,404		

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

Laguna Hills Civic Center
2022-2023 BUDGET
EXPENSE ASSUMPTIONS

4.6.a

* Blue indicates areas where data is entered.

CATEGORY		CURRENT VENDOR	COMMENTS	RECURRING		ANNUAL		
SECURITY								
5121	Security - Fire Alarms	SSD/Fire Safety First	1) Quarterly Fire Sprinkler Inspection (3) plus one annual; (\$195 July/October/Jan) (\$525 April annual test). 2) Title 19 5-year test due in 2023 (\$975/February) 3) Fire Alarm Monitoring \$240/billed quarterly (Jul/Oct/Jan/Apr). 4) Annual Fire Alarm testing \$1,275/May. 5) Portion of the SSD Security system monitoring and Maintenance Contract \$175/Mo. 6) Contingency for Sprinkler Deficiency Repairs \$5,000 in May after annual test. (5 year due 2023)	\$8,920 Yr.		\$8,920		
Total Security						\$8,920		
CLEANING								
5130	Cleaning Contract	Able	July - December rate will be \$0.1063 per occupied sf. New amount per minimum wage increase in January 2023 \$0.1095	\$ /psf/mo \$0.110	Avg Occ 90.4%	\$60,839 Yr.	\$60,839	
5150	Additional Cleaning	Merchants	1) Contract amount for dayporter. Contract amount \$4,093 per month. Increase 1/1/23 to \$4,301. 2)Additional payment \$100 in December.	Hrly Rate \$16.00	Hrs/day 8.0	Days/wk 5.0	(\$2 weeks/12) \$50,464 Yr.	\$50,464
5160	Cleaning Supply	Able	Contract to be billed based on usage. Estimate of \$733/mo based on .0135 psf for budget purposes.	\$ /psf/mo \$0.016	Avg Occ 90.4%	\$8,773 Yr.	\$8,773	
5180	Window Cleaning	HSG	1) Annual Interior Window Cleaning \$1,241/May 23' 2) Semi-Annual Exterior Window Cleaning w/ Boom Lift \$2,379/November 22' and May 23'.	\$5,999 Yr.		\$5,999		
Total Cleaning						\$126,075		
MANAGEMENT								
5305	Management Fee	Essex Realty Mgmt	3.75% of gross rev. w/min. of \$2,513/mo.	Fee % 3.75%	Minimum 4,153	Yr.....	\$49,836	
Note: Fee calculated in Foresight **						\$49,836		

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

Laguna Hills Civic Center
2022-2023 BUDGET
EXPENSE ASSUMPTIONS

4.6.a

* Blue indicates areas where data is entered.

	CATEGORY	CURRENT VENDOR	COMMENTS	RECURRING	ANNUAL
HVAC					
5410	HVAC Contract Services	Air Control Systems/ Cox Communications	1) Contract amount of \$3,198/qtr (July/Oct/Jan/April); including chemical treatments. 2) DSL line for EMS systems \$95/per mo	\$13,932 Yr	\$13,932
5415	HVAC Repairs & Maint.	Air Control Systems	1) \$900 budgeted monthly as contingency for repairs and addl. Maintenance.	\$10,800 Yr	\$10,800
<i>Total HVAC</i>					\$24,732
ELEVATOR					
5435	Elevator Contract Svcs.	Amtech/AT&T	1) Contract amount of \$1,744/qtr. August, November, \$1,796 Feb, May 2) Permits \$225 annually.	\$7,305 Yr.	\$7,305
5440	Elevator Repair/Maint.	Amtech	Contingency for repairs \$300/Qtr.	\$1,200 Yr.	\$1,200
<i>Total Elevator</i>					\$8,505
REPAIR & MAINTENANCE					
5445	Waterproofing & Roofing	Gale Force Property Maint.	1) Contract amount of \$1,495/Ann'l (November) for gutter & roof cleaning. 2) Contingency for roofing repairs. \$1,800	\$3,295 Yr.	\$3,295
5448	Fire, Life, Safety - Fire Extinguisher Service	Fire Safety First	Annual Fire extinguishers service \$391 including (4) 6-year maintenace service September.	\$391 Yr.	\$391
5450	Painting - Maintenance		Contingency for touch-up painting \$150/Quarterly.	\$600 Yr.	\$600
5460	Plumbing Repairs/Supplies		1) Backflow testing completed in March \$267 2) Contingency for repairs \$200/Quarterly.	\$2,667 Yr.	\$2,667
5465	Electrical Repairs & Maint		Contingency for bulb replacements \$150/Mo.	\$1,800 Yr.	\$1,800
5475	Doors & Locks	Vortex Doors	1) Bi-Ann'l ADA Compliance Maint \$583/Bi Annlly 2)Contingency for repair \$150/Mo.	\$2,966 Yr.	\$2,966

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

Laguna Hills Civic Center
2022-2023 BUDGET
EXPENSE ASSUMPTIONS

4.6.a

* Blue indicates areas where data is entered.

	CATEGORY	CURRENT VENDOR	COMMENTS	RECURRING	ANNUAL
5480	Signs Repair & Maint.		Contingency for building/parking signage \$50/Qtrly	\$200 Yr.	\$200
5485	Flooring Repairs & Maint.	MasterCare	1) \$5,800 Annual cleaning/sealing of stone flooring throughout lobby, 1st-2nd FL and City Planning Dept. in August. 2) \$945/4x's per year (Jul, Oct, Jan, Apr) for corridor carpet cleaning.	\$9,580 Yr.	\$9,580
5490	Pest Control	Skyline Pest	Monthly contract amount of \$75/mo.	\$900 Yr.	\$900
5491	Misc. Repairs & Maint.	Stoddards Wood Restoration	1) \$2,465/qtr (Aug, Nov, Feb, May), for common area wood maintenance and repair. 2) \$250/month budgeted as contingency.	\$12,860 Yr.	\$12,860
5495	Onsite Maint.	Paragon Building Services	Monthly contract amount of \$47/hr. Contract is split with Ladera and Crocker.	\$2,400 Mo.	\$28,800
<i>Total R & M</i>					\$64,059
UTILITIES					
5499	Electricity - General	Southern California Edison	Based on prior year averages. July - Oct \$ 13,825, and Nov-June \$8,094.	\$120,052 Yr.	\$120,052
5500	Gas	Southern Cal. Gas Co.	\$54/mo. July-Nov, and \$148/mo Dec-Jun	\$1,306 Yr.	\$1,306
5502	Water & Sewer	El Toro Water Dist.	Budgeted decrease due to El Toro Water district adjusting our usage square footage.	\$15,209 Yr.	\$15,209
5503	Refuse Removal	N/A	Building does not pay due to public entity.	\$0 Mo.	\$0
5504	Telephone	AT&T/ ATT Corp	1) \$148/mo for phone lines (458-7292, 458-7929). (583-7765).	\$140 Mo.	\$1,680
<i>Total Utilities</i>					\$138,247
PARKING LOT					
5510	Pkg Lot - Lighting	Shine Illumination	1) Palm tree lighting in half in Nov. \$2,013 and the other half in Feb. \$2,013 2) Contingency for repairs \$50/Mo. (All LED)	\$4,626 Yr.	\$4,626
5525	Pkg Lot - Sweeping	TSCM	Monthly contract amount of \$250/mo.	\$3,000 Mo.	\$3,000
<i>Total Parking Lot</i>					\$7,626

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

Laguna Hills Civic Center
2022-2023 BUDGET
EXPENSE ASSUMPTIONS

4.6.a

* Blue indicates areas where data is entered.

CATEGORY		CURRENT VENDOR	COMMENTS	RECURRING	ANNUAL
LANDSCAPING					
5560	Landscaping - Exterior	Nieves Landscaping	Monthly contract amount of \$2,486/Mo.	\$2,486 Mo.	\$29,832
5561	Landscaping - Other	Nieves Landscaping	Included in Monthly contract	\$0 Yr.	\$0
5562	Landscaping - Interior	Living Interior	1) Monthly contract amount of \$360 2) Poinsettias for Dec. \$110 3) Contingency for replacements \$20/Mo.	\$4,670 Mo.	\$4,670
5565	Fountain Maintenance	Aquatico	1) Monthly contract amount of \$175/Mo. 2) Contingency for repairs \$100/Mo. 3) Bi-Ann'l acid wash in July & January \$250/Bi-Ann'l	\$3,800 Yr.	\$3,800
Total Landscaping					\$38,302
INSURANCE					
5805	Insurance - Property	ERMAC & Alliant	Liability & Property with Admin fee included	\$142,337 Yr.	\$142,337
5810	Insurance - Earthquake		Nov. for earthquake.	\$21,972 Yr.	\$21,972
Total Insurance					\$164,308
TAXES					
Estimate only		Parcel number	Address of Parcel	Assessed Value	Tax Rate
		Numerous Parcel #s	Broken down by each suite	0	0.00%
			Based on prior year.	0	0.00%
			Based on 21/22 Actuals	0	0.00%
			Began billing secured tax bills for each suite 2012	0	0.00%
				0	0.00%
6205	Real Estate Taxes			0	0.00%
Total Taxes					\$11,000
TOTAL OPERATING EXPENSES					\$641,610

Attachment: FY 2022/2023 Civic Center Budget (2005 : FY 2022/2023 Civic Center Budget)

Laguna Hills Civic Center
2022-2023 BUDGET
EXPENSE ASSUMPTIONS

4.6.a

* Blue indicates areas where data is entered.

CATEGORY		CURRENT VENDOR	COMMENTS	RECURRING		ANNUAL
INDIRECT OPERATING EXPENSES						
7305	Advertising & Promotion		1) Refresh holiday décor in Nov. \$575 2) Holiday décor install in Nov. \$1,500 3) Tenant appreciation in Dec. \$810	\$2,885 Yr.		\$2,885
7310	Legal Fees		Contingency for legal council review \$150/Quarterly.	\$50 Mo.		\$600
7320	Admin & Professional Exp		1) Contingency amount \$200/Mo. 2) Space planning fees for vacant units \$5,000/Yr	\$7,400 Yr.		\$7,400
7326	Environmental Expense	County of Orange	Paid in August	\$224 Yr.		\$224
7330	Tenant Space Refurb		Contingency for minor tenant suite repairs \$50/Mo.	\$50 Mo.		\$600
7333	Repairs & Maint. Indirect	Dixie Diesel SSD Alarm Millenium Alarm Systems Stoddards	Contract for generator maintenance. Generator only serves the City space. 1) Generator load bank test in Nov. \$1,000 2) Generator bi-annl service & inspection billed ann'ly in Oct \$1,303.19. Generator battery replacement \$1,240 in July. 3) SSD Alarm monitoring & Maint \$355/Mo. 4) Annual camera maintenance in Oct \$2,200 5) Wood restoration, city offices in (Sept/Nov/Feb/May) \$1,245/Qtr.	\$14,984 Yr.		\$14,984
TOTAL INDIRECT EXPENSES						\$26,693
CAPITAL						
1230	Capital Improvements	Item	Comments	Month		
1	Cooling Tower Replacement		Cooling Tower - \$185,000	November	\$185,000 Yr.	\$185,000
2	HVAC Equipment		2.5 ton heat pump	March	\$7,000 Yr.	\$7,000
3	Exterior Paint		Exterior paint exterior wall repair (2) exterior staircase	May	\$150,000	\$150,000
Total Capital Improvements						\$342,000
1240	Tenant Improvements	* Amounts from Revenue Assumption Worksheet *				\$13,338.00
1260	Leasing Commissions	* Amounts from Revenue Assumption Worksheet *				\$12,404.10

Attachment: FY 2022/2023 Civic Center Budget (2905 : FY 2022/2023 Civic Center Budget)

Database: ESSEXREALTY
 ReportID: BF_OCCVAC
 Entity: CITY OF LAGUNA HILLS
 Workbook: 2429
 Type: GROSS LEASEABLE AREA

Occupancy Vacancy Report
 742 - STD_Rev - 742
 CITY OF LAGUNA HILLS
 From 07/22 to 06/23

Page: 1
 Date: 6/16/2022
 Time: 5:43 PM

Suite	Lease Name	Square Feet	Rent Start	Physical End Date	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23
000	Vacant	552			552	552	552	552	552	552	552	552	552	552	552	552
100	CITY OF LAGUNA HILLS	21,033	7/1/2004	12/31/2099	21,033	21,033	21,033	21,033	21,033	21,033	21,033	21,033	21,033	21,033	21,033	21,033
130	BANC OF CALIFORNIA	2,394	11/1/2015	10/31/2025	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394
150	THE COUNTY OF ORANGE	1,769	2/1/2006	5/31/2032	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769
160	THE COUNTY OF ORANGE	2,697	6/1/2022	5/31/2032	2,697	2,697	2,697	2,697	2,697	2,697	2,697	2,697	2,697	2,697	2,697	2,697
200	BERGER HARRISON APC	1,568	6/1/2022	8/31/2027	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568
201	SENATE RULES COMMITTEE	1,274	5/16/2015	6/30/2023	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274
203	PREMIER GROUP INTERNATIO	1,377	2/1/2019	4/30/2025	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377	1,377
205	Vacant	709			709	709	709	709	709	709	709	709	709	709	709	709
207	Vacant	1,634			1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634
210	NYA LLC	1,987	7/1/2019	6/30/2024	1,987	1,987	1,987	1,987	1,987	1,987	1,987	1,987	1,987	1,987	1,987	1,987
220	LEWELLEN ACCOUNTANCY CC	1,855	10/1/2013	1/31/2024	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855	1,855
230	DR. KOOROSH HOSN DDS	1,098	3/1/2000	5/31/2023	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098	0
230	DR. KOOROSH HOSN DDS	1,098	6/1/2023	5/31/2028	0	0	0	0	0	0	0	0	0	0	0	1,098
250	Vacant	2,471			2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,471
260	CARNO LAW GROUP	3,028	3/1/2019	5/31/2024	3,028	3,028	3,028	3,028	3,028	3,028	3,028	3,028	3,028	3,028	3,028	3,028
300	Vacant	672			672	672	672	672	672	672	672	672	672	672	672	672
301	FAY BLIX	2,312	9/1/2012	10/31/2022	2,312	2,312	2,312	2,312	0	0	0	0	0	0	0	0
301	FAY BLIX	2,312	11/1/2022	10/31/2024	0	0	0	0	2,312	2,312	2,312	2,312	2,312	2,312	2,312	2,312
304	FIRST AMERICAN ADVISORS IN	614	12/1/2017	11/30/2023	614	614	614	614	614	614	614	614	614	614	614	614
310	Vacant	883			883	883	0	0	0	0	0	0	0	0	0	0
310	Tenant 1	883	9/1/2022	8/31/2025	0	0	883	883	883	883	883	883	883	883	883	883
320	DAYLE MCINTOSH CENTER	1,218	12/21/2014	8/31/2024	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218
330	CAROLYN BEHRENS	800	6/1/2017	5/31/2027	800	800	800	800	800	800	800	800	800	800	800	800
Vacant					6,921	6,921	6,038	6,038	6,038	6,038	6,038	6,038	6,038	6,038	6,038	6,038
Occupied SF					45,024	45,024	45,907	45,907	45,907	45,907	45,907	45,907	45,907	45,907	45,907	45,907
Total SF					51,945	51,945	51,945	51,945	51,945	51,945	51,945	51,945	51,945	51,945	51,945	51,945
Occupancy %					86.68%	86.68%	88.38%	88.38%	88.38%	88.38%	88.38%	88.38%	88.38%	88.38%	88.38%	88.38%



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Jarad Hildenbrand
City Manager

ISSUE: Purchase or Lease of an Alternative Fuel Vehicle for Use by the City Manager Pursuant to the City Manager Employment Agreement and Section 3-08.130 of the Laguna Hills Municipal Code

RECOMMENDATION: That the City Council: 1) Approve the purchase or lease of an alternative fuel vehicle pursuant to LHMC Sections 3-08.130 from a revised list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicle; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure a vehicle from the revised list of approved vehicles.

SUMMARY:

This item was previously presented and approved by the City Council at the June 14th meeting. At this time, Staff is submitting to the City Council for consideration and approval a revised list of vehicles to choose from, and recommends eliminating the budget to facilitate the acquisition of an alternative fuel vehicle due to the rapidly changing and unstable auto market.

In accordance with the City Manager Employment Agreement between the City of Laguna Hills and Jarad L. Hildenbrand, effective May 16, 2022, the City is required to provide the City Manager with a City purchased or leased vehicle to conduct official City business and/or for unlimited personal use while not conducting City business.

In accordance to Laguna Hills Municipal Code (LHMC) Section 3-08.130, any vehicle with an estimated value greater than twenty thousand dollars (\$20,000.00) to be purchased

Purchase or Lease of an Alternative Fuel Vehicle for Use by the City Manager

June 28, 2022

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or leased by the City shall be approved in advance by the City Council prior to commencement of the procurement process.

Based on this requirement, Staff recommends that the City Council: 1) Approve the purchase or lease of an alternative fuel vehicle pursuant to LHMC Sections 3-08.130 from a revised list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicle; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure a vehicle from the revised list of approved vehicles.

BACKGROUND:

On May 16, 2022, the Laguna Hills City Council officially appointed Jarad L. Hildenbrand as the City Manager of the City of Laguna Hills and approved the City Manager Employment Agreement, effective on the same date. Pursuant to Section 6(D) of the City Manager Employment Agreement, the City is required to provide the City Manager with a City purchased or leased vehicle, pursuant to LHMC Section 3-08.130.

In accordance with LHMC Section 3-08.130, any vehicle with an estimated value greater than \$20,000 to be purchased or leased by the City must be approved in advance by the City Council prior to commencement of the procurement process.

Furthermore, Staff identified that funding for the new alternative fuel vehicle may be appropriated from the City's AB 2766 Motor Vehicle Subvention Fund – a state funded air quality management program that provides annual revenue to cities in which such vehicles are qualifying purchases.

Consequently, Staff identified a list of electric vehicles, and the City Council previously authorized the purchase or lease at its June 14 meeting in a budgeted amount of \$50,000. The previously approved list of vehicles is found in the table below.

Make	Model	Starting MSRP	Fuel
Chevrolet	Bolt EUV	\$39,625	Electric
Kia	Niro EV	\$40,500	Electric
Ford	Mustang Mach-E	\$44,995	Electric

Purchase or Lease of an Alternative Fuel Vehicle for Use by the City Manager

June 28, 2022

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Hyundai	Ioniq 5	\$45,755	Electric
Tesla	Model 3	\$46,990	Electric
Kia	EV6 (Light/Wind)	\$48,425	Electric

Subsequent to the City Council's June 14 approval, Staff began procuring a vehicle and found that options were limited given existing market conditions, dealer availability, and factory recalls. Additionally, most of the vehicles on the June 14 approved list exceeded the \$50,000 budget with dealer accessory add-ons, market rate adjustments, and taxes and license.

At this time, Staff is presenting a revised list of vehicles for the City Council's consideration and approval, which is found in the table below. The Chevrolet Bolt EV/EUV and Kia Niro EV were removed due to their subcompact nature, and Staff has included several options for hybrid/plug-in hybrid vehicles, all of which are eligible for AB 2766 funds. Additionally, Staff recommends removing the previously established budget of \$50,000 to facilitate the acquisition of an alternative fuel vehicle listed below, given tax, license, delivery charges and fees. Based on current market conditions, it is anticipated that out the door estimated costs will be \$60,000 or less.

Make	Model	Starting MSRP	Fuel
Ford	Mustang Mach-E	\$44,995	Electric
Hyundai	Ioniq 5	\$45,295	Electric
Hyundai	Tuscon	\$45,325	Hybrid/Plug-in Hybrid
Hyundai	Santa Fe	\$47,900	Hybrid/Plug-in Hybrid
Kia	EV 6	\$48,425	Electric
Kia	Sorento	\$45,190	Hybrid/Plug-in Hybrid
Toyota	RAV4 Prime	\$44,527	Hybrid/Plug-in Hybrid
VW	ID.4	\$42,525	Electric

Purchase or Lease of an Alternative Fuel Vehicle for Use by the City Manager

June 28, 2022

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Therefore, Staff recommends that the City Council: 1) Approve the purchase or lease of an alternative fuel vehicle pursuant to LPMC Sections 3-08.130 from a revised list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicle; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure a vehicle from the revised list of approved vehicles.

FISCAL IMPACT:

Funding for the alternative fuel vehicle may be appropriated from the City's AB 2766 Motor Vehicle Subvention Fund - a state funded air quality management program that provides annual revenue to cities in which such vehicles are qualifying purchases. The City currently has a balance of \$273,421 in AB 2766 funds. There is no fiscal impact to the General Fund.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Amber M. Shah P.E.
Acting Public Services Director

ISSUE: Renewed Measure M (M2) Compliance Reporting to the Orange County Transportation Authority (OCTA)

RECOMMENDATION: That the City Council: 1) Approve the Measure M (M2) Compliance Submittal to OCTA including, but not limited, to the Seven-Year Capital Improvement Program; and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, concerning the status and update of the Pavement Management Plan for the Measure M (M2) Program."

SUMMARY:

On November 7, 2006, Orange County voters approved Ordinance No. 3, the Renewed Measure M (M2), for the extension of the one-half cent sales tax for transportation infrastructure. As a part of the M2 program, Orange County local agencies must meet eligibility requirements in order to receive or remain eligible to apply for M2 funds. The eligibility compliance documents are due to Orange County Transportation Authority (OCTA) by June 30th of each calendar year. The City remains in compliance with all requirements of M2 and the City Council is requested to approve the compliance submittal documents contained herein, including the Seven-Year Capital Improvement Program based upon the City's 2021/2022 to 2026/2027 fiscal year budgets, and adopt the required Resolution.

BACKGROUND:

Annually, OCTA determines if local jurisdictions are eligible to receive Measure M2 turnback funds and competitive funds. Under M2 local jurisdictions must satisfy several

Measure M (M2) Compliance Reporting

June 28, 2022

Page 2

requirements, as outlined in the Renewed Measure M Eligibility Guidelines, in order to remain eligible for these funds. The Measure M2 package for the 2022/2023 fiscal year requires the following:

- Provide an adopted Seven-Year Capital Improvement Program.
- Adopt, fund, and update the Pavement Management Plan, including adoption of the required Resolution.
- Demonstrate continued funding of street maintenance at the Maintenance of Effort level assigned to the City.
- Submit a letter outlining land use planning strategies/policies that accommodate transit and non-motorized transportation.
- Complete the Measure M Eligibility Checklist.

On April 28, 2017, Senate Bill 1, the Road Repair and Accountability Act of 2017 (SB-1), was signed into law. With the additional fuel tax funding available under SB-1, the City increased the biennial funding for pavement maintenance projects to \$2.4 Million in the 2019/2020 fiscal year, and has continued to increase the funding in the following biennial periods. This boost in street maintenance funding will allow the City to address current deferred pavement maintenance. It is noted, however, the funding level determined in the Pavement Management Plan, attached, as necessary to maintain good pavement conditions over time is approximately \$5.1 Million biennially. Therefore, it is anticipated pavement conditions will slowly deteriorate as long-term maintenance is deferred. Future budget funding for pavement maintenance will need to be substantially increased.

Submitted for City Council approval and adoption, as attachments to this report, are the following documents: 1) Seven-Year Capital Improvement Program based upon the City's 2021/2022 – 2026/2027 fiscal year budgets; 2) Pavement Management Plan; 3) OCTA Maintenance of Effort Reporting Form; 4) Land Use Planning Strategies Letter; and 5) OCTA Measure M2 Eligibility Checklist.

FISCAL IMPACT:

It is projected the City will annually receive over \$600,000 of turnback funds under the Measure M2 Local Fair Share Program. Failure to remain eligible for Measure M2 funds would put these funds in jeopardy and limit the City's ability to seek future Measure M2 competitive grant funds.

Measure M (M2) Compliance Reporting

June 28, 2022

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ATTACHMENTS:

- Proposed Resolution - Measure M2 Compliance
- Seven-Year Capital Improvement Program
- Pavement Management Plan
- OCTA Maintenance of Effort Reporting Form
- Land Use Planning Strategies Letter
- OCTA Measure M2 Eligibility Checklist

RESOLUTION NO. 2022-06-28-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, CONCERNING THE
STATUS AND UPDATE OF THE PAVEMENT
MANAGEMENT PLAN FOR THE MEASURE M (M2)
PROGRAM

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, the City of Laguna Hills is required to meet eligibility requirements and submit eligibility verification packages to Orange County Transportation Authority (OCTA) in order to remain eligible to receive M2 funds; and

WHEREAS, the City is required to adopt and update a Pavement Management Plan (PMP), using the required format, regarding the status of road pavement conditions and implementation of the PMP on a biennial basis; and

WHEREAS, the City is required to provide a plan that manages the preservation, rehabilitation, and maintenance of paved roads by analyzing pavement life cycles, assessing overall system performance costs, and determining alternative strategies and costs necessary to improve paved roads.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City does hereby inform OCTA that:

- A. The PMP is in conformance with the PMP Submittal Template provided in the Countywide Pavement Management Plan Guidelines.
- B. The City hereby adopts a PMP and has provided an updated PMP report, using the required format, to OCTA.
- C. The Acting Public Services Director is authorized to sign the PMP certification form.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2022.

DAVE WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No.2022-06-28-X adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 28th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

Orange County Transportation Authority
FY 2022/23 - FY 2028/29 Capital Improvement Program

TIP ID		CP-11728		IMPLEMENTING AGENCY					Laguna Hills, City of	
Local Project Number:		Project Title								
Additional Project IDs: 170		Access Ramp Construction								
Type of Work: Pedestrian		Project Description								
Type of Work Description: Pedestrian - Installation of ADA access ramps		Access ramp construction pursuant to Transition Plan								
Limits		FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED	
Citywide		2024	General Fund	\$100,000	\$0	\$0	\$0	\$100,000	\$100,000	
Project Notes		2028	Unfunded/Unknown	\$0	\$0	\$4,500,000	\$0	\$4,500,000	\$5,373,235	
				Totals:	\$100,000	\$0	\$4,500,000	\$0	\$4,600,000	\$5,473,235
Last Revised: 22-00 - In Progress				Total Programmed: \$4,600,000						

TIP ID CP-10372			IMPLEMENTING AGENCY Laguna Hills, City of						
Local Project Number:			Project Title						
Additional Project IDs:			Annual Street Maintenance FY 23-24						
Type of Work: Road Maintenance			Project Description						
Type of Work Description: Road Maintenance - Rehabilitation of roadway			Bi-annual roadway maintenance program						
Limits			<u>FISCAL YEAR</u> <u>FUND TYPE</u> <u>ENG</u> <u>ROW</u> <u>CON/IMP</u> <u>O&M</u> <u>TOTAL</u> <u>TOTAL ESCALATED</u>						
Citywide street maintenance pursuant to the Pavement Management Plan			2024 Gas Tax \$100,000 \$0 \$2,500,000 \$0 \$2,600,000 \$2,752,250						
Project Notes									
			<u>Totals:</u> \$100,000 \$0 \$2,500,000 \$0 \$2,600,000 \$2,752,250						
Last Revised: 22-00 - In Progress			Total Programmed: \$2,600,000						

TIP ID		IMPLEMENTING AGENCY						
CP-10374		Laguna Hills, City of						
Local Project Number:		Project Title						
Additional Project IDs:		Annual Street Maintenance FY 25-26						
Type of Work: Road Maintenance		Project Description						
Type of Work Description: Road Maintenance - Rehabilitation of roadway		Bi-annual roadway maintenance program						
Limits		FISCAL YEAR FUND TYPE ENG ROW CON/IMP O&M TOTAL TOTAL ESCALATED						
Citywide street maintenance pursuant to the Pavement Management Plan		2026 Gas Tax \$100,000 \$0 \$2,800,000 \$0 \$2,900,000 \$3,251,425						
Project Notes								
		Totals: \$100,000 \$0 \$2,800,000 \$0 \$2,900,000 \$3,251,425						
Last Revised: 22-00 - In Progress		Total Programmed: \$2,900,000						

TIP ID		CP-11711							IMPLEMENTING AGENCY		Laguna Hills, City of														
Local Project Number:		Project Title																							
Additional Project IDs:		Annual Street Maintenance FY 27-28																							
Type of Work:		Road Maintenance		Project Description																					
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Bi-annual roadway maintenance program																					
Limits		FISCAL YEAR		FUND TYPE		ENG		ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED									
Citywide street maintenance pursuant to the Pavement Management Plan		2028		Gas Tax		\$100,000		\$0		\$2,800,000		\$0		\$2,900,000		\$3,443,346									
Project Notes												Totals:		\$100,000		\$0		\$2,800,000		\$0		\$2,900,000		\$3,443,346	
Last Revised: 22-00 - In Progress										Total Programmed: \$2,900,000															

Attachment: Seven-Year Capital Improvement Program (2903 : Measure M (M2) Compliance Reporting)

TIP ID		CP-10375		IMPLEMENTING AGENCY					Laguna Hills, City of	
Local Project Number:		Project Title								
Additional Project IDs:		Avenida de la Carlota Pavement Rehabilitation								
Type of Work:		Road Maintenance								
Type of Work Description:		Road Maintenance - Rehabilitation of roadway								
		Pavement Rehabilitation								
Limits										
Avenida de la Carlota from El Toro Road to Los Alisos Blvd										
Project Notes										

TIP ID		CP-10376		IMPLEMENTING AGENCY					Laguna Hills, City of	
Local Project Number:		Project Title								
Additional Project IDs:		Cabot Road Widening Project								
Type of Work:		Road Widening								
Type of Work Description:		Road Widening - Widen width of existing traffic lanes								
Limits		Project Description								
La Paz Road to Paseo De Valencia		Construction of an augmented secondary arterial with a raised median island, construct driveway and bike lanes.								
Project Notes										

TIP ID			CP-11713			IMPLEMENTING AGENCY					Laguna Hills, City of	
Local Project Number:			Project Title									
Additional Project IDs:			General Street Maintenance FY 22-23									
Type of Work:			Road Maintenance									
Type of Work Description:			Road Maintenance - Rehabilitation of roadway									
			Project Description									
			Annual street maintenance program									
Limits			FISCAL YEAR		FUND TYPE		ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
Citywide												
Project Notes			2023		Measure M2 Local Fairshare		\$0	\$0	\$600,000	\$0	\$600,000	\$618,000

TIP ID			CP-11714							IMPLEMENTING AGENCY				Laguna Hills, City of	
Local Project Number:			Project Title												
Additional Project IDs:			General Street Maintenance FY 23-24												
Type of Work:			Road Maintenance												
Type of Work Description:			Road Maintenance - Rehabilitation of roadway												
			Project Description												
			Annual street maintenance program												
Limits			FISCAL YEAR												
Citywide			FUND TYPE												
Project Notes			ENG ROW CON/IMP O&M TOTAL TOTAL ESCALATED												
			2024 Measure M2 Local Fairshare \$0 \$0 \$615,000 \$0 \$615,000 \$652,454												
			Totals: \$0 \$0 \$615,000 \$0 \$615,000 \$652,454												
Last Revised: 22-00 - In Progress															
Total Programmed: \$615,000															

TIP ID		CP-11715		IMPLEMENTING AGENCY							Laguna Hills, City of
Local Project Number:		Project Title									
Additional Project IDs:		General Street Maintenance FY 24-25									
Type of Work:		Road Maintenance		Project Description							
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Annual street maintenance program							
Limits		FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED		
Citywide											
Project Notes		2025	Measure M2 Local Fairshare	\$0	\$0	\$630,000	\$0	\$630,000	\$688,418		
				Totals:	\$0	\$0	\$630,000	\$0	\$630,000	\$688,418	
Last Revised: 22-00 - In Progress									Total Programmed: \$630,000		

TIP ID CP-11716			IMPLEMENTING AGENCY						Laguna Hills, City of
Local Project Number:			Project Title						
Additional Project IDs:			General Street Maintenance FY 25-26						
Type of Work: Road Maintenance			Project Description						
Type of Work Description: Road Maintenance - Rehabilitation of roadway			Annual street maintenance program						
Limits	FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED	
Citywide									
Project Notes	2026	Measure M2 Local Fairshare	\$0	\$0	\$645,000	\$0	\$645,000	\$725,953	
			Totals:	\$0	\$0	\$645,000	\$0	\$645,000 \$725,953	
Last Revised: 22-00 - In Progress							Total Programmed: \$645,000		

TIP ID			CP-11717							IMPLEMENTING AGENCY				Laguna Hills, City of	
Local Project Number:			Project Title												
Additional Project IDs:			General Street Maintenance FY 26-27												
Type of Work:			Road Maintenance												
Type of Work Description:			Road Maintenance - Rehabilitation of roadway												
			Project Description												
			Annual street maintenance program												
Limits															
Citywide															
Project Notes															

TIP ID		CP-11718		IMPLEMENTING AGENCY					Laguna Hills, City of	
Local Project Number:		Project Title								
Additional Project IDs:		General Street Maintenance FY 27-28								
Type of Work:		Road Maintenance		Project Description						
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Annual street maintenance program						
Limits	FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED		
Citywide										
Project Notes	2028	Measure M2 Local Fairshare	\$0	\$0	\$675,000	\$0	\$675,000	\$805,985		
			Totals:	\$0	\$0	\$675,000	\$0	\$675,000	\$805,985	
Last Revised: 22-00 - In Progress							Total Programmed: \$675,000			

TIP ID		CP-12008		IMPLEMENTING AGENCY							Laguna Hills, City of							
Local Project Number:		Project Title																
Additional Project IDs:		General Street Maintenance FY 28-29																
Type of Work:		Road Maintenance		Project Description														
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Annual street maintenance program														
Limits		FISCAL YEAR		FUND TYPE		ENG		ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED		
Citywide		2029		Measure M2 Local Fairshare		\$0		\$0		\$695,000		\$0		\$695,000		\$854,762		
Project Notes																		
						Totals:		\$0		\$0		\$695,000		\$0		\$695,000 \$854,762		
Last Revised: 22-00 - In Progress																	Total Programmed: \$695,000	

TIP ID		CP-10377		IMPLEMENTING AGENCY					Laguna Hills, City of				
Local Project Number:		Project Title											
Additional Project IDs:		La Paz Road Widening											
Type of Work:		Road Widening		Project Description									
Type of Work Description:		Road Widening - Add 1 lane to existing roadway in project limits		Widening of eastbound La Paz Road from McIntyre Street to Cabot Road to add a third through lane.									
Limits		FISCAL YEAR		FUND TYPE		ENG ROW		CON/IMP		O&M TOTAL		TOTAL ESCALATED	
La Paz Road from McIntyre Street to Cabot Road		2029		Unfunded/Unknown		\$0 \$500,000		\$1,500,000		\$0 \$2,000,000		\$2,459,748	
Project Notes													
ROW programmed in FY 20-21 was reprogrammed to FY 22-23.													
				Totals:		\$0 \$500,000		\$1,500,000		\$0 \$2,000,000		\$2,459,748	
Last Revised: 22-00 - In Progress												Total Programmed: \$2,000,000	

TIP ID		CP-11730		IMPLEMENTING AGENCY					Laguna Hills, City of						
Local Project Number:		Project Title													
Additional Project IDs:		Laguna Hills Debris Gates, Phase X													
Type of Work:		Environmental Cleanup		Project Description											
Type of Work Description:		Environmental Cleanup - Automatic Retractable Screen and other debris screens or inserts		This is a storm water pollution mitigation project. It includes the installation of debris gates/screens throughout the City in accordance with the Environmental Cleanup Program (ECP).											
Limits		FISCAL YEAR													
Citywide		FUND TYPE		ENG		ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED	
Project Notes				Totals:		\$0		\$0		\$0		\$0		\$0	
This is a carry-over project to FY 22/23. Approved funding is reflected in prior FY 21/22.															
Last Revised: 22-00 - In Progress		Total Programmed: \$0													

TIP ID		CP-11731		IMPLEMENTING AGENCY					Laguna Hills, City of
Local Project Number:		Project Title							
Additional Project IDs:		Laguna Hills Debris Gates, Phase XI							
Type of Work:		Environmental Cleanup		Project Description					
Type of Work Description:		Environmental Cleanup - Automatic Retractable Screen and other debris screens or inserts		This is a storm water pollution mitigation project. It includes the installation of debris gates/screens throughout the City in accordance with the Environmental Cleanup Program (ECP).					
Limits		FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
Citywide		2024	General Fund	\$0	\$0	\$50,000	\$0	\$50,000	\$53,045
Project Notes		2024	Unfunded/Unknown	\$0	\$0	\$200,000	\$0	\$200,000	\$212,180
				Totals:	\$0	\$0	\$250,000	\$0	\$250,000 \$265,225
Last Revised: 22-00 - In Progress							Total Programmed: \$250,000		

TIP ID

CP-11732

IMPLEMENTING AGENCY

Laguna Hills, City of

Local Project Number:

Additional Project IDs:

Type of Work: Environmental Cleanup

Type of Work Description: Environmental Cleanup - Automatic Retractable Screen and other debris screens or inserts

Limits

Citywide

Project Notes

Project Title

Laguna Hills Debris Gates, Phase XII

Project Description

This is a storm water pollution mitigation project. It includes the installation of debris gates/screens throughout the City in accordance with the Environmental Cleanup Program (ECP).

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2026	Unfunded/Unknown	\$0	\$0	\$200,000	\$0	\$200,000	\$225,102
2026	General Fund	\$0	\$0	\$50,000	\$0	\$50,000	\$56,275
		Totals:	\$0	\$0	\$250,000	\$0	\$250,000 \$281,377

Total Programmed: \$250,000

Last Revised: 22-00 - In Progress

TIP ID		CP-11733		IMPLEMENTING AGENCY					Laguna Hills, City of						
Local Project Number:		Project Title													
Additional Project IDs:		Laguna Hills Debris Gates, Phase XIII													
Type of Work:		Environmental Cleanup		Project Description											
Type of Work Description:		Environmental Cleanup - Automatic Retractable Screen and other debris screens or inserts		This is a storm water pollution mitigation project. It includes the installation of debris gates/screens throughout the City in accordance with the Environmental Cleanup Program (ECP).											
Limits		FISCAL YEAR		FUND TYPE		ENG ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED	
Citywide		2028		Unfunded/Unknown		\$0 \$0		\$250,000		\$0		\$250,000		\$298,513	
Project Notes															
						Totals:		\$0 \$0		\$250,000		\$0		\$250,000 \$298,513	
Last Revised: 22-00 - In Progress														Total Programmed: \$250,000	

TIP ID		CP-10379							IMPLEMENTING AGENCY		Laguna Hills, City of	
Local Project Number:		Project Title										
Additional Project IDs:		Lake Forest Drive Pavement Rehabilitation										
Type of Work:		Road Maintenance										
Type of Work Description:		Road Maintenance - Rehabilitation of roadway										
Limits		Project Description										
Lake Forest Drive from east city limits to west city limits		Pavement Rehab, CIP 182										
Project Notes												

TIP ID		CP-10381							IMPLEMENTING AGENCY		Laguna Hills, City of	
Local Project Number:		Project Title										
Additional Project IDs:		Oso Parkway Pavement Rehabilitation										
Type of Work:		Road Maintenance		Project Description								
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Pavement Rehab, CIP 181								
Limits												
Oso Parkway from Cabot Road to West City limits												
Project Notes												

TIP ID		CP-10382		IMPLEMENTING AGENCY							Laguna Hills, City of	
Local Project Number:		Project Title										
Additional Project IDs:		Paseo De Valencia Widening										
Type of Work:		Road Widening		Project Description								
Type of Work Description:		Road Widening - Add 1 lane to existing roadway in project limits		This project includes widening of Paseo De Valencia from Kennington Dr. to Laguna Hills Dr. Scope includes lane addition, curb & gutter, irrigation/landscaping, traffic signal & striping.								
Limits		Paseo De Valencia from El Toro Road to Laguna Hills Drive		FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED	
				2029	Unfunded/Unknown	\$900,000	\$500,000	\$7,600,000	\$0	\$9,000,000	\$10,861,978	
Project Notes												
		Totals: \$900,000 \$500,000 \$7,600,000 \$0 \$9,000,000 \$10,861,978										
Last Revised: 22-00 - In Progress		Total Programmed: \$9,000,000										

TIP ID		CP-11729	IMPLEMENTING AGENCY						Laguna Hills, City of
Local Project Number:			Project Title						
Additional Project IDs: 185			Replacement of ISNS & Cameras at all Traffic Signal Locations						
Type of Work: Traffic Signals			Project Description						
Type of Work Description: Traffic Signals - Replace and upgrade traffic signals and equipment			Replacement of ISNS & Cameras						
Limits	FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED	
Citywide	2024	General Fund	\$0	\$0	\$125,000	\$0	\$125,000	\$132,612	
Project Notes	2026	General Fund	\$0	\$0	\$125,000	\$0	\$125,000	\$140,689	
	2028	Unfunded/Unknown	\$0	\$0	\$125,000	\$0	\$125,000	\$149,257	
			<u>Totals:</u>	\$0	\$0	\$375,000	\$0	\$375,000	\$422,558
Last Revised: 22-00 - In Progress									
Total Programmed: \$375,000									

TIP ID		CP-10387		IMPLEMENTING AGENCY							Laguna Hills, City of								
Local Project Number:		Project Title																	
Additional Project IDs:		South Moulton Pavement Rehabilitation																	
Type of Work:		Road Maintenance		Project Description															
Type of Work Description:		Road Maintenance - Rehabilitation of roadway		Pavement Rehab, CIP 178															
Limits		FISCAL YEAR		FUND TYPE		ENG		ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED			
Moulton Parkway from Via Lomas to South City limits (SR-73)		2029		Unfunded/Unknown		\$100,000		\$0		\$1,900,000		\$0		\$2,000,000		\$2,436,760			
Project Notes																			
						Totals:		\$100,000		\$0		\$1,900,000		\$0		\$2,000,000		\$2,436,760	
Last Revised: 22-00 - In Progress																	Total Programmed: \$2,000,000		

TIP ID		CP-10388		IMPLEMENTING AGENCY					Laguna Hills, City of								
Local Project Number:		Project Title															
Additional Project IDs:		Traffic Signal Improvements/Coordination Projects															
Type of Work:		Traffic Signals		Project Description													
Type of Work Description:		Traffic Signals - Coordinate signals within project limits		Interconnection of traffic signals													
Limits		FISCAL YEAR		FUND TYPE		ENG		ROW		CON/IMP		O&M		TOTAL		TOTAL ESCALATED	
Citywide traffic signal improvements		2024		General Fund		\$0		\$0		\$75,000		\$0		\$75,000		\$79,568	
Project Notes		2026		General Fund		\$0		\$0		\$75,000		\$0		\$75,000		\$84,413	
		2028		Unfunded/Unknown		\$0		\$0		\$75,000		\$0		\$75,000		\$89,554	
						Totals:		\$0		\$0		\$225,000		\$0		\$225,000 \$253,535	
Last Revised: 22-00 - In Progress																	
Total Programmed: \$225,000																	

FINAL REPORT

***UPDATED CITYWIDE
PAVEMENT MANAGEMENT PLAN
OC Go
2022-2029***



Submitted to:

***City of Laguna Hills, CA
May 17, 2022***



May 17, 2022

Ms. Amber Shah, P.E.
Acting Public Services Director
CITY OF LAGUNA HILLS
24035 El Toro Road
Laguna Hills, CA 92653

Subject: City of Laguna Hills – OCTA Pavement Management Compliance Report 2022

Dear Amber:

As part of the 2022 Update of the Pavement Management Plan (PMP) for the City of Laguna Hills, *Bucknam Infrastructure Group, Inc.* is pleased to submit the PMP reporting required by the Orange County Transportation Authority (OCTA). This data/report will be submitted to OCTA as part of the City's required biennial PMP prior to June 30, 2022.

The information contained in this report was used to develop the recommended improvement program for the pavement network. The report covers the following categories:

- **Pavement Management Plan Certification**
- **Quality Assurance / Quality Control (QA/QC) Plan**
- **Pavement Management Data Files (electronic Laguna Hills.e70 file format)**
- **Pavement Management Plan that includes the following:**
 - **Average Pavement Conditions For Each Segment in the Network (PCI Report)**
The Pavement Condition Index report shows the present condition of each street in the pavement network (MPAH and Locals). In addition, the report shows the basic geometry of each street segment.
 - **Seven-year Projected PCI Under Existing Funding Levels**
This report identifies the projected PCI's based on the local agencies current funding programs. This report details the PCI projects for the entire network, MPAH roadways and Local streets.
 - **Seven-year Plan for Road Maintenance and Rehabilitation (Forecasted Maintenance Report)**
The Forecasted Maintenance Report projects the street maintenance activities required for the next seven years, broken down to show maintenance levels for all streets. This includes all scheduled projects provided by the City for fiscal years 2022 through 2029.

- **Alternative Funding Levels**

OCTA has requested two reports indicating the necessary funding to maintain the City's current weighted average PCI as well as the necessary funding to improve the weighted average PCI by one PCI point over the next seven years.

- **Backlog by Fiscal Year (re: unfunded restoration, rehabilitation and reconstruction)**

- **Percentage of total network in each of the five condition categories based on centerline mileage**

- **Local Match Reduction Reporting**

❖ In order to be eligible for Local Match Reduction of 10%, the following must be submitted:

- Measurable improvement of paved road conditions during the previous reporting period defined as an overall weighted (by area) average system improvement of one PCI point.
- No reduction in the overall weighted (by area) average PCI in the MPAH or local street categories
- or -
- Have road pavement conditions, for the overall network, during the previous reporting period within the highest twenty (20%) of the scale for road pavement conditions in conformance with OCTA Ordinance No. 3, defined as a PCI of 75 or higher, otherwise defined as in "good condition".

All comments received from the City have been incorporated in the reports that follow. All of the City's issues and needs that were brought to our attention are included in the report. It has been a pleasure working with you and the City on updating your Pavement Management Plan. We look forward to the continued success of this project and future teamwork with City staff.

Sincerely,

Bucknam Infrastructure Group, Inc.



Peter J. Bucknam
Project Manager
Infrastructure Management – GIS Services



3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

City of Laguna Hills, CA
2022 Citywide Pavement Management Plan – OCTA Submittal
Final Report – June 30, 2022

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Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)



CITY OF LAGUNA HILLS PAVEMENT MANAGEMENT PLAN

- part of -

COUNTYWIDE PAVEMENT MANAGEMENT PLAN GUIDELINES
(OCTA Guideline – April 2020)

Prepared by: Bucknam Infrastructure Group, Inc.
Submitted to OCTA: June 30, 2022

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

**2022 Citywide Pavement Management Plan – OCTA Submittal
Final Report – June 30, 2022**

I. Pavement Management Plan Certification

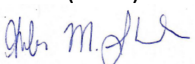
The City of Laguna Hills, CA certifies that it has a Pavement Management Plan in conformance with the criteria stated in the Orange County Transportation Authority Ordinance No. 3. This ordinance requires that a Pavement Management Plan be in place and maintained to qualify for allocation of revenues generated from renewed Measure M (M2).

The plan was developed by Bucknam Infrastructure Group, Inc. using MicroPAVER, a pavement management system conforming to American Society for Testing and Materials (ASTM) Standard D6433, and contains, at a minimum, the following elements:

- Inventory of MPAH and Local routes reviewed and updated biennially. The last update of the inventory was completed on April, 2022 for the Arterial (MPAH) and April, 2022 for the Local streets;
- Assessment of the pavement condition for all routes in the system, updated biennially. The last field review of the pavement condition was completed in April, 2022;
- Percentage of all sections of pavement needing:
 - Preventive Maintenance = 26.7%;
 - Rehabilitation = 19.8%;
 - Reconstruction = 0.0%
- Budget needs for preventive maintenance, rehabilitation and/or reconstruction of deficient sections of pavement for:
 - Current biennial period \$5,133,000;
 - Following biennial period \$4,125,700
- Funds budgeted or available for Preventive Maintenance, Rehabilitation and/or Reconstruction.
 - Current biennial period \$2,600,000;
 - Following biennial period \$2,900,000
- Backlog by year of unfunded rehabilitation, restoration and reconstruction needs (See page 9);
- The Pavement Management Plan is consistent with countywide pavement condition assessment standards as described in the OCTA Countywide Pavement Management Plan Guidelines adopted by the OCTA Board of Directors.

*An electronic copy of the Pavement Management Plan (with MicroPAVER or StreetSaver compatible files) has been or will be submitted with the certification statement. A copy of this certification is being provided to the Orange County Transportation Authority.

Submitted by:

Ms. Amber Shah
Name (Print)

Signed

Acting Public Services Director
Title

City of Laguna Hills
Jurisdiction
6/21/2022
Date

City of Laguna Hills, CA
2022 Citywide Pavement Management Plan – OCTA Submittal
Final Report – June 30, 2022

II. EXECUTIVE SUMMARY

2022 UPDATE OF PAVEMENT MANAGEMENT PLAN (PMP)

As the City of Laguna Hills's infrastructure continues to mature Public Works priorities such as Local street overlay rehabilitation and proactive Arterial CIP maintenance are key projects to City staff. With the City mostly built-out, wear and tear on the infrastructure will occur at an ever-increasing rate. Pavement aging through annual weathering, dynamic and static vehicle loading, and increased usage, compounded with the increased cost of performing maintenance and rehabilitation, add to the yearly operational budget of the pavement network. System sustainability can only be achieved through proactive scheduling and the implementation of cost-efficient pavement applications.

In the upcoming years as the City continues to build upon this study through future inspections and maintenance work history, Laguna Hills pavement data will continue to provide reliable data. This will enhance the PMP through detailed Orange County Transportation Authority (OCTA) OC Go funding analysis, City specific budgetary reporting and level of service reporting.

The Laguna Hills PMP has been developed to assist City personnel by providing current data on the City's street network and to develop cost-effective maintenance strategies to maintain a desirable level of pavement performance on a network scale, while optimizing the expenditure of limited fiscal resources. The project consisted of analyzing the City's 2020 dataset for quality and usability. In doing this, we were tasked to generate an updated Capital Improvement Program report that identified recommendations and deficiencies in the current operating and maintenance efforts put forth by the City.

We surveyed all designated arterial, collector (MPAH) routes and a portion of the residential network this past spring to assist the City in being compliant with OCTA – OC Go April 2020 guidelines. Additionally, we updated the City's unique Pavement Management – GIS layer that will continue to assist the City in analyzing pavement conditions and other attribute information through the use of ESRI ArcMap.

Bucknam Infrastructure Group reviewed the City's previous maintenance efforts and the current 2021-22 proposed street improvements for pertinent pavement information in order to generate a CIP report that identified recommendations and opportunities for improvement in the current operating and maintenance efforts put forth by the City. The result of these work efforts is this report.

2022 Citywide Pavement Management Plan – OCTA Submittal Final Report – June 30, 2022

III. BACKGROUND

In late 1990, voters throughout Orange County approved a ½-cent sales tax for transportation improvements known as OC Go, formerly known as Measure M2. Funding for streets and roads are included within the sales tax and are distributed to local agencies through both formula and a competitive method. In late 2006, the renewal of OC Go was approved by voters that would continue the ½-cent sales tax for thirty additional years, starting in 2011.

The primary goal of this report is to comply with established guidelines from OCTA to ensure that field data collection and reporting efforts performed by outside consultants or local agency staff are consistent. This is required in order that funding allocations can be reviewed and based on agency comparable pavement conditions. Specifically, our findings and recommendations provide Public Works administrators, managers and field personnel with:

- * *PMP report consistent with OCTA OC Go guidelines*
- * *the present condition status of the pavement network (arterial, collector, residential and industrial streets), as a whole and of any grouping or individual component within the City;*
- * *a ranked list of all streets, or segments of streets, by condition within the network;*
- * *rehabilitation/maintenance needs of each street segment by year;*
- * *an optimized priority maintenance and rehabilitation program based on cost/benefit analysis and various levels of funding;*
- * *optimum annual pavement expenditure levels for pavement maintenance for the next seven (7) years;*
- * *prediction of the life-cycle performance of the City's pavement network and each individual street section; and*
- * *pavement condition data and analysis presented in GIS through ESRI ArcMap*

Pavement is a dynamic structure where deterioration is constantly occurring; thus the pavement management system needs to be updated on a regular basis to reflect these changes in pavement conditions, pavement maintenance histories, and maintenance strategies based upon budgetary constraints. In our approach to develop the City's forecasted maintenance recommendations we worked with Laguna Hills Public Works/Engineering staff in identifying unit costs for all maintenance practices used on an annual basis. Currently, based upon the City's maintenance practices and their associated unit costs, the total replacement value of the Laguna Hills pavement network is \$228,425,100. This value clearly indicates that the City's pavement network is the most valuable and essential asset to Laguna Hills. The City's use of slurry seal, AC Overlay and R&R practices are typically applied at a six year, ten year and 25 year frequency respectively. These frequencies are typical but the City may see increases in deterioration rates due to environmental, load and high average daily traffic (ADT) volumes. For example, high ADT volumes along one of Laguna Hills's arterial streets will increase deterioration rates for a previously applied AC Overlay compared to a small local street. These deterioration rates are monitored through frequent inspections and functional class deterioration analysis within the City's PMP database.

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FINDINGS AND RECOMMENDATIONS

Through our assessment of historical maintenance performed within the City and through our discussions with City staff the conditional data found across the network clearly shows that the City has applied strong, preventative maintenance strategies over the past decade. Pavement management involves frequent preventative maintenance; as pavement deteriorates through heavy traffic impacts, weathering and time, preventative maintenances (such as slurry seal, stop gap, etc.) have limited benefits. More aggressive maintenance applications have to be used.

Our study has shown that key slurry seal and selective overlay projects will be needed over the next five years to maintain the network's high level of condition. Currently, the City's two major streets networks (Local & Arterial) hold above average weighted PCI values; it is our recommendation that a proactive, common sense overlay program and a continued slurry seal program be scheduled over the next several fiscal years. This will ensure that the citywide weighted PCI will sustain itself and allow for routine slurry seal maintenance to continue.

We have found and recommend the following detailed items which should be reviewed and considered for a proactive approach to the future management of the PMP:

ARTERIAL / COLLECTOR (MPAH) FINDINGS AND RECOMMENDATIONS

The actual workload requirements identified indicate that the Arterial (MPAH) street network is currently in "good" condition. To maintain this condition, it is critical that preventive maintenance and overlay activities are funded at the levels identified on page 9 to maintain a "good" network weighted average PCI value. Our MPAH findings for conditional data and recommendations for revenue expenditures are shown below:

- The MPAH network has a weighted PCI of 77.0
- The MPAH network consists of 42.6 centerline miles and 9,057,114 SF of pavement;
- Currently, 45% of the MPAH network (19.3 centerline miles) qualify for slurry seal/stop gap maintenance; 30% of the Arterial network (13.0 centerline miles) qualify for rehabilitation maintenance;
 - With MPAH conditions showing 13.0 miles of streets in need of major rehabilitation a continuous and proactive Arterial CIP program needs to be sustained;
- At a minimum, MPAH maintenance projects should focus on the maintaining the current PCI at a weighted average of 77 over the next 7 years;
 - Maintain the MPAH revenues at an average annual level of \$1,484,800 every two years for the term of the CIP to generate the PCI identified on page 9;
- Develop a proactive fiscal and planned approach to identify MPAH overlay projects based on the deterioration modeling within MicroPAVER;
 - Demonstrated budget shown on page 9 is ample to increase the MPAH weighted PCI of

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77.0 to 78.6 after seven years, additionally, the citywide deferred backlog increases from a level of \$2.2 million to \$5.6 million after seven years; and

- Perform pavement inspections on the MPAH network every two years to build a solid planning model within MicroPAVER to track PCI deterioration; also follows new OCTA guidelines for OC Go.

LOCAL FINDINGS AND RECOMMENDATIONS

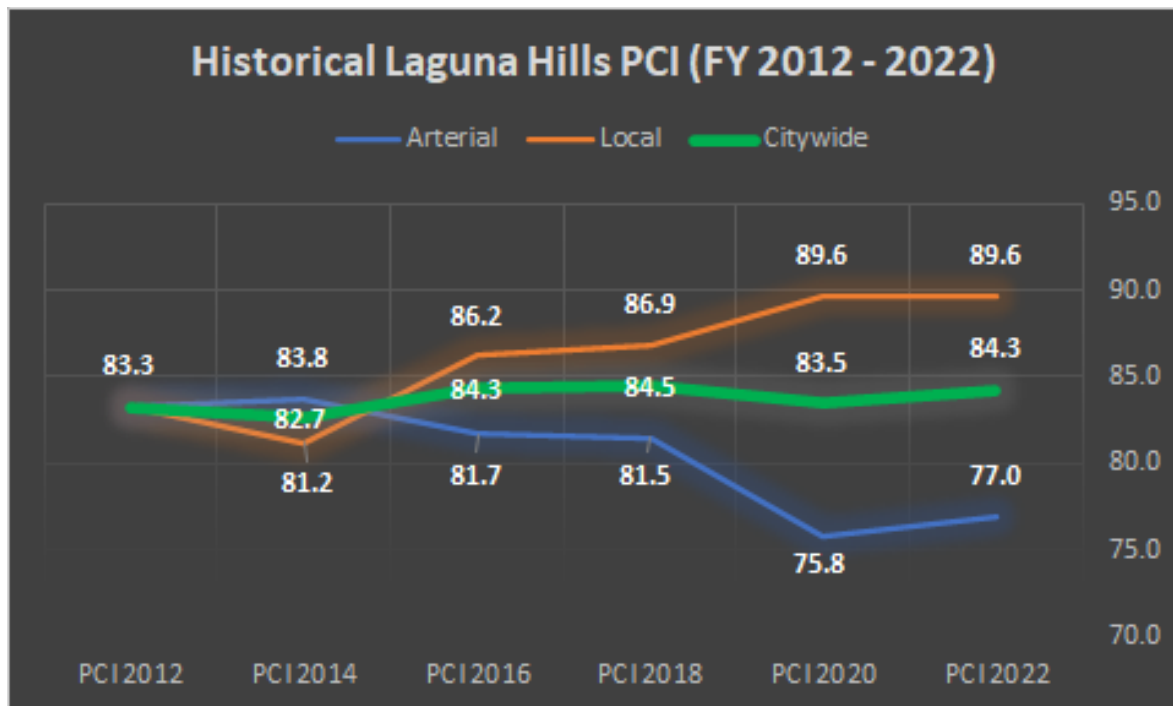
The actual workload requirements identified indicate that the Local street network is currently in “very good” condition. To maintain this condition, it is critical that preventive maintenance and overlay activities are funded at the levels identified on page 9 to maintain a “very good” network weighted average PCI value. Our Local network findings for conditional data and recommendations for revenue expenditures are shown below:

- The Local network has a weighted PCI of 89.6;
- The Local network consists of 63.6 centerline miles and 12,199,752 SF of pavement;
- Currently, 24% of the Local network (15.4 centerline miles) qualifies for slurry seal/stop gap maintenance; 6% of the Local network (4.2 centerline miles) qualify for rehabilitation maintenance;
- At a minimum, Local maintenance projects should focus on the maintaining the current PCI above a weighted average of 89 over the next 7 years;
 - Maintain the Local revenues at an average annual level of \$1,233,600 every two years for the term of the CIP to generate the PCI identified on page 9;
- Develop a proactive fiscal and planned approach to identify local overlay projects based on the deterioration modeling within MicroPAVER;
 - Demonstrated budget shown on page 9 is ample to sustain the Local weighted PCI at average above 89 after seven years, additionally, the citywide deferred backlog increases from a level of \$2.2 million to \$6.8 million after seven years; and
- Perform pavement inspections on the Local network every four years to build a solid planning model within MicroPAVER to track PCI deterioration; also follows new OCTA guidelines for OC Go.

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IV. CURRENT PAVEMENT CONDITIONS (PCI)

Rank	Mileage	SF	PCI 2022	PCI 2020	PCI 2018	PCI 2016	PCI 2014	PCI 2012
Arterial	42.6	9,057,114	77.0	75.8	81.5	81.7	83.8	83.3
Local	63.7	12,199,752	89.6	89.6	86.9	86.2	81.2	83.3
Citywide	106.3	21,256,866	84.3	83.5	84.5	84.3	82.7	83.3



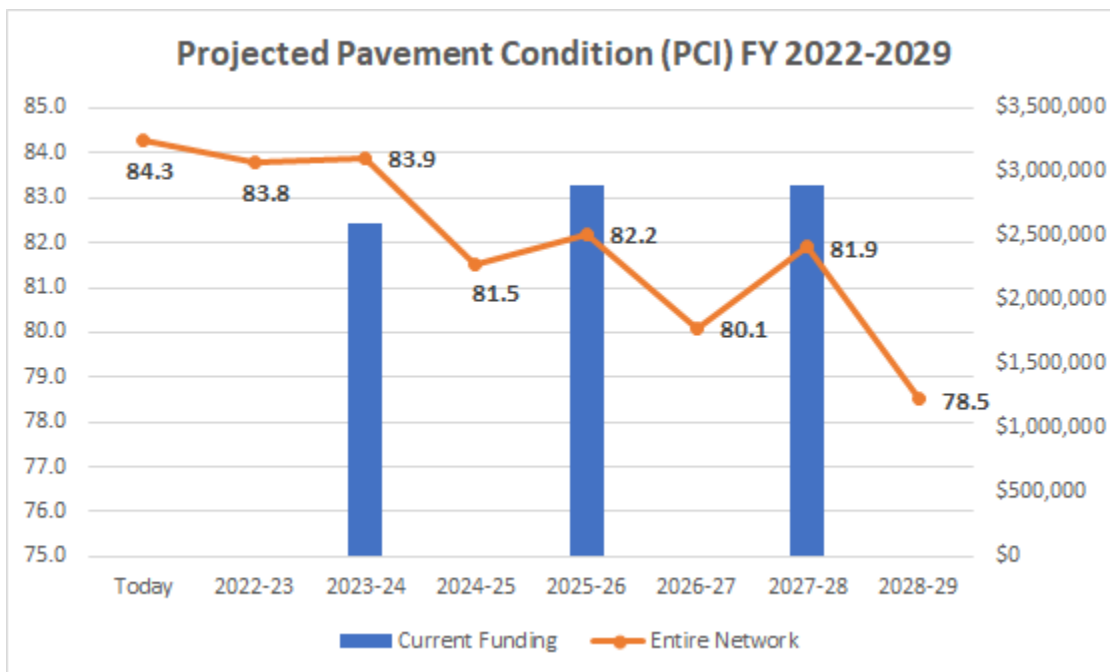
Condition	PCI Range	MPAH	Local	Total	% of Network
Very Good	86-100	10.3	46.2	56.5	55.5%
Good	75-85	14.3	14.4	28.6	28.2%
Fair	60-74	15.8	2.6	18.4	18.1%
Poor	41-59	2.2	0.6	2.8	2.7%
Very Poor	0-40	0.0	0.0	0.0	0.0%
		42.6	63.7	106.3	

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V. PROJECTED PAVEMENT CONDITIONS (PCI)

Based on the current funding that the City has identified, we have applied the City's biannual funding against the conditions found on the network from the most recent survey. We have included summary tables below to demonstrate our PCI findings.

Fiscal Year	Current Funding	Entire Network	MPAH	Local
Today	~	84.3	77.0	89.6
2022-23	\$0	83.8	76.2	87.9
2023-24	\$2,600,000	83.9	76.3	87.8
2024-25	\$0	81.5	75.4	86.2
2025-26	\$2,900,000	82.2	75.9	86.8
2026-27	\$0	80.1	73.2	85.2
2027-28	\$2,900,000	81.9	73.0	85.9
2028-29	\$0	78.5	71.5	83.5
Total	\$8,400,000			



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VI. ALTERNATIVE FUNDING LEVELS

Maintain Existing Average Network PCI

Fiscal Year	Maintain PCI Funding	Entire Network	MPAH	Local
Today	~	84.3	77.0	89.6
2022-23	\$0	83.8	76.2	87.9
2023-24	\$5,133,000	84.5	77.2	88.2
2024-25	\$0	83.8	76.3	87.9
2025-26	\$4,125,700	84.9	77.9	88.9
2026-27	\$0	84.0	77.0	87.9
2027-28	\$8,210,000	85.2	78.2	89.0
2028-29	\$0	84.4	77.8	88.4
Total	\$17,468,700			

Improve Average Network PCI

Fiscal Year	Increase PCI Funding	Entire Network	MPAH	Local
Today	~	84.3	77.0	89.6
2022-23	\$0	83.8	76.2	87.9
2023-24	\$6,442,400	84.9	78.1	88.2
2024-25	\$0	84.1	77.4	87.9
2025-26	\$4,624,500	85.2	78.8	88.9
2026-27	\$0	84.5	77.8	87.9
2027-28	\$8,556,800	86.0	79.3	89.0
2028-29	\$0	85.4	78.6	88.4
Total	\$19,623,700			

VII. CURRENT AND PROJECTED BACKLOG BY YEAR OF PAVEMENT MAINTENANCE NEEDS

Plan Year	Actual Funding Backlog	Maintain PCI Backlog	Increase PCI Backlog
Current	\$2,155,600	\$2,155,600	\$2,155,600
2022-23	\$4,529,500	\$4,529,500	\$4,529,500
2023-24	\$3,884,500	\$0	\$0
2024-25	\$6,261,000	\$1,788,400	\$1,099,400
2025-26	\$6,474,100	\$0	\$0
2026-27	\$10,766,200	\$4,219,800	\$2,144,900
2027-28	\$12,339,300	\$0	\$0
2028-29	\$14,515,100	\$6,816,200	\$5,618,100

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

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DEFERRED MAINTENANCE

Delaying repairs on streets where pavement conditions indicate a need generates deferred maintenance or “backlog”. Deferred maintenance is work that is postponed to a future budget cycle, or until funds are available. As maintenance is deferred, the opportunity to apply preventive, life extending pavement treatments is forfeited and the ultimate cost of rehabilitation multiplies (i.e. slurry seal costs to overlay costs). By using the City’s pavement maintenance applications and their associated unit costs, when a budgetary model is exercised within the PMP software the amount of deferred maintenance is calculated. Based upon the available budget applied to the model, deferred maintenance will increase or decrease.

As maintenance is deferred, the opportunity to apply life extending preventive pavement applications is lost and the ultimate cost of rehabilitation multiples.

In the case of Laguna Hills, the City’s actual budget will allow the amount of deferred maintenance on both the Arterial and Local networks to increase by 573% by FY 2028. The City should consider this impact as well as the resulting lower PCI and increase CIP/maintenance funding to a level of \$6,541,200 biannually.

VIII. CENTERLINE MILEAGE

Rank	W. PCI	SF	Mileage
MPAH	42.6	9,057,114	77.0
Locals	63.7	12,199,752	89.6
Citywide	106.3	21,256,866	84.3

IX. PERCENTAGE OF NETWORK IN EACH OF FIVE CONDITION CATEGORIES BASED ON CENTERLINE MILES

Condition	PCI Range	Network	Percent Area of Total Pavement	Area of Pavement (SF)	Percent Centerline Mi. of Network	Centerline Mileage of Network
Very Good	(86-100)	MPAH	9.5%	2,019,977	9.7%	10.3
		Local	42.0%	8,933,738	43.4%	46.2
Good	(75-85)	MPAH	14.9%	3,163,298	13.4%	14.3
		Local	12.7%	2,703,632	13.5%	14.4
Fair	(60-74)	MPAH	16.1%	3,414,939	14.9%	15.8
		Local	2.2%	471,852	2.5%	2.6
Poor	(41-59)	MPAH	2.2%	458,900	2.0%	2.2
		Local	0.4%	90,530	0.5%	0.6
Very Poor	(0-40)	MPAH	0.0%	0	0.0%	0.0
		Local	0.0%	0	0.0%	0.0

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X. REDUCTION IN M2 LOCAL MATCH

A local agency match reduction of 10% of the eligible cost for projects submitted for consideration of funding through the M2 Comprehensive Transportation Funding Programs (CTFP) call for projects is available if the local agency either:

- a. Shows measurable improvement of paved road conditions during the previous reporting period defined as an overall weighted (by area) average system improvement of one Pavement Condition Index (PCI) point with no reduction in the overall weighted (by area) average PCI in the Master Plan of Arterial Highways (MPAH) or local categories:

or

- b. Have road pavement conditions during the previous reporting period, within the highest 20% of the scale for road pavement conditions in conformance with OCTA Ordinance No. 3, defined as a PCI of 75 or higher, otherwise defined as in “good condition”.

Road conditions found through our 2022 PMP management study shows that the City is eligible for Local Match Reduction based on the current network weighted PCI of 84.3 (currently having a weighted PCI over 75).

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**XI. APPENDIX A – SEVEN YEAR ROAD MAINTENANCE AND REHABILITATION
PLAN BASED ON CURRENT OR EXPECTED FUNDING LEVEL**

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Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
Arterial / Collector (MPAH)																			
2022-24	6	2	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	PASEO DE VALENCIA	SECONDARY	B	AAC	2	3,051	38	88,207	61	58	42	0	F	AC Overlay	\$300,786
2022-24	6	3	AVENIDA DE LA CARLOTA	LAKE FOREST DR	PLAZA POINTE DR	SECONDARY	B	AAC	2	689	30	17,519	54	47	46	7	F	ARHM	\$67,799
2022-24	6	4	AVENIDA DE LA CARLOTA	COMMERCE CENTER	RIDGE ROUTE DR	SECONDARY	B	AAC	2	794	30	21,860	71	81	19	0	F	Type II Slurry	\$15,083
2022-24	6	5	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	COMMERCE CENTER	SECONDARY	B	AAC	2	2,408	30	66,411	66	70	28	2	F	AC Overlay	\$226,462
2022-24	6	6	AVENIDA DE LA CARLOTA	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	LOS ALISOS BLVD	SECONDARY	B	AAC	2	505	40	41,675	73	71	29	0	F	Type II Slurry	\$28,756
2022-24	6	9	AVENIDA DE LA CARLOTA	LOS ALISOS BLVD	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	SECONDARY	B	AAC	2	505	40	44,128	73	72	8	20	E	Type II Slurry	\$30,448
2022-24	6	11	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	COMMERCE CENTER	SECONDARY	B	AAC	2	792	29	23,202	68	72	28	0	F	AC Overlay	\$79,119
2022-24	6	12	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	RIDGE ROUTE DR	SECONDARY	B	AAC	2	3,049	38	87,210	60	43	47	10	F	AC Overlay	\$297,386
2022-24	6	13	AVENIDA DE LA CARLOTA	COMMERCE CENTER	PLAZA POINTE DR	SECONDARY	B	AAC	2	2,453	29	73,670	68	76	23	1	F	AC Overlay	\$251,215
2022-24	6	14	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	LAKE FOREST DR	SECONDARY	B	AAC	2	585	60	19,070	63	72	27	1	F	AC Overlay	\$65,029
																			\$1,362,082
2024-26	28	1	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	HEALTH CENTER DR	MAJOR	B	AAC	2	1,139	34	45,817	59	40	58	2	E	ARHM	\$188,308
2024-26	28	2	PASEO DE VALENCIA	EL TORO RD	CALLE DE LA PLATA	MAJOR	B	AAC	2	1,040	40	45,446	53	39	55	6	E	ARHM	\$186,783
2024-26	28	3	PASEO DE VALENCIA	CALLE DE LA PLATA	CALLE DE LA MAGDALENA	MAJOR	B	AAC	2	742	36	30,117	54	49	51	0	E	ARHM	\$123,781
2024-26	28	4	PASEO DE VALENCIA	AVE DE LA CARLOTA	EL TORO RD	SECONDARY	B	AAC	2	1,303	38	48,641	82	41	59	0	F	Type II Slurry	\$35,508
2024-26	28	5	PASEO DE VALENCIA	LAGUNA HILLS DR	ALICIA PKWY	MAJOR	B	AAC	3	1,605	52	73,824	77	87	11	2	E	Type II Slurry	\$53,892
2024-26	28	7	PASEO DE VALENCIA	BECKENHAM ST	LAGUNA HILLS DR	MAJOR	B	AAC	3	1,554	34	60,304	63	54	46	0	E	AC Overlay	\$218,300
2024-26	28	8	PASEO DE VALENCIA	KENNINGTON DR	BECKENHAM ST	MAJOR	B	AAC	2	571	35	23,302	62	52	48	0	E	AC Overlay	\$84,353
2024-26	28	9	PASEO DE VALENCIA	HEALTH CENTER DR	LOS ALISOS BLVD	MAJOR	B	AAC	3	1,667	45	71,789	63	50	44	6	E	AC Overlay	\$259,876
2024-26	28	10	PASEO DE VALENCIA	KENNINGTON DR	LOS ALISOS BLVD	MAJOR	B	AAC	2	1,233	35	50,394	60	74	23	3	E	AC Overlay	\$182,426
2024-26	28	12	PASEO DE VALENCIA	HILLARY LN	VELASQUEZ RD	MAJOR	B	AAC	2	1,021	38	40,980	85	100	0	0	D	Type II Slurry	\$29,915
																			\$1,363,143
2026-28	23	14	MOULTON PKWY	SR 73	NELLIE GAIL RD	SMART STREET 6 LANE	B	AAC	3	335	54	28,004	84	89	11	0	A	Type II Slurry	\$21,843
2026-28	23	15	MOULTON PKWY	NELLIE GAIL RD	OSO PKWY	SMART STREET 6 LANE	B	AAC	3	963	48	43,195	72	47	53	0	A	Type II Slurry	\$33,692
2026-28	23	16	MOULTON PKWY	OSO PKWY	LA PAZ RD	SMART STREET 6 LANE	B	AAC	3	1,384	36	61,005	56	49	50	1	B	ARHM	\$265,982
2026-28	23	19	MOULTON PKWY	LAKE FOREST DR	EL PACIFICO DR	SMART STREET 6 LANE	B	AAC	3	1,559	50	69,299	78	73	25	2	F	Type II Slurry	\$54,053
2026-28	23	20	MOULTON PKWY	LA PAZ RD	MANDEVILLE DR	SMART STREET 6 LANE	B	AAC	3	1,598	48	67,390	65	54	46	0	C	AC Overlay	\$258,778
2026-28	23	21	MOULTON PKWY	VIA LOMAS	ALICIA PKWY	SMART STREET 6 LANE	B	AAC	3	795	49	41,312	66	61	39	0	C	AC Overlay	\$158,638
2026-28	23	22	MOULTON PKWY	ALICIA PKWY	MANDEVILLE DR	SMART STREET 6 LANE	B	AAC	3	1,566	48	66,270	65	59	37	4	C	AC Overlay	\$254,477
2026-28	23	23	MOULTON PKWY	NELLIE GAIL RD	S. CITY LIMITS	SMART STREET 6 LANE	B	AAC	3	220	48	22,552	83	100	0	0	A	Type II Slurry	\$17,591
2026-28	23	24	MOULTON PKWY	OSO PKWY	NELLIE GAIL RD	SMART STREET 6 LANE	B	AAC	3	908	52	45,483	79	68	0	32	A	Type II Slurry	\$35,477
2026-28	23	25	MOULTON PKWY	LA PAZ RD	OSO PKWY	SMART STREET 6 LANE	B	AAC	3	1,391	52	62,488	76	61	39	0	B	Type II Slurry	\$48,741
2026-28	23	26	MOULTON PKWY	INDIAN HILL LN	SOUTH END OF BRIDGE	SMART STREET 6 LANE	B	AAC	3	857	40	34,170	66	75	25	0	E	AC Overlay	\$131,213
2026-28	23	27	MOULTON PKWY	INDIAN HILL LN	VIA LOMAS	SMART STREET 6 LANE	B	AAC	3	1,010	41	54,610	65	76	24	0	E	AC Overlay	\$209,702
2026-28	23	28	MOULTON PKWY	LAGUNA HILLS DR	NORTH END OF BRIDGE	SMART STREET 6 LANE	B	AAC	3	611	33	36,589	66	65	35	0	E	AC Overlay	\$140,502
2026-28	23	29	MOULTON PKWY	W. CITY LIMITS	INDIAN CIRCLE LN	SMART STREET 6 LANE	B	AAC	3	585	38	33,769	82	100	0	0	E	Type II Slurry	\$26,340
2026-28	23	30	MOULTON PKWY	INDIAN CIRCLE LN	LAGUNA HILLS DR	SMART STREET 6 LANE	B	AAC	3	1,798	38	92,647	77	97	0	3	E	Type II Slurry	\$72,265
																			\$1,729,292
2028-29	28	17	PASEO DE VALENCIA	HILLARY LN	SUNBURST AVE	MAJOR	B	AAC	2	465	38	17,685	67	100	0	0	D	AC Overlay	\$71,978
2028-29	28	27	PASEO DE VALENCIA	HEALTH CENTER DR	CALLE DE LA MAGDALENA	MAJOR	B	AAC	3	1,088	40	43,154	44	38	61	1	E	ARHM	\$199,371
2028-29	28	28	PASEO DE VALENCIA	EL TORO RD	AVE DE LA CARLOTA	SECONDARY	B	AAC	3	1,267	41	41,587	82	82	18	0	F	Type II Slurry	\$34,101
2028-29	28	29	PASEO DE VALENCIA	LOS ALISOS BLVD	HEALTH CENTER DR	MAJOR	B	AAC	3	1,733	45	69,166	55	54	46	0	E	ARHM	\$319,547
2028-29	28	30	PASEO DE VALENCIA	CALLE DE LA PLATA	EL TORO RD	MAJOR	B	AAC	2	1,008	40	47,444	66	68	31	1	E	AC Overlay	\$193,097
2028-29	28	31	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	CALLE DE LA PLATA	MAJOR	B	AAC	3	697	40	29,659	49	55	43	2	E	ARHM	\$137,025
2028-29	28	32	PASEO DE VALENCIA	LAGUNA HILLS DR	BECKENHAM ST	MAJOR	B	AAC	3	1,559	34	63,532	49	56	35	9	E	ARHM	\$293,518
2028-29	28	33	PASEO DE VALENCIA	BECKENHAM ST	KENNINGTON DR	MAJOR	B	AAC	3	570	34	23,336	59	77	23	0	E	ARHM	\$107,812
2028-29	28	34	PASEO DE VALENCIA	LOS ALISOS BLVD	KENNINGTON DR	MAJOR	B	AAC	3	1,287	34	53,698	60	55	34	11	E	AC Overlay	\$218,551
																			\$1,575,000
Locals																			
2022-24	64	1	BLACK HORSE LN	LOST COLT DR	EAST END	LOCAL	E	AAC	2	850	36	30,715	89	52	48	0	A	Type II Slurry	\$13,822
2022-24	66	1	BOOTHILL CT	DILLION RD	WEST END	LOCAL	E	AAC	2	475	38	17,758	74	72	28	0	A	Type II Slurry	\$7,991
2022-24	69	2	BRIDLEWOOD DR	OSO PKWY	LAUREL CREST DR	LOCAL	E	AAC	2	1,250	38	44,957	90	46	54	0	A	Type II Slurry	\$20,231
2022-24	69	4	BRIDLEWOOD DR	LAUREL CREST DR	MEADOW CREST DR	LOCAL	E	AAC	2	791	38	28,270	89	45	48	7	A	Type II Slurry	\$12,722
2022-24	89	1	CHELSEA LN	NOTTINGHAM CT	SOUTH END	LOCAL	E	AAC	2	310	33	12,330	83	27	0	73	A	Type II Slurry	\$5,549

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Forecast Maintenance Report (FMR) - FY 2022-2029

Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2022-24	106	1	DEPUTY CIR	DILLION RD	SOUTH END	LOCAL	E	AAC	2	1,245	34	44,430	75	77	23	0	A	Type II Slurry	\$19,994
2022-24	131	1	FARGO RD	ROCKRIDGE RD	SOUTH END	LOCAL	E	AAC	2	535	37	21,895	83	76	24	0	A	Type II Slurry	\$9,853
2022-24	140	1	GOLD DUST LN	HIDDEN TRAIL RD	SOUTH END	LOCAL	E	AAC	2	910	36	34,860	84	75	25	0	A	Type II Slurry	\$15,687
2022-24	342	2	HIDDEN TRAIL RD	PINESTRAP CIR	DERBYHILL DR	LOCAL	E	AAC	2	1,580	38	60,040	88	40	60	0	A	Type II Slurry	\$27,018
2022-24	342	3	HIDDEN TRAIL RD	DERBYHILL DR	STAGELINE DR	LOCAL	E	AAC	2	1,392	38	52,696	85	40	60	0	A	Type II Slurry	\$23,713
2022-24	342	4	HIDDEN TRAIL RD	STAGELINE DR	NELLIE GAIL RD	LOCAL	E	AAC	2	1,944	38	73,872	82	88	10	2	A	Type II Slurry	\$33,242
2022-24	178	1	LONE ACRES LN	LOST TRAIL DR	EAST END	LOCAL	E	AAC	2	520	37	21,340	80	64	34	2	A	Type II Slurry	\$9,603
2022-24	183	1	LOST COLT DR	MAVERICK CIR	STAGELINE DR	LOCAL	E	AAC	2	905	38	34,390	81	50	46	4	A	Type II Slurry	\$15,476
2022-24	183	2	LOST COLT DR	STAGELINE DR	BEARGRASS CIR	LOCAL	E	AAC	2	1,688	40	67,520	86	45	55	0	A	Type II Slurry	\$30,384
2022-24	183	3	LOST COLT DR	BEARGRASS CIR	NELLIE GAIL RD	LOCAL	E	AAC	2	600	40	24,000	90	63	23	14	A	Type II Slurry	\$10,800
2022-24	196	1	MAVERICK CIR	WESTRIDGE LN	SOUTH END	LOCAL	E	AAC	2	290	40	13,700	90	57	40	3	A	Type II Slurry	\$6,165
2022-24	199	1	MEADOW CREST DR	BRIDLEWOOD DR	NORTH END	LOCAL	E	AAC	2	625	36	22,500	89	55	45	0	A	Type II Slurry	\$10,125
2022-24	25	17	NELLIE GAIL RD	LANE MERGE	OSO PKWY	LOCAL	E	AAC	1	968	20	20,480	67	100	0	0	A	AC Overlay	\$55,910
2022-24	217	1	NOTTINGHAM CT	OSO PKWY	DEVONSHIRE RD	LOCAL	E	AAC	2	1,409	38	53,542	88	42	54	4	A	Type II Slurry	\$24,094
2022-24	217	2	NOTTINGHAM CT	DEVONSHIRE RD	BRADFORD LN	LOCAL	E	AAC	2	899	38	34,162	88	76	19	5	A	Type II Slurry	\$15,373
2022-24	235	1	PINE STRAP CIR	HIDDEN TRAIL RD	WEST END	LOCAL	E	AAC	2	725	33	26,025	78	73	27	0	A	Type II Slurry	\$11,711
2022-24	237	1	PINTO CT	LOST TRAIL DR	EAST END	LOCAL	E	AAC	2	170	33	7,710	82	100	0	0	A	Type II Slurry	\$3,470
2022-24	32	1	RAPID FALLS RD	CABOT RD	SUNDOWNER DR	LOCAL	E	AAC	2	997	38	37,886	86	51	43	6	A	Type II Slurry	\$17,049
2022-24	32	2	RAPID FALLS RD	SUNDOWNER DR	LOST TRAIL DR	LOCAL	E	AAC	2	1,055	38	40,090	81	45	49	6	A	Type II Slurry	\$18,041
2022-24	32	3	RAPID FALLS RD	LOST TRAIL DR	HIDDEN TRAIL RD	LOCAL	E	AAC	2	1,292	38	49,096	83	43	50	7	A	Type II Slurry	\$22,093
2022-24	256	1	RODEO CIR	HIDDEN TRAIL RD	EAST END	LOCAL	E	AAC	2	415	38	17,870	82	66	31	3	A	Type II Slurry	\$8,042
2022-24	266	1	SANDRIDGE CIR	WESTRIDGE LN	EAST END	LOCAL	E	AAC	2	135	46	6,210	83	65	28	7	A	Type II Slurry	\$2,795
2022-24	295	1	SUNDOWNER DR	RAPID FALLS RD	NORTH END	LOCAL	E	AAC	2	310	38	11,780	87	41	25	34	A	Type II Slurry	\$5,301
2022-24	321	1	VISTA VIEJO	CITY LIMIT	DEVONSHIRE RD	LOCAL	E	AAC	2	1,530	39	59,670	86	23	77	0	A	Type II Slurry	\$26,852
2022-24	326	1	WESTRIDGE LN	LOST COLT DR	SANDRIDGE CIR	LOCAL	E	AAC	2	2,031	38	77,178	86	59	41	0	A	Type II Slurry	\$34,730
2022-24	326	2	WESTRIDGE LN	SANDRIDGE CIR	MAVERICK CIR	LOCAL	E	AAC	2	655	38	24,890	85	42	44	14	A	Type II Slurry	\$11,201
2022-24	57	3	BARENTS ST	WILKES PL	EAST END	LOCAL	E	AAC	2	1,310	36	49,260	86	50	42	8	D	Type II Slurry	\$22,167
2022-24	62	1	BENTLEY LN	ALICIA PKWY	EAST END	LOCAL	E	AAC	2	1,555	38	61,190	90	53	22	25	D	Type II Slurry	\$27,536
2022-24	86	3	CHAMPLAIN RD	PIKE RD	CHARLEMAGNE RD	LOCAL	E	AAC	2	725	33	24,475	85	57	43	0	D	Type II Slurry	\$11,014
2022-24	88	1	CHARLEMAGNE RD	CHAMPLAIN RD	DE SALLE ST	LOCAL	E	AAC	2	535	33	18,155	88	70	30	0	D	Type II Slurry	\$8,170
2022-24	103	1	DE SALLE ST	MACKENZIE ST	EARHART RD	LOCAL	E	AAC	2	1,200	33	40,600	87	40	57	3	D	Type II Slurry	\$18,270
2022-24	103	2	DE SALLE ST	EARHART RD	GRISSOM RD	LOCAL	E	AAC	2	1,239	33	40,887	83	48	52	0	D	Type II Slurry	\$18,399
2022-24	112	1	EARHART RD	BARENTS ST	VELASQUEZ RD	LOCAL	E	AAC	2	862	37	31,894	87	51	49	0	D	Type II Slurry	\$14,352
2022-24	112	3	EARHART RD	DE SALLE DR	ERICSON WY	LOCAL	E	AAC	2	240	33	7,920	79	100	0	0	D	Type II Slurry	\$3,564
2022-24	112	4	EARHART RD	ERICSON WY	LAS BOLSAS ST	LOCAL	E	AC	2	255	33	8,415	84	100	0	0	D	Type II Slurry	\$3,787
2022-24	112	5	EARHART RD	VELASQUEZ RD	LAS BOLSAS ST	LOCAL	E	AAC	2	1,168	37	43,216	85	57	43	0	D	Type II Slurry	\$19,447
2022-24	123	1	ERICSON WY	COSTEAU DR	EARHART RD	LOCAL	E	AAC	2	1,105	37	40,885	85	62	33	5	D	Type II Slurry	\$18,398
2022-24	123	2	ERICSON WY	EARHART RD	PASEO DE VALENCIA	LOCAL	E	AAC	2	1,393	37	51,541	74	33	33	34	D	Type II Slurry	\$23,193
2022-24	145	5	GRISSOM RD	ERICSON WY	PIKE RD	LOCAL	E	AAC	2	1,000	35	35,000	81	65	33	2	D	Type II Slurry	\$15,750
2022-24	145	6	GRISSOM RD	GRISSOM RD	NORTH END	LOCAL	E	AAC	2	132	33	6,456	86	100	0	0	D	Type II Slurry	\$2,905
2022-24	172	1	LAS BOLSAS ST	TASMAN RD	GRISSOM RD	LOCAL	E	AAC	2	1,830	33	60,390	88	54	46	0	D	Type II Slurry	\$27,176
2022-24	220	1	ORELLANO WY	PIKE RD	NORTH END	LOCAL	E	AAC	2	870	36	33,420	86	93	0	7	D	Type II Slurry	\$15,039
2022-24	227	1	PASEO DE ALICIA	ALICIA PKWY	EAST END	LOCAL	E	AAC	2	260	60	15,600	85	47	42	11	D	Type II Slurry	\$7,020
2022-24	233	2	PIKE RD	MACKENZIE ST	GRISSOM RD	LOCAL	E	AAC	2	1,157	33	38,181	87	39	53	8	D	Type II Slurry	\$17,181
2022-24	310	1	TREE TOP RD	FIR LN	EAST END	LOCAL	E	AAC	2	930	37	34,410	90	55	21	24	D	Type II Slurry	\$15,485
2022-24	313	2	VELASQUEZ RD	MAWSON DR	EARHART	LOCAL	E	AAC	2	288	33	9,504	83	100	0	0	D	Type II Slurry	\$4,277
2022-24	313	3	VELASQUEZ RD	GRISSOM RD	PASEO DE VALENCIA	LOCAL	E	AC	2	145	33	4,785	85	100	0	0	D	Type II Slurry	\$2,153
2022-24	313	5	VELASQUEZ RD	EARHART	NORTHUP	LOCAL	E	AAC	2	276	33	9,108	85	100	0	0	D	Type II Slurry	\$4,099
																			\$828,414
2024-26	1	1	ALAMEDA AVE	DEL MONTE ST	ALISO HILLS DR	LOCAL	E	AAC	2	474	38	18,012	82	100	0	0	C	Type II Slurry	\$8,646
2024-26	1	2	ALAMEDA AVE	EL PRADO ST	DEL MONTE ST	LOCAL	E	AAC	2	730	38	27,740	81	100	0	0	C	Type II Slurry	\$13,315
2024-26	1	3	ALAMEDA AVE	EL PRADO ST	ELENA DR	LOCAL	E	AAC	2	637	38	24,206	82	100	0	0	C	Type II Slurry	\$11,619
2024-26	1	4	ALAMEDA AVE	ELENA DR	MONTE ROYALE ST	LOCAL	E	AAC	2	771	38	29,298	83	100	0	0	C	Type II Slurry	\$14,063
2024-26	1	5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST	LOCAL	E	AAC	2	449	38	17,062	84	100	0	0	C	Type II Slurry	\$8,190
2024-26	5	1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR	LOCAL	E	AAC	2	753	38	28,614	85	92	0	8	C	Type II Slurry	\$13,735
2024-26	5	2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR	LOCAL	E	AAC	2	453	38	17,214	90	95	0	5	C	Type II Slurry	\$8,263
2024-26	5	3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST	LOCAL	E	AAC	2	1,689	38	64,182	87	100	0	0	C	Type II Slurry	\$30,807

City of Laguna Hills, CA
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Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2024-26	5	4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV	LOCAL	E	AAC	2	763	38	28,994	83	100	0	0	C	Type II Slurry	\$13,917
2024-26	5	5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST	LOCAL	E	AAC	2	992	38	37,696	83	100	0	0	C	Type II Slurry	\$18,094
2024-26	5	6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST	LOCAL	E	AAC	2	713	38	27,094	87	94	0	6	C	Type II Slurry	\$13,005
2024-26	113	1	EL CAPITAN LN	CREEK DR	LARGO DR	LOCAL	E	AAC	2	880	33	29,040	84	100	0	0	C	Type II Slurry	\$13,939
2024-26	122	1	ENCANTO CT	LUNA BONITA DR	SOUTH END	LOCAL	E	AC	2	280	39	13,020	73	80	20	0	C	Type II Slurry	\$6,250
2024-26	142	1	GORDON RD	MOULTON PKWY	IMPERIAL DR	LOCAL	E	AC	2	450	37	18,750	57	43	57	0	C	AC Overlay	\$54,375
2024-26	167	1	LA SERRA ST	ALISO HILLS DR	NORTH END	LOCAL	E	AC	2	715	38	29,120	81	52	33	15	C	Type II Slurry	\$13,978
2024-26	169	1	LARGO DR	WEST END	LINDA VISTA DR	LOCAL	E	AAC	2	1,430	35	52,150	78	43	0	57	C	Type II Slurry	\$25,032
2024-26	170	1	LAS ALTURAS AVE	MANDEVILLE DR	MONTE ROYALE ST	LOCAL	E	AAC	2	1,025	37	37,925	86	100	0	0	C	Type II Slurry	\$18,204
2024-26	171	1	LAS ALTURAS CT	LAS ALTURAS AVE	EAST END	LOCAL	E	AAC	2	170	43	9,410	83	100	0	0	C	Type II Slurry	\$4,517
2024-26	175	1	LINDA VISTA DR	LARGO DR	ALISAL AVE	LOCAL	E	AAC	2	1,037	37	38,369	80	100	0	0	C	Type II Slurry	\$18,417
2024-26	175	2	LINDA VISTA DR	ALISAL AVE	SARITA DR	LOCAL	E	AAC	2	928	37	34,336	82	100	0	0	C	Type II Slurry	\$16,481
2024-26	186	1	LUNA BONITA DR	LA SERRA ST	ENCANTO CT	LOCAL	E	AAC	2	662	33	21,846	79	100	0	0	C	Type II Slurry	\$10,486
2024-26	186	2	LUNA BONITA DR	ENCANTO CT	ALISO HILLS DR	LOCAL	E	AAC	2	1,549	33	51,117	81	100	0	0	C	Type II Slurry	\$24,536
2024-26	192	1	MANDEVILLE DR	EAST END	MOULTON PKWY	LOCAL	E	AAC	2	1,685	38	66,130	85	100	0	0	C	Type II Slurry	\$31,742
2024-26	208	1	MONTE ROYALE ST	ALAMEDA AVE	LOS ALAMITOS AVE	LOCAL	E	AAC	2	1,225	37	45,325	79	86	0	14	C	Type II Slurry	\$21,756
2024-26	270	1	SARITA DR	LINDA VISTA DR	LA HABRA CT	LOCAL	E	AC	2	222	33	7,326	67	65	35	0	C	AC Overlay	\$21,245
2024-26	80	1	CAMBERWELL ST	HON AVE	HENDON ST	LOCAL	E	AAC	2	1,103	37	40,811	84	64	36	0	E	Type II Slurry	\$19,589
2024-26	80	2	CAMBERWELL ST	HENDON	COUSTEU ST	LOCAL	E	AAC	2	607	37	22,459	84	65	35	0	E	Type II Slurry	\$10,780
2024-26	95	1	COSTEAU CT	COSTEAU ST	NORTH END	LOCAL	E	AAC	2	110	49	5,390	76	54	46	0	E	Type II Slurry	\$2,587
2024-26	95	2	COSTEAU CT	COSTEAU ST	NORTH END	LOCAL	E	AAC	2	115	48	5,520	78	100	0	0	E	Type II Slurry	\$2,650
2024-26	97	1	COSTEAU ST	ALICIA PKWY	BECKENHAM ST	LOCAL	E	AAC	2	1,650	36	59,400	72	57	0	43	E	Type II Slurry	\$28,512
2024-26	107	1	DERBY CIR	WILKES PL	WEST END	LOCAL	E	AAC	2	490	37	20,230	88	54	46	0	E	Type II Slurry	\$9,710
2024-26	138	1	GEORGIA SUE DR	JORIE DR	EAST END	LOCAL	E	AAC	2	1,365	37	50,505	80	99	0	1	E	Type II Slurry	\$24,242
2024-26	351	1	HEALTH CENTER DR	PASEO DE VALENCIA	CALLE DE LA LOUISA	LOCAL	E	AC	2	760	20	15,200	58	21	77	2	E	AC Overlay	\$44,080
2024-26	351	2	HEALTH CENTER DR	CALLE DE LA LOUISA	PASEO DE VALENCIA	LOCAL	E	AC	2	769	20	15,380	65	23	69	8	E	AC Overlay	\$44,602
2024-26	148	1	HENDON ST	COSTEAU ST	CAMBERWELL ST	LOCAL	E	AAC	2	1,255	33	41,415	81	100	0	0	E	Type II Slurry	\$19,879
2024-26	15	1	HON AVE	ALICIA PKWY	CAMBERWELL ST	LOCAL	E	AAC	2	777	27	20,979	82	62	36	2	E	Type II Slurry	\$10,070
2024-26	15	2	HON AVE	CAMBERWELL ST	ALICIA PKWY	LOCAL	E	AAC	1	829	37	30,673	80	40	60	0	E	Type II Slurry	\$14,723
2024-26	16	1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN	LOCAL	E	AAC	2	662	38	26,066	90	65	0	35	E	Type II Slurry	\$12,512
2024-26	16	2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN	LOCAL	E	AAC	2	485	38	18,080	87	77	0	23	E	Type II Slurry	\$8,678
2024-26	16	3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN	LOCAL	E	AAC	2	909	38	34,542	88	100	0	0	E	Type II Slurry	\$16,580
2024-26	261	1	SALFORD ST	SOUTHPORT ST	COSTEAU ST	LOCAL	E	AAC	2	950	33	31,350	86	57	40	3	E	Type II Slurry	\$15,048
2024-26	283	1	SOUTHPORT ST	WOOLWICH ST	EAST END	LOCAL	E	AAC	2	1,570	34	53,380	79	71	28	1	E	Type II Slurry	\$25,622
2024-26	319	1	VIA LOMAS	MOULTON PKWY	ALICIA PKWY	LOCAL	E	AC	2	2,600	37	96,200	67	49	51	0	E	AC Overlay	\$278,980
2024-26	337	1	WOOLWICH CT	WOOLWICH ST	WEST END	LOCAL	E	AAC	2	150	45	8,850	83	100	0	0	E	Type II Slurry	\$4,248
2024-26	338	1	WOOLWICH ST	COSTEAU ST	WILKES PL	LOCAL	E	AAC	2	1,465	33	48,345	87	100	0	0	E	Type II Slurry	\$23,206
2024-26	350	1	YORK CIR	WILKES PL	WEST END	LOCAL	E	AAC	2	605	33	19,965	82	47	51	2	E	Type II Slurry	\$9,583
																			\$1,060,495
2026-28	345	1	ANVIL CIR	FARRIER CIR	NORTH END	LOCAL	E	AAC	2	707	33	25,431	95	100	0	0	B	Type II Slurry	\$12,970
2026-28	52	1	APPALOOSA PL	MUSTANG DR N CNR	LA PAZ RD S CNR	LOCAL	E	AAC	2	240	35	8,400	94	100	0	0	B	Type II Slurry	\$4,284
2026-28	67	1	BOOTSTRAP PL	GALLUP CIR	WEST END	LOCAL	E	AAC	2	175	44	9,800	91	100	0	0	B	Type II Slurry	\$4,998
2026-28	69	1	BRIDLEWOOD DR	FLINTLOCK LN	NELLIE GAIL RD	LOCAL	E	AAC	2	490	39	19,110	95	100	0	0	B	Type II Slurry	\$9,746
2026-28	69	3	BRIDLEWOOD DR	OSO PKWY	SADDLE ROCK PL	LOCAL	E	AAC	2	220	36	7,920	99	100	0	0	B	Type II Slurry	\$4,039
2026-28	69	5	BRIDLEWOOD DR	SADDLE ROCK PL	FLINTLOCK LN	LOCAL	E	AAC	2	755	41	30,955	95	100	0	0	B	Type II Slurry	\$15,787
2026-28	70	1	BROKEN BIT LN	BUCKSKIN DR	SOUTH END	LOCAL	E	AAC	2	785	36	30,360	86	100	0	0	B	Type II Slurry	\$15,484
2026-28	71	1	BUCKBOARD LN	BUCKSKIN DR	STENSON PL	LOCAL	E	AAC	2	1,217	39	47,463	55	56	36	8	B	Type II Slurry	\$24,206
2026-28	71	2	BUCKBOARD LN	STENSON PL	NELLIE GAIL RD	LOCAL	E	AAC	2	1,691	39	65,949	66	86	0	14	B	AC Overlay	\$202,463
2026-28	72	1	BUCKLESTONE CT	NELLIE GAIL RD	NORTH END	LOCAL	E	AAC	2	350	39	15,750	93	100	0	0	B	Type II Slurry	\$8,033
2026-28	73	1	BUCKSKIN DR	NELLIE GAIL RD	SILVER SADDLE LN	LOCAL	E	AAC	2	1,329	39	51,831	100	0	0	0	B	Type II Slurry	\$26,434
2026-28	73	2	BUCKSKIN DR	SILVER SADDLE LN	MUSTANG DR	LOCAL	E	AAC	2	904	39	35,256	100	0	0	0	B	Type II Slurry	\$17,981
2026-28	73	3	BUCKSKIN DR	MUSTANG DR	BUCKBOARD LN	LOCAL	E	AAC	2	1,001	39	39,039	100	0	0	0	B	Type II Slurry	\$19,910
2026-28	87	1	CHAPARREL PL	NELLIE GAIL RD	SOUTH END	LOCAL	E	AAC	2	155	46	8,630	93	100	0	0	B	Type II Slurry	\$4,401
2026-28	102	1	DAPPLE GREY DR	NELLIE GAIL DR S CNR	WILD VIEW TER	LOCAL	E	AAC	2	667	34	22,678	91	100	0	0	B	Type II Slurry	\$11,566
2026-28	102	2	DAPPLE GREY DR	WILD VIEW TER	NELLIE GAIL RD	LOCAL	E	AAC	2	1,624	34	55,216	92	100	0	0	B	Type II Slurry	\$28,160
2026-28	109	1	DESERT TRAIL	NELLIE GAIL DR	SOUTH END	LOCAL	E	AAC	2	525	37	21,525	97	100	0	0	B	Type II Slurry	\$10,978
2026-28	344	1	FARRIER CIR	MUSTANG DR	NORTH END	LOCAL	E	AAC	2	571	33	20,943	98	100	0	0	B	Type II Slurry	\$10,681

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Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2026-28	134	1	FLINTLOCK LN	BRIDLEWOOD DR	NORTH END	LOCAL	E	AAC	2	1,015	36	38,640	91	100	0	0	B	Type II Slurry	\$19,706
2026-28	136	1	GALLUP CIR	LA PAZ RD	RANGEWOOD RD	LOCAL	E	AAC	2	1,908	39	74,412	95	100	0	0	B	Type II Slurry	\$37,950
2026-28	136	2	GALLUP CIR	RANGEWOOD RD	NELLIE GAIL RD	LOCAL	E	AAC	2	1,034	37	38,258	95	100	0	0	B	Type II Slurry	\$19,512
2026-28	139	1	GLEN CANYON DR	NELLIE GAIL RD	SOUTH END	LOCAL	E	AAC	2	1,985	38	75,430	91	100	0	0	B	Type II Slurry	\$38,469
2026-28	139	2	GLEN CANYON DR	BRIDLEWOOD DR	END	LOCAL	E	AAC	2	146	33	6,918	95	100	0	0	B	Type II Slurry	\$3,528
2026-28	149	1	HIGHPLAINS TER	GLEN CANYON DR	EAST END	LOCAL	E	AAC	2	515	37	21,155	93	100	0	0	B	Type II Slurry	\$10,789
2026-28	152	1	HITCHING RAIL RD	PRIARESTONE DR	NELLIE GAIL RD	LOCAL	E	AAC	2	1,150	39	44,850	96	100	0	0	B	Type II Slurry	\$22,874
2026-28	152	2	HITCHING RAIL RD	CABOT RD	TOMBSTONE RD	LOCAL	E	AAC	2	430	39	16,770	98	100	0	0	B	Type II Slurry	\$8,553
2026-28	152	3	HITCHING RAIL RD	TOMBSTONE RD	PRIARESTONE DR	LOCAL	E	AAC	2	1,410	39	54,990	95	100	0	0	B	Type II Slurry	\$28,045
2026-28	343	1	HORSESHOE CIR	RED CORRAL RD	SOUTH END	LOCAL	E	AAC	2	396	33	15,168	98	100	0	0	B	Type II Slurry	\$7,736
2026-28	154	1	HOUSTON TRAIL	NELLIE GAIL RD	SOUTH END	LOCAL	E	AAC	2	860	36	30,960	98	100	0	0	B	Type II Slurry	\$15,790
2026-28	212	1	MT DIABLO RD	GLEN CANYON DR	SOUTH END	LOCAL	E	AAC	2	1,300	36	48,900	89	76	24	0	B	Type II Slurry	\$24,939
2026-28	213	1	MUSTANG DR	NELLIE GAIL RD	FARRIER	LOCAL	E	AAC	2	648	39	25,272	92	100	0	0	B	Type II Slurry	\$12,889
2026-28	213	2	MUSTANG DR	FARRIER	APPALOOSA PL	LOCAL	E	AAC	2	1,372	39	53,508	92	100	0	0	B	Type II Slurry	\$27,289
2026-28	213	3	MUSTANG DR	APPALOOSA PL	BUCKSKIN DR	LOCAL	E	AAC	2	1,417	39	55,263	94	100	0	0	B	Type II Slurry	\$28,184
2026-28	25	1	NELLIE GAIL RD	OSO PKWY	DAPPLE GREY DR	LOCAL	E	AAC	1	468	24	11,976	96	54	0	46	B	Type II Slurry	\$6,108
2026-28	25	2	NELLIE GAIL RD	DAPPLE GREY DR	BUCKBOARD LN	LOCAL	E	AAC	2	470	38	19,360	93	75	0	25	B	Type II Slurry	\$9,874
2026-28	25	3	NELLIE GAIL RD	BUCKBOARD LN	CHAPARRAL PL	LOCAL	E	AAC	2	1,284	38	48,792	97	100	0	0	B	Type II Slurry	\$24,884
2026-28	25	4	NELLIE GAIL RD	CHAPARRAL PL	HOUSTON TR	LOCAL	E	AAC	2	593	38	22,534	95	100	0	0	B	Type II Slurry	\$11,492
2026-28	25	5	NELLIE GAIL RD	PRAIRIESTONE DR	GLEN CANYON DR	LOCAL	E	AAC	2	714	38	27,132	96	100	0	0	B	Type II Slurry	\$13,837
2026-28	25	6	NELLIE GAIL RD	RED CORRAL RD	GALLUP CIR	LOCAL	E	AAC	2	854	38	32,452	97	100	0	0	B	Type II Slurry	\$16,551
2026-28	25	7	NELLIE GAIL RD	GLEN CANYON DR	GALLUP CIR	LOCAL	E	AAC	2	575	38	21,850	98	100	0	0	B	Type II Slurry	\$11,144
2026-28	25	8	NELLIE GAIL RD	HOUSTON TR	MUSTANG DR	LOCAL	E	AAC	2	492	38	18,696	96	100	0	0	B	Type II Slurry	\$9,535
2026-28	25	9	NELLIE GAIL RD	MUSTANG DR	BRIDLEWOOD DR	LOCAL	E	AAC	2	409	38	15,542	95	54	46	0	B	Type II Slurry	\$7,926
2026-28	25	18	NELLIE GAIL RD	SHERIFF RD	PRAIRIESTONE DR	LOCAL	E	AAC	2	704	38	26,752	96	100	0	0	B	Type II Slurry	\$13,644
2026-28	25	19	NELLIE GAIL RD	BUCKLESTONE CT	SHERIFF RD	LOCAL	E	AAC	2	849	38	32,262	96	100	0	0	B	Type II Slurry	\$16,454
2026-28	25	20	NELLIE GAIL RD	BUCKLESTONE CT	CABOT RD	LOCAL	E	AAC	2	758	38	30,388	97	100	0	0	B	Type II Slurry	\$15,498
2026-28	25	21	NELLIE GAIL RD	NELLIE GAIL RD	RED CORRAL	LOCAL	E	AAC	2	665	38	25,270	96	100	0	0	B	Type II Slurry	\$12,888
2026-28	221	1	OROVILLE PL	MT DIABLO RD	SOUTH END	LOCAL	E	AAC	2	605	37	24,485	93	66	34	0	B	Type II Slurry	\$12,487
2026-28	230	1	PECOS RD	HITCHING RAIL RD	WEST END	LOCAL	E	AAC	2	1,220	36	46,020	92	100	0	0	B	Type II Slurry	\$23,470
2026-28	240	1	POKER FLATS PL	NELLIE GAIL RD	NORTH END	LOCAL	E	AAC	2	310	40	14,500	98	100	0	0	B	Type II Slurry	\$7,395
2026-28	242	1	PRAIRESTONE DR	NELLIE GAIL RD	HITCHING RAIL RD	LOCAL	E	AAC	2	1,525	39	59,475	92	100	0	0	B	Type II Slurry	\$30,332
2026-28	245	1	RANGEWOOD RD	GALLUP CIR	EAST END	LOCAL	E	AAC	2	1,290	36	48,540	94	100	0	0	B	Type II Slurry	\$24,755
2026-28	247	1	RED CORRAL RD	NELLIE GAIL RD	HORSESHOE	LOCAL	E	AAC	2	1,370	34	46,580	94	100	0	0	B	Type II Slurry	\$23,756
2026-28	247	2	RED CORRAL RD	HORSESHOE	MUSTANG DR	LOCAL	E	AAC	2	1,003	34	34,102	95	100	0	0	B	Type II Slurry	\$17,392
2026-28	249	1	RICH SPRINGS CIR	HITCHING RAIL RD	WEST END	LOCAL	E	AAC	2	175	44	9,800	95	100	0	0	B	Type II Slurry	\$4,998
2026-28	259	1	SADDLEHORN LN	BUCKSKIN LN	SOUTH END	LOCAL	E	AAC	2	315	39	14,385	81	100	0	0	B	Type II Slurry	\$7,336
2026-28	260	1	SADDLEROCK PL	BRIDLEWOOD DR	WEST END	LOCAL	E	AAC	2	540	37	22,080	95	100	0	0	B	Type II Slurry	\$11,261
2026-28	274	1	SHERIFF RD	NELLIE GAIL RD	EAST END	LOCAL	E	AAC	2	775	36	27,900	93	100	0	0	B	Type II Slurry	\$14,229
2026-28	276	1	SILVER SADDLE LN	BUCKSKIN DR	SOUTH END	LOCAL	E	AAC	2	315	39	14,385	83	100	0	0	B	Type II Slurry	\$7,336
2026-28	279	1	SORRELL PL	BUCKSKIN DR	EAST END	LOCAL	E	AAC	2	280	34	11,620	89	100	0	0	B	Type II Slurry	\$5,926
2026-28	286	1	SPUR BRANCH LN	HITCHING RAIL RD	EAST END	LOCAL	E	AAC	2	760	36	29,110	94	100	0	0	B	Type II Slurry	\$14,846
2026-28	290	1	STENSON PL	BUCKBOARD LN	NORTH END	LOCAL	E	AAC	2	625	39	24,375	83	100	0	0	B	Type II Slurry	\$12,431
2026-28	308	1	TOMBSTONE RD	OSO PKWY	HITCHING RAIL RD	LOCAL	E	AAC	2	315	20	6,300	91	45	55	0	B	Type II Slurry	\$3,213
2026-28	323	1	WATERWHEEL PL	HITCHING RAIL RD	EAST END	LOCAL	E	AAC	2	390	38	16,920	91	100	0	0	B	Type II Slurry	\$8,629
2026-28	330	1	WILD VIEW TER	DAPPLE GREY DR	SOUTH END	LOCAL	E	AAC	2	410	38	15,580	92	100	0	0	B	Type II Slurry	\$7,946
2026-28	42	1	ADAMO	SORESINA	END	LOCAL	E	AC	2	308	35	9,280	91	100	0	0	F	Type II Slurry	\$4,733
2026-28	43	1	ALCALDE DR	VERDUGO DR	PERALTA DR	LOCAL	E	AAC	2	1,560	43	67,630	92	100	0	0	F	Type II Slurry	\$34,491
2026-28	50	1	ANCONA	TREVISIO	END	LOCAL	E	AAC	2	306	35	9,760	93	100	0	0	F	Type II Slurry	\$4,978
2026-28	56	1	BARBERA	SANTA VITTORIA	MARSALA	LOCAL	E	AAC	2	303	39	11,817	90	100	0	0	F	Type II Slurry	\$6,027
2026-28	56	2	BARBERA	MARSALA	PESARO	LOCAL	E	AAC	2	1,179	39	45,981	90	100	0	0	F	Type II Slurry	\$23,450
2026-28	63	1	BIANCO	MARSALA	END	LOCAL	E	AAC	2	348	35	10,680	92	100	0	0	F	Type II Slurry	\$5,447
2026-28	84	1	CATANIA	CREMONA	END	LOCAL	E	AAC	2	255	35	7,425	93	100	0	0	F	Type II Slurry	\$3,787
2026-28	93	1	COLONNA	SORESINA	PESARO	LOCAL	E	AAC	2	570	35	19,950	90	73	27	0	F	Type II Slurry	\$10,175
2026-28	9	1	COMMERCE CENTER DR	AVE DE LA CARLOTA	END	LOCAL	E	AAC	2	983	46	47,718	94	100	0	0	F	Type II Slurry	\$24,336
2026-28	100	1	CREMONA	TARANTO	END	LOCAL	E	AAC	2	319	35	10,215	93	100	0	0	F	Type II Slurry	\$5,210
2026-28	104	1	DEL LAGO DR	ALCALDE DR	LA CADENA DR	LOCAL	E	AAC	2	1,160	44	51,040	92	100	0	0	F	Type II Slurry	\$26,030

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Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2026-28	104	2	DEL LAGO DR	LA CADENA DR	LAKE FOREST DR	LOCAL	E	AAC	2	870	64	55,680	91	100	0	0	F	Type II Slurry	\$28,397
2026-28	116	1	EL PACIFICO DR	VERDUGO DR	END	LOCAL	E	AAC	2	235	43	12,205	93	100	0	0	F	Type II Slurry	\$6,225
2026-28	116	2	EL PACIFICO DR	MOULTON PKWY	VERDUGO DR	LOCAL	E	AAC	2	300	64	19,200	92	100	0	0	F	Type II Slurry	\$9,792
2026-28	135	1	FORMELLO	BARBERA	END	LOCAL	E	AAC	2	378	35	9,930	93	100	0	0	F	Type II Slurry	\$5,064
2026-28	137	1	GENOVA	PALERMO	END	LOCAL	E	AAC	2	562	35	18,170	92	100	0	0	F	Type II Slurry	\$9,267
2026-28	143	1	GRAVINO	PESARO	END	LOCAL	E	AAC	2	280	35	8,300	93	100	0	0	F	Type II Slurry	\$4,233
2026-28	17	1	LA CADENA DR	PERALTA DR	DEL LAGO DR	LOCAL	E	AAC	2	541	40	21,640	92	100	0	0	F	Type II Slurry	\$11,036
2026-28	17	2	LA CADENA DR	VERDUGO DR	DEL LAGO DR	LOCAL	E	AAC	2	709	40	28,360	92	100	0	0	F	Type II Slurry	\$14,464
2026-28	176	1	LIPARI	TERAMO	END	LOCAL	E	AAC	2	368	35	11,930	93	100	0	0	F	Type II Slurry	\$6,084
2026-28	177	1	LOMBARDI	PASERO	END	LOCAL	E	AAC	2	315	35	9,525	92	44	56	0	F	Type II Slurry	\$4,858
2026-28	195	1	MARSALA	BARBERA	END	LOCAL	E	AAC	2	967	39	37,213	93	100	0	0	F	Type II Slurry	\$18,979
2026-28	202	1	MESSINA	COLONNA	END	LOCAL	E	AAC	2	226	35	7,010	93	100	0	0	F	Type II Slurry	\$3,575
2026-28	204	1	MILANO	TARANTO	MONTOVA	LOCAL	E	AAC	2	198	35	6,930	91	100	0	0	F	Type II Slurry	\$3,534
2026-28	22	1	MILL CREEK DR	LAKE FOREST DR	NORTH END OF BRIDGE	LOCAL	E	AAC	2	1,064	40	42,560	100	0	0	0	F	Type II Slurry	\$21,706
2026-28	22	2	MILL CREEK DR	SOUTH END OF BRIDGE	RIDGE ROUTE DR	LOCAL	E	AAC	2	2,703	40	108,120	100	0	0	0	F	Type II Slurry	\$55,141
2026-28	206	1	MODINA	FORMELLO	END	LOCAL	E	AAC	2	296	35	8,860	93	100	0	0	F	Type II Slurry	\$4,519
2026-28	209	1	MONTOVA	MILANO	END	LOCAL	E	AAC	2	268	35	7,880	90	100	0	0	F	Type II Slurry	\$4,019
2026-28	214	1	NAPOLI	PALERMO	END	LOCAL	E	AAC	2	495	35	15,575	93	100	0	0	F	Type II Slurry	\$7,943
2026-28	223	1	PADOVA	MARSALA	END	LOCAL	E	AAC	2	268	35	9,230	94	100	0	0	F	Type II Slurry	\$4,707
2026-28	226	1	PALERMO	SAN REMO DR	TARANTO	LOCAL	E	AAC	2	964	35	33,490	92	100	0	0	F	Type II Slurry	\$17,080
2026-28	29	1	PERALTA DR	LA CADENA DR	ALCALDE DR	LOCAL	E	AAC	2	1,346	40	53,840	93	100	0	0	F	Type II Slurry	\$27,458
2026-28	29	2	PERALTA DR	ALCADE DR	RIDGE ROUTE DR	LOCAL	E	AAC	2	570	40	22,800	90	100	0	0	F	Type II Slurry	\$11,628
2026-28	232	1	PESARO	SAN REMO DR	END	LOCAL	E	AAC	2	850	42	32,200	93	100	0	0	F	Type II Slurry	\$16,422
2026-28	31	1	PLAZA POINTE DR	AVENIDA DE LA CARLOTA	SOUTH POINTE DR	LOCAL	E	AAC	2	895	35	31,325	95	100	0	0	F	Type II Slurry	\$15,976
2026-28	251	1	RIMINI	SAN REMO DR	END	LOCAL	E	AAC	2	250	35	7,250	94	100	0	0	F	Type II Slurry	\$3,698
2026-28	262	1	SAN DONA	GENOVA	END	LOCAL	E	AAC	2	312	35	9,420	93	100	0	0	F	Type II Slurry	\$4,804
2026-28	34	1	SAN REMO DR	TERAMO	SANTA VITTORIA DR.	LOCAL	E	AAC	2	1,100	32	35,200	89	98	2	0	F	Type II Slurry	\$17,952
2026-28	34	2	SAN REMO DR	PESARO	TERAMO	LOCAL	E	AAC	2	612	32	19,584	92	100	0	0	F	Type II Slurry	\$9,988
2026-28	34	3	SAN REMO DR	PALERMO	SANTA MARIA AVE	LOCAL	E	AC	2	539	32	17,248	88	100	0	0	F	Type II Slurry	\$8,796
2026-28	34	4	SAN REMO DR	PALERMO	PESARO	LOCAL	E	AAC	2	482	32	15,424	86	100	0	0	F	Type II Slurry	\$7,866
2026-28	278	1	SORESINA	TERAMO	ADAMO	LOCAL	E	AAC	2	655	35	22,025	93	100	0	0	F	Type II Slurry	\$11,233
2026-28	35	1	SOUTH POINTE DR	PLAZA POINTE DR	END	LOCAL	E	AAC	2	487	40	21,580	97	100	0	0	F	Type II Slurry	\$11,006
2026-28	35	2	SOUTH POINTE DR	PLAZA POINTE DR	PERALTA RD	LOCAL	E	AAC	2	871	40	34,840	95	100	0	0	F	Type II Slurry	\$17,768
2026-28	300	1	TARANTO	VENISIA	SAN REMO DR	LOCAL	E	AAC	2	902	35	31,570	93	100	0	0	F	Type II Slurry	\$16,101
2026-28	300	2	TARANTO	TREVISO	VENISIA	LOCAL	E	AAC	2	803	35	28,105	92	100	0	0	F	Type II Slurry	\$14,334
2026-28	302	1	TERAMO	SAN REMO	MARSALA	LOCAL	E	AAC	2	747	39	29,133	92	100	0	0	F	Type II Slurry	\$14,858
2026-28	303	1	TERNI	END	SORESINA	LOCAL	E	AAC	2	330	35	10,600	92	100	0	0	F	Type II Slurry	\$5,406
2026-28	38	1	TERRA DR	LA CADENA DR	END	LOCAL	E	AAC	2	158	40	8,176	92	100	0	0	F	Type II Slurry	\$4,170
2026-28	309	1	TORINO	TARANTO	TORINO	LOCAL	E	AAC	2	252	35	8,820	92	100	0	0	F	Type II Slurry	\$4,498
2026-28	309	2	TORINO	WEST END	EAST END	LOCAL	E	AAC	2	298	35	8,430	93	100	0	0	F	Type II Slurry	\$4,299
2026-28	311	1	TREVISO	NAPOLI	END	LOCAL	E	AAC	2	425	35	13,125	94	100	0	0	F	Type II Slurry	\$6,694
2026-28	314	1	VENISIA	TARANTO	END	LOCAL	E	AAC	2	287	35	9,145	94	100	0	0	F	Type II Slurry	\$4,664
2026-28	39	1	VERDUGO DR	LA CADENA DR	EL PACIFICO DR	LOCAL	E	AAC	2	587	36	21,682	92	100	0	0	F	Type II Slurry	\$11,058
2026-28	39	2	VERDUGO DR	ALCALDE DR	EL PACIFICO DR	LOCAL	E	AAC	2	560	36	20,710	93	100	0	0	F	Type II Slurry	\$10,562
2026-28	316	1	VERONA	TARANTO	END	LOCAL	E	AAC	2	328	35	10,530	95	100	0	0	F	Type II Slurry	\$5,370
2026-28	40	1	VISTA GRANDE DR	PERALTA DR	END	LOCAL	E	AAC	2	443	40	19,820	91	98	2	0	F	Type II Slurry	\$10,108
																			\$1,811,947
2028-29	25	10	NELLIE GAIL RD	OSO PKWY	LANE MERGE	LOCAL	E	AAC	1	983	20	22,724	59	100	0	0	A	Type II Slurry	\$12,271
2028-29	25	12	NELLIE GAIL RD	LOST COLT DR	MOULTON PKWY	LOCAL	E	AAC	1	575	19	10,925	61	82	0	18	A	Type II Slurry	\$5,900
2028-29	25	17	NELLIE GAIL RD	LANE MERGE	OSO PKWY	LOCAL	E	AAC	1	968	20	20,480	67	100	0	0	A	Type II Slurry	\$11,059
2028-29	322	1	WAGON WHEEL DR	HIDDEN TRAIL RD	EAST END	LOCAL	E	AAC	2	785	36	30,360	71	72	0	28	A	Type II Slurry	\$16,394
2028-29	248	1	RED LODGE PL	NELLIE GAIL RD	WEST END	LOCAL	E	AAC	2	685	40	29,500	73	83	0	17	A	Type II Slurry	\$15,930
2028-29	66	1	BOOTHILL CT	DILLION RD	WEST END	LOCAL	E	AAC	2	475	38	20,550	74	72	28	0	A	Type II Slurry	\$11,097
2028-29	25	13	NELLIE GAIL RD	LOST COLT DR	RED LODGE PL	LOCAL	E	AAC	2	645	40	25,800	74	97	0	3	A	Type II Slurry	\$13,932
2028-29	25	15	NELLIE GAIL RD	ROAD SPLIT	EMPTY SADDLE DR	LOCAL	E	AAC	2	321	38	12,198	74	100	0	0	A	Type II Slurry	\$6,587
2028-29	106	1	DEPUTY CIR	DILLION RD	SOUTH END	LOCAL	E	AAC	2	1,245	34	44,430	75	77	23	0	A	Type II Slurry	\$23,992
2028-29	246	1	RED BARN CIR	NELLIE GAIL RD	NORTH END	LOCAL	E	AAC	2	165	33	7,195	75	74	0	26	A	Type II Slurry	\$3,885

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Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2028-29	150	1	HIGHWOOD CIR	ROCKING HORSE LN	NORTH END	LOCAL	E	AAC	2	805	40	34,300	76	100	0	0	A	Type II Slurry	\$18,522
2028-29	25	11	NELLIE GAIL RD	ROCKING HORSE LN	EMPTY SADDLE DR	LOCAL	E	AAC	2	611	38	23,218	76	100	0	0	A	Type II Slurry	\$12,538
2028-29	284	1	SPOTTED PONY LN	EAST END	WEST END	LOCAL	E	AAC	2	955	39	39,345	76	100	0	0	A	Type II Slurry	\$21,246
2028-29	25	14	NELLIE GAIL RD	RED LODGE PL	ROCKING HORSE LN	LOCAL	E	AAC	2	1,606	40	64,240	78	79	0	21	A	Type II Slurry	\$34,690
2028-29	235	1	PINE STRAP CIR	HIDDEN TRAIL RD	WEST END	LOCAL	E	AAC	2	725	33	26,025	78	73	27	0	A	Type II Slurry	\$14,054
2028-29	121	1	EMPTY SADDLE DR	NELLIE GAIL RD	SPOTTED PONY LN	LOCAL	E	AAC	2	1,880	36	67,680	79	69	0	31	A	Type II Slurry	\$36,547
2028-29	111	1	DILLION RD	LOST TRAIL DR	EAST END	LOCAL	E	AAC	2	1,840	38	74,420	80	39	61	0	A	Type II Slurry	\$40,187
2028-29	178	1	LONE ACRES LN	LOST TRAIL DR	EAST END	LOCAL	E	AAC	2	520	37	21,340	80	64	34	2	A	Type II Slurry	\$11,524
2028-29	183	1	LOST COLT DR	MAVERICK CIR	STAGELINE DR	LOCAL	E	AAC	2	905	38	34,390	81	50	46	4	A	Type II Slurry	\$18,571
2028-29	32	2	RAPID FALLS RD	SUNDOWNER DR	LOST TRAIL DR	LOCAL	E	AAC	2	1,055	38	40,090	81	45	49	6	A	Type II Slurry	\$21,649
2028-29	342	4	HIDDEN TRAIL RD	STAGELINE DR	NELLIE GAIL RD	LOCAL	E	AAC	2	1,944	38	73,872	82	88	10	2	A	Type II Slurry	\$39,891
2028-29	237	1	PINTO CT	LOST TRAIL DR	EAST END	LOCAL	E	AAC	2	170	33	7,710	82	100	0	0	A	Type II Slurry	\$4,163
2028-29	256	1	RODEO CIR	HIDDEN TRAIL RD	EAST END	LOCAL	E	AAC	2	415	38	17,870	82	66	31	3	A	Type II Slurry	\$9,650
2028-29	89	1	CHELSEA LN	NOTTINGHAM CT	SOUTH END	LOCAL	E	AAC	2	310	33	12,330	83	27	0	73	A	Type II Slurry	\$6,658
2028-29	131	1	FARGO RD	ROCKRIDGE RD	SOUTH END	LOCAL	E	AAC	2	535	37	21,895	83	76	24	0	A	Type II Slurry	\$11,823
2028-29	32	3	RAPID FALLS RD	LOST TRAIL DR	HIDDEN TRAIL RD	LOCAL	E	AAC	2	1,292	38	49,096	83	43	50	7	A	Type II Slurry	\$26,512
2028-29	266	1	SANDRIDGE CIR	WESTRIDGE LN	EAST END	LOCAL	E	AAC	2	135	46	6,210	83	65	28	7	A	Type II Slurry	\$3,353
2028-29	140	1	GOLD DUST LN	HIDDEN TRAIL RD	SOUTH END	LOCAL	E	AAC	2	910	36	34,860	84	75	25	0	A	Type II Slurry	\$18,824
2028-29	342	3	HIDDEN TRAIL RD	DERBYHILL DR	STAGELINE DR	LOCAL	E	AAC	2	1,392	38	52,696	85	40	60	0	A	Type II Slurry	\$28,456
2028-29	184	1	LOST TRAIL DR	RAPID FALLS RD	DILLION RD	LOCAL	E	AAC	2	1,880	38	71,440	85	54	46	0	A	Type II Slurry	\$38,578
2028-29	326	2	WESTRIDGE LN	SANDRIDGE CIR	MAVERICK CIR	LOCAL	E	AAC	2	655	38	24,890	85	42	44	14	A	Type II Slurry	\$13,441
2028-29	183	2	LOST COLT DR	STAGELINE DR	BEARGRASS CIR	LOCAL	E	AAC	2	1,688	40	67,520	86	45	55	0	A	Type II Slurry	\$36,461
2028-29	25	16	NELLIE GAIL RD	MOULTON PKWY	LOST COLT DR	LOCAL	E	AAC	1	603	20	12,060	86	100	0	0	A	Type II Slurry	\$6,512
2028-29	32	1	RAPID FALLS RD	CABOT RD	SUNDOWNER DR	LOCAL	E	AAC	2	997	38	37,886	86	51	43	6	A	Type II Slurry	\$20,458
2028-29	255	1	ROCKRIDGE RD	HIDDEN TRAIL RD	EAST END	LOCAL	E	AAC	2	995	36	37,920	86	27	64	9	A	Type II Slurry	\$20,477
2028-29	321	1	VISTA VIEJO	CITY LIMIT	DEVONSHIRE RD	LOCAL	E	AAC	2	1,530	39	59,670	86	23	77	0	A	Type II Slurry	\$32,222
2028-29	326	1	WESTRIDGE LN	LOST COLT DR	SANDRIDGE CIR	LOCAL	E	AAC	2	2,031	38	77,178	86	59	41	0	A	Type II Slurry	\$41,676
2028-29	295	1	SUNDOWNER DR	RAPID FALLS RD	NORTH END	LOCAL	E	AAC	2	310	38	11,780	87	41	25	34	A	Type II Slurry	\$6,361
2028-29	85	1	CEDARBLUFF TER	WOODBUFF RD	EAST END	LOCAL	E	AAC	2	845	35	31,675	88	40	60	0	A	Type II Slurry	\$17,105
2028-29	342	2	HIDDEN TRAIL RD	PINESTRAP CIR	DERBYHILL DR	LOCAL	E	AAC	2	1,580	38	60,040	88	40	60	0	A	Type II Slurry	\$32,422
2028-29	217	1	NOTTINGHAM CT	OSO PKWY	DEVONSHIRE RD	LOCAL	E	AAC	2	1,409	38	53,542	88	42	54	4	A	Type II Slurry	\$28,913
2028-29	217	2	NOTTINGHAM CT	DEVONSHIRE RD	BRADFORD LN	LOCAL	E	AAC	2	899	38	34,162	88	76	19	5	A	Type II Slurry	\$18,447
2028-29	273	1	SHENANDOAH DR	HIDDEN TRAIL RD	SOUTH END	LOCAL	E	AAC	2	550	41	24,650	88	100	0	0	A	Type II Slurry	\$13,311
2028-29	64	1	BLACK HORSE LN	LOST COLT DR	EAST END	LOCAL	E	AAC	2	850	36	32,700	89	52	48	0	A	Type II Slurry	\$17,658
2028-29	69	4	BRIDLEWOOD DR	LAUREL CREST DR	MEADOW CREST DR	LOCAL	E	AAC	2	791	38	30,058	89	45	48	7	A	Type II Slurry	\$16,231
2028-29	199	1	MEADOW CREST DR	BRIDLEWOOD DR	NORTH END	LOCAL	E	AAC	2	625	36	22,500	89	55	45	0	A	Type II Slurry	\$12,150
2028-29	69	2	BRIDLEWOOD DR	OSO PKWY	LAUREL CREST DR	LOCAL	E	AAC	2	1,250	38	47,500	90	46	54	0	A	Type II Slurry	\$25,650
2028-29	183	3	LOST COLT DR	BEARGRASS CIR	NELLIE GAIL RD	LOCAL	E	AAC	2	600	40	24,000	90	63	23	14	A	Type II Slurry	\$12,960
2028-29	196	1	MAVERICK CIR	WESTRIDGE LN	SOUTH END	LOCAL	E	AAC	2	290	40	13,700	90	57	40	3	A	Type II Slurry	\$7,398
2028-29	257	1	ROLLING HILLS RD	WILLOW TREE LN	WEST END	LOCAL	E	AAC	2	515	33	19,095	90	100	0	0	A	Type II Slurry	\$10,311
2028-29	288	1	STAGELINE DR	LOST COACH DR	HIDDEN TRAIL RD	LOCAL	E	AAC	2	1,820	38	69,160	90	97	0	3	A	Type II Slurry	\$37,346
2028-29	68	1	BRADFORD LN	NOTTINGHAM CT	NORTH END	LOCAL	E	AAC	2	225	41	11,325	91	49	45	6	A	Type II Slurry	\$6,116
2028-29	125	1	EUCALYPTUS DR	WOODBUFF RD	EAST END	LOCAL	E	AAC	2	340	32	12,980	91	56	41	3	A	Type II Slurry	\$7,009
2028-29	173	1	LAURAL CREST DR	BRIDLEWOOD DR	PATTERSON	LOCAL	E	AAC	2	1,400	37	51,800	91	57	43	0	A	Type II Slurry	\$27,972
2028-29	229	1	PATTERSON PL	LAUREL CREST DR	MOORE OAKS RD	LOCAL	E	AAC	2	360	37	13,320	91	63	37	0	A	Type II Slurry	\$7,193
2028-29	289	1	STAGEWOOD CT	STAGELINE DR	NORTH END	LOCAL	E	AAC	2	355	38	15,590	91	100	0	0	A	Type II Slurry	\$8,419
2028-29	329	1	WHITE OAKS DR	LAUREL CREST DR	SOUTH END	LOCAL	E	AAC	2	950	33	31,350	91	100	0	0	A	Type II Slurry	\$16,929
2028-29	41	1	ABILENE CIR	HIDDEN TRAIL RD	WEST END	LOCAL	E	AAC	2	410	38	17,680	92	100	0	0	A	Type II Slurry	\$9,547
2028-29	110	1	DEVONSHIRE RD	FALLING LEAF DR	NOTTINGHAM CT	LOCAL	E	AAC	2	900	37	33,300	92	88	0	12	A	Type II Slurry	\$17,982
2028-29	14	1	GREENFIELD DR	SR 73 RAMP	HIDDEN TRAIL RD	LOCAL	E	AAC	2	794	38	31,116	92	89	0	11	A	Type II Slurry	\$16,803
2028-29	342	1	HIDDEN TRAIL RD	GREENFIELD DR	PINESTRAP CIR	LOCAL	E	AAC	2	1,612	38	61,256	92	65	32	3	A	Type II Slurry	\$33,078
2028-29	179	1	LONE PINE CIR	HIDDEN TRAIL RD	EAST END	LOCAL	E	AAC	2	340	38	15,020	92	93	0	7	A	Type II Slurry	\$8,111
2028-29	210	1	MOORE OAKS RD	DEVONSHIRE RD	NORTH END	LOCAL	E	AAC	2	690	33	24,870	92	88	0	12	A	Type II Slurry	\$13,430
2028-29	218	1	OAK HOLLOW RD	ELM BANK DR	NORTH END	LOCAL	E	AAC	2	180	38	8,940	92	100	0	0	A	Type II Slurry	\$4,828
2028-29	334	1	WOOD BLUFF RD	VISTA VIEJO	ELDERBROOK LN	LOCAL	E	AAC	2	1,142	37	42,254	92	67	33	0	A	Type II Slurry	\$22,817
2028-29	58	1	BARKSTONE LN	VISTA VIEJO	NORTH END	LOCAL	E	AAC	2	660	36	25,860	93	96	0	4	A	Stop Gap	\$776
2028-29	69	6	BRIDLEWOOD DR	MEADOW CREST DR	VISTA VIEJO	LOCAL	E	AAC	2	1,476	38	56,088	93	65	35	0	A	Stop Gap	\$1,683

City of Laguna Hills, CA
Forecast Maintenance Report (FMR) - FY 2022-2029

Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2028-29	348	1	ELDERBROOK LN	WOODBUFF RD	SOUTH END	LOCAL	E	AAC	2	160	33	7,380	93	100	0	0	A	Stop Gap	\$221
2028-29	130	1	FALLING LEAF DR	DEVONSHIRE RD	WOODBUFF RD	LOCAL	E	AAC	2	1,670	37	61,790	93	84	0	16	A	Stop Gap	\$1,854
2028-29	133	1	FLETCHER PL	LAUREL CREST DR	EAST END	LOCAL	E	AAC	2	270	40	12,550	93	96	0	4	A	Stop Gap	\$377
2028-29	191	1	MAGNOLIA CT	FALLING LEAF DR	SOUTH END	LOCAL	E	AAC	2	555	33	18,315	93	92	0	8	A	Stop Gap	\$549
2028-29	335	1	WOOD BROOK RD	LAUREL CREST	WEST END	LOCAL	E	AAC	2	465	33	17,095	93	73	0	27	A	Stop Gap	\$513
2028-29	49	1	ANADALE DR	VISTA VIEJO N CNR	NORTH END	LOCAL	E	AAC	2	890	35	33,250	94	85	0	15	A	Stop Gap	\$998
2028-29	81	1	CARLSON CT	LAUREL CREST DR	EAST END	LOCAL	E	AAC	2	135	33	4,455	94	75	0	25	A	Stop Gap	\$134
2028-29	108	1	DERBYHILL DR	HIDDEN TRAIL RD	WEST END	LOCAL	E	AAC	2	1,140	38	43,320	94	100	0	0	A	Stop Gap	\$1,300
2028-29	120	1	ELM BANK DR	DEVONSHIRE RD	WEST END	LOCAL	E	AAC	2	510	37	20,970	94	95	0	5	A	Stop Gap	\$629
2028-29	141	1	GOLDEN ROD CIR	MAGNOLIA CT	EAST END	LOCAL	E	AAC	2	85	63	5,905	94	100	0	0	A	Stop Gap	\$177
2028-29	346	1	GREEN HILLS LN	WOODBUFF RD	RAIN TREE RD	LOCAL	E	AAC	2	597	33	19,701	94	100	0	0	A	Stop Gap	\$591
2028-29	146	1	HARRINGTON CT	NOTTINGHAM CT	NORTH END	LOCAL	E	AAC	2	395	38	17,110	94	86	0	14	A	Stop Gap	\$513
2028-29	193	1	MAPLE VIEW DR	LAUREL CREST DR	WEST END	LOCAL	E	AAC	2	580	36	22,630	94	91	0	9	A	Stop Gap	\$679
2028-29	334	2	WOOD BLUFF RD	ELDERBROOK LN	FALLING LEAF DR	LOCAL	E	AAC	2	1,902	37	70,374	94	94	0	6	A	Stop Gap	\$2,111
2028-29	129	1	FAIRCOURT LN	WOODBUFF RD	EAST END	LOCAL	E	AAC	2	565	36	22,440	95	100	0	0	A	Stop Gap	\$673
2028-29	155	1	IRONWOOD DR	GREEN HILLS LN	MIDDLERIDGE LN	LOCAL	E	AAC	2	900	33	29,700	95	100	0	0	A	Stop Gap	\$891
2028-29	203	1	MIDDLERIDGE LN	IRONWOOD DR	WOODBUFF RD	LOCAL	E	AAC	2	235	33	7,755	95	100	0	0	A	Stop Gap	\$233
2028-29	239	1	POINTSETTIA CT	WOOD BROOD RD	NORTH END	LOCAL	E	AAC	2	150	33	7,050	95	87	0	13	A	Stop Gap	\$212
2028-29	347	1	RAIN TREE RD	GREEN HILLS LN	EAST END	LOCAL	E	AAC	2	646	33	23,418	95	93	0	7	A	Stop Gap	\$703
2028-29	292	1	STRATFORD PL	NOTTINGHAM PL	NORTH END	LOCAL	E	AAC	2	265	40	12,700	95	93	0	7	A	Stop Gap	\$381
2028-29	332	1	WILLOW TREE LN	FALLING LEAF DR	ROLLING HILLS RD	LOCAL	E	AAC	2	275	33	9,075	95	100	0	0	A	Stop Gap	\$272
2028-29	60	1	BEARGRASS CIR	LOST COLT DR	SOUTH END	LOCAL	E	AAC	2	165	33	7,545	99	100	0	0	A	Stop Gap	\$226
2028-29	92	1	COACH SPRINGS LN	HIDDEN TRAIL RD	WEST END	LOCAL	E	AAC	2	500	38	21,100	99	100	0	0	A	Stop Gap	\$633
2028-29	254	1	ROCKING HORSE LN	NELLIE GAIL RD	NORTH END	LOCAL	E	AAC	2	970	39	39,930	99	100	0	0	A	Stop Gap	\$1,198
2028-29	123	2	ERISON WY	EARHART RD	PASEO DE VALENCIA	LOCAL	E	AAC	2	1,393	37	51,541	74	33	33	34	D	Type II Slurry	\$27,832
2028-29	127	1	EVERGREEN RD	OAK LEAF RD	FIR LN	LOCAL	E	AAC	2	800	37	29,600	74	100	0	0	D	Type II Slurry	\$15,984
2028-29	219	1	OAK LEAF RD	SPRUCE LN	EVERGREEN RD	LOCAL	E	AAC	2	860	37	31,820	76	98	0	2	D	Type II Slurry	\$17,183
2028-29	285	1	SPRUCE LN	OAK LEAF RD	WEST END	LOCAL	E	AAC	2	330	42	15,960	78	88	0	12	D	Type II Slurry	\$8,618
2028-29	86	2	CHAMPLAIN RD	GRISSOM RD	LAPAZ RD	LOCAL	E	AAC	2	1,260	33	41,580	79	100	0	0	D	Type II Slurry	\$22,453
2028-29	112	3	EARHART RD	DE SALLE DR	ERISON WY	LOCAL	E	AAC	2	240	33	7,920	79	100	0	0	D	Type II Slurry	\$4,277
2028-29	145	2	GRISSOM RD	BARENTS ST	EAST END	LOCAL	E	AAC	2	925	35	32,375	80	42	56	2	D	Type II Slurry	\$17,483
2028-29	328	1	WHITE ALDER LN	McINTYRE ST	OAK LEAF RD	LOCAL	E	AAC	2	435	37	16,095	80	100	0	0	D	Type II Slurry	\$8,691
2028-29	65	1	BOONE PL	CADALLAC DR	SOUTH END	LOCAL	E	AAC	2	170	43	9,410	81	32	68	0	D	Type II Slurry	\$5,081
2028-29	78	1	CALIFIA DR	MACKENZIE ST	LA SUEN RD	LOCAL	E	AAC	2	865	36	30,890	81	54	43	3	D	Type II Slurry	\$16,681
2028-29	145	1	GRISSOM RD	PIKE RD	LA PAZ RD	LOCAL	E	AC	2	125	33	4,125	81	100	0	0	D	Type II Slurry	\$2,228
2028-29	145	5	GRISSOM RD	ERISON WY	PIKE RD	LOCAL	E	AAC	2	1,000	35	35,000	81	65	33	2	D	Type II Slurry	\$18,900
2028-29	190	1	MADEIRA DR	PADUA DR	SOUTH END	LOCAL	E	AAC	2	290	33	11,670	82	53	47	0	D	Type II Slurry	\$6,302
2028-29	236	1	PINEWOOD LN	WEST END	OAK LEAF RD	LOCAL	E	AAC	2	235	33	9,855	82	91	0	9	D	Type II Slurry	\$5,322
2028-29	103	2	DE SALLE ST	EARHART RD	GRISSOM RD	LOCAL	E	AAC	2	1,239	33	40,887	83	48	52	0	D	Type II Slurry	\$22,079
2028-29	115	1	EL DORADO DR	STAGE COACH DR	PRESIDIO DR	LOCAL	E	AAC	2	860	33	28,380	83	39	59	2	D	Type II Slurry	\$15,325
2028-29	145	4	GRISSOM RD	MACKENZIE ST	WEST END	LOCAL	E	AAC	2	535	36	19,260	83	100	0	0	D	Type II Slurry	\$10,400
2028-29	161	1	KNOTTY PINE RD	McINTYRE ST	MACKENZIE ST	LOCAL	E	AAC	2	525	33	17,325	83	100	0	0	D	Type II Slurry	\$9,356
2028-29	297	1	SUTTER DR	EL DORADO DR	WEST END	LOCAL	E	AAC	2	600	36	23,700	83	37	63	0	D	Type II Slurry	\$12,798
2028-29	313	2	VELASQUEZ RD	MAWSON DR	EARHART	LOCAL	E	AAC	2	288	33	9,504	83	100	0	0	D	Type II Slurry	\$5,132
2028-29	96	1	COSTEAU DR	ALICIA PKWY	CAJON DR	LOCAL	E	AAC	2	1,980	36	71,280	84	38	57	5	D	Type II Slurry	\$38,491
2028-29	112	4	EARHART RD	ERISON WY	LAS BOLSAS ST	LOCAL	E	AC	2	255	33	8,415	84	100	0	0	D	Type II Slurry	\$4,544
2028-29	324	1	MACKENZIE CT	MACKENZIE ST	SOUTH END	LOCAL	E	AC	2	85	60	7,200	84	17	83	0	D	Type II Slurry	\$3,888
2028-29	57	1	BARENTS ST	HILLARY LN	GRISSOM RD	LOCAL	E	AAC	2	1,300	33	42,900	85	56	37	7	D	Type II Slurry	\$23,166
2028-29	86	3	CHAMPLAIN RD	PIKE RD	CHARLEMAGNE RD	LOCAL	E	AAC	2	725	33	24,475	85	57	43	0	D	Type II Slurry	\$13,217
2028-29	112	5	EARHART RD	VELASQUEZ RD	LAS BOLSAS ST	LOCAL	E	AAC	2	1,168	37	43,216	85	57	43	0	D	Type II Slurry	\$23,337
2028-29	123	1	ERISON WY	COSTEAU DR	EARHART RD	LOCAL	E	AAC	2	1,105	37	40,885	85	62	33	5	D	Type II Slurry	\$22,078
2028-29	227	1	PASEO DE ALICIA	ALICIA PKWY	EAST END	LOCAL	E	AAC	2	260	60	15,600	85	47	42	11	D	Type II Slurry	\$8,424
2028-29	233	1	PIKE RD	LA SUEN RD	MACKENZIE ST	LOCAL	E	AAC	2	962	33	31,746	85	49	48	3	D	Type II Slurry	\$17,143
2028-29	287	1	STAGE COACH DR	MACKENZIE ST	EL DORADO DR	LOCAL	E	AAC	2	625	37	23,125	85	57	40	3	D	Type II Slurry	\$12,488
2028-29	298	1	SYCAMORE LN	McINTYRE ST	WEST END	LOCAL	E	AAC	2	110	27	2,970	85	100	0	0	D	Type II Slurry	\$1,604
2028-29	313	3	VELASQUEZ RD	GRISSOM RD	PASEO DE VALENCIA	LOCAL	E	AC	2	145	33	4,785	85	100	0	0	D	Type II Slurry	\$2,584
2028-29	313	5	VELASQUEZ RD	EARHART	NORTHRUP	LOCAL	E	AAC	2	276	33	9,108	85	100	0	0	D	Type II Slurry	\$4,918

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Forecast Maintenance Report (FMR) - FY 2022-2029

Sorted by FY, Rank, Name (A-Z)

FY	BranchID	Sec ID	Name	From	To	MPAH	Rank	Type	Lanes	L	W	True Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Zone	Maint. Type	Total \$
2028-29	57	3	BARENTS ST	WILKES PL	EAST END	LOCAL	E	AAC	2	1,310	36	49,260	86	50	42	8	D	Type II Slurry	\$26,600
2028-29	128	1	EXPRESS DR	ELDORADO DR	WEST END	LOCAL	E	AAC	2	600	36	23,700	86	79	21	0	D	Type II Slurry	\$12,798
2028-29	145	6	GRISSOM RD	GRISSOM RD	NORTH END	LOCAL	E	AAC	2	132	33	6,456	86	100	0	0	D	Type II Slurry	\$3,486
2028-29	220	1	ORELLANO WY	PIKE RD	NORTH END	LOCAL	E	AAC	2	870	36	33,420	86	93	0	7	D	Type II Slurry	\$18,047
2028-29	250	1	RICKENBACKER RD	PIKE RD	LA PAZ RD	LOCAL	E	AAC	2	135	33	4,455	86	45	55	0	D	Type II Slurry	\$2,406
2028-29	75	1	CADILLAC DR	GRISSOM RD	HILLARY LN	LOCAL	E	AAC	2	970	33	32,010	87	56	33	11	D	Type II Slurry	\$17,285
2028-29	103	1	DE SALLE ST	MACKENZIE ST	EARHART RD	LOCAL	E	AAC	2	1,200	33	40,600	87	40	57	3	D	Type II Slurry	\$21,924
2028-29	112	1	EARHART RD	BARENTS ST	VELASQUEZ RD	LOCAL	E	AAC	2	862	37	31,894	87	51	49	0	D	Type II Slurry	\$17,223
2028-29	233	2	PIKE RD	MACKENZIE ST	GRISSOM RD	LOCAL	E	AAC	2	1,157	33	38,181	87	39	53	8	D	Type II Slurry	\$20,618
2028-29	243	1	PRESIDO DR	EL DORADO DR	CALIFIA DR	LOCAL	E	AAC	2	490	36	17,640	87	50	50	0	D	Type II Slurry	\$9,526
2028-29	325	1	WELLS FARGO DR	CAJON DR	MACKENZIE ST	LOCAL	E	AAC	2	625	37	23,125	87	50	50	0	D	Type II Slurry	\$12,488
2028-29	59	1	BAUTISTA DR	PADUA DR	SOUTH END	LOCAL	E	AAC	2	455	33	17,115	88	60	40	0	D	Type II Slurry	\$9,242
2028-29	76	1	CAJON DR	WELLS FARGO DR	COSTEAU DR	LOCAL	E	AAC	2	560	37	20,720	88	77	12	11	D	Type II Slurry	\$11,189
2028-29	88	1	CHARLEMAGNE RD	CHAMPLAIN RD	DE SALLE ST	LOCAL	E	AAC	2	535	33	18,155	88	70	30	0	D	Type II Slurry	\$9,804
2028-29	172	1	LAS BOLSAS ST	TASMAN RD	GRISSOM RD	LOCAL	E	AAC	2	1,830	33	60,390	88	54	46	0	D	Type II Slurry	\$32,611
2028-29	189	4	MACKENZIE ST	CALIFIA DR	COUTEAU DR	LOCAL	E	AAC	2	1,542	37	57,054	88	98	2	0	D	Type II Slurry	\$30,809
2028-29	207	1	MODOC DR	PADUA DR	SOUTH END	LOCAL	E	AAC	2	475	37	19,675	88	76	0	24	D	Type II Slurry	\$10,625
2028-29	224	1	PADUA DR	LA SUEN RD	MACKENZIE ST	LOCAL	E	AAC	2	885	36	31,860	88	60	40	0	D	Type II Slurry	\$17,204
2028-29	301	1	TASMAN RD	ERICSON WY	VELASQUEZ RD	LOCAL	E	AAC	2	985	33	32,505	88	94	0	6	D	Type II Slurry	\$17,553
2028-29	168	1	LA SUEN RD	CALIFIA DR	PIKE RD	LOCAL	E	AAC	2	1,000	36	36,000	89	83	0	17	D	Type II Slurry	\$19,440
2028-29	189	1	MACKENZIE ST	LA PAZ RD	KNOTTY PINE RD	LOCAL	E	AAC	2	888	33	29,304	89	88	0	12	D	Type II Slurry	\$15,824
2028-29	189	3	MACKENZIE ST	PIKE RD	CALIFIA DR	LOCAL	E	AAC	2	988	37	36,556	89	87	0	13	D	Type II Slurry	\$19,740
2028-29	198	1	McINTYRE ST	PIKE RD	LA PAZ RD	LOCAL	E	AAC	2	120	33	3,960	89	53	47	0	D	Type II Slurry	\$2,138
2028-29	313	1	VELASQUEZ RD	TASMAN RD	NORTHUP DR	LOCAL	E	AAC	2	610	33	20,130	89	97	0	3	D	Type II Slurry	\$10,870
2028-29	62	1	BENTLEY LN	ALICIA PKWY	EAST END	LOCAL	E	AAC	2	1,555	38	61,190	90	53	22	25	D	Type II Slurry	\$33,043
2028-29	189	2	MACKENZIE ST	KNOTTY PINE RD	LA PAZ RD	LOCAL	E	AAC	2	919	37	34,003	90	82	18	0	D	Type II Slurry	\$18,362
2028-29	216	1	NORTHUP DR	VELASQUEZ RD	LAS BOLSAS ST	LOCAL	E	AAC	2	1,400	33	46,200	90	100	0	0	D	Type II Slurry	\$24,948
2028-29	222	1	OVERLAND DR	CAJON DR	WEST END	LOCAL	E	AAC	2	1,570	36	22,620	90	100	0	0	D	Type II Slurry	\$12,215
2028-29	310	1	TREE TOP RD	FIR LN	EAST END	LOCAL	E	AAC	2	930	37	34,410	90	55	21	24	D	Type II Slurry	\$18,581
2028-29	151	1	HILLARY LN	BARENTS ST	PASEO DE VALENCIA	LOCAL	E	AAC	2	1,050	37	38,850	91	77	0	23	D	Type II Slurry	\$20,979
2028-29	312	1	VALERIE ST	BENTLEY LN	COSTEAU DR	LOCAL	E	AAC	2	225	36	8,100	91	62	0	38	D	Type II Slurry	\$4,374
2028-29	86	1	CHAMPLAIN RD	EARHART RD	VESPUCCI RD	LOCAL	E	AAC	2	830	35	30,050	92	73	27	0	D	Type II Slurry	\$16,227
2028-29	112	2	EARHART RD	DE SALLE DR	CHAMPLAIN RD	LOCAL	E	AAC	2	485	33	16,555	92	72	28	0	D	Type II Slurry	\$8,940
2028-29	132	1	FIR LN	EVERGREEN RD	TREE TOP RD	LOCAL	E	AAC	2	250	37	9,250	92	71	29	0	D	Type II Slurry	\$4,995
2028-29	317	1	VESPUCCI RD	CHAMPLAIN RD	DE SALLE ST	LOCAL	E	AAC	2	160	33	5,780	92	96	0	4	D	Type II Slurry	\$3,121
2028-29	317	2	VESPUCCI RD	LAS BOLSAS ST	VELASQUEZ RD	LOCAL	E	AAC	2	1,055	33	34,815	92	84	0	16	D	Type II Slurry	\$18,800
2028-29	144	1	GRISSOM CIR	HILLARY LN	WEST END	LOCAL	E	AAC	2	120	47	5,640	93	100	0	0	D	Stop Gap	\$169
2028-29	147	1	HARTOG ST	VELASQUEZ RD	LAS BOLSAS ST	LOCAL	E	AAC	2	875	31	27,125	93	60	34	6	D	Stop Gap	\$814
2028-29	197	2	MAWSON DR	VELASQUEZ RD	LAS BOLSAS ST	LOCAL	E	AAC	2	1,063	33	35,079	93	93	0	7	D	Stop Gap	\$1,052
2028-29	198	2	McINTYRE ST	LA PAZ RD	EVERGREEN RD	LOCAL	E	AAC	2	1,500	37	55,500	93	68	32	0	D	Stop Gap	\$1,665
2028-29	197	1	MAWSON DR	WILKES PL	VELASQUEZ RD	LOCAL	E	AAC	2	911	33	30,063	94	89	0	11	D	Stop Gap	\$902
2028-29	234	1	PINE NUT RD	TREE TOP RD	PASEO DE VALENCIA	LOCAL	E	AAC	2	120	37	4,440	94	89	0	11	D	Stop Gap	\$133
2028-29	313	4	VELASQUEZ RD	TASMAN RD	COSTEAU DR	LOCAL	E	AAC	2	260	33	8,580	94	100	0	0	D	Stop Gap	\$257
2028-29	331	2	WILKES PL	GRISSOM RD	ALICIA PKWY	LOCAL	E	AAC	2	1,125	33	37,125	94	100	0	0	D	Stop Gap	\$1,114
2028-29	57	2	BARENTS ST	WILKES PL	HILLARY LN	LOCAL	E	AAC	2	135	33	4,455	95	100	0	0	D	Stop Gap	\$134
2028-29	145	3	GRISSOM RD	LAS BOLSAS ST	WILKES PL	LOCAL	E	AAC	2	1,785	33	59,905	95	85	4	11	D	Stop Gap	\$1,797
2028-29	112	6	EARHART RD	EARHART RD	SOUTH END	LOCAL	E	AAC	2	118	33	5,994	96	100	0	0	D	Stop Gap	\$180
2028-29	86	4	CHAMPLAIN RD	CHAMPLAIN RD	END	LOCAL	E	AAC	2	114	33	5,862	97	100	0	0	D	Stop Gap	\$176
2028-29	220	2	ORELLANO WY	ORELLANO WY	END	LOCAL	E	AAC	2	105	33	5,565	98	100	0	0	D	Stop Gap	\$167
																			\$2,175,349

XII. APPENDIX B – COMPLETE STREET LISTING CURRENT CONDITIONS

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
	MPAH																	
4	1	4_1	ALICIA PKWY	ALISO HILLS DR	MOULTON PKWY	MAJOR	B	C	AAC	3	1,354	42	67,438	3/8/2022	81	39	61	0
4	2	4_2	ALICIA PKWY	MOULTON PKWY	LAGUNA CT	MAJOR	B	C	AAC	3	496	42	18,492	3/8/2022	84	33	67	0
4	3	4_3	ALICIA PKWY	COSTEAU ST	HON AVE	MAJOR	B	E	AAC	3	925	42	44,897	3/8/2022	73	48	52	0
4	4	4_4	ALICIA PKWY	VIA LOMAS	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,720	42	78,369	3/8/2022	85	44	55	1
4	5	4_5	ALICIA PKWY	VIA LOMAS	ALISO HILLS DR (N)	MAJOR	B	E	AAC	3	843	42	37,591	3/8/2022	73	72	28	0
4	6	4_6	ALICIA PKWY	WILKES PL	COSTEAU ST	MAJOR	B	E	AAC	3	1,744	42	73,253	3/8/2022	76	50	41	9
4	7	4_7	ALICIA PKWY	WILKES PL	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,722	42	75,786	3/8/2022	74	51	45	4
4	8	4_8	ALICIA PKWY	I-5	HON AVE	MAJOR	B	E	AAC	3	793	42	39,807	3/8/2022	94	0	100	0
4	9	4_9	ALICIA PKWY	MOULTON PKWY	ALISO HILLS DR	MAJOR	B	C	AAC	3	1,362	42	60,819	3/8/2022	84	16	84	0
4	10	4_10	ALICIA PKWY	W. CITY LIMITS	LAGUNA CT	MAJOR	B	C	AAC	3	850	42	35,560	3/8/2022	92	30	70	0
4	11	4_11	ALICIA PKWY	ALISO HILLS DR	VIA LOMAS	MAJOR	B	E	AAC	3	832	42	36,761	3/8/2022	73	66	34	0
4	12	4_12	ALICIA PKWY	PASEO DE VALENCIA	VIA LOMAS	MAJOR	B	E	AAC	3	1,700	42	75,946	3/8/2022	69	67	33	0
4	13	4_13	ALICIA PKWY	PASEO DE VALENCIA	WILKES PL	MAJOR	B	E	AAC	3	1,728	42	74,291	3/8/2022	76	47	53	0
4	14	4_14	ALICIA PKWY	HON AVE	COSTEAU ST	MAJOR	B	E	AAC	3	911	42	43,886	3/8/2022	66	58	42	0
4	15	4_15	ALICIA PKWY	COSTEAU ST	WILKES PL	MAJOR	B	E	AAC	3	1,714	42	73,727	3/8/2022	68	64	36	0
4	16	4_16	ALICIA PKWY	HON AVE	I-5	MAJOR	B	E	AAC	3	848	48	40,869	3/8/2022	95	0	100	0
4	17	4_17	ALICIA PKWY	LAGUNA CT	W. CITY LIMITS	MAJOR	B	C	AAC	3	850	42	37,155	3/8/2022	91	42	58	0
4	18	4_18	ALICIA PKWY	LAGUNA CT	MOULTON PKWY	MAJOR	B	C	AAC	3	496	42	28,642	3/8/2022	92	30	70	0
6	1	6_1	AVENIDA DE LA CARLOTA	EL TORO RD	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	SECONDARY	B	E	AAC	2	3,365	30	84,199	4/6/2022	70	62	26	12
6	2	6_2	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	PASEO DE VALENCIA	SECONDARY	B	F	AAC	2	3,051	38	88,207	3/14/2022	61	42	58	0
6	3	6_3	AVENIDA DE LA CARLOTA	LAKE FOREST DR	PLAZA POINTE DR	SECONDARY	B	F	AAC	2	689	30	17,519	3/14/2022	54	46	47	7
6	4	6_4	AVENIDA DE LA CARLOTA	COMMERCE CENTER	RIDGE ROUTE DR	SECONDARY	B	F	AAC	2	794	30	21,860	3/14/2022	71	19	81	0
6	5	6_5	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	COMMERCE CENTER	SECONDARY	B	F	AAC	2	2,408	30	66,411	3/14/2022	66	28	70	2
6	6	6_6	AVENIDA DE LA CARLOTA	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	LOS ALISOS BLVD	SECONDARY	B	F	AAC	2	505	40	41,675	3/7/2022	73	29	71	0
6	7	6_7	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	EL TORO RD	SECONDARY	B	F	AAC	2	656	40	38,693	3/14/2022	70	57	43	0
6	8	6_8	AVENIDA DE LA CARLOTA	EL TORO RD	PASEO DE VALENCIA	SECONDARY	B	F	AAC	2	642	40	21,371	3/14/2022	79	43	57	0
6	9	6_9	AVENIDA DE LA CARLOTA	LOS ALISOS BLVD	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	SECONDARY	B	E	AAC	2	505	40	44,128	3/7/2022	73	8	72	20
6	10	6_10	AVENIDA DE LA CARLOTA	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	EL TORO RD	SECONDARY	B	E	AAC	2	3,365	30	97,583	4/6/2022	100	45	30	25
6	11	6_11	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	COMMERCE CENTER	SECONDARY	B	F	AAC	2	792	29	23,202	3/14/2022	68	28	72	0
6	12	6_12	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	RIDGE ROUTE DR	SECONDARY	B	F	AAC	2	3,049	38	87,210	3/14/2022	60	47	43	10
6	13	6_13	AVENIDA DE LA CARLOTA	COMMERCE CENTER	PLAZA POINTE DR	SECONDARY	B	F	AAC	2	2,453	29	73,670	3/14/2022	68	23	76	1
6	14	6_14	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	LAKE FOREST DR	SECONDARY	B	F	AAC	2	585	60	19,070	3/14/2022	63	27	72	1
8	1	8_1	CABOT RD	EL PASEO	PASEO DE VALENCIA	SECONDARY	B	B	AAC	2	2,808	40	86,504	3/14/2022	84	14	86	0
8	2	8_2	CABOT RD	S. CITY LIMITS (N)	RAPID FALLS DR	PRIMARY	B	A	AAC	2	787	40	39,494	3/16/2022	87	0	100	0
8	3	8_3	CABOT RD	OSO PKWY	S. CITY LIMITS	PRIMARY	B	B	AAC	2	830	40	27,104	3/14/2022	86	0	89	11
8	4	8_4	CABOT RD	PASEO DE VALENCIA	EL PASEO	SECONDARY	B	B	AAC	2	2,803	40	87,603	3/14/2022	81	49	51	0
8	5	8_5	CABOT RD	OSO PKWY	HITCHING RAIL RD	SECONDARY	B	B	AAC	2	294	40	6,823	3/14/2022	79	29	71	0
8	6	8_6	CABOT RD	HITCHING RAIL RD	EL PASEO	SECONDARY	B	B	AAC	2	560	40	17,749	3/14/2022	83	0	100	0
8	7	8_7	CABOT RD	LA PAZ RD	PASEO DE VALENCIA	SECONDARY	B	D	AAC	2	2,640	32	76,674	3/14/2022	85	26	60	14
8	8	8_8	CABOT RD	S. CITY LIMITS	OSO PKWY	PRIMARY	B	B	AAC	2	854	40	39,378	3/14/2022	87	0	100	0
8	9	8_9	CABOT RD	HITCHING RAIL RD	OSO PKWY	SECONDARY	B	B	AAC	2	294	40	14,472	3/14/2022	84	23	77	0
8	10	8_10	CABOT RD	EL PASEO	HITCHING RAIL RD	SECONDARY	B	B	AAC	2	557	40	19,320	3/14/2022	80	43	57	0
8	11	8_11	CABOT RD	RAPID FALLS RD (N)	N. CITY LIMITS	PRIMARY	B	A	AC	2	163	40	4,570	3/16/2022	81	0	100	0
8	12	8_12	CABOT RD	PASEO DE VALENCIA	LA PAZ RD	SECONDARY	B	D	AAC	2	2,604	32	79,192	3/14/2022	79	49	49	2
8	13	8_13	CABOT RD	N. CITY LIMITS	RAPID FALLS RD	PRIMARY	B	A	AAC	2	174	40	6,089	3/16/2022	83	0	100	0
8	14	8_14	CABOT RD	RAPID FALLS RD	S. CITY LIMITS	PRIMARY	B	A	AAC	2	812	40	35,932	3/16/2022	87	0	100	0
13	1	13_1	EL TORO RD	PASEO DE VALENCIA	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	3	1,498	36	68,551	3/7/2022	93	25	75	0
13	2	13_2	EL TORO RD	I-5	AVENIDA DE LA CARLOTA	PRINCIPAL	B	F	AAC	3	555	54	26,647	3/7/2022	94	0	59	41
13	3	13_3	EL TORO RD	AVENIDA DE LA CARLOTA	I-5	PRINCIPAL	B	F	AAC	3	570	63	29,770	3/7/2022	94	0	55	45
13	4	13_4	EL TORO RD	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	MAJOR	B	F	AAC	3	1,412	36	66,012	3/7/2022	93	0	100	0
14	2	14_2	GREENFIELD DR	SR 73 SB ON/OFF RAMP	SR 73 NB ON/OFF RAMP	SECONDARY	B	A	AC	3	379	41	15,238	3/16/2022	80	16	84	0
14	3	14_3	GREENFIELD DR	SR 73 NB ON/OFF RAMP	SR 73 SB ON/OFF RAMP	SECONDARY	B	A	AC	3	387	41	16,696	3/16/2022	82	0	98	2
18	1	18_1	LA PAZ RD	MOULTON PKWY	ALAMEDA AVE	PRIMARY	B	C	AAC	2	2,228	40	86,293	3/8/2022	74	42	58	0
18	2	18_2	LA PAZ RD	W. CITY LIMITS	MOULTON PKWY	MAJOR	B	C	AAC	3	809	50	61,186	3/8/2022	75	29	61	10
18	3	18_3	LA PAZ RD	ALISO HILLS DR	PASEO DE VALENCIA	PRIMARY	B	C	AAC	2	2,062	40	82,478	3/8/2022	69	29	59	12
18	4	18_4	LA PAZ RD	CHAMPLAIN RD	MC INTYRE ST	PRIMARY	B	D	AAC	2	979	30	32,034	3/8/2022	72	31	66	3
18	5	18_5	LA PAZ RD	CABOT RD	I-5	PRIMARY	B	D	AAC	2	458	31	15,462	3/14/2022	80	39	61	0
18	6	18_6	LA PAZ RD	MC INTYRE ST	CABOT RD	PRIMARY	B	D	AAC	2	877	30	29,067	3/8/2022	77	35	59	6
18	7	18_7	LA PAZ RD	PASEO DE VALENCIA	CHAMPLAIN RD	PRIMARY	B	D	AAC	2	944	30	29,282	3/8/2022	74	0	100	0
18	8	18_8	LA PAZ RD	GALLUP CIR	ALAMEDA AVE	PRIMARY	B	C	AAC	2	3,234	40	129,940	3/8/2022	70	17	77	6

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
18	9	18_9	LA PAZ RD	GALLUP CIR	ALISO HILLS DR	PRIMARY	B	C	AAC	2	910	40	35,620	3/8/2022	74	16	84	0
18	10	18_10	LA PAZ RD	ALAMEDA AVE	GALLUP CIR	PRIMARY	B	C	AAC	2	3,188	40	125,057	3/8/2022	72	32	55	13
18	11	18_11	LA PAZ RD	ALISO HILLS DR	GALLUP CIR	PRIMARY	B	C	AAC	2	930	40	36,465	3/8/2022	71	34	59	7
18	12	18_12	LA PAZ RD	ALAMEDA AVE	MOULTON PKWY	PRIMARY	B	C	AAC	2	2,180	40	95,681	3/8/2022	73	42	57	1
18	13	18_13	LA PAZ RD	MOULTON PKWY	W. CITY LIMITS	MAJOR	B	C	AAC	3	840	50	57,142	3/8/2022	71	50	49	1
18	14	18_14	LA PAZ RD	PASEO DE VALENCIA	ALISO HILLS DR	PRIMARY	B	C	AAC	2	2,068	40	80,657	3/8/2022	65	37	51	12
18	15	18_15	LA PAZ RD	MC INTYRE ST	CHAMPLAIN RD	PRIMARY	B	D	AAC	2	1,015	30	33,323	3/8/2022	62	63	37	0
18	16	18_16	LA PAZ RD	I-5	CABOT RD	PRIMARY	B	D	AAC	2	444	31	18,733	3/14/2022	83	0	100	0
18	17	18_17	LA PAZ RD	CABOT RD	MC INTYRE ST	PRIMARY	B	D	AAC	2	836	30	30,149	3/8/2022	59	72	26	2
18	18	18_18	LA PAZ RD	CHAMPLAIN RD	PASEO DE VALENCIA	PRIMARY	B	D	AAC	2	962	30	30,684	3/8/2022	68	38	62	0
19	1	19_1	LAGUNA HILLS DR	INDIAN HILL LN	PASEO DE VALENCIA	PRIMARY	B	E	AAC	2	2,661	33	88,427	3/9/2022	87	25	68	7
19	3	19_3	LAGUNA HILLS DR	MOULTON PKWY	EAST END OF BRIDGE	PRIMARY	B	E	AAC	2	414	33	14,757	3/9/2022	77	31	48	21
19	4	19_4	LAGUNA HILLS DR	EAST END OF BRIDGE	INDIAN HILL LN	PRIMARY	B	E	AAC	2	639	33	23,259	3/9/2022	81	0	71	29
19	6	19_6	LAGUNA HILLS DR	PASEO DE VALENCIA	INDIAN HILL LN	PRIMARY	B	E	AAC	2	2,645	33	86,964	3/9/2022	83	61	39	0
19	7	19_7	LAGUNA HILLS DR	WEST END OF BRIDGE	MOULTON PKWY	PRIMARY	B	E	AAC	2	465	33	20,690	3/9/2022	85	0	100	0
19	8	19_8	LAGUNA HILLS DR	INDIAN HILL LN	EAST END OF BRIDGE	PRIMARY	B	E	AAC	2	613	33	20,968	3/9/2022	82	49	51	0
20	1	20_1	LAKE FOREST DR	W CITY LIMITS	SANTA VITTORIA DR	MAJOR	B	F	AAC	3	417	42	20,767	3/12/2022	71	0	100	0
20	2	20_2	LAKE FOREST DR	AVENIDA DE LA CARLOTA	DEL LAGO DR	MAJOR	B	F	AAC	3	914	45	56,517	3/12/2022	76	48	50	2
20	3	20_3	LAKE FOREST DR	E. CITY LIMITS	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	3	818	59	51,899	3/12/2022	95	0	100	0
20	4	20_4	LAKE FOREST DR	MILL CREEK DR	SANTA VITTORIA DR	MAJOR	B	F	AAC	3	1,603	44	69,474	3/12/2022	75	0	99	1
20	5	20_5	LAKE FOREST DR	MILL CREEK DR	TRITON WY	MAJOR	B	F	AAC	3	585	44	23,636	3/12/2022	78	0	100	0
20	6	20_6	LAKE FOREST DR	TRITON WY	MOULTON PKWY	MAJOR	B	F	AAC	3	847	40	43,479	3/12/2022	76	14	86	0
20	7	20_7	LAKE FOREST DR	DEL LAGO DR	MOULTON PKWY	MAJOR	B	F	AAC	3	949	44	54,524	3/12/2022	74	0	100	0
20	8	20_8	LAKE FOREST DR	SANTA VITTORIA DR	W CITY LIMITS	MAJOR	B	F	AAC	3	431	51	18,474	3/12/2022	85	0	100	0
20	9	20_9	LAKE FOREST DR	DEL LAGO DR	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	4	918	50	44,074	3/12/2022	78	29	71	0
20	10	20_10	LAKE FOREST DR	AVENIDA DE LA CARLOTA	E. CITY LIMITS	MAJOR	B	F	AAC	3	888	59	41,693	3/12/2022	95	0	100	0
20	11	20_11	LAKE FOREST DR	SANTA VITTORIA DR	MILL CREEK DR	MAJOR	B	F	AAC	3	1,603	43	69,774	3/12/2022	77	0	100	0
20	12	20_12	LAKE FOREST DR	TRITON WY	MILL CREEK DR	MAJOR	B	F	AAC	3	589	38	29,786	3/12/2022	76	0	100	0
20	13	20_13	LAKE FOREST DR	MOULTON PKWY	TRITON WY	MAJOR	B	F	AAC	3	843	48	38,443	3/12/2022	72	26	74	0
20	14	20_14	LAKE FOREST DR	MOULTON PKWY	DEL LAGO DR	MAJOR	B	F	AAC	3	954	46	50,064	3/12/2022	76	5	95	0
21	1	21_1	LOS ALISOS BLVD	PASEO DE VALENCIA	AVENIDA DE LA CARLOTA	MAJOR	B	E	AAC	3	1,457	38	68,991	3/7/2022	87	0	100	0
21	2	21_2	LOS ALISOS BLVD	AVENIDA DE LA CARLOTA	I-5 OVERPASS	MAJOR	B	E	AAC	3	757	28	27,480	3/7/2022	90	0	100	0
21	3	21_3	LOS ALISOS BLVD	I-5 OVERPASS	AVENIDA DE LA CARLOTA	MAJOR	B	E	AAC	2	699	28	27,034	3/7/2022	91	0	100	0
21	4	21_4	LOS ALISOS BLVD	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,482	40	62,089	3/7/2022	88	0	100	0
23	1	23_1	MOULTON PKWY	INDIAN CIRCLE LN	W. CITY LIMITS	SMART STREET 6 LANE	B	E	AAC	3	674	50	25,585	3/10/2022	80	10	90	0
23	2	23_2	MOULTON PKWY	ALISO CREEK BRIDGE	INDIAN HILL LN	SMART STREET 6 LANE	B	E	AAC	3	681	42	30,942	3/10/2022	68	20	80	0
23	3	23_3	MOULTON PKWY	LAGUNA HILLS DR	INDIAN CIRCLE LN	SMART STREET 6 LANE	B	E	AAC	3	1,821	40	82,325	3/10/2022	71	27	73	0
23	4	23_4	MOULTON PKWY	RIDGE ROUTE DR	SANTA MARIA AVE	SMART STREET 6 LANE	B	F	AAC	3	1,361	48	60,721	3/10/2022	76	14	86	0
23	5	23_5	MOULTON PKWY	RIDGE ROUTE DR	EL PACIFICO DR	SMART STREET 6 LANE	B	F	AAC	3	1,539	50	69,992	3/10/2022	79	18	82	0
23	6	23_6	MOULTON PKWY	MANDEVILLE DR	LA PAZ RD	SMART STREET 6 LANE	B	C	AAC	3	1,619	48	79,329	3/10/2022	70	45	55	0
23	7	23_7	MOULTON PKWY	ALICIA PKWY	VIA LOMAS	SMART STREET 6 LANE	B	C	AAC	3	830	49	33,597	3/10/2022	74	46	54	0
23	8	23_8	MOULTON PKWY	MANDEVILLE DR	ALICIA PKWY	SMART STREET 6 LANE	B	C	AAC	3	1,487	48	77,033	3/10/2022	80	30	66	4
23	9	23_9	MOULTON PKWY	VIA LOMAS	INDIAN HILL LN	SMART STREET 6 LANE	B	E	AAC	3	1,037	42	45,239	3/10/2022	63	44	55	1
23	10	23_10	MOULTON PKWY	NORTH END OF BRIDGE	LAGUNA HILLS DR	SMART STREET 6 LANE	B	E	AAC	3	721	42	37,272	3/10/2022	71	8	90	2
23	12	23_12	MOULTON PKWY	EL PACIFICO DR	LAKE FOREST DR	SMART STREET 6 LANE	B	F	AAC	3	1,570	50	73,673	3/10/2022	76	37	63	0
23	13	23_13	MOULTON PKWY	SANTA MARIA AVE	RIDGE ROUTE DR	SMART STREET 6 LANE	B	F	AAC	3	1,357	48	66,799	3/10/2022	82	0	100	0
23	14	23_14	MOULTON PKWY	SR 73	NELLIE GAIL RD	SMART STREET 6 LANE	B	A	AAC	3	335	54	28,004	3/10/2022	84	11	89	0
23	15	23_15	MOULTON PKWY	NELLIE GAIL RD	OSO PKWY	SMART STREET 6 LANE	B	A	AAC	3	963	48	43,195	3/10/2022	72	53	47	0
23	16	23_16	MOULTON PKWY	OSO PKWY	LA PAZ RD	SMART STREET 6 LANE	B	B	AAC	3	1,384	36	61,005	3/10/2022	56	50	49	1
23	18	23_18	MOULTON PKWY	EL PACIFICO DR	RIDGE ROUTE DR	SMART STREET 6 LANE	B	F	AAC	3	1,539	50	70,352	3/10/2022	75	9	80	11
23	19	23_19	MOULTON PKWY	LAKE FOREST DR	EL PACIFICO DR	SMART STREET 6 LANE	B	F	AAC	3	1,559	50	69,299	3/10/2022	78	25	73	2
23	20	23_20	MOULTON PKWY	LA PAZ RD	MANDEVILLE DR	SMART STREET 6 LANE	B	C	AAC	3	1,598	48	67,390	3/10/2022	65	46	54	0
23	21	23_21	MOULTON PKWY	VIA LOMAS	ALICIA PKWY	SMART STREET 6 LANE	B	C	AAC	3	795	49	41,312	3/10/2022	66	39	61	0
23	22	23_22	MOULTON PKWY	ALICIA PKWY	MANDEVILLE DR	SMART STREET 6 LANE	B	C	AAC	3	1,566	48	66,270	3/10/2022	65	37	59	4
23	23	23_23	MOULTON PKWY	NELLIE GAIL RD	S. CITY LIMITS	SMART STREET 6 LANE	B	A	AAC	3	220	48	22,552	3/10/2022	83	0	100	0
23	24	23_24	MOULTON PKWY	OSO PKWY	NELLIE GAIL RD	SMART STREET 6 LANE	B	A	AAC	3	908	52	45,483	3/10/2022	79	0	68	32
23	25	23_25	MOULTON PKWY	LA PAZ RD	OSO PKWY	SMART STREET 6 LANE	B	B	AAC	3	1,391	52	62,488	3/10/2022	76	39	61	0
23	26	23_26	MOULTON PKWY	INDIAN HILL LN	SOUTH END OF BRIDGE	SMART STREET 6 LANE	B	E	AAC	3	857	40	34,170	3/10/2022	66	25	75	0
23	27	23_27	MOULTON PKWY	INDIAN HILL LN	VIA LOMAS	SMART STREET 6 LANE	B	E	AAC	3	1,010	41	54,610	3/10/2022	65	24	76	0
23	28	23_28	MOULTON PKWY	LAGUNA HILLS DR	NORTH END OF BRIDGE	SMART STREET 6 LANE	B	E	AAC	3	611	33	36,589	3/10/2022	66	35	65	0
23	29	23_29	MOULTON PKWY	W. CITY LIMITS	INDIAN CIRCLE LN	SMART STREET 6 LANE	B	E	AAC	3	585	38	33,769	3/10/2022	82	0	100	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
23	30	23_30	MOULTON PKWY	INDIAN CIRCLE LN	LAGUNA HILLS DR	SMART STREET 6 LANE	B	E	AAC	3	1,798	38	92,647	3/10/2022	77	0	97	3
27	1	27_1	OSO PKWY	NOTTINGHAM CT	BRIDLEWOOD DR	MAJOR	B	B	AAC	3	2,153	42	92,074	3/12/2022	69	71	29	0
27	2	27_2	OSO PKWY	MOULTON PKWY	WEST HAVEN DR	MAJOR	B	B	AAC	3	744	43	31,598	3/12/2022	79	39	52	9
27	3	27_3	OSO PKWY	MOULTON PKWY	W. CITY LIMITS	MAJOR	B	B	AAC	5	209	68	8,093	3/12/2022	89	0	100	0
27	4	27_4	OSO PKWY	WEST HAVEN DR	NELLIE GAIL RD	MAJOR	B	B	AAC	3	2,357	43	100,405	3/12/2022	72	51	43	6
27	5	27_5	OSO PKWY	CABOT RD	E. CITY LIMITS	MAJOR	B	B	AAC	3	207	47	7,423	3/12/2022	90	0	100	0
27	6	27_6	OSO PKWY	CABOT RD	TOMBSTONE RD	MAJOR	B	B	AAC	3	410	54	19,462	3/12/2022	77	21	73	6
27	7	27_7	OSO PKWY	W. CITY LIMITS	MOULTON PKWY	MAJOR	B	B	AAC	3	209	40	13,520	3/12/2022	91	0	100	0
27	8	27_8	OSO PKWY	BRIDLEWOOD DR	NOTTINGHAM CT	MAJOR	B	B	AAC	3	2,116	42	88,131	3/12/2022	76	28	55	17
27	9	27_9	OSO PKWY	WEST HAVEN DR	MOULTON PKWY	MAJOR	B	B	AAC	3	746	43	38,708	3/12/2022	80	29	71	0
27	10	27_10	OSO PKWY	NELLIE GAIL RD	WEST HAVEN DR	MAJOR	B	B	AAC	3	2,388	43	100,126	3/12/2022	75	29	58	13
27	11	27_11	OSO PKWY	E. CITY LIMITS	CABOT RD	MAJOR	B	B	AAC	3	207	47	13,080	3/12/2022	91	0	100	0
27	12	27_12	OSO PKWY	TOMBSTONE RD	CABOT RD	MAJOR	B	B	AAC	3	365	54	23,851	3/12/2022	65	41	59	0
27	13	27_13	OSO PKWY	NELLIE GAIL RD	NOTTINGHAM RD	MAJOR	B	B	AAC	3	1,176	43	49,492	3/12/2022	72	63	37	0
27	14	27_14	OSO PKWY	NOTTINGHAM CT	NELLIE GAIL RD	MAJOR	B	B	AAC	3	1,176	43	51,748	3/12/2022	78	32	53	15
27	15	27_15	OSO PKWY	BRIDLEWOOD DR	TOMBSTONE RD	MAJOR	B	B	AAC	3	2,225	42	96,729	3/12/2022	70	21	79	0
27	16	27_16	OSO PKWY	TOMBSTONE RD	BRIDLEWOOD DR	MAJOR	B	B	AAC	3	2,225	42	96,808	3/12/2022	80	44	56	0
28	1	28_1	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	HEALTH CENTER DR	MAJOR	B	E	AAC	2	1,139	34	45,817	3/9/2022	59	58	40	2
28	2	28_2	PASEO DE VALENCIA	EL TORO RD	CALLE DE LA PLATA	MAJOR	B	E	AAC	2	1,040	40	45,446	3/9/2022	53	55	39	6
28	3	28_3	PASEO DE VALENCIA	CALLE DE LA PLATA	CALLE DE LA MAGDALENA	MAJOR	B	E	AAC	2	742	36	30,117	3/9/2022	54	51	49	0
28	4	28_4	PASEO DE VALENCIA	AVE DE LA CARLOTA	EL TORO RD	SECONDARY	B	F	AAC	2	1,303	38	48,641	3/9/2022	82	59	41	0
28	5	28_5	PASEO DE VALENCIA	LAGUNA HILLS DR	ALICIA PKWY	MAJOR	B	E	AAC	3	1,605	52	73,824	3/9/2022	77	11	87	2
28	6	28_6	PASEO DE VALENCIA	MACKENZIE ST (W)	PINE NUT RD	SECONDARY	B	D	AAC	2	827	29	25,337	3/9/2022	89	0	100	0
28	7	28_7	PASEO DE VALENCIA	BECKENHAM ST	LAGUNA HILLS DR	MAJOR	B	E	AAC	3	1,554	34	60,304	3/9/2022	63	46	54	0
28	8	28_8	PASEO DE VALENCIA	KENNINGTON DR	BECKENHAM ST	MAJOR	B	E	AAC	2	571	35	23,302	3/9/2022	62	48	52	0
28	9	28_9	PASEO DE VALENCIA	HEALTH CENTER DR	LOS ALISOS BLVD	MAJOR	B	E	AAC	3	1,667	45	71,789	3/9/2022	63	44	50	6
28	10	28_10	PASEO DE VALENCIA	KENNINGTON DR	LOS ALISOS BLVD	MAJOR	B	E	AAC	2	1,233	35	50,394	3/9/2022	60	23	74	3
28	11	28_11	PASEO DE VALENCIA	CABOT RD	PINE NUT RD	SECONDARY	B	D	AAC	2	784	29	20,531	3/9/2022	88	0	100	0
28	12	28_12	PASEO DE VALENCIA	HILLARY LN	VELASQUEZ RD	MAJOR	B	D	AAC	2	1,021	38	40,980	3/9/2022	85	0	100	0
28	13	28_13	PASEO DE VALENCIA	LA PAZ RD (W)	ERICSON WY	MAJOR	B	D	AAC	2	1,049	38	39,294	3/9/2022	80	33	67	0
28	14	28_14	PASEO DE VALENCIA	PINE NUT RD (W)	MACKENZIE ST	SECONDARY	B	D	AAC	2	827	29	23,657	3/9/2022	87	0	100	0
28	15	28_15	PASEO DE VALENCIA	VELASQUEZ RD	ERICSON WY	MAJOR	B	D	AAC	2	1,092	38	42,317	3/9/2022	82	0	86	14
28	16	28_16	PASEO DE VALENCIA	SUNBURST AVE	ALICIA PKWY	MAJOR	B	D	AAC	2	1,187	38	57,590	3/9/2022	68	35	64	1
28	17	28_17	PASEO DE VALENCIA	HILLARY LN	SUNBURST AVE	MAJOR	B	D	AAC	2	465	38	17,685	3/9/2022	67	0	100	0
28	18	28_18	PASEO DE VALENCIA	PINE NUT RD	CABOT RD	SECONDARY	B	D	AAC	2	777	29	21,385	3/9/2022	94	0	100	0
28	19	28_19	PASEO DE VALENCIA	ALICIA PKWY	SUNBURST AVE	MAJOR	B	D	AAC	2	1,271	38	49,506	3/9/2022	84	22	66	12
28	20	28_20	PASEO DE VALENCIA	SUNBURST AVE	HILLARY LN	MAJOR	B	D	AAC	2	475	38	19,001	3/9/2022	87	0	100	0
28	21	28_21	PASEO DE VALENCIA	VELASQUEZ RD	HILLARY LN	MAJOR	B	D	AAC	2	988	38	37,611	3/9/2022	78	53	47	0
28	22	28_22	PASEO DE VALENCIA	ERICSON WY	VELASQUEZ RD	MAJOR	B	D	AAC	2	1,063	38	43,233	3/9/2022	79	42	58	0
28	23	28_23	PASEO DE VALENCIA	ERICSON WY	LA PAZ RD	MAJOR	B	D	AAC	2	1,032	38	41,586	3/9/2022	88	0	91	9
28	24	28_24	PASEO DE VALENCIA	ALICIA PKWY	LAGUNA HILLS DR	MAJOR	B	E	AAC	3	1,515	52	72,633	3/9/2022	74	31	48	21
28	25	28_25	PASEO DE VALENCIA	MACKENZIE ST	LA PAZ RD	SECONDARY	B	D	AAC	2	1,488	29	49,406	3/9/2022	86	0	100	0
28	26	28_26	PASEO DE VALENCIA	LA PAZ RD	MACKENZIE ST	SECONDARY	B	D	AAC	2	1,468	30	43,922	3/9/2022	87	0	100	0
28	27	28_27	PASEO DE VALENCIA	HEALTH CENTER DR	CALLE DE LA MAGDALENA	MAJOR	B	E	AAC	3	1,088	40	43,154	3/9/2022	44	61	38	1
28	28	28_28	PASEO DE VALENCIA	EL TORO RD	AVE DE LA CARLOTA	SECONDARY	B	F	AAC	3	1,267	41	41,587	3/9/2022	82	18	82	0
28	29	28_29	PASEO DE VALENCIA	LOS ALISOS BLVD	HEALTH CENTER DR	MAJOR	B	E	AAC	3	1,733	45	69,166	3/9/2022	55	46	54	0
28	30	28_30	PASEO DE VALENCIA	CALLE DE LA PLATA	EL TORO RD	MAJOR	B	E	AAC	2	1,008	40	47,444	3/9/2022	66	31	68	1
28	31	28_31	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	CALLE DE LA PLATA	MAJOR	B	E	AAC	3	697	40	29,659	3/9/2022	49	43	55	2
28	32	28_32	PASEO DE VALENCIA	LAGUNA HILLS DR	BECKENHAM ST	MAJOR	B	E	AAC	3	1,559	34	63,532	3/9/2022	49	35	56	9
28	33	28_33	PASEO DE VALENCIA	BECKENHAM ST	KENNINGTON DR	MAJOR	B	E	AAC	3	570	34	23,336	3/9/2022	59	23	77	0
28	34	28_34	PASEO DE VALENCIA	LOS ALISOS BLVD	KENNINGTON DR	MAJOR	B	E	AAC	3	1,287	34	53,698	3/9/2022	60	34	55	11
33	1	33_1	RIDGE ROUTE DR	PERALTA DR	EAST TO WIDENING	PRIMARY	B	F	AC	2	1,635	50	70,196	3/10/2022	94	0	100	0
33	2	33_2	RIDGE ROUTE DR	MILL CREEK DR	MOULTON PKWY	SECONDARY	B	F	AC	2	767	40	32,124	3/10/2022	100	69	31	0
33	3	33_3	RIDGE ROUTE DR	PERALTA DR	WEST TO WIDENING	PRIMARY	B	F	AAC	2	1,816	45	65,021	3/10/2022	93	0	100	0
33	4	33_4	RIDGE ROUTE DR	SANTA VITTORIA DR	MILL CREEK DR	SECONDARY	B	F	AC	2	2,443	40	76,807	3/10/2022	100	38	62	0
33	5	33_5	RIDGE ROUTE DR	NARROWS	MOULTON PKWY	PRIMARY	B	F	AAC	2	468	40	21,163	3/10/2022	94	0	100	0
33	6	33_6	RIDGE ROUTE DR	MOULTON PKWY	NARROWS	PRIMARY	B	F	AAC	2	470	40	16,290	3/10/2022	91	0	100	0
33	7	33_7	RIDGE ROUTE DR	MOULTON PKWY	MILL CREEK DR	SECONDARY	B	F	AAC	2	767	40	25,464	3/10/2022	100	52	48	0
33	8	33_8	RIDGE ROUTE DR	MILL CREEK DR	SANTA VITTORIA DR	SECONDARY	B	F	AAC	2	2,448	40	77,725	3/10/2022	100	42	58	0
33	9	33_9	RIDGE ROUTE DR	NARROWS	AVE DE LA CARLOTA	PRIMARY	B	F	AAC	2	1,047	40	38,624	3/10/2022	92	0	100	0
33	10	33_10	RIDGE ROUTE DR	AVENIDA DE LA CARLOTA	NARROWS	PRIMARY	B	F	AAC	2	1,000	26	37,821	3/10/2022	92	0	100	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
36	1	36_1	SANTA MARIA AVE	VIA VISTA	W CITY LIMITS	SECONDARY	B	F	AAC	2	950	30	23,580	3/12/2022	88	0	100	0
36	2	36_2	SANTA MARIA AVE	W CITY LIMITS	VIA VISTA	SECONDARY	B	F	AAC	2	979	30	23,478	3/12/2022	89	30	70	0
37	1	37_1	SANTA VITTORIA DR	LANE MERGE	RIDGE ROUTE DR	COLLECTOR	E	F	AAC	1	332	22	4,971	3/12/2022	100	0	100	0
37	2	37_2	SANTA VITTORIA DR	LANE MERGE	BRIDGE	COLLECTOR	E	F	AAC	2	173	49	6,660	3/12/2022	98	0	100	0
37	4	37_4	SANTA VITTORIA DR	CMTO COSTA	BRIDGE	COLLECTOR	E	F	AAC	2	876	38	30,457	3/12/2022	99	0	100	0
37	5	37_5	SANTA VITTORIA DR	LANE MERGE	CMTO COSTA	COLLECTOR	E	F	AAC	2	1,250	38	45,543	3/12/2022	99	0	100	0
37	6	37_6	SANTA VITTORIA DR	BASSANO EAST	LAKE FOREST DR	COLLECTOR	E	F	AAC	1	370	22	11,176	3/12/2022	95	0	100	0
37	7	37_7	SANTA VITTORIA DR	LAKE FOREST DR	BASSANO	COLLECTOR	E	F	AAC	1	392	22	8,449	3/12/2022	99	0	100	0
37	8	37_8	SANTA VITTORIA DR	LANE MERGE	BASSANO EAST	COLLECTOR	E	F	AAC	1	419	22	10,152	3/12/2022	98	0	100	0
37	9	37_9	SANTA VITTORIA DR	BASSANO EAST	LANE MERGE	COLLECTOR	E	F	AAC	1	401	22	9,662	3/12/2022	99	0	100	0
37	10	37_10	SANTA VITTORIA DR	RIDGE ROUTE DR	LANE MERGE	COLLECTOR	E	F	AAC	1	342	22	6,625	3/12/2022	94	38	62	0
37	12	37_12	SANTA VITTORIA DR	RIDGE ROUTE DR	LANE MERGE	COLLECTOR	E	F	AAC	1	285	22	7,794	3/12/2022	93	45	55	0
37	13	37_13	SANTA VITTORIA DR	SANTA MARIA AVE	BARBERA	COLLECTOR	E	F	AAC	2	1,095	36	34,696	3/12/2022	95	0	100	0
37	14	37_14	SANTA VITTORIA DR	BARBERA	AVENIDA DEL SOL	COLLECTOR	E	F	AAC	2	793	36	25,816	3/12/2022	96	0	100	0
37	15	37_15	SANTA VITTORIA DR	AVENIDA DEL SOL	SAN REMO DR	COLLECTOR	E	F	AAC	2	513	36	16,608	3/12/2022	99	0	100	0
37	16	37_16	SANTA VITTORIA DR	SAN REMO DR	LANE MERGE	COLLECTOR	E	F	AAC	2	670	36	26,017	3/12/2022	99	0	100	0
											42.6		9,057,114					
	Locals																	
41	1	41_1	ABILENE CIR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	410	38	16,081	4/8/2022	92	0	100	0
42	1	42_1	ADAMO	SORESINA	END		E	F	AC	2	308	35	16,544	4/7/2022	91	0	100	0
1	1	1_1	ALAMEDA AVE	DEL MONTE ST	ALISO HILLS DR		E	C	AAC	2	474	38	16,388	3/29/2018	82	0	100	0
1	2	1_2	ALAMEDA AVE	EL PRADO ST	DEL MONTE ST		E	C	AAC	2	730	38	27,165	3/29/2018	81	0	100	0
1	3	1_3	ALAMEDA AVE	EL PRADO ST	ELENA DR		E	C	AAC	2	637	38	22,561	3/29/2018	82	0	100	0
1	4	1_4	ALAMEDA AVE	ELENA DR	MONTE ROYALE ST		E	C	AAC	2	771	38	27,118	3/29/2018	83	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
43	1	43_1	ALCALDE DR	VERDUGO DR	PERALTA DR		E	F	AAC	2	1,560	43	64,688	3/14/2022	92	0	100	0
44	1	44_1	ALISAL AVE	SARITA DR	LINDA VISTA DR		E	C	AAC	2	970	33	31,319	1/1/2020	100	0	0	0
44	2	44_2	ALISAL AVE	LINDA VISTA DR	PASEO DE VALENCIA		E	C	AAC	2	120	37	4,532	1/1/2020	100	0	0	0
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
45	1	45_1	ALTA LOMA CT	SANTA ROSA AVE	EAST END		E	C	AAC	2	460	37	18,714	1/1/2020	100	0	0	0
46	1	46_1	ALTA MIRA DR	ALEMEDA AVE	BUENA VISTA DR		E	C	AAC	2	400	37	14,174	1/1/2020	100	0	0	0
47	1	47_1	AMALIA ST	YOLANDA ST	CARMEL ST		E	C	AC	2	210	33	6,787	4/3/2018	93	0	100	0
48	1	48_1	ANACAPA ST	SAN PEDRO AVE	EL PRADO ST		E	C	AAC	2	770	33	24,949	1/1/2020	100	0	0	0
49	1	49_1	ANADALE DR	VISTA VIEJO N CNR	NORTH END		E	A	AAC	2	890	35	31,942	4/7/2022	94	0	85	15
50	1	50_1	ANCONA	TREVISIO	END		E	F	AAC	2	306	35	18,073	4/7/2022	93	0	100	0
51	1	51_1	ANDREA ST	LUPITA ST	NORTH END		E	C	AC	2	272	39	11,390	4/3/2018	89	0	100	0
51	2	51_2	ANDREA ST	LUPITA ST	SOUTH END		E	C	AC	2	269	39	11,066	4/3/2018	87	0	100	0
345	1	345_1	ANVIL CIR	FARRIER CIR	NORTH END		E	B	AAC	2	707	33	28,842	3/16/2022	95	0	100	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
52	1	52_1	APPALOOSA PL	MUSTANG DR N CNR	LA PAZ RD S CNR		E	B	AAC	2	240	35	9,839	4/4/2018	94	0	100	0
53	1	53_1	ASHLAND DR	KENNINGTON DR	WEYBURN DR		E	E	AAC	2	1,175	37	43,309	1/1/2020	100	0	0	0
55	1	55_1	AVENIDA AVALON	VIA BALBOA	SOUTH END		E	E	AAC	2	210	33	8,692	1/1/2020	100	0	0	0
6	15	6_15	AVENIDA DE LA CARLOTA	LOS ALISOS BL S CNR	CHRISTINA CT N CNR		E	E	AAC	2	155	34	5,652	6/1/2018	100	0	0	0
56	1	56_1	BARBERA	SANTA VITTORIA	MARSALA		E	F	AAC	2	303	39	9,707	4/7/2022	90	0	100	0
56	2	56_2	BARBERA	MARSALA	PESARO		E	F	AAC	2	1,179	39	42,593	4/7/2022	90	0	100	0
57	1	57_1	BARENTS ST	HILLARY LN	GRISSOM RD		E	D	AAC	2	1,300	33	43,337	4/6/2022	85	37	56	7
57	2	57_2	BARENTS ST	WILKES PL	HILLARY LN		E	D	AAC	2	135	33	4,764	4/6/2022	95	0	100	0
57	3	57_3	BARENTS ST	WILKES PL	EAST END		E	D	AAC	2	1,310	36	46,447	5/11/2020	86	42	50	8
58	1	58_1	BARKSTONE LN	VISTA VIEJO	NORTH END		E	A	AAC	2	660	36	23,809	4/7/2022	93	0	96	4
59	1	59_1	BAUTISTA DR	PADUA DR	SOUTH END		E	D	AAC	2	455	33	18,690	4/6/2022	88	40	60	0
60	1	60_1	BEARGRASS CIR	LOST COLT DR	SOUTH END		E	A	AAC	2	165	33	7,683	4/12/2018	99	0	100	0
61	1	61_1	BECKENHAM ST	PASEO DE VALENCIA	ACACIA LN		E	E	AAC	2	1,063	36	35,267	1/1/2020	100	0	0	0
61	2	61_2	BECKENHAM ST	ACACIA LN	WILKES PL		E	E	AAC	2	591	36	18,845	1/1/2020	100	0	0	0
62	1	62_1	BENTLEY LN	ALICIA PKWY	EAST END		E	D	AAC	2	1,555	38	57,924	5/11/2020	90	22	53	25
63	1	63_1	BIANCO	MARSALA	END		E	F	AAC	2	348	35	15,781	4/7/2022	92	0	100	0
64	1	64_1	BLACK HORSE LN	LOST COLT DR	EAST END		E	A	AAC	2	850	36	30,715	5/11/2020	89	48	52	0
65	1	65_1	BOONE PL	CADALLAC DR	SOUTH END		E	D	AAC	2	170	43	8,064	4/6/2022	81	68	32	0
66	1	66_1	BOOTHILL CT	DILLION RD	WEST END		E	A	AAC	2	475	38	17,758	4/8/2022	74	28	72	0
67	1	67_1	BOOTSTRAP PL	GALLUP CIR	WEST END		E	B	AAC	2	175	44	8,026	3/16/2022	91	0	100	0
68	1	68_1	BRADFORD LN	NOTTINGHAM CT	NORTH END		E	A	AAC	2	225	41	7,108	5/11/2020	91	45	49	6
69	1	69_1	BRIDLEWOOD DR	FLINTLOCK LN	NELLIE GAIL RD		E	B	AAC	2	490	39	17,957	3/16/2022	95	0	100	0
69	2	69_2	BRIDLEWOOD DR	OSO PKWY	LAUREL CREST DR		E	A	AAC	2	1,250	38	44,957	5/11/2020	90	54	46	0
69	3	69_3	BRIDLEWOOD DR	OSO PKWY	SADDLE ROCK PL		E	B	AAC	2	220	36	8,796	3/16/2022	99	0	100	0
69	4	69_4	BRIDLEWOOD DR	LAUREL CREST DR	MEADOW CREST DR		E	A	AAC	2	791	38	28,270	5/11/2020	89	48	45	7
69	5	69_5	BRIDLEWOOD DR	SADDLE ROCK PL	FLINTLOCK LN		E	B	AAC	2	755	41	27,758	3/16/2022	95	0	100	0
69	6	69_6	BRIDLEWOOD DR	MEADOW CREST DR	VISTA VIEJO		E	A	AAC	2	1,476	38	53,923	5/11/2020	93	35	65	0
70	1	70_1	BROKEN BIT LN	BUCKSKIN DR	SOUTH END		E	B	AAC	2	785	36	29,498	4/4/2018	86	0	100	0
71	1	71_1	BUCKBOARD LN	BUCKSKIN DR	STENSON PL		E	B	AAC	2	1,217	39	45,760	4/12/2018	55	36	56	8
71	2	71_2	BUCKBOARD LN	STENSON PL	NELLIE GAIL RD		E	B	AAC	2	1,691	39	62,796	4/4/2018	66	0	86	14
72	1	72_1	BUCKLESTONE CT	NELLIE GAIL RD	NORTH END		E	B	AAC	2	350	39	14,001	3/16/2022	93	0	100	0
73	1	73_1	BUCKSKIN DR	NELLIE GAIL RD	SILVER SADDLE LN		E	B	AAC	2	1,329	39	49,275	11/1/2021	100	0	0	0
73	2	73_2	BUCKSKIN DR	SILVER SADDLE LN	MUSTANG DR		E	B	AAC	2	904	39	33,689	11/1/2021	100	0	0	0
73	3	73_3	BUCKSKIN DR	MUSTANG DR	BUCKBOARD LN		E	B	AAC	2	1,001	39	38,062	11/1/2021	100	0	0	0
74	1	74_1	BUENA VISTA DR	LOS GATOS DR	NORTH END		E	C	AAC	2	1,130	38	43,072	1/1/2020	100	0	0	0
75	1	75_1	CADILLAC DR	GRISSOM RD	BOONE PL		E	D	AAC	2	575	33	18,649	4/6/2022	83	37	47	16
75	2	75_2	CADILLAC DR	BOONE PL	HILLARY LN		E	D	AAC	2	422	33	13,391	4/6/2022	92	0	90	10
76	1	76_1	CAJON DR	WELLS FARGO DR	COSTEAU DR		E	D	AAC	2	560	37	17,551	4/8/2022	88	12	77	11
77	1	77_1	CALERO AVE	LA MIRADA ST	EL CONEJO LN		E	C	AAC	2	290	33	10,417	1/1/2020	100	0	0	0
78	1	78_1	CALIFIA DR	MACKENZIE ST	LA SUEN RD		E	D	AAC	2	865	36	30,061	4/6/2022	81	43	54	3
79	1	79_1	CALLE CARMEL	HENDON ST	SOUTH END		E	E	AAC	2	570	26	16,440	1/1/2020	100	0	0	0
80	1	80_1	CAMBERWELL ST	HON AVE	HENDON ST		E	E	AAC	2	1,103	37	39,161	4/6/2022	84	36	64	0
80	2	80_2	CAMBERWELL ST	HENDON	COUSTEU ST		E	E	AAC	2	607	37	22,917	4/6/2022	84	35	65	0
81	1	81_1	CARLSON CT	LAUREL CREST DR	EAST END		E	A	AAC	2	135	33	7,131	4/12/2018	94	0	75	25
82	1	82_1	CARMEL ST	SOUTH END	NORTH END		E	C	AC	2	865	35	32,519	4/3/2018	92	0	100	0
83	1	83_1	CAROL LN	JULIE AVE	EAST END		E	E	AAC	2	430	37	16,227	1/1/2020	100	0	0	0
84	1	84_1	CATANIA	CREMONA	END		E	F	AAC	2	255	35	10,506	4/7/2022	93	0	100	0
85	1	85_1	CEDARBLUFF TER	WOODBUFF RD	EAST END		E	A	AAC	2	845	35	30,342	4/7/2022	88	60	40	0
86	1	86_1	CHAMPLAIN RD	EARHART RD	VESPUCCI RD		E	D	AAC	2	830	35	23,057	5/11/2020	92	27	73	0
86	2	86_2	CHAMPLAIN RD	GRISSOM RD	LAPAZ RD		E	D	AAC	2	1,260	33	40,950	4/5/2018	79	0	100	0
86	3	86_3	CHAMPLAIN RD	PIKE RD	CHARLEMAGNE RD		E	D	AAC	2	725	33	25,502	5/11/2020	85	43	57	0
86	4	86_4	CHAMPLAIN RD	CHAMPLAIN RD	END		E	D	AAC	2	114	33	6,073	4/5/2018	97	0	100	0
87	1	87_1	CHAPARREL PL	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	155	46	8,681	3/16/2022	93	0	100	0
88	1	88_1	CHARLEMAGNE RD	CHAMPLAIN RD	DE SALLE ST		E	D	AAC	2	535	33	17,196	5/11/2020	88	30	70	0
89	1	89_1	CHELSEA LN	NOTTINGHAM CT	SOUTH END		E	A	AAC	2	310	33	10,946	4/7/2022	83	0	27	73
90	1	90_1	CHRISTINA CT	EAST END	WEST END		E	E	AAC	2	1,050	36	37,048	6/1/2018	100	0	0	0
91	1	91_1	CLARINGTON DR	WEYBURN DR	KENNINGTON DR		E	E	AAC	2	1,265	37	46,953	1/1/2020	100	0	0	0
92	1	92_1	COACH SPRINGS LN	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	500	38	18,511	4/4/2018	99	0	100	0
93	1	93_1	COLONNA	SORESINA	PESARO		E	F	AAC	2	570	35	19,350	4/7/2022	90	27	73	0
9	1	9_1	COMMERCE CENTER DR	AVE DE LA CARLOTA	END		E	F	AAC	2	983	46	42,461	3/14/2022	94	0	100	0
95	1	95_1	COSTEAU CT	COSTEAU ST	NORTH END		E	E	AAC	2	110	49	5,199	4/6/2022	76	46	54	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
95	2	95_2	COSTEAU CT	COSTEAU ST	NORTH END		E	E	AAC	2	115	48	5,694	4/6/2022	78	0	100	0
96	1	96_1	COSTEAU DR	ALICIA PKWY	CAJON DR		E	D	AAC	2	1,980	36	70,756	4/6/2022	84	57	38	5
97	1	97_1	COSTEAU ST	ALICIA PKWY	BECKENHAM ST		E	E	AAC	2	1,650	36	54,739	4/6/2022	72	0	57	43
98	1	98_1	CREEK DR	LINDA VISTA DR	SOUTH END		E	C	AAC	2	780	35	27,774	1/1/2020	100	0	0	0
99	1	99_1	CREEKVIEW DR	WEST END	CHRISTINA CT		E	E	AAC	2	1,315	34	45,673	6/1/2018	100	0	0	0
100	1	100_1	CREMONA	TARANTO	END		E	F	AAC	2	319	35	13,106	4/7/2022	93	0	100	0
101	1	101_1	CRESTA CT	CREEKVIEW DR	NORTH END		E	E	AAC	2	160	33	7,657	6/1/2018	100	0	0	0
102	1	102_1	DAPPLE GREY DR	NELLIE GAIL DR S CNR	WILD VIEW TER		E	B	AAC	2	667	34	21,927	3/16/2022	91	0	100	0
102	2	102_2	DAPPLE GREY DR	WILD VIEW TER	NELLIE GAIL RD		E	B	AAC	2	1,624	34	54,591	3/16/2022	92	0	100	0
103	1	103_1	DE SALLE ST	MACKENZIE ST	EARHART RD		E	D	AAC	2	1,200	33	38,614	5/11/2020	87	57	40	3
103	2	103_2	DE SALLE ST	EARHART RD	GRISSOM RD		E	D	AAC	2	1,239	33	38,918	5/11/2020	83	52	48	0
104	1	104_1	DEL LAGO DR	ALCALDE DR	LA CADENA DR		E	F	AAC	2	1,160	44	47,409	3/14/2022	92	0	100	0
104	2	104_2	DEL LAGO DR	LA CADENA DR	LAKE FOREST DR		E	F	AAC	2	870	64	53,578	3/14/2022	91	0	100	0
105	1	105_1	DEL MONTE ST	ALAMEDA AVE	LA CUESTA AVE		E	C	AAC	2	950	37	34,363	1/1/2020	100	0	0	0
106	1	106_1	DEPUTY CIR	DILLION RD	SOUTH END		E	A	AAC	2	1,245	34	44,708	4/8/2022	75	23	77	0
107	1	107_1	DERBY CIR	WILKES PL	WEST END		E	E	AAC	2	490	37	18,044	4/6/2022	88	46	54	0
108	1	108_1	DERBYHILL DR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	1,140	38	45,235	4/8/2022	94	0	100	0
109	1	109_1	DESERT TRAIL	NELLIE GAIL DR	SOUTH END		E	B	AAC	2	525	37	19,628	3/16/2022	97	0	100	0
110	1	110_1	DEVONSHIRE RD	FALLING LEAF DR	NOTTINGHAM CT		E	A	AAC	2	900	37	33,429	5/11/2020	92	0	88	12
111	1	111_1	DILLION RD	LOST TRAIL DR	EAST END		E	A	AAC	2	1,840	38	70,587	4/8/2022	80	61	39	0
112	1	112_1	EARHART RD	BARENTS ST	VELASQUEZ RD		E	D	AAC	2	862	37	29,700	5/11/2020	87	49	51	0
112	2	112_2	EARHART RD	DE SALLE DR	CHAMPLAIN RD		E	D	AAC	2	485	33	16,756	5/11/2020	92	28	72	0
112	3	112_3	EARHART RD	DE SALLE DR	ERICSON WY		E	D	AAC	2	240	33	7,826	4/12/2018	79	0	100	0
112	4	112_4	EARHART RD	ERICSON WY	LAS BOLSAS ST		E	D	AC	2	255	33	9,265	4/5/2018	84	0	100	0
112	5	112_5	EARHART RD	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,168	37	41,943	5/11/2020	85	43	57	0
112	6	112_6	EARHART RD	EARHART RD	SOUTH END		E	D	AAC	2	118	33	6,192	4/6/2022	96	0	100	0
113	1	113_1	EL CAPITAN LN	CREEK DR	LARGO DR		E	C	AAC	2	880	33	30,241	4/2/2018	84	0	100	0
114	1	114_1	EL CONEJO LN	LINDA VISTA DR	CALERO AVE		E	C	AAC	2	930	33	29,817	1/1/2020	100	0	0	0
115	1	115_1	EL DORADO DR	STAGE COACH DR	PRESIDIO DR		E	D	AAC	2	860	33	27,880	4/8/2022	83	59	39	2
116	1	116_1	EL PACIFICO DR	VERDUGO DR	END		E	F	AAC	2	235	43	13,362	3/14/2022	93	0	100	0
116	2	116_2	EL PACIFICO DR	MOULTON PKWY	VERDUGO DR		E	F	AAC	2	300	64	18,126	3/14/2022	92	0	100	0
117	1	117_1	EL PRADO ST	ALAMEDA AVE	SAN PEDRO AVE		E	C	AAC	2	810	37	29,382	1/1/2020	100	0	0	0
118	1	118_1	EL SEGUNDO ST	ALISO HILLS DR	NORTH END		E	C	AAC	2	570	36	21,362	1/1/2020	100	0	0	0
118	1	118_1	EL SEGUNDO ST	ALISO HILLS DR	NORTH END		E	C	AAC	2	570	36	21,362	1/1/2020	100	0	0	0
119	1	119_1	ELENA DR	LOS GATOS DR	ALAMEDA AVE		E	C	AAC	2	535	37	21,634	1/1/2020	100	0	0	0
120	1	120_1	ELM BANK DR	DEVONSHIRE RD	WEST END		E	A	AAC	2	510	37	18,896	4/7/2022	94	0	95	5
121	1	121_1	EMPTY SADDLE DR	NELLIE GAIL RD	SPOTTED PONY LN		E	A	AAC	2	1,880	36	55,789	4/4/2018	79	0	69	31
122	1	122_1	ENCANTO CT	LUNA BONITA DR	SOUTH END		E	C	AC	2	280	39	11,487	3/29/2018	73	20	80	0
123	1	123_1	ERICSON WY	COSTEAU DR	EARHART RD		E	D	AAC	2	1,105	37	38,951	4/8/2022	85	33	62	5
123	2	123_2	ERICSON WY	EARHART RD	PASEO DE VALENCIA		E	D	AAC	2	1,393	37	49,085	4/8/2022	74	33	33	34
124	1	124_1	ERNESTINE CT	LINDA FLORA ST	NORTH END		E	C	AAC	2	475	37	17,443	1/1/2020	100	0	0	0
125	1	125_1	EUCALYPTUS DR	WOODBUFF RD	EAST END		E	A	AAC	2	340	32	11,189	4/7/2022	91	41	56	3
126	1	126_1	EVA ST	LUPITA ST	YOLANDA ST		E	C	AC	2	950	33	32,987	4/3/2018	91	0	100	0
127	1	127_1	EVERGREEN RD	OAK LEAF RD	FIR LN		E	D	AAC	2	800	37	28,763	4/5/2018	74	0	100	0
128	1	128_1	EXPRESS DR	ELDORADO DR	WEST END		E	D	AAC	2	600	36	21,816	4/8/2022	86	21	79	0
129	1	129_1	FAIRCOURT LN	WOODBUFF RD	EAST END		E	A	AAC	2	565	36	21,572	4/7/2022	95	0	100	0
130	1	130_1	FALLING LEAF DR	DEVONSHIRE RD	WOODBUFF RD		E	A	AAC	2	1,670	37	60,018	4/7/2022	93	0	84	16
131	1	131_1	FARGO RD	ROCKRIDGE RD	SOUTH END		E	A	AAC	2	535	37	20,058	4/8/2022	83	24	76	0
134	1	134_1	FARRIER CIR	MUSTANG DR	NORTH END		E	B	AAC	2	571	33	22,482	3/16/2022	98	0	100	0
132	1	132_1	FIR LN	EVERGREEN RD	TREE TOP RD		E	D	AAC	2	250	37	11,957	5/11/2020	92	29	71	0
133	1	133_1	FLETCHER PL	LAUREL CREST DR	EAST END		E	A	AAC	2	270	40	11,011	4/7/2022	93	0	96	4
134	1	134_1	FLINTLOCK LN	BRIDLEWOOD DR	NORTH END		E	B	AAC	2	1,015	36	35,808	3/16/2022	91	0	100	0
135	1	135_1	FORMELLO	BARBERA	END		E	F	AAC	2	378	35	15,607	4/7/2022	93	0	100	0
136	1	136_1	GALLUP CIR	LA PAZ RD	RANGEWOOD RD		E	B	AAC	2	1,908	39	70,021	3/16/2022	95	0	100	0
136	2	136_2	GALLUP CIR	RANGEWOOD RD	NELLIE GAIL RD		E	B	AAC	2	1,034	37	38,328	3/16/2022	95	0	100	0
137	1	137_1	GENOVA	PALERMO	END		E	F	AAC	2	562	35	23,671	4/7/2022	92	0	100	0
138	1	138_1	GEORGIA SUE DR	JORIE DR	EAST END		E	E	AAC	2	1,365	37	49,377	4/3/2018	80	0	99	1
139	1	139_1	GLEN CANYON DR	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	1,985	38	70,050	3/16/2022	91	0	100	0
139	2	139_2	GLEN CANYON DR	BRIDLEWOOD DR	END		E	B	AAC	2	146	33	7,105	3/16/2022	95	0	100	0
140	1	140_1	GOLD DUST LN	HIDDEN TRAIL RD	SOUTH END		E	A	AAC	2	910	36	32,723	4/8/2022	84	25	75	0
141	1	141_1	GOLDEN ROD CIR	MAGNOLIA CT	EAST END		E	A	AAC	2	85	63	5,132	4/7/2022	94	0	100	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
142	1	142_1	GORDON RD	MOULTON PKWY	IMPERIAL DR		E	C	AAC	2	450	37	18,217	8/31/2021	100	0	0	0
143	1	143_1	GRAVINO	PESARO	END		E	F	AAC	2	280	35	12,328	4/7/2022	93	0	100	0
346	1	346_1	GREEN HILLS LN	WOODBUFF RD	RAIN TREE RD		E	A	AAC	2	597	33	18,373	4/7/2022	94	0	100	0
14	1	14_1	GREENFIELD DR	SR 73 RAMPS	HIDDEN TRAIL RD		E	A	AAC	2	794	38	32,549	5/11/2020	92	0	89	11
144	1	144_1	GRISSOM CIR	HILLARY LN	WEST END		E	D	AAC	2	120	47	6,001	4/6/2022	93	0	100	0
145	1	145_1	GRISSOM RD	PIKE RD	LA PAZ RD		E	D	AC	2	125	33	4,415	4/5/2018	81	0	100	0
145	2	145_2	GRISSOM RD	BARENTS ST	EAST END		E	D	AAC	2	925	35	28,657	4/6/2022	80	56	42	2
145	3	145_3	GRISSOM RD	LAS BOLSAS ST	WILKES PL		E	D	AAC	2	1,785	33	57,687	4/6/2022	95	4	85	11
145	4	145_4	GRISSOM RD	MACKENZIE ST	WEST END		E	D	AAC	2	535	36	19,372	4/5/2018	83	0	100	0
145	5	145_5	GRISSOM RD	ERICSON WY	PIKE RD		E	D	AAC	2	1,000	35	29,111	4/8/2022	81	33	65	2
145	6	145_6	GRISSOM RD	GRISSOM RD	NORTH END		E	D	AAC	2	132	33	6,783	4/5/2018	86	0	100	0
146	1	146_1	HARRINGTON CT	NOTTINGHAM CT	NORTH END		E	A	AAC	2	395	38	15,142	4/7/2022	94	0	86	14
147	1	147_1	HARTOG ST	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	875	31	26,627	4/6/2022	93	34	60	6
351	1	351_1	HEALTH CENTER DR	PASEO DE VALENCIA	CALLE DE LA LOUISA		E	E	AC	2	760	20	24,915	4/12/2018	58	77	21	2
351	2	351_2	HEALTH CENTER DR	CALLE DE LA LOUISA	PASEO DE VALENCIA		E	E	AC	2	769	20	24,057	4/12/2018	65	69	23	8
148	1	148_1	HENDON ST	COSTEAU ST	CAMBERWELL ST		E	E	AAC	2	1,255	33	42,452	4/6/2022	81	0	100	0
148	2	148_2	HENDON ST	CAMBERWELL ST	CALLE CARMEL		E	E	AAC	2	500	37	19,577	1/1/2020	100	0	0	0
342	1	342_1	HIDDEN TRAIL RD	GREENFIELD DR	PINESTRAP CIR		E	A	AAC	2	1,612	38	61,892	5/11/2020	92	32	65	3
342	2	342_2	HIDDEN TRAIL RD	PINESTRAP CIR	DERBYHILL DR		E	A	AAC	2	1,580	38	59,562	5/11/2020	88	60	40	0
342	3	342_3	HIDDEN TRAIL RD	DERBYHILL DR	STAGELINE DR		E	A	AAC	2	1,392	38	52,671	5/11/2020	85	60	40	0
342	4	342_4	HIDDEN TRAIL RD	STAGELINE DR	NELLIE GAIL RD		E	A	AAC	2	1,944	38	72,936	4/8/2022	82	10	88	2
149	1	149_1	HIGHPLAINS TER	GLEN CANYON DR	EAST END		E	B	AAC	2	515	37	19,710	3/16/2022	93	0	100	0
150	1	150_1	HIGHWOOD CIR	ROCKING HORSE LN	NORTH END		E	A	AAC	2	805	40	27,201	4/4/2018	76	0	100	0
151	1	151_1	HILLARY LN	BARENTS ST	PASEO DE VALENCIA		E	D	AAC	2	1,050	37	42,219	4/6/2022	91	0	77	23
152	1	152_1	HITCHING RAIL RD	PRIRESTONE DR	NELLIE GAIL RD		E	B	AAC	2	1,150	39	44,158	3/16/2022	96	0	100	0
152	2	152_2	HITCHING RAIL RD	CABOT RD	TOMBSTONE RD		E	B	AAC	2	430	39	15,589	3/16/2022	98	0	100	0
152	3	152_3	HITCHING RAIL RD	TOMBSTONE RD	PRIRESTONE DR		E	B	AAC	2	1,410	39	59,753	3/16/2022	95	0	100	0
15	1	15_1	HON AVE	ALICIA PKWY	CAMBERWELL ST		E	E	AAC	2	777	27	20,311	3/14/2022	82	36	62	2
15	2	15_2	HON AVE	CAMBERWELL ST	ALICIA PKWY		E	E	AAC	1	829	37	22,925	3/14/2022	80	60	40	0
15	3	15_3	HON AVE	CAMBERWELL ST	GEORGIA SUE		E	E	AAC	2	1,482	33	57,324	1/1/2020	100	0	0	0
343	1	343_1	HORSESHOE CIR	RED CORRAL RD	SOUTH END		E	B	AAC	2	396	33	16,167	3/16/2022	98	0	100	0
154	1	154_1	HOUSTON TRAIL	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	860	36	31,566	3/16/2022	98	0	100	0
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
155	1	155_1	IRONWOOD DR	GREEN HILLS LN	MIDDLERIDGE LN		E	A	AAC	2	900	33	31,745	4/7/2022	95	0	100	0
156	1	156_1	JORIE DR	WEYBURN DR	GEORGIA SUE		E	E	AAC	2	490	37	19,881	1/1/2020	100	0	0	0
157	1	157_1	JULIE AVE	HON AVE	SARA LN		E	E	AAC	2	740	37	26,227	1/1/2020	100	0	0	0
158	1	158_1	KATIE AVE	JULIE AVE	EAST END		E	E	AAC	2	435	37	16,218	1/1/2020	100	0	0	0
159	1	159_1	KENNINGTON DR	PASEO DE VALENCIA	CLARINGTON DR		E	E	AAC	2	200	37	7,798	1/1/2020	100	0	0	0
160	1	160_1	KIM CIR	GEORGIA SUE DR	SOUTH END		E	E	AAC	2	450	37	16,924	1/1/2020	100	0	0	0
161	1	161_1	KNOTTY PINE RD	MCINTYRE ST	MACKENZIE ST		E	D	AAC	2	525	33	19,009	4/5/2018	83	0	100	0
17	1	17_1	LA CADENA DR	PERALTA DR	DEL LAGO DR		E	F	AAC	2	541	40	22,248	3/14/2022	92	0	100	0
17	2	17_2	LA CADENA DR	VERDUGO DR	DEL LAGO DR		E	F	AAC	2	709	40	29,708	3/14/2022	92	0	100	0
163	1	163_1	LA CIENEGA ST	RIO GRANDE AVE	SIERRA BONITA DR		E	C	AAC	2	1,160	37	39,372	1/1/2020	100	0	0	0
163	2	163_2	LA CIENEGA ST	LA CIENEGA ST	ALISO HILLS DR		E	C	AAC	2	130	37	4,993	1/1/2020	100	0	0	0
164	1	164_1	LA CUESTA AVE	TERRA BELLA AVE	SAUSALITO ST		E	C	AAC	2	1,350	33	45,043	1/1/2020	100	0	0	0
165	1	165_1	LA HABRA CT	SARITA DR	EAST END		E	C	AAC	2	330	33	12,657	1/1/2020	100	0	0	0
166	1	166_1	LA MIRADA ST	ALISAL LN	LINDA VISTA DR		E	C	AAC	2	1,375	33	44,926	1/1/2020	100	0	0	0
167	1	167_1	LA SERRA ST	ALISO HILLS DR	NORTH END		E	C	AC	2	715	38	26,496	3/29/2018	81	33	52	15
168	1	168_1	LA SUEN RD	CALIFIA DR	PIKE RD		E	D	AAC	2	1,000	36	39,176	4/6/2022	89	0	83	17
169	1	169_1	LARGO DR	WEST END	LINDA VISTA DR		E	C	AAC	2	1,430	35	50,183	4/2/2018	78	0	43	57

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City of Laguna Hills, CA
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BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
170	1	170_1	LAS ALTURAS AVE	MANDEVILLE DR	MONTE ROYALE ST		E	C	AAC	2	1,025	37	33,124	3/29/2018	86	0	100	0
171	1	171_1	LAS ALTURAS ST	LAS ALTURAS AVE	EAST END		E	C	AAC	2	170	43	7,714	3/29/2018	83	0	100	0
172	1	172_1	LAS BOLSAS ST	TASMAN RD	GRISSOM RD		E	D	AAC	2	1,830	33	60,223	5/11/2020	88	46	54	0
173	1	173_1	LAURAL CREST DR	BRIDLEWOOD DR	PATTERSON		E	A	AAC	2	1,400	37	51,606	5/11/2020	91	43	57	0
174	1	174_1	LINDA FLORA ST	EAST END	EL SEGUNDO ST		E	C	AAC	2	890	35	32,775	1/1/2020	100	0	0	0
175	1	175_1	LINDA VISTA DR	LARGO DR	ALISAL AVE		E	C	AAC	2	1,037	37	36,215	4/2/2018	80	0	100	0
175	2	175_2	LINDA VISTA DR	ALISAL AVE	SARITA DR		E	C	AAC	2	928	37	33,659	4/2/2018	82	0	100	0
176	1	176_1	LIPARI	TERAMO	END		E	F	AAC	2	368	35	17,337	4/7/2022	93	0	100	0
177	1	177_1	LOMBARDI	PASERO	END		E	F	AAC	2	315	35	13,789	4/7/2022	92	56	44	0
178	1	178_1	LONE ACRES LN	LOST TRAIL DR	EAST END		E	A	AAC	2	520	37	20,025	4/8/2022	80	34	64	2
179	1	179_1	LONE PINE CIR	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	340	38	13,691	4/8/2022	92	0	93	7
180	1	180_1	LOS ALAMITOS AVE	MONTE ROYALE ST	MANDEVILLE DR		E	C	AAC	2	1,215	37	44,918	1/1/2020	100	0	0	0
181	1	181_1	LOS CERROS ST	LA CIENEGA ST	SOUTH END		E	C	AAC	2	230	33	10,124	1/1/2020	100	0	0	0
182	1	182_1	LOS GATOS DR	BUENA VISTA DR	WEST END		E	C	AAC	2	490	39	19,961	1/1/2020	100	0	0	0
183	1	183_1	LOST COLT DR	MAVERICK CIR	STAGELINE DR		E	A	AAC	2	905	38	30,716	5/11/2020	81	46	50	4
183	2	183_2	LOST COLT DR	STAGELINE DR	BEARGRASS CIR		E	A	AAC	2	1,688	40	56,926	5/11/2020	86	55	45	0
183	3	183_3	LOST COLT DR	BEARGRASS CIR	NELLIE GAIL RD		E	A	AAC	2	600	40	18,912	5/11/2020	90	23	63	14
184	1	184_1	LOST TRAIL DR	RAPID FALLS RD	DILLION RD		E	A	AAC	2	1,880	38	69,669	4/8/2022	85	46	54	0
185	1	185_1	LOUISA ST	MOULTON PKWY	WEST END		E	C	AC	2	1,225	33	40,779	4/3/2018	89	0	100	0
186	1	186_1	LUNA BONITA DR	LA SERRA ST	ENCANTO CT		E	C	AAC	2	662	33	21,636	3/29/2018	79	0	100	0
186	2	186_2	LUNA BONITA DR	ENCANTO CT	ALISO HILLS DR		E	C	AAC	2	1,549	33	51,367	3/29/2018	81	0	100	0
187	1	187_1	LUPITA ST	LOUISA ST	EVA ST		E	C	AC	2	600	33	19,313	4/3/2018	87	0	100	0
188	1	188_1	LUTON ST	CAMBERWELL ST	EAST END		E	E	AAC	2	380	38	14,203	1/1/2020	100	0	0	0
324	1	324_1	MACKENZIE CT	MACKENZIE ST	SOUTH END		E	D	AC	2	85	60	5,045	4/8/2022	84	83	17	0
189	1	189_1	MACKENZIE ST	LA PAZ RD	KNOTTY PINE RD		E	D	AAC	2	888	33	30,465	4/8/2022	89	0	88	12
189	2	189_2	MACKENZIE ST	KNOTTY PINE RD	LA PAZ RD		E	D	AAC	2	919	37	31,724	4/8/2022	90	18	82	0
189	3	189_3	MACKENZIE ST	PIKE RD	CALIFIA DR		E	D	AAC	2	988	37	35,635	4/6/2022	89	0	87	13
189	4	189_4	MACKENZIE ST	CALIFIA DR	COUTEAU DR		E	D	AAC	2	1,542	37	54,141	4/6/2022	88	2	98	0
190	1	190_1	MADEIRA DR	PADUA DR	SOUTH END		E	D	AAC	2	290	33	12,919	4/6/2022	82	47	53	0
191	1	191_1	MAGNOLIA CT	FALLING LEAF DR	SOUTH END		E	A	AAC	2	555	33	20,100	4/7/2022	93	0	92	8
192	1	192_1	MANDEVILLE DR	EAST END	MOULTON PKWY		E	C	AAC	2	1,685	38	61,758	3/29/2018	85	0	100	0
193	1	193_1	MAPLE VIEW DR	LAUREL CREST DR	WEST END		E	A	AAC	2	580	36	21,015	4/7/2022	94	0	91	9
194	1	194_1	MARIN CT	EL CAPITAN LN	SOUTH END		E	C	AAC	2	205	33	8,720	1/1/2020	100	0	0	0
195	1	195_1	MARSALA	BARBERA	END		E	F	AAC	2	967	39	35,878	4/7/2022	93	0	100	0
196	1	196_1	MAVERICK CIR	WESTRIDGE LN	SOUTH END		E	A	AAC	2	290	40	11,851	5/11/2020	90	40	57	3
197	1	197_1	MAWSON DR	WILKES PL	VELASQUEZ RD		E	D	AAC	2	911	33	29,519	4/6/2022	94	0	89	11
197	2	197_2	MAWSON DR	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,063	33	33,399	4/6/2022	93	0	93	7
198	1	198_1	McINTYRE ST	PIKE RD	LA PAZ RD		E	D	AAC	2	120	33	4,419	4/6/2022	89	47	53	0
198	2	198_2	McINTYRE ST	LA PAZ RD	EVERGREEN RD		E	D	AAC	2	1,500	37	54,783	5/11/2020	93	32	68	0
199	1	199_1	MEADOW CREST DR	BRIDLEWOOD DR	NORTH END		E	A	AAC	2	625	36	23,545	5/11/2020	89	45	55	0
200	1	200_1	MENDOCINO AVE	ALISO HILLS DR	MENDOCINO CT		E	C	AAC	2	130	36	4,250	1/1/2020	100	0	0	0
201	1	201_1	MENDOCINO CT	WEST END	EAST OF MENDOCINO AVE		E	C	AAC	2	1,080	37	40,736	1/1/2020	100	0	0	0
202	1	202_1	MESSINA	COLONNA	END		E	F	AAC	2	226	35	9,627	4/7/2022	93	0	100	0
203	1	203_1	MIDDLERIDGE LN	IRONWOOD DR	WOODBUFF RD		E	A	AAC	2	235	33	5,944	4/7/2022	95	0	100	0
204	1	204_1	MILANO	TARANTO	MONTOVA		E	F	AAC	2	198	35	7,593	4/7/2022	91	0	100	0
22	1	22_1	MILL CREEK DR	LAKE FOREST DR	NORTH END OF BRIDGE		E	F	AAC	2	1,064	40	36,606	4/7/2022	100	0	88	12
22	2	22_2	MILL CREEK DR	SOUTH END OF BRIDGE	RIDGE ROUTE DR		E	F	AAC	2	2,703	40	106,442	4/7/2022	100	5	84	11
22	2	22_2	MILL CREEK DR	SOUTH END OF BRIDGE	RIDGE ROUTE DR		E	F	AAC	2	2,703	40	106,442	4/7/2022	100	5	84	11
206	1	206_1	MODINA	FORMELLO	END		E	F	AAC	2	296	35	14,059	4/7/2022	93	0	100	0
207	1	207_1	MODOC DR	PADUA DR	SOUTH END		E	D	AAC	2	475	37	19,389	4/6/2022	88	0	76	24
208	1	208_1	MONTE ROYALE ST	ALAMEDA AVE	LOS ALAMITOS AVE		E	C	AAC	2	1,225	37	45,287	3/29/2018	79	0	86	14
209	1	209_1	MONTOVA	MILANO	END		E	F	AAC	2	268	35	11,707	4/7/2022	90	0	100	0
210	1	210_1	MOORE OAKS RD	DEVONSHIRE RD	NORTH END		E	A	AAC	2	690	33	25,602	5/11/2020	92	0	88	12
211	1	211_1	MORRO CT	TERRA BELLA AVE	WEST END		E	C	AAC	2	230	33	9,463	1/1/2020	100	0	0	0
212	1	212_1	MT DIABLO RD	GLEN CANYON DR	SOUTH END		E	B	AAC	2	1,300	36	46,307	3/16/2022	89	24	76	0
213	1	213_1	MUSTANG DR	NELLIE GAIL RD	FARRIER		E	B	AAC	2	648	39	23,933	3/16/2022	92	0	100	0
213	2	213_2	MUSTANG DR	FARRIER	APPALOOSA PL		E	B	AAC	2	1,372	39	51,031	3/16/2022	92	0	100	0
213	3	213_3	MUSTANG DR	APPALOOSA PL	BUCKSKIN DR		E	B	AAC	2	1,417	39	53,199	3/16/2022	94	0	100	0
214	1	214_1	NAPOLI	PALERMO	END		E	F	AAC	2	495	35	18,566	4/7/2022	93	0	100	0
215	1	215_1	NATAMA CT	TERRA BELLA AVE	WEST END		E	C	AAC	2	210	33	8,952	1/1/2020	100	0	0	0
25	1	25_1	NELLIE GAIL RD	OSO PKWY	DAPPLE GREY DR		E	B	AAC	1	468	24	17,591	3/16/2022	96	0	54	46

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
25	2	25_2	NELLIE GAIL RD	DAPPLE GREY DR	BUCKBOARD LN		E	B	AAC	2	470	38	18,795	3/16/2022	93	0	75	25
25	3	25_3	NELLIE GAIL RD	BUCKBOARD LN	CHAPARRAL PL		E	B	AAC	2	1,284	38	47,504	3/16/2022	97	0	100	0
25	4	25_4	NELLIE GAIL RD	CHAPARRAL PL	HOUSTON TR		E	B	AAC	2	593	38	22,731	3/16/2022	95	0	100	0
25	5	25_5	NELLIE GAIL RD	PRAIRIESTONE DR	GLEN CANYON DR		E	B	AAC	2	714	38	27,037	3/16/2022	96	0	100	0
25	6	25_6	NELLIE GAIL RD	RED CORRAL RD	GALLUP CIR		E	B	AAC	2	854	38	30,993	3/16/2022	97	0	100	0
25	7	25_7	NELLIE GAIL RD	GLEN CANYON DR	GALLUP CIR		E	B	AAC	2	575	38	22,910	3/16/2022	98	0	100	0
25	8	25_8	NELLIE GAIL RD	HOUSTON TR	MUSTANG DR		E	B	AAC	2	492	38	17,973	3/16/2022	96	0	100	0
25	9	25_9	NELLIE GAIL RD	MUSTANG DR	BRIDLEWOOD DR		E	B	AAC	2	409	38	15,544	3/16/2022	95	46	54	0
25	10	25_10	NELLIE GAIL RD	OSO PKWY	LANE MERGE		E	A	AAC	1	983	20	19,855	4/4/2018	59	0	100	0
25	11	25_11	NELLIE GAIL RD	ROCKING HORSE LN	EMPTY SADDLE DR		E	A	AAC	2	611	38	22,929	4/4/2018	76	0	100	0
25	12	25_12	NELLIE GAIL RD	LOST COLT DR	MOULTON PKWY		E	A	AAC	1	575	19	9,886	4/4/2018	61	0	82	18
25	13	25_13	NELLIE GAIL RD	LOST COLT DR	RED LODGE PL		E	A	AAC	2	645	40	24,097	4/4/2018	74	0	97	3
25	14	25_14	NELLIE GAIL RD	RED LODGE PL	ROCKING HORSE LN		E	A	AAC	2	1,606	40	60,747	4/4/2018	78	0	79	21
25	15	25_15	NELLIE GAIL RD	ROAD SPLIT	EMPTY SADDLE DR		E	A	AAC	2	321	38	11,759	4/4/2018	74	0	100	0
25	16	25_16	NELLIE GAIL RD	LOST COLT DR	MOULTON PKWY		E	A	AAC	1	603	20	10,300	4/4/2018	86	0	100	0
25	17	25_17	NELLIE GAIL RD	LANE MERGE	OSO PKWY		E	A	AAC	1	968	20	21,182	4/4/2018	67	0	100	0
25	18	25_18	NELLIE GAIL RD	SHERIFF RD	PRAIRIESTONE DR		E	B	AAC	2	704	38	25,935	3/16/2022	96	0	100	0
25	19	25_19	NELLIE GAIL RD	BUCKLESTONE CT	SHERIFF RD		E	B	AAC	2	849	38	31,480	3/16/2022	96	0	100	0
25	20	25_20	NELLIE GAIL RD	BUCKLESTONE CT	CABOT RD		E	B	AAC	2	758	38	29,011	3/16/2022	97	0	100	0
25	21	25_21	NELLIE GAIL RD	NELLIE GAIL RD	RED CORRAL		E	B	AAC	2	665	38	24,728	3/16/2022	96	0	100	0
216	1	216_1	NORTHUP DR	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,400	33	46,888	4/6/2022	90	0	100	0
217	1	217_1	NOTTINGHAM CT	OSO PKWY	DEVONSHIRE RD		E	A	AAC	2	1,409	38	51,769	5/11/2020	88	54	42	4
217	2	217_2	NOTTINGHAM CT	DEVONSHIRE RD	BRADFORD LN		E	A	AAC	2	899	38	32,249	5/11/2020	88	19	76	5
218	1	218_1	OAK HOLLOW RD	ELM BANK DR	NORTH END		E	A	AAC	2	180	38	8,035	4/7/2022	92	0	100	0
219	1	219_1	OAK LEAF RD	SPRUCE LN	EVERGREEN RD		E	D	AAC	2	860	37	33,484	4/5/2018	76	0	98	2
220	1	220_1	ORELLANO WY	PIKE RD	NORTH END		E	D	AAC	2	870	36	27,834	4/8/2022	86	0	93	7
220	2	220_2	ORELLANO WY	ORELLANO WY	END		E	D	AAC	2	105	33	5,745	4/5/2018	98	0	100	0
221	1	221_1	OROVILLE PL	MT DIABLO RD	SOUTH END		E	B	AAC	2	605	37	24,466	3/16/2022	93	34	66	0
222	1	222_1	OVERLAND DR	CAJON DR	WEST END		E	D	AAC	2	570	36	20,437	4/8/2022	90	0	100	0
223	1	223_1	PADOVA	MARSALA	END		E	F	AAC	2	268	35	12,620	4/7/2022	94	0	100	0
224	1	224_1	PADUA DR	LA SUEN RD	MACKENZIE ST		E	D	AAC	2	885	36	31,702	4/6/2022	88	40	60	0
225	1	225_1	PAIGE CIR	GEORGIA SUE DR	SOUTH END		E	E	AAC	2	675	37	25,189	1/1/2020	100	0	0	0
226	1	226_1	PALERMO	SAN REMO DR	TARANTO		E	F	AAC	2	964	35	31,074	4/7/2022	92	0	100	0
227	1	227_1	PASEO DE ALICIA	ALICIA PKWY	EAST END		E	D	AAC	2	260	60	15,172	5/11/2020	85	42	47	11
228	1	228_1	PATRICIA ST	LUPITA ST	EAST END		E	C	AC	2	420	37	15,727	4/3/2018	87	0	100	0
229	1	229_1	PATTERSON PL	LAUREL CREST DR	MOORE OAKS RD		E	A	AAC	2	360	37	12,715	5/11/2020	91	37	63	0
230	1	230_1	PECOS RD	HITCHING RAIL RD	WEST END		E	B	AAC	2	1,220	36	43,924	3/16/2022	92	0	100	0
29	1	29_1	PERALTA DR	LA CADENA DR	ALCALDE DR		E	F	AAC	2	1,346	40	53,502	3/14/2022	93	0	100	0
29	2	29_2	PERALTA DR	ALCADE DR	RIDGE ROUTE DR		E	F	AAC	2	570	40	20,693	3/14/2022	90	0	100	0
232	1	232_1	PESARO	SAN REMO DR	END		E	F	AAC	2	850	42	32,684	4/7/2022	93	0	100	0
233	1	233_1	PIKE RD	LA SUEN RD	MACKENZIE ST		E	D	AAC	2	962	33	32,366	4/6/2022	85	48	49	3
233	2	233_2	PIKE RD	MACKENZIE ST	GRISSOM RD		E	D	AAC	2	1,157	33	37,217	5/11/2020	87	53	39	8
234	1	234_1	PINE NUT RD	TREE TOP RD	PASEO DE VALENCIA		E	D	AAC	2	120	37	5,110	5/11/2020	94	0	89	11
235	1	235_1	PINE STRAP CIR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	725	33	27,434	4/8/2022	78	27	73	0
236	1	236_1	PINEWOOD LN	WEST END	OAK LEAF RD		E	D	AAC	2	235	33	10,244	4/5/2018	82	0	91	9
237	1	237_1	PINTO CT	LOST TRAIL DR	EAST END		E	A	AAC	2	170	33	8,226	4/8/2022	82	0	100	0
31	1	31_1	PLAZA POINTE DR	AVENIDA DE LA CARLOTA	SOUTH POINTE DR		E	F	AAC	2	895	35	35,210	3/14/2022	95	0	100	0
239	1	239_1	POINTSETTIA CT	WOOD BROOD RD	NORTH END		E	A	AAC	2	150	33	7,038	4/7/2022	95	0	87	13
240	1	240_1	POKER FLATS PL	NELLIE GAIL RD	NORTH END		E	B	AAC	2	310	40	12,786	3/16/2022	98	0	100	0
241	1	241_1	PONCE CT	LINDA VISTA DR	SOUTH END		E	C	AAC	2	205	33	9,101	1/1/2020	100	0	0	0
242	1	242_1	PRAIRESTONE DR	NELLIE GAIL RD	HITCHING RAIL RD		E	B	AAC	2	1,525	39	53,006	3/16/2022	92	0	100	0
243	1	243_1	PRESIDO DR	EL DORADO DR	CALIFIA DR		E	D	AAC	2	490	36	18,476	4/8/2022	87	50	50	0
347	1	347_1	RAIN TREE RD	GREEN HILLS LN	EAST END		E	A	AAC	2	646	33	25,006	4/7/2022	95	0	93	7
244	1	244_1	RAMONA ST	YOLANDA ST	ALICIA PKWY		E	C	AC	2	475	31	15,789	4/3/2018	82	0	100	0
245	1	245_1	RANGEWOOD RD	GALLUP CIR	EAST END		E	B	AAC	2	1,290	36	46,135	3/16/2022	94	0	100	0
32	1	32_1	RAPID FALLS RD	CABOT RD	SUNDOWNER DR		E	A	AAC	2	997	38	36,020	5/11/2020	86	43	51	6
32	2	32_2	RAPID FALLS RD	SUNDOWNER DR	LOST TRAIL DR		E	A	AAC	2	1,055	38	38,956	5/11/2020	81	49	45	6
32	3	32_3	RAPID FALLS RD	LOST TRAIL DR	HIDDEN TRAIL RD		E	A	AAC	2	1,292	38	47,436	5/11/2020	83	50	43	7
246	1	246_1	RED BARN CIR	NELLIE GAIL RD	NORTH END		E	A	AAC	2	165	33	7,822	4/12/2018	75	0	74	26
247	1	247_1	RED CORRAL RD	NELLIE GAIL RD	HORSESHOE		E	B	AAC	2	1,370	34	44,839	3/16/2022	94	0	100	0
247	2	247_2	RED CORRAL RD	HORSESHOE	MUSTANG DR		E	B	AAC	2	1,003	34	32,473	3/16/2022	95	0	100	0

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BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
248	1	248_1	RED LODGE PL	NELLIE GAIL RD	WEST END		E	A	AAC	2	685	40	23,012	4/4/2018	73	0	83	17
249	1	249_1	RICH SPRINGS CIR	HITCHING RAIL RD	WEST END		E	B	AAC	2	175	44	8,147	3/16/2022	95	0	100	0
250	1	250_1	RICKENBACKER RD	PIKE RD	LA PAZ RD		E	D	AAC	2	135	33	4,867	4/6/2022	86	55	45	0
251	1	251_1	RIMINI	SAN REMO DR	END		E	F	AAC	2	250	35	10,483	4/7/2022	94	0	100	0
252	1	252_1	RIO GRANDE AVE	TALEGA AVE	LA CIENEGA ST		E	C	AAC	2	880	37	36,441	1/1/2020	100	0	0	0
253	1	253_1	RITTEN HOUSE CIR	ASHLAND DR	NORTH END		E	E	AAC	2	420	37	15,801	1/1/2020	100	0	0	0
254	1	254_1	ROCKING HORSE LN	NELLIE GAIL RD	NORTH END		E	A	AAC	2	970	39	32,425	4/12/2018	99	0	100	0
255	1	255_1	ROCKRIDGE RD	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	995	36	35,695	4/8/2022	86	64	27	9
256	1	256_1	RODEO CIR	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	415	38	15,843	4/8/2022	82	31	66	3
257	1	257_1	ROLLING HILLS RD	WILLOW TREE LN	WEST END		E	A	AAC	2	515	33	17,948	4/7/2022	90	0	100	0
258	1	258_1	ROSA ST	LUPITA ST	NORTH END		E	C	AC	2	560	36	19,984	4/3/2018	87	0	97	3
259	1	259_1	SADDLEHORN LN	BUCKSKIN LN	SOUTH END		E	B	AAC	2	315	39	13,308	4/4/2018	81	0	100	0
260	1	260_1	SADDLEROCK PL	BRIDLEWOOD DR	WEST END		E	B	AAC	2	540	37	20,465	3/16/2022	95	0	100	0
261	1	261_1	SALFORD ST	SOUTHPORT ST	COSTEAU ST		E	E	AAC	2	950	33	33,748	4/6/2022	86	40	57	3
262	1	262_1	SAN DONA	GENOVA	END		E	F	AAC	2	312	35	14,257	4/7/2022	93	0	100	0
263	1	263_1	SAN PEDRO AVE	ANACAPA ST	TALEGA AVE		E	C	AAC	2	625	33	24,255	1/1/2020	100	0	0	0
34	1	34_1	SAN REMO DR	TERAMO	SANTA VITTORIA DR.		E	F	AAC	2	1,100	32	34,543	4/7/2022	89	2	98	0
34	2	34_2	SAN REMO DR	PESARO	TERAMO		E	F	AAC	2	612	32	19,837	4/7/2022	92	0	100	0
34	3	34_3	SAN REMO DR	PALERMO	SANTA MARIA AVE		E	F	AC	2	539	32	16,095	4/7/2022	88	0	100	0
34	4	34_4	SAN REMO DR	PALERMO	PESARO		E	F	AAC	2	482	32	15,198	4/7/2022	86	0	100	0
265	1	265_1	SANDIA CT	TERRA BELLA AVE	NORTH END		E	C	AAC	2	425	37	18,023	1/1/2020	100	0	0	0
266	1	266_1	SANDRIDGE CIR	WESTRIDGE LN	EAST END		E	A	AAC	2	135	46	6,755	4/8/2022	83	28	65	7
267	1	267_1	SANTA ROSA AVE	MANDEVILLE DR	SUNDANCE AVE		E	C	AAC	2	690	37	25,787	1/1/2020	100	0	0	0
37	11	37_11	SANTA VITTORIA DR	LANE MERGE	RIDGE ROUTE DR		E	F	AAC	1	371	22	10,622	3/12/2022	96	0	100	0
269	1	269_1	SARA LN	PAIGE CIR	EAST END		E	E	AAC	2	650	38	24,235	1/1/2020	100	0	0	0
270	1	270_1	SARITA DR	LINDA VISTA DR	LA HABRA CT		E	C	AC	2	222	33	10,570	4/2/2018	67	35	65	0
270	2	270_2	SARITA DR	LA HABRA CT	ALISAL LN		E	C	AAC	2	445	33	13,947	1/1/2020	100	0	0	0
271	1	271_1	SAUSALITO ST	ALAMEDA AVE	EAST END		E	C	AAC	2	1,325	35	45,077	1/1/2020	100	0	0	0
272	1	272_1	SAVONA	BARBERA	END		E	E	AAC	2	284	35	14,601	4/7/2022	93	0	100	0
273	1	273_1	SHENANDOAH DR	HIDDEN TRAIL RD	SOUTH END		E	A	AAC	2	550	41	22,289	4/4/2018	88	0	100	0
274	1	274_1	SHERIFF RD	NELLIE GAIL RD	EAST END		E	B	AAC	2	775	36	30,529	3/16/2022	93	0	100	0
275	1	275_1	SIERRA BONITA DR	LA CIENEGA ST	ALISO HILLS DR		E	C	AAC	2	140	42	8,516	1/1/2020	100	0	0	0
276	1	276_1	SILVER SADDLE LN	BUCKSKIN DR	SOUTH END		E	B	AAC	2	315	39	13,194	4/4/2018	83	0	100	0
277	1	277_1	SOLANO CT	ALAMEDA AVE	EAST END		E	C	AAC	2	245	40	10,152	1/1/2020	100	0	0	0
278	1	278_1	SORESINA	TERAMO	ADAMO		E	F	AAC	2	655	35	21,921	4/7/2022	93	0	100	0
279	1	279_1	SORRELL PL	BUCKSKIN DR	EAST END		E	B	AAC	2	280	34	11,593	4/4/2018	89	0	100	0
35	1	35_1	SOUTH POINTE DR	PLAZA POINTE DR	END		E	F	AAC	2	487	40	21,196	3/14/2022	97	0	100	0
35	2	35_2	SOUTH POINTE DR	PLAZA POINTE DR	PERALTA RD		E	F	AAC	2	871	40	33,739	3/14/2022	95	0	100	0
281	1	281_1	SOUTHAMPTON CT	CREEKVIEW DR	NORTH END		E	E	AAC	2	75	61	4,554	6/1/2018	100	0	0	0
282	1	282_1	SOUTHPORT CT	SOUTHPORT ST	NORTH END		E	E	AAC	2	140	45	6,625	4/6/2022	91	0	94	6
283	1	283_1	SOUTHPORT ST	WOOLWICH ST	EAST END		E	E	AAC	2	1,570	34	53,832	4/6/2022	79	28	71	1
284	1	284_1	SPOTTED PONY LN	EAST END	WEST END		E	A	AAC	2	955	39	30,432	4/4/2018	76	0	100	0
285	1	285_1	SPRUCE LN	WEST END	OAK LEAF RD		E	D	AAC	2	330	42	13,199	4/5/2018	78	0	88	12
286	1	286_1	SPUR BRANCH LN	HITCHING RAIL RD	EAST END		E	B	AAC	2	760	36	28,184	3/16/2022	94	0	100	0
287	1	287_1	STAGE COACH DR	MACKENZIE ST	EL DORADO DR		E	D	AAC	2	625	37	24,100	4/8/2022	85	40	57	3
288	1	288_1	STAGELINE DR	LOST COACH DR	HIDDEN TRAIL RD		E	A	AAC	2	1,820	38	68,144	4/8/2022	90	0	97	3
289	1	289_1	STAGEWOOD CT	STAGELINE DR	NORTH END		E	A	AAC	2	355	38	14,585	4/8/2022	91	0	100	0
290	1	290_1	STENSON PL	BUCKSBOARD LN	NORTH END		E	B	AAC	2	625	39	22,856	4/4/2018	83	0	100	0
291	1	291_1	STOCKPORT ST	WILKES PL	FIRE GATE		E	E	AAC	2	635	36	22,465	1/1/2020	100	0	0	0
291	2	291_2	STOCKPORT ST	PASEO DE VALENCIA	FIRE GATE		E	E	AAC	2	570	35	19,251	1/1/2020	100	0	0	0
292	1	292_1	STRATFORD PL	NOTTINGHAM PL	NORTH END		E	A	AAC	2	265	40	10,707	4/7/2022	95	0	93	7
293	1	293_1	SUNBURST AVE	PASEO DE VALENCIA	LARGO DR		E	C	AAC	2	120	37	4,222	1/1/2020	100	0	0	0
294	1	294_1	SUNDANCE AVE	SANTA ROSA AVE	LOS ALAMITOS AVE		E	C	AAC	2	420	37	16,235	1/1/2020	100	0	0	0
295	1	295_1	SUNDOWNER DR	RAPID FALLS RD	NORTH END		E	A	AAC	2	310	38	11,253	5/11/2020	87	25	41	34
296	1	296_1	SUNSET PL (E & W LOOP)	BECKENHAM ST	SUNSET PL		E	E	AAC	2	172	34	4,964	1/1/2020	100	0	0	0
296	2	296_2	SUNSET PL (E & W LOOP)	SUNSET PL	SUNSET PL WEST		E	E	AAC	2	768	34	26,414	1/1/2020	100	0	0	0
296	3	296_3	SUNSET PL (E & W LOOP)	SUNSET PL	SUNSET PL EAST		E	E	AAC	2	853	34	30,690	1/1/2020	100	0	0	0
297	1	297_1	SUTTER DR	EL DORADO DR	WEST END		E	D	AAC	2	600	36	22,524	4/8/2022	83	63	37	0
298	1	298_1	SYCAMORE LN	McINTYRE ST	WEST END		E	D	AAC	2	110	27	2,739	4/5/2018	85	0	100	0
299	1	299_1	TALEGA AVE	SAN PEDRO AVE	ALAMEDA AVE		E	C	AAC	2	875	37	30,496	1/1/2020	100	0	0	0
300	1	300_1	TARANTO	VENISIA	SAN REMO DR		E	F	AAC	2	902	35	19,565	4/7/2022	93	0	100	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other	
300	2	300_2	TARANTO	TREVISO	VENISIA			E	F	AAC	2	803	35	27,905	4/7/2022	92	0	100	0
301	1	301_1	TASMAN RD	ERICSON WY	VELASQUEZ RD			E	D	AAC	2	985	33	31,308	4/6/2022	88	0	94	6
302	1	302_1	TERAMO	SAN REMO	MARSALA			E	F	AAC	2	747	39	27,343	4/7/2022	92	0	100	0
303	1	303_1	TERNI	SORESINA	END			E	F	AAC	2	330	35	12,025	4/7/2022	92	0	100	0
304	1	304_1	TERRA BELLA AVE	ALISO HILLS DR	MORRO CT			E	C	AAC	2	1,204	38	42,065	1/1/2020	100	0	0	0
304	2	304_2	TERRA BELLA AVE	MORRO CT	SOUTH END			E	C	AAC	2	883	38	33,426	1/1/2020	100	0	0	0
38	1	38_1	TERRA DR	LA CADENA DR	END			E	F	AAC	2	158	40	8,474	3/14/2022	92	0	100	0
306	1	306_1	TOCALOMA CT	ALAMEDA AVE	EAST END			E	C	AAC	2	575	29	17,375	1/1/2020	100	0	0	0
307	1	307_1	TOLUCA CT	LINDA FLORA ST	NORTH END			E	C	AAC	2	410	37	15,449	1/1/2020	100	0	0	0
308	1	308_1	TOMBSTONE RD	OSO PKWY	HITCHING RAIL RD			E	B	AAC	2	315	20	6,913	3/16/2022	91	55	45	0
309	1	309_1	TORINO	TARANTO	TORINO			E	F	AAC	2	252	35	7,054	4/7/2022	92	0	100	0
309	2	309_2	TORINO	WEST END	EAST END			E	F	AAC	2	298	35	20,018	4/7/2022	93	0	100	0
310	1	310_1	TREE TOP RD	FIR LN	EAST END			E	D	AAC	2	930	37	35,023	5/11/2020	90	21	55	24
311	1	311_1	TREVISO	NAPOLI	END			E	F	AAC	2	425	35	10,508	4/7/2022	94	0	100	0
312	1	312_1	VALERIE ST	BENTLEY LN	COSTEAU DR			E	D	AAC	2	225	36	8,627	4/5/2018	91	0	62	38
313	1	313_1	VELASQUEZ RD	TASMAN RD	NORTHUP DR			E	D	AAC	2	610	33	20,363	4/6/2022	89	0	97	3
313	2	313_2	VELASQUEZ RD	MAWSON DR	EARHART			E	D	AAC	2	288	33	9,661	4/5/2018	83	0	100	0
313	3	313_3	VELASQUEZ RD	GRISSOM RD	PASEO DE VALENCIA			E	D	AC	2	145	33	5,469	4/5/2018	85	0	100	0
313	4	313_4	VELASQUEZ RD	TASMAN RD	COSTEAU DR			E	D	AAC	2	260	33	8,983	4/6/2022	94	0	100	0
313	5	313_5	VELASQUEZ RD	EARHART	NORTHUP			E	D	AAC	2	276	33	9,411	4/5/2018	85	0	100	0
314	1	314_1	VENISIA	TARANTO	END			E	F	AAC	2	287	35	11,383	4/7/2022	94	0	100	0
39	1	39_1	VERDUGO DR	LA CADENA DR	EL PACIFICO DR			E	F	AAC	2	587	36	23,434	3/14/2022	92	0	100	0
39	2	39_2	VERDUGO DR	ALCALDE DR	EL PACIFICO DR			E	F	AAC	2	560	36	22,708	3/14/2022	93	0	100	0
316	1	316_1	VERONA	TARANTO	END			E	F	AAC	2	328	35	14,216	4/7/2022	95	0	100	0
317	1	317_1	VESPUCCI RD	CHAMPLAIN RD	DE SALLE ST			E	D	AAC	2	160	33	6,456	5/11/2020	92	0	96	4
317	2	317_2	VESPUCCI RD	LAS BOLSAS ST	VELASQUEZ RD			E	D	AAC	2	1,055	33	34,292	4/6/2022	92	0	84	16
318	1	318_1	VIA BALBOA	CALLE CARMEL	END			E	E	AAC	2	300	33	11,112	1/1/2020	100	0	0	0
319	1	319_1	VIA LOMAS	MOULTON PKWY	ALICIA PKWY			E	E	AC	2	2,600	37	95,841	3/14/2022	67	51	49	0
40	1	40_1	VISTA GRANDE DR	PERALTA DR	END			E	F	AAC	2	443	40	19,084	3/14/2022	91	2	98	0
321	1	321_1	VISTA VIEJO	CITY LIMIT	DEVONSHIRE RD			E	A	AAC	2	1,530	39	53,056	5/11/2020	86	77	23	0
322	1	322_1	WAGON WHEEL DR	HIDDEN TRAIL RD	EAST END			E	A	AAC	2	785	36	26,820	4/4/2018	71	0	72	28
323	1	323_1	WATERWHEEL PL	HITCHING RAIL RD	EAST END			E	B	AAC	2	390	38	15,558	3/16/2022	91	0	100	0
325	1	325_1	WELLS FARGO DR	CAJON DR	MACKENZIE ST			E	D	AAC	2	625	37	23,911	4/8/2022	87	50	50	0
326	1	326_1	WESTRIDGE LN	LOST COLT DR	SANDRIDGE CIR			E	A	AAC	2	2,031	38	75,320	5/11/2020	86	41	59	0
326	2	326_2	WESTRIDGE LN	SANDRIDGE CIR	MAVERICK CIR			E	A	AAC	2	655	38	24,632	5/11/2020	85	44	42	14
327	1	327_1	WEYBURN DR	ASHLAND DR	EAST END			E	E	AAC	2	770	37	27,632	1/1/2020	100	0	0	0
328	1	328_1	WHITE ALDER LN	McINTYRE ST	OAK LEAF RD			E	D	AAC	2	435	37	16,224	4/5/2018	80	0	100	0
329	1	329_1	WHITE OAKS DR	LAUREL CREST DR	SOUTH END			E	A	AAC	2	950	33	35,751	4/7/2022	91	0	100	0
330	1	330_1	WILD VIEW TER	DAPPLE GREY DR	SOUTH END			E	B	AAC	2	410	38	16,974	3/16/2022	92	0	100	0
331	1	331_1	WILKES PL	ALICIA PKWY	NW to FIRE GATE			E	E	AAC	2	1,560	36	56,464	1/1/2020	100	0	0	0
331	2	331_2	WILKES PL	GRISSOM RD	ALICIA PKWY			E	D	AAC	2	1,125	33	37,401	4/6/2022	94	0	100	0
332	1	332_1	WILLOW TREE LN	FALLING LEAF DR	ROLLING HILLS RD			E	A	AAC	2	275	33	11,023	4/7/2022	95	0	100	0
334	1	334_1	WOOD BLUFF RD	VISTA VIEJO	ELDERBROOK LN			E	A	AAC	2	1,142	37	40,496	5/11/2020	92	33	67	0
334	2	334_2	WOOD BLUFF RD	ELDERBROOK LN	FALLING LEAF DR			E	A	AAC	2	1,902	37	70,544	4/7/2022	94	0	94	6
335	1	335_1	WOOD BROOK RD	LAUREL CREST	WEST END			E	A	AAC	2	465	33	17,329	4/7/2022	93	0	73	27
336	1	336_1	WOODCREEK DR	SW to CREEKVIEW DR	LOS ALISOS BLVD			E	E	AAC	2	245	33	8,798	6/1/2018	100	0	0	0
337	1	337_1	WOOLWICH CT	WOOLWICH ST	WEST END			E	E	AAC	2	150	45	6,916	4/6/2022	83	0	100	0
338	1	338_1	WOOLWICH ST	COSTEAU ST	WOOLWICH CT			E	E	AAC	2	445	33	14,821	4/6/2022	82	0	100	0
338	2	338_2	WOOLWICH ST	WOOLWICH CT	WILKES PL			E	E	AAC	2	1,030	32	33,087	4/6/2022	92	0	100	0
339	1	339_1	YOLANDA ST	EVA ST	RAMONA ST			E	C	AC	2	800	33	25,680	4/3/2018	86	0	100	0
350	1	350_1	YORK CIR	WILKES PL	WEST END			E	E	AAC	2	605	33	21,669	4/6/2022	82	51	47	2
341	1	341_1	ZUMAYA CT	WEST END	BUENA VISTA DR			E	C	AAC	2	470	37	17,010	1/1/2020	100	0	0	0
											63.7		12,199,752						

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

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4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
	MPAH																	
28	27	28_27	PASEO DE VALENCIA	HEALTH CENTER DR	CALLE DE LA MAGDALENA	MAJOR	B	E	AAC	3	1,088	40	43,154	3/9/2022	44	61	38	1
28	31	28_31	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	CALLE DE LA PLATA	MAJOR	B	E	AAC	3	697	40	29,659	3/9/2022	49	43	55	2
28	32	28_32	PASEO DE VALENCIA	LAGUNA HILLS DR	BECKENHAM ST	MAJOR	B	E	AAC	3	1,559	34	63,532	3/9/2022	49	35	56	9
28	2	28_2	PASEO DE VALENCIA	EL TORO RD	CALLE DE LA PLATA	MAJOR	B	E	AAC	2	1,040	40	45,446	3/9/2022	53	55	39	6
6	3	6_3	AVENIDA DE LA CARLOTA	LAKE FOREST DR	PLAZA POINTE DR	SECONDARY	B	F	AAC	2	689	30	17,519	3/14/2022	54	46	47	7
28	3	28_3	PASEO DE VALENCIA	CALLE DE LA PLATA	CALLE DE LA MAGDALENA	MAJOR	B	E	AAC	2	742	36	30,117	3/9/2022	54	51	49	0
28	29	28_29	PASEO DE VALENCIA	LOS ALISOS BLVD	HEALTH CENTER DR	MAJOR	B	E	AAC	3	1,733	45	69,166	3/9/2022	55	46	54	0
23	16	23_16	MOULTON PKWY	OSO PKWY	LA PAZ RD	SMART STREET 6 LANE	B	B	AAC	3	1,384	36	61,005	3/10/2022	56	50	49	1
18	17	18_17	LA PAZ RD	CABOT RD	MC INTYRE ST	PRIMARY	B	D	AAC	2	836	30	30,149	3/8/2022	59	72	26	2
28	1	28_1	PASEO DE VALENCIA	CALLE DE LA MAGDALENA	HEALTH CENTER DR	MAJOR	B	E	AAC	2	1,139	34	45,817	3/9/2022	59	58	40	2
28	33	28_33	PASEO DE VALENCIA	BECKENHAM ST	KENNINGTON DR	MAJOR	B	E	AAC	3	570	34	23,336	3/9/2022	59	23	77	0
6	12	6_12	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	RIDGE ROUTE DR	SECONDARY	B	F	AAC	2	3,049	38	87,210	3/14/2022	60	47	43	10
28	10	28_10	PASEO DE VALENCIA	KENNINGTON DR	LOS ALISOS BLVD	MAJOR	B	E	AAC	2	1,233	35	50,394	3/9/2022	60	23	74	3
28	34	28_34	PASEO DE VALENCIA	LOS ALISOS BLVD	KENNINGTON DR	MAJOR	B	E	AAC	3	1,287	34	53,698	3/9/2022	60	34	55	11
6	2	6_2	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	PASEO DE VALENCIA	SECONDARY	B	F	AAC	2	3,051	38	88,207	3/14/2022	61	42	58	0
18	15	18_15	LA PAZ RD	MC INTYRE ST	CHAMPLAIN RD	PRIMARY	B	D	AAC	2	1,015	30	33,323	3/8/2022	62	63	37	0
28	8	28_8	PASEO DE VALENCIA	KENNINGTON DR	BECKENHAM ST	MAJOR	B	E	AAC	2	571	35	23,302	3/9/2022	62	48	52	0
6	14	6_14	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	LAKE FOREST DR	SECONDARY	B	F	AAC	2	585	60	19,070	3/14/2022	63	27	72	1
23	9	23_9	MOULTON PKWY	VIA LOMAS	INDIAN HILL LN	SMART STREET 6 LANE	B	E	AAC	3	1,037	42	45,239	3/10/2022	63	44	55	1
28	7	28_7	PASEO DE VALENCIA	BECKENHAM ST	LAGUNA HILLS DR	MAJOR	B	E	AAC	3	1,554	34	60,304	3/9/2022	63	46	54	0
28	9	28_9	PASEO DE VALENCIA	HEALTH CENTER DR	LOS ALISOS BLVD	MAJOR	B	E	AAC	3	1,667	45	71,789	3/9/2022	63	44	50	6
18	14	18_14	LA PAZ RD	PASEO DE VALENCIA	ALISO HILLS DR	PRIMARY	B	C	AAC	2	2,068	40	80,657	3/8/2022	65	37	51	12
23	20	23_20	MOULTON PKWY	LA PAZ RD	MANDEVILLE DR	SMART STREET 6 LANE	B	C	AAC	3	1,598	48	67,390	3/10/2022	65	46	54	0
23	22	23_22	MOULTON PKWY	ALICIA PKWY	MANDEVILLE DR	SMART STREET 6 LANE	B	C	AAC	3	1,566	48	66,270	3/10/2022	65	37	59	4
23	27	23_27	MOULTON PKWY	INDIAN HILL LN	VIA LOMAS	SMART STREET 6 LANE	B	E	AAC	3	1,010	41	54,610	3/10/2022	65	24	76	0
27	12	27_12	OSO PKWY	TOMBSTONE RD	CABOT RD	MAJOR	B	B	AAC	3	365	54	23,851	3/12/2022	65	41	59	0
4	14	4_14	ALICIA PKWY	HON AVE	COSTEAU ST	MAJOR	B	E	AAC	3	911	42	43,886	3/8/2022	66	58	42	0
6	5	6_5	AVENIDA DE LA CARLOTA	PLAZA POINTE DR	COMMERCE CENTER	SECONDARY	B	F	AAC	2	2,408	30	66,411	3/14/2022	66	28	70	2
23	21	23_21	MOULTON PKWY	VIA LOMAS	ALICIA PKWY	SMART STREET 6 LANE	B	C	AAC	3	795	49	41,312	3/10/2022	66	39	61	0
23	26	23_26	MOULTON PKWY	INDIAN HILL LN	SOUTH END OF BRIDGE	SMART STREET 6 LANE	B	E	AAC	3	857	40	34,170	3/10/2022	66	25	75	0
23	28	23_28	MOULTON PKWY	LAGUNA HILLS DR	NORTH END OF BRIDGE	SMART STREET 6 LANE	B	E	AAC	3	611	33	36,589	3/10/2022	66	35	65	0
28	30	28_30	PASEO DE VALENCIA	CALLE DE LA PLATA	EL TORO RD	MAJOR	B	E	AAC	2	1,008	40	47,444	3/9/2022	66	31	68	1
28	17	28_17	PASEO DE VALENCIA	HILLARY LN	SUNBURST AVE	MAJOR	B	D	AAC	2	465	38	17,685	3/9/2022	67	0	100	0
4	15	4_15	ALICIA PKWY	COSTEAU ST	WILKES PL	MAJOR	B	E	AAC	3	1,714	42	73,727	3/8/2022	68	64	36	0
6	11	6_11	AVENIDA DE LA CARLOTA	RIDGE ROUTE DR	COMMERCE CENTER	SECONDARY	B	F	AAC	2	792	29	23,202	3/14/2022	68	28	72	0
6	13	6_13	AVENIDA DE LA CARLOTA	COMMERCE CENTER	PLAZA POINTE DR	SECONDARY	B	F	AAC	2	2,453	29	73,670	3/14/2022	68	23	76	1
18	18	18_18	LA PAZ RD	CHAMPLAIN RD	PASEO DE VALENCIA	PRIMARY	B	D	AAC	2	962	30	30,684	3/8/2022	68	38	62	0
23	2	23_2	MOULTON PKWY	ALISO CREEK BRIDGE	INDIAN HILL LN	SMART STREET 6 LANE	B	E	AAC	3	681	42	30,942	3/10/2022	68	20	80	0
28	16	28_16	PASEO DE VALENCIA	SUNBURST AVE	ALICIA PKWY	MAJOR	B	D	AAC	2	1,187	38	57,590	3/9/2022	68	35	64	1
4	12	4_12	ALICIA PKWY	PASEO DE VALENCIA	VIA LOMAS	MAJOR	B	E	AAC	3	1,700	42	75,946	3/8/2022	69	67	33	0
18	3	18_3	LA PAZ RD	ALISO HILLS DR	PASEO DE VALENCIA	PRIMARY	B	C	AAC	2	2,062	40	82,478	3/8/2022	69	29	59	12
27	1	27_1	OSO PKWY	NOTTINGHAM CT	BRIDLEWOOD DR	MAJOR	B	B	AAC	3	2,153	42	92,074	3/12/2022	69	71	29	0
6	1	6_1	AVENIDA DE LA CARLOTA	EL TORO RD	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	SECONDARY	B	E	AAC	2	3,365	30	84,199	4/6/2022	70	62	26	12
6	7	6_7	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	EL TORO RD	SECONDARY	B	F	AAC	2	656	40	38,693	3/14/2022	70	57	43	0
18	8	18_8	LA PAZ RD	GALLUP CIR	ALAMEDA AVE	PRIMARY	B	C	AAC	2	3,234	40	129,940	3/8/2022	70	17	77	6
23	6	23_6	MOULTON PKWY	MANDEVILLE DR	LA PAZ RD	SMART STREET 6 LANE	B	C	AAC	3	1,619	48	79,329	3/10/2022	70	45	55	0
27	15	27_15	OSO PKWY	BRIDLEWOOD DR	TOMBSTONE RD	MAJOR	B	B	AAC	3	2,225	42	96,729	3/12/2022	70	21	79	0
6	4	6_4	AVENIDA DE LA CARLOTA	COMMERCE CENTER	RIDGE ROUTE DR	SECONDARY	B	F	AAC	2	794	30	21,860	3/14/2022	71	19	81	0
18	11	18_11	LA PAZ RD	ALISO HILLS DR	GALLUP CIR	PRIMARY	B	C	AAC	2	930	40	36,465	3/8/2022	71	34	59	7
18	13	18_13	LA PAZ RD	MOULTON PKWY	W. CITY LIMITS	MAJOR	B	C	AAC	3	840	50	57,142	3/8/2022	71	50	49	1
20	1	20_1	LAKE FOREST DR	W CITY LIMITS	SANTA VITTORIA DR	MAJOR	B	F	AAC	3	417	42	20,767	3/12/2022	71	0	100	0
23	3	23_3	MOULTON PKWY	LAGUNA HILLS DR	INDIAN CIRCLE LN	SMART STREET 6 LANE	B	E	AAC	3	1,821	40	82,325	3/10/2022	71	27	73	0
23	10	23_10	MOULTON PKWY	NORTH END OF BRIDGE	LAGUNA HILLS DR	SMART STREET 6 LANE	B	E	AAC	3	721	42	37,272	3/10/2022	71	8	90	2
18	4	18_4	LA PAZ RD	CHAMPLAIN RD	MC INTYRE ST	PRIMARY	B	D	AAC	2	979	30	32,034	3/8/2022	72	31	66	3
18	10	18_10	LA PAZ RD	ALAMEDA AVE	GALLUP CIR	PRIMARY	B	C	AAC	2	3,188	40	125,057	3/8/2022	72	32	55	13
20	13	20_13	LAKE FOREST DR	MOULTON PKWY	TRITON WY	MAJOR	B	F	AAC	3	843	48	38,443	3/12/2022	72	26	74	0
23	15	23_15	MOULTON PKWY	NELLIE GAIL RD	OSO PKWY	SMART STREET 6 LANE	B	A	AAC	3	963	48	43,195	3/10/2022	72	53	47	0
27	4	27_4	OSO PKWY	WEST HAVEN DR	NELLIE GAIL RD	MAJOR	B	B	AAC	3	2,357	43	100,405	3/12/2022	72	51	47	6
27	13	27_13	OSO PKWY	NELLIE GAIL RD	NOTTINGHAM RD	MAJOR	B	B	AAC	3	1,176	43	49,492	3/12/2022	72	63	37	0
4	3	4_3	ALICIA PKWY	COSTEAU ST	HON AVE	MAJOR	B	E	AAC	3	925	42	44,897	3/8/2022	73	48	52	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

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BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
4	5	4_5	ALICIA PKWY	VIA LOMAS	ALISO HILLS DR (N)	MAJOR	B	E	AAC	3	843	42	37,591	3/8/2022	73	72	28	0
4	11	4_11	ALICIA PKWY	ALISO HILLS DR	VIA LOMAS	MAJOR	B	E	AAC	3	832	42	36,761	3/8/2022	73	66	34	0
6	6	6_6	AVENIDA DE LA CARLOTA	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	LOS ALISOS BLVD	SECONDARY	B	F	AAC	2	505	40	41,675	3/7/2022	73	29	71	0
6	9	6_9	AVENIDA DE LA CARLOTA	LOS ALISOS BLVD	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	SECONDARY	B	E	AAC	2	505	40	44,128	3/7/2022	73	8	72	20
18	12	18_12	LA PAZ RD	ALAMEDA AVE	MOULTON PKWY	PRIMARY	B	C	AAC	2	2,180	40	95,681	3/8/2022	73	42	57	1
4	7	4_7	ALICIA PKWY	WILKES PL	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,722	42	75,786	3/8/2022	74	51	45	4
18	1	18_1	LA PAZ RD	MOULTON PKWY	ALAMEDA AVE	PRIMARY	B	C	AAC	2	2,228	40	86,293	3/8/2022	74	42	58	0
18	7	18_7	LA PAZ RD	PASEO DE VALENCIA	CHAMPLAIN RD	PRIMARY	B	D	AAC	2	944	30	29,282	3/8/2022	74	0	100	0
18	9	18_9	LA PAZ RD	GALLUP CIR	ALISO HILLS DR	PRIMARY	B	C	AAC	2	910	40	35,620	3/8/2022	74	16	84	0
20	7	20_7	LAKE FOREST DR	DEL LAGO DR	MOULTON PKWY	MAJOR	B	F	AAC	3	949	44	54,524	3/12/2022	74	0	100	0
23	7	23_7	MOULTON PKWY	ALICIA PKWY	VIA LOMAS	SMART STREET 6 LANE	B	C	AAC	3	830	49	33,597	3/10/2022	74	46	54	0
28	24	28_24	PASEO DE VALENCIA	ALICIA PKWY	LAGUNA HILLS DR	MAJOR	B	E	AAC	3	1,515	52	72,633	3/9/2022	74	31	48	21
18	2	18_2	LA PAZ RD	W. CITY LIMITS	MOULTON PKWY	MAJOR	B	C	AAC	3	809	50	61,186	3/8/2022	75	29	61	10
20	4	20_4	LAKE FOREST DR	MILL CREEK DR	SANTA VITTORIA DR	MAJOR	B	F	AAC	3	1,603	44	69,474	3/12/2022	75	0	99	1
23	18	23_18	MOULTON PKWY	EL PACIFICO DR	RIDGE ROUTE DR	SMART STREET 6 LANE	B	F	AAC	3	1,539	50	70,352	3/10/2022	75	9	80	11
27	10	27_10	OSO PKWY	NELLIE GAIL RD	WEST HAVEN DR	MAJOR	B	B	AAC	3	2,388	43	100,126	3/12/2022	75	29	58	13
4	6	4_6	ALICIA PKWY	WILKES PL	COSTEAU ST	MAJOR	B	E	AAC	3	1,744	42	73,253	3/8/2022	76	50	41	9
4	13	4_13	ALICIA PKWY	PASEO DE VALENCIA	WILKES PL	MAJOR	B	E	AAC	3	1,728	42	74,291	3/8/2022	76	47	53	0
20	2	20_2	LAKE FOREST DR	AVENIDA DE LA CARLOTA	DEL LAGO DR	MAJOR	B	F	AAC	3	914	45	56,517	3/12/2022	76	48	50	2
20	6	20_6	LAKE FOREST DR	TRITON WY	MOULTON PKWY	MAJOR	B	F	AAC	3	847	40	43,479	3/12/2022	76	14	86	0
20	12	20_12	LAKE FOREST DR	TRITON WY	MILL CREEK DR	MAJOR	B	F	AAC	3	589	38	29,786	3/12/2022	76	0	100	0
20	14	20_14	LAKE FOREST DR	MOULTON PKWY	DEL LAGO DR	MAJOR	B	F	AAC	3	954	46	50,064	3/12/2022	76	5	95	0
23	4	23_4	MOULTON PKWY	RIDGE ROUTE DR	SANTA MARIA AVE	SMART STREET 6 LANE	B	F	AAC	3	1,361	48	60,721	3/10/2022	76	14	86	0
23	12	23_12	MOULTON PKWY	EL PACIFICO DR	LAKE FOREST DR	SMART STREET 6 LANE	B	F	AAC	3	1,570	50	73,673	3/10/2022	76	37	63	0
23	25	23_25	MOULTON PKWY	LA PAZ RD	OSO PKWY	SMART STREET 6 LANE	B	B	AAC	3	1,391	52	62,488	3/10/2022	76	39	61	0
27	8	27_8	OSO PKWY	BRIDLEWOOD DR	NOTTINGHAM CT	MAJOR	B	B	AAC	3	2,116	42	88,131	3/12/2022	76	28	55	17
18	6	18_6	LA PAZ RD	MC INTYRE ST	CABOT RD	PRIMARY	B	D	AAC	2	877	30	29,067	3/8/2022	77	35	59	6
19	3	19_3	LAGUNA HILLS DR	MOULTON PKWY	EAST END OF BRIDGE	PRIMARY	B	E	AAC	2	414	33	14,757	3/9/2022	77	31	48	21
20	11	20_11	LAKE FOREST DR	SANTA VITTORIA DR	MILL CREEK DR	MAJOR	B	F	AAC	3	1,603	43	69,774	3/12/2022	77	0	100	0
23	30	23_30	MOULTON PKWY	INDIAN CIRCLE LN	LAGUNA HILLS DR	SMART STREET 6 LANE	B	E	AAC	3	1,798	38	92,647	3/10/2022	77	0	97	3
27	6	27_6	OSO PKWY	CABOT RD	TOMBSTONE RD	MAJOR	B	B	AAC	3	410	54	19,462	3/12/2022	77	21	73	6
28	5	28_5	PASEO DE VALENCIA	LAGUNA HILLS DR	ALICIA PKWY	MAJOR	B	E	AAC	3	1,605	52	73,824	3/9/2022	77	11	87	2
20	5	20_5	LAKE FOREST DR	MILL CREEK DR	TRITON WY	MAJOR	B	F	AAC	3	585	44	23,636	3/12/2022	78	0	100	0
20	9	20_9	LAKE FOREST DR	DEL LAGO DR	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	4	918	50	44,074	3/12/2022	78	29	71	0
23	19	23_19	MOULTON PKWY	LAKE FOREST DR	EL PACIFICO DR	SMART STREET 6 LANE	B	F	AAC	3	1,559	50	69,299	3/10/2022	78	25	73	2
27	14	27_14	OSO PKWY	NOTTINGHAM CT	NELLIE GAIL RD	MAJOR	B	B	AAC	3	1,176	43	51,748	3/12/2022	78	32	53	15
28	21	28_21	PASEO DE VALENCIA	VELASQUEZ RD	HILARY LN	MAJOR	B	D	AAC	2	988	38	37,611	3/9/2022	78	53	47	0
6	8	6_8	AVENIDA DE LA CARLOTA	EL TORO RD	PASEO DE VALENCIA	SECONDARY	B	F	AAC	2	642	40	21,371	3/14/2022	79	43	57	0
8	5	8_5	CABOT RD	OSO PKWY	HITCHING RAIL RD	SECONDARY	B	B	AAC	2	294	40	6,823	3/14/2022	79	29	71	0
8	12	8_12	CABOT RD	PASEO DE VALENCIA	LA PAZ RD	SECONDARY	B	D	AAC	2	2,604	32	79,192	3/14/2022	79	49	49	2
23	5	23_5	MOULTON PKWY	RIDGE ROUTE DR	EL PACIFICO DR	SMART STREET 6 LANE	B	F	AAC	3	1,539	50	69,992	3/10/2022	79	18	82	0
23	24	23_24	MOULTON PKWY	OSO PKWY	NELLIE GAIL RD	SMART STREET 6 LANE	B	A	AAC	3	908	52	45,483	3/10/2022	79	0	68	32
27	2	27_2	OSO PKWY	MOULTON PKWY	WEST HAVEN DR	MAJOR	B	B	AAC	3	744	43	31,598	3/12/2022	79	39	52	9
28	22	28_22	PASEO DE VALENCIA	ERICSON WY	VELASQUEZ RD	MAJOR	B	D	AAC	2	1,063	38	43,233	3/9/2022	79	42	58	0
8	10	8_10	CABOT RD	EL PASEO	HITCHING RAIL RD	SECONDARY	B	B	AAC	2	557	40	19,320	3/14/2022	80	43	57	0
14	2	14_2	GREENFIELD DR	SR 73 SB ON/OFF RAMPS	SR 73 NB ON/OFF RAMPS	SECONDARY	B	A	AC	3	379	41	15,238	3/16/2022	80	16	84	0
18	5	18_5	LA PAZ RD	CABOT RD	I-5	PRIMARY	B	D	AAC	2	458	31	15,462	3/14/2022	80	39	61	0
23	1	23_1	MOULTON PKWY	INDIAN CIRCLE LN	W. CITY LIMITS	SMART STREET 6 LANE	B	E	AAC	3	674	50	25,585	3/10/2022	80	10	90	0
23	8	23_8	MOULTON PKWY	MANDEVILLE DR	ALICIA PKWY	SMART STREET 6 LANE	B	C	AAC	3	1,487	48	77,033	3/10/2022	80	30	66	4
27	9	27_9	OSO PKWY	WEST HAVEN DR	MOULTON PKWY	MAJOR	B	B	AAC	3	746	43	38,708	3/12/2022	80	29	71	0
27	16	27_16	OSO PKWY	TOMBSTONE RD	BRIDLEWOOD DR	MAJOR	B	B	AAC	3	2,225	42	96,808	3/12/2022	80	44	56	0
28	13	28_13	PASEO DE VALENCIA	LA PAZ RD (W)	ERICSON WY	MAJOR	B	D	AAC	2	1,049	38	39,294	3/9/2022	80	33	67	0
4	1	4_1	ALICIA PKWY	ALISO HILLS DR	MOULTON PKWY	MAJOR	B	C	AAC	3	1,354	42	67,438	3/8/2022	81	39	61	0
8	4	8_4	CABOT RD	PASEO DE VALENCIA	EL PASEO	SECONDARY	B	B	AAC	2	2,803	40	87,603	3/14/2022	81	49	51	0
8	11	8_11	CABOT RD	RAPID FALLS RD (N)	N. CITY LIMITS	PRIMARY	B	A	AC	2	163	40	4,570	3/16/2022	81	0	100	0
19	4	19_4	LAGUNA HILLS DR	EAST END OF BRIDGE	INDIAN HILL LN	PRIMARY	B	E	AAC	2	639	33	23,259	3/9/2022	81	0	71	29
14	3	14_3	GREENFIELD DR	SR 73 NB ON/OFF RAMPS	SR 73 SB ON/OFF RAMPS	SECONDARY	B	A	AC	3	387	41	16,696	3/16/2022	82	0	98	2
19	8	19_8	LAGUNA HILLS DR	INDIAN HILL LN	EAST END OF BRIDGE	PRIMARY	B	E	AAC	2	613	33	20,968	3/9/2022	82	49	51	0
23	13	23_13	MOULTON PKWY	SANTA MARIA AVE	RIDGE ROUTE DR	SMART STREET 6 LANE	B	F	AAC	3	1,357	48	66,799	3/10/2022	82	0	100	0
23	29	23_29	MOULTON PKWY	W. CITY LIMITS	INDIAN CIRCLE LN	SMART STREET 6 LANE	B	E	AAC	3	585	38	33,769	3/10/2022	82	0	100	0
28	4	28_4	PASEO DE VALENCIA	AVE DE LA CARLOTA	EL TORO RD	SECONDARY	B	F	AAC	2	1,303	38	48,641	3/9/2022	82	59	41	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
28	15	28_15	PASEO DE VALENCIA	VELASQUEZ RD	ERICSON WY	MAJOR	B	D	AAC	2	1,092	38	42,317	3/9/2022	82	0	86	14
28	28	28_28	PASEO DE VALENCIA	EL TORO RD	AVE DE LA CARLOTA	SECONDARY	B	F	AAC	3	1,267	41	41,587	3/9/2022	82	18	82	0
8	6	8_6	CABOT RD	HITCHING RAIL RD	EL PASEO	SECONDARY	B	B	AAC	2	560	40	17,749	3/14/2022	83	0	100	0
8	13	8_13	CABOT RD	N. CITY LIMITS	RAPID FALLS RD	PRIMARY	B	A	AAC	2	174	40	6,089	3/16/2022	83	0	100	0
18	16	18_16	LA PAZ RD	I-5	CABOT RD	PRIMARY	B	D	AAC	2	444	31	18,733	3/14/2022	83	0	100	0
19	6	19_6	LAGUNA HILLS DR	PASEO DE VALENCIA	INDIAN HILL LN	PRIMARY	B	E	AAC	2	2,645	33	86,964	3/9/2022	83	61	39	0
23	23	23_23	MOULTON PKWY	NELLIE GAIL RD	S. CITY LIMITS	SMART STREET 6 LANE	B	A	AAC	3	220	48	22,552	3/10/2022	83	0	100	0
4	2	4_2	ALICIA PKWY	MOULTON PKWY	LAGUNA CT	MAJOR	B	C	AAC	3	496	42	18,492	3/8/2022	84	33	67	0
4	9	4_9	ALICIA PKWY	MOULTON PKWY	ALISO HILLS DR	MAJOR	B	C	AAC	3	1,362	42	60,819	3/8/2022	84	16	84	0
8	1	8_1	CABOT RD	EL PASEO	PASEO DE VALENCIA	SECONDARY	B	B	AAC	2	2,808	40	86,504	3/14/2022	84	14	86	0
8	9	8_9	CABOT RD	HITCHING RAIL RD	OSO PKWY	SECONDARY	B	B	AAC	2	294	40	14,472	3/14/2022	84	23	77	0
23	14	23_14	MOULTON PKWY	SR 73	NELLIE GAIL RD	SMART STREET 6 LANE	B	A	AAC	3	335	54	28,004	3/10/2022	84	11	89	0
28	19	28_19	PASEO DE VALENCIA	ALICIA PKWY	SUNBURST AVE	MAJOR	B	D	AAC	2	1,271	38	49,506	3/9/2022	84	22	66	12
4	4	4_4	ALICIA PKWY	VIA LOMAS	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,720	42	78,369	3/8/2022	85	44	55	1
8	7	8_7	CABOT RD	LA PAZ RD	PASEO DE VALENCIA	SECONDARY	B	D	AAC	2	2,640	32	76,674	3/14/2022	85	26	60	14
19	7	19_7	LAGUNA HILLS DR	WEST END OF BRIDGE	MOULTON PKWY	PRIMARY	B	E	AAC	2	465	33	20,690	3/9/2022	85	0	100	0
20	8	20_8	LAKE FOREST DR	SANTA VITTORIA DR	W CITY LIMITS	MAJOR	B	F	AAC	3	431	51	18,474	3/12/2022	85	0	100	0
28	12	28_12	PASEO DE VALENCIA	HILLARY LN	VELASQUEZ RD	MAJOR	B	D	AAC	2	1,021	38	40,980	3/9/2022	85	0	100	0
8	3	8_3	CABOT RD	OSO PKWY	S. CITY LIMITS	PRIMARY	B	B	AAC	2	830	40	27,104	3/14/2022	86	0	89	11
28	25	28_25	PASEO DE VALENCIA	MACKENZIE ST	LA PAZ RD	SECONDARY	B	D	AAC	2	1,488	29	49,406	3/9/2022	86	0	100	0
8	2	8_2	CABOT RD	S. CITY LIMITS (N)	RAPID FALLS DR	PRIMARY	B	A	AAC	2	787	40	39,494	3/16/2022	87	0	100	0
8	8	8_8	CABOT RD	S. CITY LIMITS	OSO PKWY	PRIMARY	B	B	AAC	2	854	40	39,378	3/14/2022	87	0	100	0
8	14	8_14	CABOT RD	RAPID FALLS RD	S. CITY LIMITS	PRIMARY	B	A	AAC	2	812	40	35,932	3/16/2022	87	0	100	0
19	1	19_1	LAGUNA HILLS DR	INDIAN HILL LN	PASEO DE VALENCIA	PRIMARY	B	E	AAC	2	2,661	33	88,427	3/9/2022	87	25	68	7
21	1	21_1	LOS ALISOS BLVD	PASEO DE VALENCIA	AVENIDA DE LA CARLOTA	MAJOR	B	E	AAC	3	1,457	38	68,991	3/7/2022	87	0	100	0
28	14	28_14	PASEO DE VALENCIA	PINE NUT RD (W)	MACKENZIE ST	SECONDARY	B	D	AAC	2	827	29	23,657	3/9/2022	87	0	100	0
28	20	28_20	PASEO DE VALENCIA	SUNBURST AVE	HILLARY LN	MAJOR	B	D	AAC	2	475	38	19,001	3/9/2022	87	0	100	0
28	26	28_26	PASEO DE VALENCIA	LA PAZ RD	MACKENZIE ST	SECONDARY	B	D	AAC	2	1,468	30	43,922	3/9/2022	87	0	100	0
21	4	21_4	LOS ALISOS BLVD	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	MAJOR	B	E	AAC	3	1,482	40	62,089	3/7/2022	88	0	100	0
28	11	28_11	PASEO DE VALENCIA	CABOT RD	PINE NUT RD	SECONDARY	B	D	AAC	2	784	29	20,531	3/9/2022	88	0	100	0
28	23	28_23	PASEO DE VALENCIA	ERICSON WY	LA PAZ RD	MAJOR	B	D	AAC	2	1,032	38	41,586	3/9/2022	88	0	91	9
36	1	36_1	SANTA MARIA AVE	VIA VISTA	W CITY LIMITS	SECONDARY	B	F	AAC	2	950	30	23,580	3/12/2022	88	0	100	0
27	3	27_3	OSO PKWY	MOULTON PKWY	W. CITY LIMITS	MAJOR	B	B	AAC	5	209	68	8,093	3/12/2022	89	0	100	0
28	6	28_6	PASEO DE VALENCIA	MACKENZIE ST (W)	PINE NUT RD	SECONDARY	B	D	AAC	2	827	29	25,337	3/9/2022	89	0	100	0
36	2	36_2	SANTA MARIA AVE	W CITY LIMITS	VIA VISTA	SECONDARY	B	F	AAC	2	979	30	23,478	3/12/2022	89	30	70	0
21	2	21_2	LOS ALISOS BLVD	AVENIDA DE LA CARLOTA	I-5 OVERPASS	MAJOR	B	E	AAC	3	757	28	27,480	3/7/2022	90	0	100	0
27	5	27_5	OSO PKWY	CABOT RD	E. CITY LIMITS	MAJOR	B	B	AAC	3	207	47	7,423	3/12/2022	90	0	100	0
4	17	4_17	ALICIA PKWY	LAGUNA CT	W. CITY LIMITS	MAJOR	B	C	AAC	3	850	42	37,155	3/8/2022	91	42	58	0
21	3	21_3	LOS ALISOS BLVD	I-5 OVERPASS	AVENIDA DE LA CARLOTA	MAJOR	B	E	AAC	2	699	28	27,034	3/7/2022	91	0	100	0
27	7	27_7	OSO PKWY	W. CITY LIMITS	MOULTON PKWY	MAJOR	B	B	AAC	3	209	40	13,520	3/12/2022	91	0	100	0
27	11	27_11	OSO PKWY	E. CITY LIMITS	CABOT RD	MAJOR	B	B	AAC	3	207	47	13,080	3/12/2022	91	0	100	0
33	6	33_6	RIDGE ROUTE DR	MOULTON PKWY	NARROWS	PRIMARY	B	F	AAC	2	470	40	16,290	3/10/2022	91	0	100	0
4	10	4_10	ALICIA PKWY	W. CITY LIMITS	LAGUNA CT	MAJOR	B	C	AAC	3	850	42	35,560	3/8/2022	92	30	70	0
4	18	4_18	ALICIA PKWY	LAGUNA CT	MOULTON PKWY	MAJOR	B	C	AAC	3	496	42	28,642	3/8/2022	92	30	70	0
33	9	33_9	RIDGE ROUTE DR	NARROWS	AVE DE LA CARLOTA	PRIMARY	B	F	AAC	2	1,047	40	38,624	3/10/2022	92	0	100	0
33	10	33_10	RIDGE ROUTE DR	AVENIDA DE LA CARLOTA	NARROWS	PRIMARY	B	F	AAC	2	1,000	26	37,821	3/10/2022	92	0	100	0
13	1	13_1	EL TORO RD	PASEO DE VALENCIA	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	3	1,498	36	68,551	3/7/2022	93	25	75	0
13	4	13_4	EL TORO RD	AVENIDA DE LA CARLOTA	PASEO DE VALENCIA	MAJOR	B	F	AAC	3	1,412	36	66,012	3/7/2022	93	0	100	0
33	3	33_3	RIDGE ROUTE DR	PERALTA DR	WEST TO WIDENING	PRIMARY	B	F	AAC	2	1,816	45	65,021	3/10/2022	93	0	100	0
37	12	37_12	SANTA VITTORIA DR	RIDGE ROUTE DR	LANE MERGE	COLLECTOR	E	F	AAC	1	285	22	7,794	3/12/2022	93	45	55	0
4	8	4_8	ALICIA PKWY	I-5	HON AVE	MAJOR	B	E	AAC	3	793	42	39,807	3/8/2022	94	0	100	0
13	2	13_2	EL TORO RD	I-5	AVENIDA DE LA CARLOTA	PRINCIPAL	B	F	AAC	3	555	54	26,647	3/7/2022	94	0	59	41
13	3	13_3	EL TORO RD	AVENIDA DE LA CARLOTA	I-5	PRINCIPAL	B	F	AAC	3	570	63	29,770	3/7/2022	94	0	55	45
28	18	28_18	PASEO DE VALENCIA	PINE NUT RD	CABOT RD	SECONDARY	B	D	AAC	2	777	29	21,385	3/9/2022	94	0	100	0
33	1	33_1	RIDGE ROUTE DR	PERALTA DR	EAST TO WIDENING	PRIMARY	B	F	AAC	2	1,635	50	70,196	3/10/2022	94	0	100	0
33	5	33_5	RIDGE ROUTE DR	NARROWS	MOULTON PKWY	PRIMARY	B	F	AAC	2	468	40	21,163	3/10/2022	94	0	100	0
37	10	37_10	SANTA VITTORIA DR	RIDGE ROUTE DR	LANE MERGE	COLLECTOR	E	F	AAC	1	342	22	6,625	3/12/2022	94	38	62	0
4	16	4_16	ALICIA PKWY	HON AVE	I-5	MAJOR	B	E	AAC	3	848	48	40,869	3/8/2022	95	0	100	0
20	3	20_3	LAKE FOREST DR	E. CITY LIMITS	AVENIDA DE LA CARLOTA	MAJOR	B	F	AAC	3	818	59	51,899	3/12/2022	95	0	100	0
20	10	20_10	LAKE FOREST DR	AVENIDA DE LA CARLOTA	E. CITY LIMITS	MAJOR	B	F	AAC	3	888	59	41,693	3/12/2022	95	0	100	0
37	6	37_6	SANTA VITTORIA DR	BASSANO EAST	LAKE FOREST DR	COLLECTOR	E	F	AAC	1	370	22	11,176	3/12/2022	95	0	100	0

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City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

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4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
37	13	37_13	SANTA VITTORIA DR	SANTA MARIA AVE	BARBERA	COLLECTOR	E	F	AAC	2	1,095	36	34,696	3/12/2022	95	0	100	0
37	14	37_14	SANTA VITTORIA DR	BARBERA	AVENIDA DEL SOL	COLLECTOR	E	F	AAC	2	793	36	25,816	3/12/2022	96	0	100	0
37	2	37_2	SANTA VITTORIA DR	LANE MERGE	BRIDGE	COLLECTOR	E	F	AAC	2	173	49	6,660	3/12/2022	98	0	100	0
37	8	37_8	SANTA VITTORIA DR	LANE MERGE	BASSANO EAST	COLLECTOR	E	F	AAC	1	419	22	10,152	3/12/2022	98	0	100	0
37	4	37_4	SANTA VITTORIA DR	CMTO COSTA	BRIDGE	COLLECTOR	E	F	AAC	2	876	38	30,457	3/12/2022	99	0	100	0
37	5	37_5	SANTA VITTORIA DR	LANE MERGE	CMTO COSTA	COLLECTOR	E	F	AAC	2	1,250	38	45,543	3/12/2022	99	0	100	0
37	7	37_7	SANTA VITTORIA DR	LAKE FOREST DR	BASSANO	COLLECTOR	E	F	AAC	1	392	22	8,449	3/12/2022	99	0	100	0
37	9	37_9	SANTA VITTORIA DR	BASSANO EAST	LANE MERGE	COLLECTOR	E	F	AAC	1	401	22	9,662	3/12/2022	99	0	100	0
37	15	37_15	SANTA VITTORIA DR	AVENIDA DEL SOL	SAN REMO DR	COLLECTOR	E	F	AAC	2	513	36	16,608	3/12/2022	99	0	100	0
37	16	37_16	SANTA VITTORIA DR	SAN REMO DR	LANE MERGE	COLLECTOR	E	F	AAC	2	670	36	26,017	3/12/2022	99	0	100	0
6	10	6_10	AVENIDA DE LA CARLOTA	PVMT CHNGE 650' E/ OAKBROOK VILLAGE	EL TORO RD	SECONDARY	B	E	AAC	2	3,365	30	97,583	4/6/2022	100	45	30	25
33	2	33_2	RIDGE ROUTE DR	MILL CREEK DR	MOULTON PKWY	SECONDARY	B	F	AC	2	767	40	32,124	3/10/2022	100	69	31	0
33	4	33_4	RIDGE ROUTE DR	SANTA VITTORIA DR	MILL CREEK DR	SECONDARY	B	F	AC	2	2,443	40	76,807	3/10/2022	100	38	62	0
33	7	33_7	RIDGE ROUTE DR	MOULTON PKWY	MILL CREEK DR	SECONDARY	B	F	AAC	2	767	40	25,464	3/10/2022	100	52	48	0
33	8	33_8	RIDGE ROUTE DR	MILL CREEK DR	SANTA VITTORIA DR	SECONDARY	B	F	AAC	2	2,448	40	77,725	3/10/2022	100	42	58	0
37	1	37_1	SANTA VITTORIA DR	LANE MERGE	RIDGE ROUTE DR	COLLECTOR	E	F	AAC	1	332	22	4,971	3/12/2022	100	0	100	0
											42.6		9,057,114					
	Locals																	
71	1	71_1	BUCKBOARD LN	BUCKSKIN DR	STENSON PL		E	B	AAC	2	1,217	39	45,760	4/12/2018	55	36	56	8
351	1	351_1	HEALTH CENTER DR	PASEO DE VALENCIA	CALLE DE LA LOUISA		E	E	AC	2	760	20	24,915	4/12/2018	58	77	21	2
25	10	25_10	NELLIE GAIL RD	OSO PKWY	LANE MERGE		E	A	AAC	1	983	20	19,855	4/4/2018	59	0	100	0
25	12	25_12	NELLIE GAIL RD	LOST COLT DR	MOULTON PKWY		E	A	AAC	1	575	19	9,886	4/4/2018	61	0	82	18
351	2	351_2	HEALTH CENTER DR	CALLE DE LA LOUISA	PASEO DE VALENCIA		E	E	AC	2	769	20	24,057	4/12/2018	65	69	23	8
71	2	71_2	BUCKBOARD LN	STENSON PL	NELLIE GAIL RD		E	B	AAC	2	1,691	39	62,796	4/4/2018	66	0	86	14
25	17	25_17	NELLIE GAIL RD	LANE MERGE	OSO PKWY		E	A	AAC	1	968	20	21,182	4/4/2018	67	0	100	0
270	1	270_1	SARITA DR	LINDA VISTA DR	LA HABRA CT		E	C	AC	2	222	33	10,570	4/2/2018	67	35	65	0
319	1	319_1	VIA LOMAS	MOULTON PKWY	ALICIA PKWY		E	E	AC	2	2,600	37	95,841	3/14/2022	67	51	49	0
322	1	322_1	WAGON WHEEL DR	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	785	36	26,820	4/4/2018	71	0	72	28
97	1	97_1	COSTEAU ST	ALICIA PKWY	BECKENHAM ST		E	E	AAC	2	1,650	36	54,739	4/6/2022	72	0	57	43
122	1	122_1	ENCANTO CT	LUNA BONITA DR	SOUTH END		E	C	AC	2	280	39	11,487	3/29/2018	73	20	80	0
248	1	248_1	RED LODGE PL	NELLIE GAIL RD	WEST END		E	A	AAC	2	685	40	23,012	4/4/2018	73	0	83	17
66	1	66_1	BOOTHILL CT	DILLION RD	WEST END		E	A	AAC	2	475	38	17,758	4/8/2022	74	28	72	0
123	2	123_2	ERICSON WY	EARHART RD	PASEO DE VALENCIA		E	D	AAC	2	1,393	37	49,085	4/8/2022	74	33	33	34
127	1	127_1	EVERGREEN RD	OAK LEAF RD	FIR LN		E	D	AAC	2	800	37	28,763	4/5/2018	74	0	100	0
25	13	25_13	NELLIE GAIL RD	LOST COLT DR	RED LODGE PL		E	A	AAC	2	645	40	24,097	4/4/2018	74	0	97	3
25	15	25_15	NELLIE GAIL RD	ROAD SPLIT	EMPTY SADDLE DR		E	A	AAC	2	321	38	11,759	4/4/2018	74	0	100	0
106	1	106_1	DEPUTY CIR	DILLION RD	SOUTH END		E	A	AAC	2	1,245	34	44,708	4/8/2022	75	23	77	0
246	1	246_1	RED BARN CIR	NELLIE GAIL RD	NORTH END		E	A	AAC	2	165	33	7,822	4/12/2018	75	0	74	26
95	1	95_1	COSTEAU CT	COSTEAU ST	NORTH END		E	E	AAC	2	110	49	5,199	4/6/2022	76	46	54	0
150	1	150_1	HIGHWOOD CIR	ROCKING HORSE LN	NORTH END		E	A	AAC	2	805	40	27,201	4/4/2018	76	0	100	0
25	11	25_11	NELLIE GAIL RD	ROCKING HORSE LN	EMPTY SADDLE DR		E	A	AAC	2	611	38	22,929	4/4/2018	76	0	100	0
219	1	219_1	OAK LEAF RD	SPRUCE LN	EVERGREEN RD		E	D	AAC	2	860	37	33,484	4/5/2018	76	0	98	2
284	1	284_1	SPOTTED PONY LN	EAST END	WEST END		E	A	AAC	2	955	39	30,432	4/4/2018	76	0	100	0
95	2	95_2	COSTEAU CT	COSTEAU ST	NORTH END		E	E	AAC	2	115	48	5,694	4/6/2022	78	0	100	0
169	1	169_1	LARGO DR	WEST END	LINDA VISTA DR		E	C	AAC	2	1,430	35	50,183	4/2/2018	78	0	43	57
25	14	25_14	NELLIE GAIL RD	RED LODGE PL	ROCKING HORSE LN		E	A	AAC	2	1,606	40	60,747	4/4/2018	78	0	79	21
235	1	235_1	PINE STRAP CIR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	725	33	27,434	4/8/2022	78	27	73	0
285	1	285_1	SPRUCE LN	WEST END	OAK LEAF RD		E	D	AAC	2	330	42	13,199	4/5/2018	78	0	88	12
86	2	86_2	CHAMPLAIN RD	GRISSOM RD	LAPAZ RD		E	D	AAC	2	1,260	33	40,950	4/5/2018	79	0	100	0
112	3	112_3	EARHART RD	DE SALLE DR	ERICSON WY		E	D	AAC	2	240	33	7,826	4/12/2018	79	0	100	0
121	1	121_1	EMPTY SADDLE DR	NELLIE GAIL RD	SPOTTED PONY LN		E	A	AAC	2	1,880	36	55,789	4/4/2018	79	0	69	31
186	1	186_1	LUNA BONITA DR	LA SERRA ST	ENCANTO CT		E	C	AAC	2	662	33	21,636	3/29/2018	79	0	100	0
208	1	208_1	MONTE ROYALE ST	ALAMEDA AVE	LOS ALAMITOS AVE		E	C	AAC	2	1,225	37	45,287	3/29/2018	79	0	86	14
283	1	283_1	SOUTHPORT ST	WOOLWICH ST	EAST END		E	E	AAC	2	1,570	34	53,832	4/6/2022	79	28	71	1
111	1	111_1	DILLION RD	LOST TRAIL DR	EAST END		E	A	AAC	2	1,840	38	70,587	4/8/2022	80	61	39	0
138	1	138_1	GEORGIA SUE DR	JORIE DR	EAST END		E	E	AAC	2	1,365	37	49,377	4/3/2018	80	0	99	1
145	2	145_2	GRISSOM RD	BARENTS ST	EAST END		E	D	AAC	2	925	35	28,657	4/6/2022	80	56	42	2
15	2	15_2	HON AVE	CAMBERWELL ST	ALICIA PKWY		E	E	AAC	1	829	37	22,925	3/14/2022	80	60	40	0
175	1	175_1	LINDA VISTA DR	LARGO DR	ALISAL AVE		E	C	AAC	2	1,037	37	36,215	4/2/2018	80	0	100	0
178	1	178_1	LONE ACRES LN	LOST TRAIL DR	EAST END		E	A	AAC	2	520	37	20,025	4/8/2022	80	34	64	2
328	1	328_1	WHITE ALDER LN	McINTYRE ST	OAK LEAF RD		E	D	AAC	2	435	37	16,224	4/5/2018	80	0	100	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
1	2	1_2	ALAMEDA AVE	EL PRADO ST	DEL MONTE ST		E	C	AAC	2	730	38	27,165	3/29/2018	81	0	100	0
65	1	65_1	BOONE PL	CADALLAC DR	SOUTH END		E	D	AAC	2	170	43	8,064	4/6/2022	81	68	32	0
78	1	78_1	CALIFIA DR	MACKENZIE ST	LA SUEN RD		E	D	AAC	2	865	36	30,061	4/6/2022	81	43	54	3
145	1	145_1	GRISSOM RD	PIKE RD	LA PAZ RD		E	D	AC	2	125	33	4,415	4/5/2018	81	0	100	0
145	5	145_5	GRISSOM RD	ERICSON WY	PIKE RD		E	D	AAC	2	1,000	35	29,111	4/8/2022	81	33	65	2
148	1	148_1	HENDON ST	COSTEAU ST	CAMBERWELL ST		E	E	AAC	2	1,255	33	42,452	4/6/2022	81	0	100	0
167	1	167_1	LA SERRA ST	ALISO HILLS DR	NORTH END		E	C	AC	2	715	38	26,496	3/29/2018	81	33	52	15
183	1	183_1	LOST COLT DR	MAVERICK CIR	STAGELINE DR		E	A	AAC	2	905	38	30,716	5/11/2020	81	46	50	4
186	2	186_2	LUNA BONITA DR	ENCANTO CT	ALISO HILLS DR		E	C	AAC	2	1,549	33	51,367	3/29/2018	81	0	100	0
32	2	32_2	RAPID FALLS RD	SUNDOWNER DR	LOST TRAIL DR		E	A	AAC	2	1,055	38	38,956	5/11/2020	81	49	45	6
259	1	259_1	SADDLEHORN LN	BUCKSKIN LN	SOUTH END		E	B	AAC	2	315	39	13,308	4/4/2018	81	0	100	0
1	1	1_1	ALAMEDA AVE	DEL MONTE ST	ALISO HILLS DR		E	C	AAC	2	474	38	16,388	3/29/2018	82	0	100	0
1	3	1_3	ALAMEDA AVE	EL PRADO ST	ELENA DR		E	C	AAC	2	637	38	22,561	3/29/2018	82	0	100	0
342	4	342_4	HIDDEN TRAIL RD	STAGELINE DR	NELLIE GAIL RD		E	A	AAC	2	1,944	38	72,936	4/8/2022	82	10	88	2
15	1	15_1	HON AVE	ALICIA PKWY	CAMBERWELL ST		E	E	AAC	2	777	27	20,311	3/14/2022	82	36	62	2
175	2	175_2	LINDA VISTA DR	ALISAL AVE	SARITA DR		E	C	AAC	2	928	37	33,659	4/2/2018	82	0	100	0
190	1	190_1	MADEIRA DR	PADUA DR	SOUTH END		E	D	AAC	2	290	33	12,919	4/6/2022	82	47	53	0
236	1	236_1	PINEWOOD LN	WEST END	OAK LEAF RD		E	D	AAC	2	235	33	10,244	4/5/2018	82	0	91	9
237	1	237_1	PINTO CT	LOST TRAIL DR	EAST END		E	A	AAC	2	170	33	8,226	4/8/2022	82	0	100	0
244	1	244_1	RAMONA ST	YOLANDA ST	ALICIA PKWY		E	C	AC	2	475	31	15,789	4/3/2018	82	0	100	0
256	1	256_1	RODEO CIR	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	415	38	15,843	4/8/2022	82	31	66	3
338	1	338_1	WOOLWICH ST	COSTEAU ST	WOOLWICH CT		E	E	AAC	2	445	33	14,821	4/6/2022	82	0	100	0
350	1	350_1	YORK CIR	WILKES PL	WEST END		E	E	AAC	2	605	33	21,669	4/6/2022	82	51	47	2
1	4	1_4	ALAMEDA AVE	ELENA DR	MONTE ROYALE ST		E	C	AAC	2	771	38	27,118	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	4	5_4	ALISO HILLS DR	LA SERRA ST	MENDOCINO AV		E	C	AAC	2	763	38	28,071	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
5	5	5_5	ALISO HILLS DR	MENDOCINO AV	LA CIENEGA ST		E	C	AAC	2	992	38	35,696	3/29/2018	83	0	100	0
75	1	75_1	CADILLAC DR	GRISSOM RD	BOONE PL		E	D	AAC	2	575	33	18,649	4/6/2022	83	37	47	16
89	1	89_1	CHELSEA LN	NOTTINGHAM CT	SOUTH END		E	A	AAC	2	310	33	10,946	4/7/2022	83	0	27	73
103	2	103_2	DE SALLE ST	EARHART RD	GRISSOM RD		E	D	AAC	2	1,239	33	38,918	5/11/2020	83	52	48	0
115	1	115_1	EL DORADO DR	STAGE COACH DR	PRESIDIO DR		E	D	AAC	2	860	33	27,880	4/8/2022	83	59	39	2
131	1	131_1	FARGO RD	ROCKRIDGE RD	SOUTH END		E	A	AAC	2	535	37	20,058	4/8/2022	83	24	76	0
145	4	145_4	GRISSOM RD	MACKENZIE ST	WEST END		E	D	AAC	2	535	36	19,372	4/5/2018	83	0	100	0
161	1	161_1	KNOTTY PINE RD	McINTYRE ST	MACKENZIE ST		E	D	AAC	2	525	33	19,009	4/5/2018	83	0	100	0
171	1	171_1	LAS ALTURAS CT	LAS ALTURAS AVE	EAST END		E	C	AAC	2	170	43	7,714	3/29/2018	83	0	100	0
32	3	32_3	RAPID FALLS RD	LOST TRAIL DR	HIDDEN TRAIL RD		E	A	AAC	2	1,292	38	47,436	5/11/2020	83	50	43	7
266	1	266_1	SANDRIDGE CIR	WESTRIDGE LN	EAST END		E	A	AAC	2	135	46	6,755	4/8/2022	83	28	65	7
276	1	276_1	SILVER SADDLE LN	BUCKSKIN DR	SOUTH END		E	B	AAC	2	315	39	13,194	4/4/2018	83	0	100	0
290	1	290_1	STENSON PL	BUCKSBOARD LN	NORTH END		E	B	AAC	2	625	39	22,856	4/4/2018	83	0	100	0
297	1	297_1	SUTTER DR	EL DORADO DR	WEST END		E	D	AAC	2	600	36	22,524	4/8/2022	83	63	37	0
313	2	313_2	VELASQUEZ RD	MAWSON DR	EARHART		E	D	AAC	2	288	33	9,661	4/5/2018	83	0	100	0
337	1	337_1	WOOLWICH CT	WOOLWICH ST	WEST END		E	E	AAC	2	150	45	6,916	4/6/2022	83	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
1	5	1_5	ALAMEDA AVE	LA PAZ RD	MONTE ROYALE ST		E	C	AAC	2	449	38	15,032	3/29/2018	84	0	100	0
80	1	80_1	CAMBERWELL ST	HON AVE	HENDON ST		E	E	AAC	2	1,103	37	39,161	4/6/2022	84	36	64	0
80	2	80_2	CAMBERWELL ST	HENDON	COUSTEU ST		E	E	AAC	2	607	37	22,917	4/6/2022	84	35	65	0
96	1	96_1	COSTEAU DR	ALICIA PKWY	CAJON DR		E	D	AAC	2	1,980	36	70,756	4/6/2022	84	57	38	5
112	4	112_4	EARHART RD	ERICSON WY	LAS BOLSAS ST		E	D	AC	2	255	33	9,265	4/5/2018	84	0	100	0
113	1	113_1	EL CAPITAN LN	CREEK DR	LARGO DR		E	C	AAC	2	880	33	30,241	4/2/2018	84	0	100	0
140	1	140_1	GOLD DUST LN	HIDDEN TRAIL RD	SOUTH END		E	A	AAC	2	910	36	32,723	4/8/2022	84	25	75	0
324	1	324_1	MACKENZIE CT	MACKENZIE ST	SOUTH END		E	D	AC	2	85	60	5,045	4/8/2022	84	83	17	0
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
5	1	5_1	ALISO HILLS DR	LA CIENEGA ST	SIERRA BONITA DR		E	C	AAC	2	753	38	27,153	3/29/2018	85	0	92	8
57	1	57_1	BARENTS ST	HILLARY LN	GRISSOM RD		E	D	AAC	2	1,300	33	43,337	4/6/2022	85	37	56	7

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (

4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
86	3	86_3	CHAMPLAIN RD	PIKE RD	CHARLEMAGNE RD		E	D	AAC	2	725	33	25,502	5/11/2020	85	43	57	0
112	5	112_5	EARHART RD	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,168	37	41,943	5/11/2020	85	43	57	0
123	1	123_1	ERICSON WY	COSTEAU DR	EARHART RD		E	D	AAC	2	1,105	37	38,951	4/8/2022	85	33	62	5
342	3	342_3	HIDDEN TRAIL RD	DERBYHILL DR	STAGELINE DR		E	A	AAC	2	1,392	38	52,671	5/11/2020	85	60	40	0
184	1	184_1	LOST TRAIL DR	RAPID FALLS RD	DILLION RD		E	A	AAC	2	1,880	38	69,669	4/8/2022	85	46	54	0
192	1	192_1	MANDEVILLE DR	EAST END	MOULTON PKWY		E	C	AAC	2	1,685	38	61,758	3/29/2018	85	0	100	0
227	1	227_1	PASEO DE ALICIA	ALICIA PKWY	EAST END		E	D	AAC	2	260	60	15,172	5/11/2020	85	42	47	11
233	1	233_1	PIKE RD	LA SUEN RD	MACKENZIE ST		E	D	AAC	2	962	33	32,366	4/6/2022	85	48	49	3
287	1	287_1	STAGE COACH DR	MACKENZIE ST	EL DORADO DR		E	D	AAC	2	625	37	24,100	4/8/2022	85	40	57	3
298	1	298_1	SYCAMORE LN	McINTYRE ST	WEST END		E	D	AAC	2	110	27	2,739	4/5/2018	85	0	100	0
313	3	313_3	VELASQUEZ RD	GRISSOM RD	PASEO DE VALENCIA		E	D	AC	2	145	33	5,469	4/5/2018	85	0	100	0
313	5	313_5	VELASQUEZ RD	EARHART	NORTHURP		E	D	AAC	2	276	33	9,411	4/5/2018	85	0	100	0
326	2	326_2	WESTRIDGE LN	SANDRIDGE CIR	MAVERICK CIR		E	A	AAC	2	655	38	24,632	5/11/2020	85	44	42	14
57	3	57_3	BARENTS ST	WILKES PL	EAST END		E	D	AAC	2	1,310	36	46,447	5/11/2020	86	42	50	8
70	1	70_1	BROKEN BIT LN	BUCKSKIN DR	SOUTH END		E	B	AAC	2	785	36	29,498	4/4/2018	86	0	100	0
128	1	128_1	EXPRESS DR	ELDORADO DR	WEST END		E	D	AAC	2	600	36	21,816	4/8/2022	86	21	79	0
145	6	145_6	GRISSOM RD	GRISSOM RD	NORTH END		E	D	AAC	2	132	33	6,783	4/5/2018	86	0	100	0
170	1	170_1	LAS ALTURAS AVE	MANDEVILLE DR	MONTE ROYALE ST		E	C	AAC	2	1,025	37	33,124	3/29/2018	86	0	100	0
183	2	183_2	LOST COLT DR	STAGELINE DR	BEAGRASS CIR		E	A	AAC	2	1,688	40	56,926	5/11/2020	86	55	45	0
25	16	25_16	NELLIE GAIL RD	MOULTON PKWY	LOST COLT DR		E	A	AAC	1	603	20	10,300	4/4/2018	86	0	100	0
220	1	220_1	ORELLANO WY	PIKE RD	NORTH END		E	D	AAC	2	870	36	27,834	4/8/2022	86	0	93	7
32	1	32_1	RAPID FALLS RD	CABOT RD	SUNDOWNER DR		E	A	AAC	2	997	38	36,020	5/11/2020	86	43	51	6
250	1	250_1	RICKENBACKER RD	PIKE RD	LA PAZ RD		E	D	AAC	2	135	33	4,867	4/6/2022	86	55	45	0
255	1	255_1	ROCKRIDGE RD	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	995	36	35,695	4/8/2022	86	64	27	9
261	1	261_1	SALFORD ST	SOUTHPORT ST	COSTEAU ST		E	E	AAC	2	950	33	33,748	4/6/2022	86	40	57	3
34	4	34_4	SAN REMO DR	PALERMO	PESARO		E	F	AAC	2	482	32	15,198	4/7/2022	86	0	100	0
321	1	321_1	VISTA VIEJO	CITY LIMIT	DEVONSHIRE RD		E	A	AAC	2	1,530	39	53,056	5/11/2020	86	77	23	0
326	1	326_1	WESTRIDGE LN	LOST COLT DR	SANDRIDGE CIR		E	A	AAC	2	2,031	38	75,320	5/11/2020	86	41	59	0
339	1	339_1	YOLANDA ST	EVA ST	RAMONA ST		E	C	AC	2	800	33	25,680	4/3/2018	86	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	3	5_3	ALISO HILLS DR	LUNA BONITA DR	LA SERRA ST		E	C	AAC	2	1,689	38	61,689	3/29/2018	87	0	100	0
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
5	6	5_6	ALISO HILLS DR	ALICIA PKWY	LA CIENEGA ST		E	C	AAC	2	713	38	23,624	3/29/2018	87	0	94	6
51	2	51_2	ANDREA ST	LUPITA ST	SOUTH END		E	C	AC	2	269	39	11,066	4/3/2018	87	0	100	0
103	1	103_1	DE SALLE ST	MACKENZIE ST	EARHART RD		E	D	AAC	2	1,200	33	38,614	5/11/2020	87	57	40	3
112	1	112_1	EARHART RD	BARENTS ST	VELASQUEZ RD		E	D	AAC	2	862	37	29,700	5/11/2020	87	49	51	0
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
16	2	16_2	INDIAN HILL LN	LAGUNA HILLS DR	OWL HILL LN		E	E	AAC	2	485	38	16,188	4/3/2018	87	0	77	23
187	1	187_1	LUPITA ST	LOUISA ST	EVA ST		E	C	AC	2	600	33	19,313	4/3/2018	87	0	100	0
228	1	228_1	PATRICIA ST	LUPITA ST	EAST END		E	C	AC	2	420	37	15,727	4/3/2018	87	0	100	0
233	2	233_2	PIKE RD	MACKENZIE ST	GRISSOM RD		E	D	AAC	2	1,157	33	37,217	5/11/2020	87	53	39	8
243	1	243_1	PRESIDO DR	EL DORADO DR	CALIFIA DR		E	D	AAC	2	490	36	18,476	4/8/2022	87	50	50	0
258	1	258_1	ROSA ST	LUPITA ST	NORTH END		E	C	AC	2	560	36	19,984	4/3/2018	87	0	97	3
295	1	295_1	SUNDOWNER DR	RAPID FALLS RD	NORTH END		E	A	AAC	2	310	38	11,253	5/11/2020	87	25	41	34
325	1	325_1	WELLS FARGO DR	CAJON DR	MACKENZIE ST		E	D	AAC	2	625	37	23,911	4/8/2022	87	50	50	0
59	1	59_1	BAUTISTA DR	PADUA DR	SOUTH END		E	D	AAC	2	455	33	18,690	4/6/2022	88	40	60	0
76	1	76_1	CAJON DR	WELLS FARGO DR	COSTEAU DR		E	D	AAC	2	560	37	17,551	4/8/2022	88	12	77	11
85	1	85_1	CEDARBLUFF TER	WOODBUFF RD	EAST END		E	A	AAC	2	845	35	30,342	4/7/2022	88	60	40	0
88	1	88_1	CHARLEMAGNE RD	CHAMPLAIN RD	DE SALLE ST		E	D	AAC	2	535	33	17,196	5/11/2020	88	30	70	0
107	1	107_1	DERBY CIR	WILKES PL	WEST END		E	E	AAC	2	490	37	18,044	4/6/2022	88	46	54	0
342	2	342_2	HIDDEN TRAIL RD	PINESTRAP CIR	DERBYHILL DR		E	A	AAC	2	1,580	38	59,562	5/11/2020	88	60	40	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
16	3	16_3	INDIAN HILL LN	OWL HILL LN	ASH CREEK LN		E	E	AAC	2	909	38	33,150	4/3/2018	88	0	100	0
172	1	172_1	LAS BOLSAS ST	TASMAN RD	GRISSOM RD		E	D	AAC	2	1,830	33	60,223	5/11/2020	88	46	54	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
189	4	189_4	MACKENZIE ST	CALIFIA DR	COUTEAU DR		E	D	AAC	2	1,542	37	54,141	4/6/2022	88	2	98	0
207	1	207_1	MODOC DR	PADUA DR	SOUTH END		E	D	AAC	2	475	37	19,389	4/6/2022	88	0	76	24
217	1	217_1	NOTTINGHAM CT	OSO PKWY	DEVONSHIRE RD		E	A	AAC	2	1,409	38	51,769	5/11/2020	88	54	42	4
217	2	217_2	NOTTINGHAM CT	DEVONSHIRE RD	BRADFORD LN		E	A	AAC	2	899	38	32,249	5/11/2020	88	19	76	5
224	1	224_1	PADUA DR	LA SUEN RD	MACKENZIE ST		E	D	AAC	2	885	36	31,702	4/6/2022	88	40	60	0
34	3	34_3	SAN REMO DR	PALERMO	SANTA MARIA AVE		E	F	AC	2	539	32	16,095	4/7/2022	88	0	100	0
273	1	273_1	SHENANDOAH DR	HIDDEN TRAIL RD	SOUTH END		E	A	AAC	2	550	41	22,289	4/4/2018	88	0	100	0
301	1	301_1	TASMAN RD	ERICSON WY	VELASQUEZ RD		E	D	AAC	2	985	33	31,308	4/6/2022	88	0	94	6
51	1	51_1	ANDREA ST	LUPITA ST	NORTH END		E	C	AC	2	272	39	11,390	4/3/2018	89	0	100	0
64	1	64_1	BLACK HORSE LN	LOST COLT DR	EAST END		E	A	AAC	2	850	36	30,715	5/11/2020	89	48	52	0
69	4	69_4	BRIDLEWOOD DR	LAUREL CREST DR	MEADOW CREST DR		E	A	AAC	2	791	38	28,270	5/11/2020	89	48	45	7
168	1	168_1	LA SUEN RD	CALIFIA DR	PIKE RD		E	D	AAC	2	1,000	36	39,176	4/6/2022	89	0	83	17
185	1	185_1	LOUISA ST	MOULTON PKWY	WEST END		E	C	AC	2	1,225	33	40,779	4/3/2018	89	0	100	0
189	1	189_1	MACKENZIE ST	LA PAZ RD	KNOTTY PINE RD		E	D	AAC	2	888	33	30,465	4/8/2022	89	0	88	12
189	3	189_3	MACKENZIE ST	PIKE RD	CALIFIA DR		E	D	AAC	2	988	37	35,635	4/6/2022	89	0	87	13
198	1	198_1	McINTYRE ST	PIKE RD	LA PAZ RD		E	D	AAC	2	120	33	4,419	4/6/2022	89	47	53	0
199	1	199_1	MEADOW CREST DR	BRIDLEWOOD DR	NORTH END		E	A	AAC	2	625	36	23,545	5/11/2020	89	45	55	0
212	1	212_1	MT DIABLO RD	GLEN CANYON DR	SOUTH END		E	B	AAC	2	1,300	36	46,307	3/16/2022	89	24	76	0
34	1	34_1	SAN REMO DR	TERAMO	SANTA VITTORIA DR.		E	F	AAC	2	1,100	32	34,543	4/7/2022	89	2	98	0
279	1	279_1	SORRELL PL	BUCKSKIN DR	EAST END		E	B	AAC	2	280	34	11,593	4/4/2018	89	0	100	0
313	1	313_1	VELASQUEZ RD	TASMAN RD	NORTHURP DR		E	D	AAC	2	610	33	20,363	4/6/2022	89	0	97	3
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
5	2	5_2	ALISO HILLS DR	LA PAZ RD	LUNA BONITA DR		E	C	AAC	2	453	38	15,254	3/29/2018	90	0	95	5
56	1	56_1	BARBERA	SANTA VITTORIA	MARSALA		E	F	AAC	2	303	39	9,707	4/7/2022	90	0	100	0
56	2	56_2	BARBERA	MARSALA	PESARO		E	F	AAC	2	1,179	39	42,593	4/7/2022	90	0	100	0
62	1	62_1	BENTLEY LN	ALICIA PKWY	EAST END		E	D	AAC	2	1,555	38	57,924	5/11/2020	90	22	53	25
69	2	69_2	BRIDLEWOOD DR	OSO PKWY	LAUREL CREST DR		E	A	AAC	2	1,250	38	44,957	5/11/2020	90	54	46	0
93	1	93_1	COLONNA	SORESINA	PESARO		E	F	AAC	2	570	35	19,350	4/7/2022	90	27	73	0
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
16	1	16_1	INDIAN HILL LN	MOULTON PKWY	ASH CREEK LN		E	E	AAC	2	662	38	23,777	4/3/2018	90	0	65	35
183	3	183_3	LOST COLT DR	BEARGRASS CIR	NELLIE GAIL RD		E	A	AAC	2	600	40	18,912	5/11/2020	90	23	63	14
189	2	189_2	MACKENZIE ST	KNOTTY PINE RD	LA PAZ RD		E	D	AAC	2	919	37	31,724	4/8/2022	90	18	82	0
196	1	196_1	MAVERICK CIR	WESTRIDGE LN	SOUTH END		E	A	AAC	2	290	40	11,851	5/11/2020	90	40	57	3
209	1	209_1	MONTOVA	MILANO	END		E	F	AAC	2	268	35	11,707	4/7/2022	90	0	100	0
216	1	216_1	NORTHURP DR	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,400	33	46,888	4/6/2022	90	0	100	0
222	1	222_1	OVERLAND DR	CAJON DR	WEST END		E	D	AAC	2	570	36	20,437	4/8/2022	90	0	100	0
29	2	29_2	PERALTA DR	ALCADE DR	RIDGE ROUTE DR		E	F	AAC	2	570	40	20,693	3/14/2022	90	0	100	0
257	1	257_1	ROLLING HILLS RD	WILLOW TREE LN	WEST END		E	A	AAC	2	515	33	17,948	4/7/2022	90	0	100	0
288	1	288_1	STAGELINE DR	LOST COACH DR	HIDDEN TRAIL RD		E	A	AAC	2	1,820	38	68,144	4/8/2022	90	0	97	3
310	1	310_1	TREE TOP RD	FIR LN	EAST END		E	D	AAC	2	930	37	35,023	5/11/2020	90	21	55	24
42	1	42_1	ADAMO	SORESINA	END		E	F	AC	2	308	35	16,544	4/7/2022	91	0	100	0
67	1	67_1	BOOTSTRAP PL	GALLUP CIR	WEST END		E	B	AAC	2	175	44	8,026	3/16/2022	91	0	100	0
68	1	68_1	BRADFORD LN	NOTTINGHAM CT	NORTH END		E	A	AAC	2	225	41	7,108	5/11/2020	91	45	49	6
102	1	102_1	DAPPLE GREY DR	NELLIE GAIL DR S CNR	WILD VIEW TER		E	B	AAC	2	667	34	21,927	3/16/2022	91	0	100	0
104	2	104_2	DEL LAGO DR	LA CADENA DR	LAKE FOREST DR		E	F	AAC	2	870	64	53,578	3/14/2022	91	0	100	0
125	1	125_1	EUCALYPTUS DR	WOODBUFF RD	EAST END		E	A	AAC	2	340	32	11,189	4/7/2022	91	41	56	3
126	1	126_1	EVA ST	LUPITA ST	YOLANDA ST		E	C	AC	2	950	33	32,987	4/3/2018	91	0	100	0
134	1	134_1	FLINTLOCK LN	BRIDLEWOOD DR	NORTH END		E	B	AAC	2	1,015	36	35,808	3/16/2022	91	0	100	0
139	1	139_1	GLEN CANYON DR	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	1,985	38	70,050	3/16/2022	91	0	100	0
151	1	151_1	HILLARY LN	BARENTS ST	PASEO DE VALENCIA		E	D	AAC	2	1,050	37	42,219	4/6/2022	91	0	77	23
173	1	173_1	LAURAL CREST DR	BRIDLEWOOD DR	PATTERSON		E	A	AAC	2	1,400	37	51,606	5/11/2020	91	43	57	0
204	1	204_1	MILANO	TARANTO	MONTOVA		E	F	AAC	2	198	35	7,593	4/7/2022	91	0	100	0
229	1	229_1	PATTERSON PL	LAUREL CREST DR	MOORE OAKS RD		E	A	AAC	2	360	37	12,715	5/11/2020	91	37	63	0
282	1	282_1	SOUTHPORT CT	SOUTHPORT ST	NORTH END		E	E	AAC	2	140	45	6,625	4/6/2022	91	0	94	6
289	1	289_1	STAGEWOOD CT	STAGELINE DR	NORTH END		E	A	AAC	2	355	38	14,585	4/8/2022	91	0	100	0
308	1	308_1	TOMBSTONE RD	OSO PKWY	HITCHING RAIL RD		E	B	AAC	2	315	20	6,913	3/16/2022	91	55	45	0
312	1	312_1	VALERIE ST	BENTLEY LN	COSTEAU DR		E	D	AAC	2	225	36	8,627	4/5/2018	91	0	62	38

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Pavement Condition Index (PCI) Report - All Streets

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4.8.c

BranchID	SectionID	ConcID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
40	1	40_1	VISTA GRANDE DR	PERALTA DR	END		E	F	AAC	2	443	40	19,084	3/14/2022	91	2	98	0
323	1	323_1	WATERWHEEL PL	HITCHING RAIL RD	EAST END		E	B	AAC	2	390	38	15,558	3/16/2022	91	0	100	0
329	1	329_1	WHITE OAKS DR	LAUREL CREST DR	SOUTH END		E	A	AAC	2	950	33	35,751	4/7/2022	91	0	100	0
41	1	41_1	ABILENE CIR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	410	38	16,081	4/8/2022	92	0	100	0
43	1	43_1	ALCALDE DR	VERDUGO DR	PERALTA DR		E	F	AAC	2	1,560	43	64,688	3/14/2022	92	0	100	0
63	1	63_1	BIANCO	MARSALA	END		E	F	AAC	2	348	35	15,781	4/7/2022	92	0	100	0
75	2	75_2	CADILLAC DR	BOONE PL	HILLARY LN		E	D	AAC	2	422	33	13,391	4/6/2022	92	0	90	10
82	1	82_1	CARMEL ST	SOUTH END	NORTH END		E	C	AC	2	865	35	32,519	4/3/2018	92	0	100	0
86	1	86_1	CHAMPLAIN RD	EARHART RD	VESPUCCI RD		E	D	AAC	2	830	35	23,057	5/11/2020	92	27	73	0
102	2	102_2	DAPPLE GREY DR	WILD VIEW TER	NELLIE GAIL RD		E	B	AAC	2	1,624	34	54,591	3/16/2022	92	0	100	0
104	1	104_1	DEL LAGO DR	ALCALDE DR	LA CADENA DR		E	F	AAC	2	1,160	44	47,409	3/14/2022	92	0	100	0
110	1	110_1	DEVONSHIRE RD	FALLING LEAF DR	NOTTINGHAM CT		E	A	AAC	2	900	37	33,429	5/11/2020	92	0	88	12
112	2	112_2	EARHART RD	DE SALLE DR	CHAMPLAIN RD		E	D	AAC	2	485	33	16,756	5/11/2020	92	28	72	0
116	2	116_2	EL PACIFICO DR	MOULTON PKWY	VERDUGO DR		E	F	AAC	2	300	64	18,126	3/14/2022	92	0	100	0
132	1	132_1	FIR LN	EVERGREEN RD	TREE TOP RD		E	D	AAC	2	250	37	11,957	5/11/2020	92	29	71	0
137	1	137_1	GENOVA	PALERMO	END		E	F	AAC	2	562	35	23,671	4/7/2022	92	0	100	0
14	1	14_1	GREENFIELD DR	SR 73 RAMPS	HIDDEN TRAIL RD		E	A	AAC	2	794	38	32,549	5/11/2020	92	0	89	11
342	1	342_1	HIDDEN TRAIL RD	GREENFIELD DR	PINESTRAP CIR		E	A	AAC	2	1,612	38	61,892	5/11/2020	92	32	65	3
17	1	17_1	LA CADENA DR	PERALTA DR	DEL LAGO DR		E	F	AAC	2	541	40	22,248	3/14/2022	92	0	100	0
17	2	17_2	LA CADENA DR	VERDUGO DR	DEL LAGO DR		E	F	AAC	2	709	40	29,708	3/14/2022	92	0	100	0
177	1	177_1	LOMBARDI	PASERO	END		E	F	AAC	2	315	35	13,789	4/7/2022	92	56	44	0
179	1	179_1	LONE PINE CIR	HIDDEN TRAIL RD	EAST END		E	A	AAC	2	340	38	13,691	4/8/2022	92	0	93	7
210	1	210_1	MOORE OAKS RD	DEVONSHIRE RD	NORTH END		E	A	AAC	2	690	33	25,602	5/11/2020	92	0	88	12
213	1	213_1	MUSTANG DR	NELLIE GAIL RD	FARRIER		E	B	AAC	2	648	39	23,933	3/16/2022	92	0	100	0
213	2	213_2	MUSTANG DR	FARRIER	APPALOOSA PL		E	B	AAC	2	1,372	39	51,031	3/16/2022	92	0	100	0
218	1	218_1	OAK HOLLOW RD	ELM BANK DR	NORTH END		E	A	AAC	2	180	38	8,035	4/7/2022	92	0	100	0
226	1	226_1	PALERMO	SAN REMO DR	TARANTO		E	F	AAC	2	964	35	31,074	4/7/2022	92	0	100	0
230	1	230_1	PECOS RD	HITCHING RAIL RD	WEST END		E	B	AAC	2	1,220	36	43,924	3/16/2022	92	0	100	0
242	1	242_1	PRAIRESTONE DR	NELLIE GAIL RD	HITCHING RAIL RD		E	B	AAC	2	1,525	39	53,006	3/16/2022	92	0	100	0
34	2	34_2	SAN REMO DR	PESARO	TERAMO		E	F	AAC	2	612	32	19,837	4/7/2022	92	0	100	0
300	2	300_2	TARANTO	TREVISIO	VENISIA		E	F	AAC	2	803	35	27,905	4/7/2022	92	0	100	0
302	1	302_1	TERAMO	SAN REMO	MARSALA		E	F	AAC	2	747	39	27,343	4/7/2022	92	0	100	0
303	1	303_1	TERNI	SORESINA	END		E	F	AAC	2	330	35	12,025	4/7/2022	92	0	100	0
38	1	38_1	TERRA DR	LA CADENA DR	END		E	F	AAC	2	158	40	8,474	3/14/2022	92	0	100	0
309	1	309_1	TORINO	TARANTO	TORINO		E	F	AAC	2	252	35	7,054	4/7/2022	92	0	100	0
39	1	39_1	VERDUGO DR	LA CADENA DR	EL PACIFICO DR		E	F	AAC	2	587	36	23,434	3/14/2022	92	0	100	0
317	1	317_1	VESPUCCI RD	CHAMPLAIN RD	DE SALLE ST		E	D	AAC	2	160	33	6,456	5/11/2020	92	0	96	4
317	2	317_2	VESPUCCI RD	LAS BOLSAS ST	VELASQUEZ RD		E	D	AAC	2	1,055	33	34,292	4/6/2022	92	0	84	16
330	1	330_1	WILD VIEW TER	DAPPLE GREY DR	SOUTH END		E	B	AAC	2	410	38	16,974	3/16/2022	92	0	100	0
334	1	334_1	WOOD BLUFF RD	VISTA VIEJO	ELDERBROOK LN		E	A	AAC	2	1,142	37	40,496	5/11/2020	92	33	67	0
338	2	338_2	WOOLWICH ST	WOOLWICH CT	WILKES PL		E	E	AAC	2	1,030	32	33,087	4/6/2022	92	0	100	0
47	1	47_1	AMALIA ST	YOLANDA ST	CARMEL ST		E	C	AC	2	210	33	6,787	4/3/2018	93	0	100	0
50	1	50_1	ANCONA	TREVISIO	END		E	F	AAC	2	306	35	18,073	4/7/2022	93	0	100	0
58	1	58_1	BARKSTONE LN	VISTA VIEJO	NORTH END		E	A	AAC	2	660	36	23,809	4/7/2022	93	0	96	4
69	6	69_6	BRIDLEWOOD DR	MEADOW CREST DR	VISTA VIEJO		E	A	AAC	2	1,476	38	53,923	5/11/2020	93	35	65	0
72	1	72_1	BUCKLESTONE CT	NELLIE GAIL RD	NORTH END		E	B	AAC	2	350	39	14,001	3/16/2022	93	0	100	0
84	1	84_1	CATANIA	CREMONA	END		E	F	AAC	2	255	35	10,506	4/7/2022	93	0	100	0
87	1	87_1	CHAPARREL PL	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	155	46	8,681	3/16/2022	93	0	100	0
100	1	100_1	CREMONA	TARANTO	END		E	F	AAC	2	319	35	13,106	4/7/2022	93	0	100	0
116	1	116_1	EL PACIFICO DR	VERDUGO DR	END		E	F	AAC	2	235	43	13,362	3/14/2022	93	0	100	0
348	1	348_1	ELDERBROOK LN	WOODBUFF RD	SOUTH END		E	A	AAC	2	160	33	7,705	4/7/2022	93	0	100	0
130	1	130_1	FALLING LEAF DR	DEVONSHIRE RD	WOODBUFF RD		E	A	AAC	2	1,670	37	60,018	4/7/2022	93	0	84	16
133	1	133_1	FLETCHER PL	LAUREL CREST DR	EAST END		E	A	AAC	2	270	40	11,011	4/7/2022	93	0	96	4
135	1	135_1	FORMELLO	BARBERA	END		E	F	AAC	2	378	35	15,607	4/7/2022	93	0	100	0
143	1	143_1	GRAVINO	PESARO	END		E	F	AAC	2	280	35	12,328	4/7/2022	93	0	100	0
144	1	144_1	GRISOM CIR	HILLARY LN	WEST END		E	D	AAC	2	120	47	6,001	4/6/2022	93	0	100	0
147	1	147_1	HARTOG ST	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	875	31	26,627	4/6/2022	93	34	60	6
149	1	149_1	HIGHPLAINS TER	GLEN CANYON DR	EAST END		E	B	AAC	2	515	37	19,710	3/16/2022	93	0	100	0
176	1	176_1	LIPARI	TERAMO	END		E	F	AAC	2	368	35	17,337	4/7/2022	93	0	100	0
191	1	191_1	MAGNOLIA CT	FALLING LEAF DR	SOUTH END		E	A	AAC	2	555	33	20,100	4/7/2022	93	0	92	8
195	1	195_1	MARSALA	BARBERA	END		E	F	AAC	2	967	39	35,878	4/7/2022	93	0	100	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
197	2	197_2	MAWSON DR	VELASQUEZ RD	LAS BOLSAS ST		E	D	AAC	2	1,063	33	33,399	4/6/2022	93	0	93	7
198	2	198_2	McINTYRE ST	LA PAZ RD	EVERGREEN RD		E	D	AAC	2	1,500	37	54,783	5/11/2020	93	32	68	0
202	1	202_1	MESSINA	COLONNA	END		E	F	AAC	2	226	35	9,627	4/7/2022	93	0	100	0
206	1	206_1	MODINA	FORMELLO	END		E	F	AAC	2	296	35	14,059	4/7/2022	93	0	100	0
214	1	214_1	NAPOLI	PALERMO	END		E	F	AAC	2	495	35	18,566	4/7/2022	93	0	100	0
25	2	25_2	NELLIE GAIL RD	DAPPLE GREY DR	BUCKBOARD LN		E	B	AAC	2	470	38	18,795	3/16/2022	93	0	75	25
221	1	221_1	OROVILLE PL	MT DIABLO RD	SOUTH END		E	B	AAC	2	605	37	24,466	3/16/2022	93	34	66	0
29	1	29_1	PERALTA DR	LA CADENA DR	ALCALDE DR		E	F	AAC	2	1,346	40	53,502	3/14/2022	93	0	100	0
232	1	232_1	PESARO	SAN REMO DR	END		E	F	AAC	2	850	42	32,684	4/7/2022	93	0	100	0
262	1	262_1	SAN DONA	GENOVA	END		E	F	AAC	2	312	35	14,257	4/7/2022	93	0	100	0
272	1	272_1	SAVONA	BARBERA	END		E	E	AAC	2	284	35	14,601	4/7/2022	93	0	100	0
274	1	274_1	SHERIFF RD	NELLIE GAIL RD	EAST END		E	B	AAC	2	775	36	30,529	3/16/2022	93	0	100	0
278	1	278_1	SORESINA	TERAMO	ADAMO		E	F	AAC	2	655	35	21,921	4/7/2022	93	0	100	0
300	1	300_1	TARANTO	VENISIA	SAN REMO DR		E	F	AAC	2	902	35	19,565	4/7/2022	93	0	100	0
309	2	309_2	TORINO	WEST END	EAST END		E	F	AAC	2	298	35	20,018	4/7/2022	93	0	100	0
39	2	39_2	VERDUGO DR	ALCALDE DR	EL PACIFICO DR		E	F	AAC	2	560	36	22,708	3/14/2022	93	0	100	0
335	1	335_1	WOOD BROOK RD	LAUREL CREST	WEST END		E	A	AAC	2	465	33	17,329	4/7/2022	93	0	73	27
49	1	49_1	ANADALE DR	VISTA VIEJO N CNR	NORTH END		E	A	AAC	2	890	35	31,942	4/7/2022	94	0	85	15
52	1	52_1	APPALOOSA PL	MUSTANG DR N CNR	LA PAZ RD S CNR		E	B	AAC	2	240	35	9,839	4/4/2018	94	0	100	0
81	1	81_1	CARLSON CT	LAUREL CREST DR	EAST END		E	A	AAC	2	135	33	7,131	4/12/2018	94	0	75	25
9	1	9_1	COMMERCE CENTER DR	AVE DE LA CARLOTA	END		E	F	AAC	2	983	46	42,461	3/14/2022	94	0	100	0
108	1	108_1	DERBYHILL DR	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	1,140	38	45,235	4/8/2022	94	0	100	0
120	1	120_1	ELM BANK DR	DEVONSHIRE RD	WEST END		E	A	AAC	2	510	37	18,896	4/7/2022	94	0	95	5
141	1	141_1	GOLDEN ROD CIR	MAGNOLIA CT	EAST END		E	A	AAC	2	85	63	5,132	4/7/2022	94	0	100	0
346	1	346_1	GREEN HILLS LN	WOODBUFF RD	RAIN TREE RD		E	A	AAC	2	597	33	18,373	4/7/2022	94	0	100	0
146	1	146_1	HARRINGTON CT	NOTTINGHAM CT	NORTH END		E	A	AAC	2	395	38	15,142	4/7/2022	94	0	86	14
193	1	193_1	MAPLE VIEW DR	LAUREL CREST DR	WEST END		E	A	AAC	2	580	36	21,015	4/7/2022	94	0	91	9
197	1	197_1	MAWSON DR	WILKES PL	VELASQUEZ RD		E	D	AAC	2	911	33	29,519	4/6/2022	94	0	89	11
213	3	213_3	MUSTANG DR	APPALOOSA PL	BUCKSKIN DR		E	B	AAC	2	1,417	39	53,199	3/16/2022	94	0	100	0
223	1	223_1	PADOVA	MARSALA	END		E	F	AAC	2	268	35	12,620	4/7/2022	94	0	100	0
234	1	234_1	PINE NUT RD	TREE TOP RD	PASEO DE VALENCIA		E	D	AAC	2	120	37	5,110	5/11/2020	94	0	89	11
245	1	245_1	RANGEWOOD RD	GALLUP CIR	EAST END		E	B	AAC	2	1,290	36	46,135	3/16/2022	94	0	100	0
247	1	247_1	RED CORRAL RD	NELLIE GAIL RD	HORSESHOE		E	B	AAC	2	1,370	34	44,839	3/16/2022	94	0	100	0
251	1	251_1	RIMINI	SAN REMO DR	END		E	F	AAC	2	250	35	10,483	4/7/2022	94	0	100	0
286	1	286_1	SPUR BRANCH LN	HITCHING RAIL RD	EAST END		E	B	AAC	2	760	36	28,184	3/16/2022	94	0	100	0
311	1	311_1	TREVISIO	NAPOLI	END		E	F	AAC	2	425	35	10,508	4/7/2022	94	0	100	0
313	4	313_4	VELASQUEZ RD	TASMAN RD	COSTEAU DR		E	D	AAC	2	260	33	8,983	4/6/2022	94	0	100	0
314	1	314_1	VENISIA	TARANTO	END		E	F	AAC	2	287	35	11,383	4/7/2022	94	0	100	0
331	2	331_2	WILKES PL	GRISSOM RD	ALICIA PKWY		E	D	AAC	2	1,125	33	37,401	4/6/2022	94	0	100	0
334	2	334_2	WOOD BLUFF RD	ELDERBROOK LN	FALLING LEAF DR		E	A	AAC	2	1,902	37	70,544	4/7/2022	94	0	94	6
345	1	345_1	ANVIL CIR	FARRIER CIR	NORTH END		E	B	AAC	2	707	33	28,842	3/16/2022	95	0	100	0
57	2	57_2	BARENTS ST	WILKES PL	HILLARY LN		E	D	AAC	2	135	33	4,764	4/6/2022	95	0	100	0
69	1	69_1	BRIDLEWOOD DR	FLINTLOCK LN	NELLIE GAIL RD		E	B	AAC	2	490	39	17,957	3/16/2022	95	0	100	0
69	5	69_5	BRIDLEWOOD DR	SADDLE ROCK PL	FLINTLOCK LN		E	B	AAC	2	755	41	27,758	3/16/2022	95	0	100	0
129	1	129_1	FAIRCOURT LN	WOODBUFF RD	EAST END		E	A	AAC	2	565	36	21,572	4/7/2022	95	0	100	0
136	1	136_1	GALLUP CIR	LA PAZ RD	RANGEWOOD RD		E	B	AAC	2	1,908	39	70,021	3/16/2022	95	0	100	0
136	2	136_2	GALLUP CIR	RANGEWOOD RD	NELLIE GAIL RD		E	B	AAC	2	1,034	37	38,328	3/16/2022	95	0	100	0
139	2	139_2	GLEN CANYON DR	BRIDLEWOOD DR	END		E	B	AAC	2	146	33	7,105	3/16/2022	95	0	100	0
145	3	145_3	GRISSOM RD	LAS BOLSAS ST	WILKES PL		E	D	AAC	2	1,785	33	57,687	4/6/2022	95	4	85	11
152	3	152_3	HITCHING RAIL RD	TOMBSTONE RD	PRIARESTONE DR		E	B	AAC	2	1,410	39	59,753	3/16/2022	95	0	100	0
155	1	155_1	IRONWOOD DR	GREEN HILLS LN	MIDDLELIDGE LN		E	A	AAC	2	900	33	31,745	4/7/2022	95	0	100	0
203	1	203_1	MIDDLELIDGE LN	IRONWOOD DR	WOODBUFF RD		E	A	AAC	2	235	33	5,944	4/7/2022	95	0	100	0
25	4	25_4	NELLIE GAIL RD	CHAPARRAL PL	HOUSTON TR		E	B	AAC	2	593	38	22,731	3/16/2022	95	0	100	0
25	9	25_9	NELLIE GAIL RD	MUSTANG DR	BRIDLEWOOD DR		E	B	AAC	2	409	38	15,544	3/16/2022	95	46	54	0
31	1	31_1	PLAZA POINTE DR	AVENIDA DE LA CARLOTA	SOUTH POINTE DR		E	F	AAC	2	895	35	35,210	3/14/2022	95	0	100	0
239	1	239_1	POINTSETTIA CT	WOOD BROOD RD	NORTH END		E	A	AAC	2	150	33	7,038	4/7/2022	95	0	87	13
347	1	347_1	RAIN TREE RD	GREEN HILLS LN	EAST END		E	A	AAC	2	646	33	25,006	4/7/2022	95	0	93	7
247	2	247_2	RED CORRAL RD	HORSESHOE	MUSTANG DR		E	B	AAC	2	1,003	34	32,473	3/16/2022	95	0	100	0
249	1	249_1	RICH SPRINGS CIR	HITCHING RAIL RD	WEST END		E	B	AAC	2	175	44	8,147	3/16/2022	95	0	100	0
260	1	260_1	SADDLEROCK PL	BRIDLEWOOD DR	WEST END		E	B	AAC	2	540	37	20,465	3/16/2022	95	0	100	0
35	2	35_2	SOUTH POINTE DR	PLAZA POINTE DR	PERALTA RD		E	F	AAC	2	871	40	33,739	3/14/2022	95	0	100	0

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
292	1	292_1	STRATFORD PL	NOTTINGHAM PL	NORTH END		E	A	AAC	2	265	40	10,707	4/7/2022	95	0	93	7
316	1	316_1	VERONA	TARANTO	END		E	F	AAC	2	328	35	14,216	4/7/2022	95	0	100	0
332	1	332_1	WILLOW TREE LN	FALLING LEAF DR	ROLLING HILLS RD		E	A	AAC	2	275	33	11,023	4/7/2022	95	0	100	0
112	6	112_6	EARHART RD	EARHART RD	SOUTH END		E	D	AAC	2	118	33	6,192	4/6/2022	96	0	100	0
152	1	152_1	HITCHING RAIL RD	PRAIRIESTONE DR	NELLIE GAIL RD		E	B	AAC	2	1,150	39	44,158	3/16/2022	96	0	100	0
25	1	25_1	NELLIE GAIL RD	OSO PKWY	DAPPLE GREY DR		E	B	AAC	1	468	24	17,591	3/16/2022	96	0	54	46
25	5	25_5	NELLIE GAIL RD	PRAIRIESTONE DR	GLEN CANYON DR		E	B	AAC	2	714	38	27,037	3/16/2022	96	0	100	0
25	8	25_8	NELLIE GAIL RD	HOUSTON TR	MUSTANG DR		E	B	AAC	2	492	38	17,973	3/16/2022	96	0	100	0
25	18	25_18	NELLIE GAIL RD	SHERIFF RD	PRAIRIESTONE DR		E	B	AAC	2	704	38	25,935	3/16/2022	96	0	100	0
25	19	25_19	NELLIE GAIL RD	BUCKLESTONE CT	SHERIFF RD		E	B	AAC	2	849	38	31,480	3/16/2022	96	0	100	0
25	21	25_21	NELLIE GAIL RD	NELLIE GAIL RD	RED CORRAL		E	B	AAC	2	665	38	24,728	3/16/2022	96	0	100	0
37	11	37_11	SANTA VITTORIA DR	LANE MERGE	RIDGE ROUTE DR		E	F	AAC	1	371	22	10,622	3/12/2022	96	0	100	0
86	4	86_4	CHAMPLAIN RD	CHAMPLAIN RD	END		E	D	AAC	2	114	33	6,073	4/5/2018	97	0	100	0
109	1	109_1	DESERT TRAIL	NELLIE GAIL DR	SOUTH END		E	B	AAC	2	525	37	19,628	3/16/2022	97	0	100	0
25	3	25_3	NELLIE GAIL RD	BUCKBOARD LN	CHAPARRAL PL		E	B	AAC	2	1,284	38	47,504	3/16/2022	97	0	100	0
25	6	25_6	NELLIE GAIL RD	RED CORRAL RD	GALLUP CIR		E	B	AAC	2	854	38	30,993	3/16/2022	97	0	100	0
25	20	25_20	NELLIE GAIL RD	BUCKLESTONE CT	CABOT RD		E	B	AAC	2	758	38	29,011	3/16/2022	97	0	100	0
35	1	35_1	SOUTH POINTE DR	PLAZA POINTE DR	END		E	F	AAC	2	487	40	21,196	3/14/2022	97	0	100	0
344	1	344_1	FARRIER CIR	MUSTANG DR	NORTH END		E	B	AAC	2	571	33	22,482	3/16/2022	98	0	100	0
152	2	152_2	HITCHING RAIL RD	CABOT RD	TOMBSTONE RD		E	B	AAC	2	430	39	15,589	3/16/2022	98	0	100	0
343	1	343_1	HORSESHOE CIR	RED CORRAL RD	SOUTH END		E	B	AAC	2	396	33	16,167	3/16/2022	98	0	100	0
154	1	154_1	HOUSTON TRAIL	NELLIE GAIL RD	SOUTH END		E	B	AAC	2	860	36	31,566	3/16/2022	98	0	100	0
25	7	25_7	NELLIE GAIL RD	GLEN CANYON DR	GALLUP CIR		E	B	AAC	2	575	38	22,910	3/16/2022	98	0	100	0
220	2	220_2	ORELLANO WY	ORELLANO WY	END		E	D	AAC	2	105	33	5,745	4/5/2018	98	0	100	0
240	1	240_1	POKER FLATS PL	NELLIE GAIL RD	NORTH END		E	B	AAC	2	310	40	12,786	3/16/2022	98	0	100	0
60	1	60_1	BEARGRASS CIR	LOST COLT DR	SOUTH END		E	A	AAC	2	165	33	7,683	4/12/2018	99	0	100	0
69	3	69_3	BRIDLEWOOD DR	OSO PKWY	SADDLE ROCK PL		E	B	AAC	2	220	36	8,796	3/16/2022	99	0	100	0
92	1	92_1	COACH SPRINGS LN	HIDDEN TRAIL RD	WEST END		E	A	AAC	2	500	38	18,511	4/4/2018	99	0	100	0
254	1	254_1	ROCKING HORSE LN	NELLIE GAIL RD	NORTH END		E	A	AAC	2	970	39	32,425	4/12/2018	99	0	100	0
44	1	44_1	ALISAL AVE	SARITA DR	LINDA VISTA DR		E	C	AAC	2	970	33	31,319	1/1/2020	100	0	0	0
44	2	44_2	ALISAL AVE	LINDA VISTA DR	PASEO DE VALENCIA		E	C	AAC	2	120	37	4,532	1/1/2020	100	0	0	0
45	1	45_1	ALTA LOMA CT	SANTA ROSA AVE	EAST END		E	C	AAC	2	460	37	18,714	1/1/2020	100	0	0	0
46	1	46_1	ALTA MIRA DR	ALEMEDA AVE	BUENA VISTA DR		E	C	AAC	2	400	37	14,174	1/1/2020	100	0	0	0
48	1	48_1	ANACAPA ST	SAN PEDRO AVE	EL PRADO ST		E	C	AAC	2	770	33	24,949	1/1/2020	100	0	0	0
53	1	53_1	ASHLAND DR	KENNINGTON DR	WEYBURN DR		E	E	AAC	2	1,175	37	43,309	1/1/2020	100	0	0	0
55	1	55_1	AVENIDA AVALON	VIA BALBOA	SOUTH END		E	E	AAC	2	210	33	8,692	1/1/2020	100	0	0	0
6	15	6_15	AVENIDA DE LA CARLOTA	LOS ALISOS BL S CNR	CHRISTINA CT N CNR		E	E	AAC	2	155	34	5,652	6/1/2018	100	0	0	0
61	1	61_1	BECKENHAM ST	PASEO DE VALENCIA	ACACIA LN		E	E	AAC	2	1,063	36	35,267	1/1/2020	100	0	0	0
61	2	61_2	BECKENHAM ST	ACACIA LN	WILKES PL		E	E	AAC	2	591	36	18,845	1/1/2020	100	0	0	0
73	1	73_1	BUCKSKIN DR	NELLIE GAIL RD	SILVER SADDLE LN		E	B	AAC	2	1,329	39	49,275	11/1/2021	100	0	0	0
73	2	73_2	BUCKSKIN DR	SILVER SADDLE LN	MUSTANG DR		E	B	AAC	2	904	39	33,689	11/1/2021	100	0	0	0
73	3	73_3	BUCKSKIN DR	MUSTANG DR	BUCKBOARD LN		E	B	AAC	2	1,001	39	38,062	11/1/2021	100	0	0	0
74	1	74_1	BUENA VISTA DR	LOS GATOS DR	NORTH END		E	C	AAC	2	1,130	38	43,072	1/1/2020	100	0	0	0
77	1	77_1	CALERO AVE	LA MIRADA ST	EL CONEJO LN		E	C	AAC	2	290	33	10,417	1/1/2020	100	0	0	0
79	1	79_1	CALLE CARMEL	HENDON ST	SOUTH END		E	E	AAC	2	570	26	16,440	1/1/2020	100	0	0	0
83	1	83_1	CAROL LN	JULIE AVE	EAST END		E	E	AAC	2	430	37	16,227	1/1/2020	100	0	0	0
90	1	90_1	CHRISTINA CT	EAST END	WEST END		E	E	AAC	2	1,050	36	37,048	6/1/2018	100	0	0	0
91	1	91_1	CLARINGTON DR	WEYBURN DR	KENNINGTON DR		E	E	AAC	2	1,265	37	46,953	1/1/2020	100	0	0	0
98	1	98_1	CREEK DR	LINDA VISTA DR	SOUTH END		E	C	AAC	2	780	35	27,774	1/1/2020	100	0	0	0
99	1	99_1	CREEKVIEW DR	WEST END	CHRISTINA CT		E	E	AAC	2	1,315	34	45,673	6/1/2018	100	0	0	0
101	1	101_1	CRESTA CT	CREEKVIEW DR	NORTH END		E	E	AAC	2	160	33	7,657	6/1/2018	100	0	0	0
105	1	105_1	DEL MONTE ST	ALAMEDA AVE	LA CUESTA AVE		E	C	AAC	2	950	37	34,363	1/1/2020	100	0	0	0
114	1	114_1	EL CONEJO LN	LINDA VISTA DR	CALERO AVE		E	C	AAC	2	930	33	29,817	1/1/2020	100	0	0	0
117	1	117_1	EL PRADO ST	ALAMEDA AVE	SAN PEDRO AVE		E	C	AAC	2	810	37	29,382	1/1/2020	100	0	0	0
118	1	118_1	EL SEGUNDO ST	ALISO HILLS DR	NORTH END		E	C	AAC	2	570	36	21,362	1/1/2020	100	0	0	0
119	1	119_1	ELENA DR	LOS GATOS DR	ALAMEDA AVE		E	C	AAC	2	535	37	21,634	1/1/2020	100	0	0	0
124	1	124_1	ERNESTINE CT	LINDA FLORA ST	NORTH END		E	C	AAC	2	475	37	17,443	1/1/2020	100	0	0	0
142	1	142_1	GORDON RD	MOULTON PKWY	IMPERIAL DR		E	C	AAC	2	450	37	18,217	8/31/2021	100	0	0	0
148	2	148_2	HENDON ST	CAMBERWELL ST	CALLE CARMEL		E	E	AAC	2	500	37	19,577	1/1/2020	100	0	0	0
15	3	15_3	HON AVE	CAMBERWELL ST	GEORGIA SUE		E	E	AAC	2	1,482	33	57,324	1/1/2020	100	0	0	0
156	1	156_1	JORIE DR	WEYBURN DR	GEORGIA SUE		E	E	AAC	2	490	37	19,881	1/1/2020	100	0	0	0

Attachment: Pavement Management Plan (2003 : Measure M (M2) Compliance Reporting)

City of Laguna Hills, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (

4.8.c

BranchID	SectionID	ConcdID	Name	From	To	MPAH	Rank	Zone	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Pct Load	PCI Pct Climate	PCI Pct Other
157	1	157_1	JULIE AVE	HON AVE	SARA LN		E	E	AAC	2	740	37	26,227	1/1/2020	100	0	0	0
158	1	158_1	KATIE AVE	JULIE AVE	EAST END		E	E	AAC	2	435	37	16,218	1/1/2020	100	0	0	0
159	1	159_1	KENNINGTON DR	PASEO DE VALENCIA	CLARINGTON DR		E	E	AAC	2	200	37	7,798	1/1/2020	100	0	0	0
160	1	160_1	KIM CIR	GEORGIA SUE DR	SOUTH END		E	E	AAC	2	450	37	16,924	1/1/2020	100	0	0	0
163	1	163_1	LA CIENEGA ST	RIO GRANDE AVE	SIERRA BONITA DR		E	C	AAC	2	1,160	37	39,372	1/1/2020	100	0	0	0
163	2	163_2	LA CIENEGA ST	LA CIENEGA ST	ALISO HILLS DR		E	C	AAC	2	130	37	4,993	1/1/2020	100	0	0	0
164	1	164_1	LA CUESTA AVE	TERRA BELLA AVE	SAUSALITO ST		E	C	AAC	2	1,350	33	45,043	1/1/2020	100	0	0	0
165	1	165_1	LA HABRA CT	SARITA DR	EAST END		E	C	AAC	2	330	33	12,657	1/1/2020	100	0	0	0
166	1	166_1	LA MIRADA ST	ALISAL LN	LINDA VISTA DR		E	C	AAC	2	1,375	33	44,926	1/1/2020	100	0	0	0
174	1	174_1	LINDA FLORA ST	EAST END	EL SEGUNDO ST		E	C	AAC	2	890	35	32,775	1/1/2020	100	0	0	0
180	1	180_1	LOS ALAMITOS AVE	MONTE ROYALE ST	MANDEVILLE DR		E	C	AAC	2	1,215	37	44,918	1/1/2020	100	0	0	0
181	1	181_1	LOS CERROS ST	LA CIENEGA ST	SOUTH END		E	C	AAC	2	230	33	10,124	1/1/2020	100	0	0	0
182	1	182_1	LOS GATOS DR	BUENA VISTA DR	WEST END		E	C	AAC	2	490	39	19,961	1/1/2020	100	0	0	0
188	1	188_1	LUTON ST	CAMBERWELL ST	EAST END		E	E	AAC	2	380	38	14,203	1/1/2020	100	0	0	0
194	1	194_1	MARIN CT	EL CAPITAN LN	SOUTH END		E	C	AAC	2	205	33	8,720	1/1/2020	100	0	0	0
200	1	200_1	MENDOCINO AVE	ALISO HILLS DR	MENDOCINO CT		E	C	AAC	2	130	36	4,250	1/1/2020	100	0	0	0
201	1	201_1	MENDOCINO CT	WEST END	EAST OF MENDOCINO AVE		E	C	AAC	2	1,080	37	40,736	1/1/2020	100	0	0	0
22	1	22_1	MILL CREEK DR	LAKE FOREST DR	NORTH END OF BRIDGE		E	F	AAC	2	1,064	40	36,606	4/7/2022	100	0	88	12
22	2	22_2	MILL CREEK DR	SOUTH END OF BRIDGE	RIDGE ROUTE DR		E	F	AAC	2	2,703	40	106,442	4/7/2022	100	5	84	11
22	2	22_2	MILL CREEK DR	SOUTH END OF BRIDGE	RIDGE ROUTE DR		E	F	AAC	2	2,703	40	106,442	4/7/2022	100	5	84	11
211	1	211_1	MORRO CT	TERRA BELLA AVE	WEST END		E	C	AAC	2	230	33	9,463	1/1/2020	100	0	0	0
215	1	215_1	NATAMA CT	TERRA BELLA AVE	WEST END		E	C	AAC	2	210	33	8,952	1/1/2020	100	0	0	0
225	1	225_1	PAIGE CIR	GEORGIA SUE DR	SOUTH END		E	E	AAC	2	675	37	25,189	1/1/2020	100	0	0	0
241	1	241_1	PONCE CT	LINDA VISTA DR	SOUTH END		E	C	AAC	2	205	33	9,101	1/1/2020	100	0	0	0
252	1	252_1	RIO GRANDE AVE	TALEGA AVE	LA CIENEGA ST		E	C	AAC	2	880	37	36,441	1/1/2020	100	0	0	0
253	1	253_1	RITTEN HOUSE CIR	ASHLAND DR	NORTH END		E	E	AAC	2	420	37	15,801	1/1/2020	100	0	0	0
263	1	263_1	SAN PEDRO AVE	ANACAPA ST	TALEGA AVE		E	C	AAC	2	625	33	24,255	1/1/2020	100	0	0	0
265	1	265_1	SANDIA CT	TERRA BELLA AVE	NORTH END		E	C	AAC	2	425	37	18,023	1/1/2020	100	0	0	0
267	1	267_1	SANTA ROSA AVE	MANDEVILLE DR	SUNDANCE AVE		E	C	AAC	2	690	37	25,787	1/1/2020	100	0	0	0
269	1	269_1	SARA LN	PAIGE CIR	EAST END		E	E	AAC	2	650	38	24,235	1/1/2020	100	0	0	0
270	2	270_2	SARITA DR	LA HABRA CT	ALISAL LN		E	C	AAC	2	445	33	13,947	1/1/2020	100	0	0	0
271	1	271_1	SAUSALITO ST	ALAMEDA AVE	EAST END		E	C	AAC	2	1,325	35	45,077	1/1/2020	100	0	0	0
275	1	275_1	SIERRA BONITA DR	LA CIENEGA ST	ALISO HILLS DR		E	C	AAC	2	140	42	8,516	1/1/2020	100	0	0	0
277	1	277_1	SOLANO CT	ALAMEDA AVE	EAST END		E	C	AAC	2	245	40	10,152	1/1/2020	100	0	0	0
281	1	281_1	SOUTHAMPTON CT	CREEKVIEW DR	NORTH END		E	E	AAC	2	75	61	4,554	6/1/2018	100	0	0	0
291	1	291_1	STOCKPORT ST	WILKES PL	FIRE GATE		E	E	AAC	2	635	36	22,465	1/1/2020	100	0	0	0
291	2	291_2	STOCKPORT ST	PASEO DE VALENCIA	FIRE GATE		E	E	AAC	2	570	35	19,251	1/1/2020	100	0	0	0
293	1	293_1	SUNBURST AVE	PASEO DE VALENCIA	LARGO DR		E	C	AAC	2	120	37	4,222	1/1/2020	100	0	0	0
294	1	294_1	SUNDANCE AVE	SANTA ROSA AVE	LOS ALAMITOS AVE		E	C	AAC	2	420	37	16,235	1/1/2020	100	0	0	0
296	1	296_1	SUNSET PL (E & W LOOP)	BECKENHAM ST	SUNSET PL		E	E	AAC	2	172	34	4,964	1/1/2020	100	0	0	0
296	2	296_2	SUNSET PL (E & W LOOP)	SUNSET PL	SUNSET PL WEST		E	E	AAC	2	768	34	26,414	1/1/2020	100	0	0	0
296	3	296_3	SUNSET PL (E & W LOOP)	SUNSET PL	SUNSET PL EAST		E	E	AAC	2	853	34	30,690	1/1/2020	100	0	0	0
299	1	299_1	TALEGA AVE	SAN PEDRO AVE	ALAMEDA AVE		E	C	AAC	2	875	37	30,496	1/1/2020	100	0	0	0
304	1	304_1	TERRA BELLA AVE	ALISO HILLS DR	MORRO CT		E	C	AAC	2	1,204	38	42,065	1/1/2020	100	0	0	0
304	2	304_2	TERRA BELLA AVE	MORRO CT	SOUTH END		E	C	AAC	2	883	38	33,426	1/1/2020	100	0	0	0
306	1	306_1	TOCALOMA CT	ALAMEDA AVE	EAST END		E	C	AAC	2	575	29	17,375	1/1/2020	100	0	0	0
307	1	307_1	TOLUCA CT	LINDA FLORA ST	NORTH END		E	C	AAC	2	410	37	15,449	1/1/2020	100	0	0	0
318	1	318_1	VIA BALBOA	CALLE CARMEL	END		E	E	AAC	2	300	33	11,112	1/1/2020	100	0	0	0
327	1	327_1	WEYBURN DR	ASHLAND DR	EAST END		E	E	AAC	2	770	37	27,632	1/1/2020	100	0	0	0
331	1	331_1	WILKES PL	ALICIA PKWY	NW to FIRE GATE		E	E	AAC	2	1,560	36	56,464	1/1/2020	100	0	0	0
336	1	336_1	WOODCREEK DR	SW to CREEKVIEW DR	LOS ALISOS BLVD		E	E	AAC	2	245	33	8,798	6/1/2018	100	0	0	0
341	1	341_1	ZUMAYA CT	WEST END	BUENA VISTA DR		E	C	AAC	2	470	37	17,010	1/1/2020	100	0	0	0
											63.7		12,199,752					

Attachment: Pavement Management Plan (2903 : Measure M (M2) Compliance Reporting)

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XIII. APPENDIX C – GIS DIGITAL DATA

Introduction

The OCTA GIS Section maintains a spatial inventory of transportation infrastructure which mostly consists of major arterial streets, roads, and highways. A key component of road information is pavement condition. Maintaining an inventory of pavement condition will enhance OCTA's GIS visualization and analysis capabilities and assist in understanding the transportation investment needs throughout the region. Therefore, a GIS dataset in digital format should be included in this report.

Structure of GIS Data

The GIS dataset must consist of linear geographic features that represent road/street segments. All segments that are part of the report should be included in the GIS dataset. The attribute information of each segment should generally follow the format of the Complete Listing of Current Street Conditions in Appendix B above.

The GIS data requirements are discussed below. Most commercial and open-source GIS software provide industry-standard tools to manage GIS data to meet these requirements.

GIS Digital Data Format

The GIS data must be submitted in either one of the following formats:

- Esri Shapefile, or
- Esri File Geodatabase

Metadata

The GIS data are required to have associated metadata. The minimum metadata items required are:

- Title of Dataset
- Tags (A set of words that can be used by GIS to search for the resource. For example: "pavement", "transportation", "roads")
- Summary (A brief purpose statement of the dataset)
- Description (A brief narrative of the dataset's content)
- Credits (A recognition of those who created or contributed to the resource)

Spatial Geometry Type

The spatial geometry of the segment features must be lines that represent the roadway centerline as accurately as possible.

Projection

The GIS data must have spatial reference information and have its coordinate system identified and embedded in or associated with the data file(s). All GIS data submitted to OCTA should be in the following projected coordinate system:

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- NAD 1983 State Plane California VI FIPS 0406 (US Feet) - More information about this system can be found at: <https://spatialreference.org/ref/epsg/nad83-california-zone-6-ftus/>

GIS Feature Attributes

The required segment attributes are:

- Street name
- Unique segment identifier (Segment ID from original source if available)
- Name of intersecting road at the beginning of a segment
- Name of intersecting road at the end of the segment
- Current pavement condition index (PCI)
- Current PCI inspection date
- Length of road segment in feet
- Width of road segment in feet
- Paved area of road segment in square feet or square yards
- Projected PCI at end of Seven-Year Road Maintenance and Rehabilitation Plan

Additional attributes such as number of through travel lanes, direction of travel and pavement surface type may be provided.

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XIV. APPENDIX D – QUALITY ASSURANCE / QUALITY CONTROL PLAN

Introduction

When performing data collection in any field, the need for quality control is paramount as it is essential for accurate planning, analysis and design. This is particularly true for collecting pavement distress data for a pavement management program.

The Quality Assurance / Quality Control (QA/QC) Plan establishes minimum quality standards for performance and procedures for update of the pavement management program.

Objectives

This document constitutes a formal QA/QC Plan for the City of Laguna Hills. It was prepared in March, 2018 and last revised in March, 2018.

Specifically, it is intended for the 2022 Pavement Management Plan Update. The focus is on the collection of network-level pavement distress data (defined by National Cooperative Highway Research Program (NCHRP) Synthesis 401 Quality Management of Pavement Data Collection, as “Network-level data collection involves collection of large quantities of pavement condition data, which is often converted to individual condition indices or aggregated into composite condition indices”).

This document also addresses the QA/QC plan requirements of the Orange County Transportation Authority (OCTA)’s “Countywide Pavement Management Plan Guidelines” (Section 2.4), adopted in May 2010.

Structure of QA/QC Plan

The following components are addressed in this QA/QC Plan:

- Condition survey procedures used;
- Accuracy required for data collection;
- Inspector qualifications and experience; and
- Safety.

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Condition Survey Procedures

The governing document in performing condition surveys for the City of Laguna Hills is ASTM D6433-18 “Standard Practice for Roads and Parking Lots Pavement Condition Index (PCI) Surveys.” Both asphalt concrete (AC) and Portland cement concrete (PCC) pavements are included in this protocol. The following distresses are collected for each pavement type:

Asphalt Concrete	Portland Cement Concrete (Jointed)
1. Alligator (fatigue) cracking	1. Blow-up/Buckling
2. Bleeding	2. Corner Breaks
3. Block Cracking	3. Divided Slab
4. Bumps and sags	4. Durability ("D") Cracking
5. Corrugation	5. Faulting
6. Depression	6. Joint Seal damage
7. Edge Cracking	7. Lane/Shoulder Drop-off
8. Joint Reflection Cracking	8. Linear Cracking
9. Lane/Shoulder Drop-off	9. Patching (large) and Utility Cuts
10. Longitudinal & Transverse Cracking	10. Patching (small)
11. Patching and Utility Cut Patching	11. Polished Aggregate
12. Polished aggregate	12. Popouts
13. Potholes	13. Pumping
14. Railroad Crossing	14. Punchout
15. Rutting	15. Railroad Crossing
16. Shoving	16. Scaling, map cracking and crazing
17. Slippage Cracking	17. Shrinkage Cracks
18. Swell	18. Spalling (corner)
19. Weathering	19. Spalling (joint)
20. Raveling	

As required by the Orange County Transportation Authority (OCTA), the City of Laguna Hills must prepare and implement a quality assurance / quality control (QA/QC) plan regarding pavement management inspection as they pertain to MicroPAVER. For the purposes of this report, Bucknam has demonstrated below how our project team implemented QA/QC procedures during the project.

Our QA/QC plan focuses on the how each pavement inspection is performed, what distresses are collected and ensures that it complies with the OCTA guidelines defined within the “Countywide Pavement Management Plan Guidelines (CPMPG)”.

As shown within the OCTA (CPMPG), our staff followed and delivered on the requirements stated within Chapter 2, page 2-5 which require specific QA/QC data (Items A through G). Additionally, Chapter 3 requires numerous data/deliverables from local agencies for OC Go eligibility. All general PCI budgetary report submittals will follow the Chapter 3 guidelines.

In conjunction with the outlined items within the CPMPG Section 2 we have summarized our QA/QC procedures below:

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- a. **Descriptions of condition survey** - Our staff follows the required Condition Survey Protocols (CPMPG, Chapter 2); our staff assesses each pavement section for the minimum distresses outlined within Chapter 2, page 2-1. Additionally, based on the pavement conditions found, we collect all MicroPAVER/StreetSaver Army Corps of Engineers (ACOE) distresses, if found within the sample sections; for example, if slippage cracking, potholes, etc. are found our survey technicians record the proper information.
- b. **How data was collected** - Our surveys follow the OCTA accepted walking requirements. All sections that our staff surveys are performed through the walking method, approximately 10% of all sections surveyed were complemented with windshield surveys based on unique conditions found. Our staff physically measures the width of every section as well as measure for any square footage adjustment that need to be added or taken away from a sections “true area” (i.e. cul-de-sac, bus pads, street width variances, etc.). Samples taken always include a minimum of 2,500 SF coverage unless specific section limits prohibit this. Arterial section samples utilize a 3,500 SF sample size due to the larger section area (this is within the ASTM D6433-18 sample size calculation. Field crews typically include one individual for residential pavement sections while Arterial (MPAH) routes utilize a two-person crew for safety, traffic control and increases quality control.
- c. **Accuracy required for data collection** - We use a statistical sampling approach for measuring the quality of our field technician’s work. In this manner, 10 percent of the original surveys are re-surveyed by a different survey crew than the original, supervised by a field supervisor, and the results are compared to the original surveys. Our QC process involves checking the field crews’ work in a “blind study” fashion. Quality control checks are performed at the end of each survey week. This ensures that all field personnel are properly collecting section samples, distress types and distress severities for all street segments.
 - ❖ When QA/QC issues are found, our staff documents the issues within MicroPAVER’s user interface. If distress types found are not within the 97% accuracy our QA/QC is expanded beyond our minimum 10% resurvey to 20% of the original survey
- d. **Random and Systematic Re-Inspections** – As described above our staff re-inspects, as a minimum, 10% of the original survey (OCTA only requires 5%). Per the agency’s requests, our staff will submit PCI reports to the agency as project status reports for their review. Agencies will typically review specific pavement sections for PCI accuracy based on recent overlay or slurry seal maintenance; this serves as an initial accuracy check on our surveys (outside Bucknam QC efforts). Additionally, our staff performs “ride-a-long” surveys with local agency staff to build consensus on how our MicroPAVER/StreetSaver ACOE surveys are performed, recorded and reported on.

Random re-inspections will include a representative selection across the following categories:

- Functional classed (i.e. MPAH, locals);
- Surface types (e.g. AC or PCC);
- Pavement conditions (e.g. good, fair, poor);
- Inspectors;
- Geographical areas, if applicable.

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For systematic re-inspections, this could be due to noticed trends such as specific treatment types (e.g. open-graded mixed), a specific inspector or geographical area. In these cases Bucknam continues to utilize a 10% re-inspection policy.

- e. **PCI Comparison with Past Surveys** - if previous inspection data is available, new PCI's calculated through the most recent inspections will be compared to previous PCI's. If the variance in PCI is greater than +/- 10 PCI points, these sections will be flagged for further investigation and/or re-inspection (In the cases that a PCI increases or decreases by 10 points follows the established CPMPG guidelines; Appendix A, page A-18).
- f. **Schedule of data submittal** – Pending on the City's last major PMP submittal, Bucknam will assist the agency in submitting the following:
 - ❖ Master Plan of Arterial Highways (MPAH) routes will be surveyed and reported on at least once every two years
 - ❖ Local streets will be surveyed and reported on every six years
 - ❖ Corresponding MPAH and local PCI reporting and budgetary reporting will be submitted every two years
- g. **Experience of Inspectors** – Bucknam staff have been trained on the use of MicroPAVER and the ACOE MicroPAVER segment calibration and inspection practices. Mr. Peter Bucknam (Project Manager) and Mr. Shaun Russo (Lead Field Technician) have completed the MicroPAVER Certification of Professional Development courses. All Bucknam field technicians are trained using the ACOE survey methodologies and have passed OCTA's prequalification testing.

Bucknam Infrastructure Group inspectors have attended formal training on pavement condition distress surveys. This training was conducted prior to performing any work using the ASTM D6433-18 protocols, consistent with OCTA's requirements.

Inspector Name	Date of ASTM D6433-18 Training	Training Conducted by
Shaun Russo	3/1/2019	OCTA
Aaron Cohodas	2/15/2020	OCTA
Josh Logsdon	2/15/2020	OCTA
Cade Bucknam	2/15/2020	OCTA

- h. **Field data collection safety procedures** – Bucknam field survey techniques utilize the following procedures:
 - a. All vehicles are properly marked or flagged with appropriate sign markings indicating that a "PAVEMENT SURVEY IS IN PROGRESS"
 - b. All vehicles have the proper flashing amber light beacons placed on the top of the vehicle to allow for proper visibility and line-of-site warning
 - c. Large MPAH routes are surveyed using two field technicians to increase traffic control warning and safety
 - d. While parking or stopping along the survey route, vehicles legally park within the right-of-way or use a parking lot
 - e. All field technicians wear ANSI – 105 Class II safety vests

**2022 Citywide Pavement Management Plan – OCTA Submittal
Final Report – June 30, 2022**

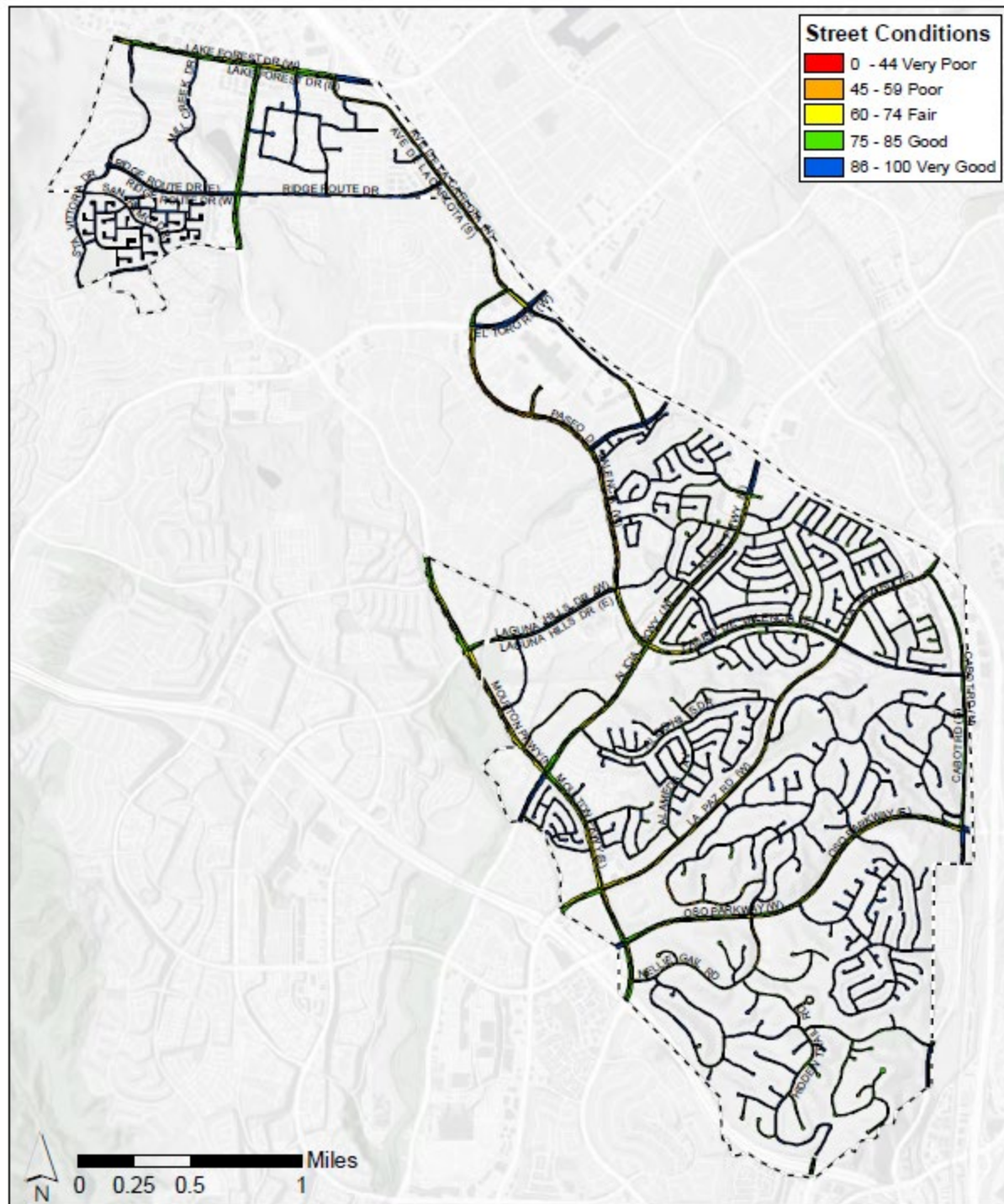
XV. APPENDIX E – PAVEMENT MANAGEMENT DATA FILES

The City of Laguna Hills MicroPAVER database (.e70 file) has been enclosed for City and OCTA use. This data and the associated reporting data includes:

- Street names and limits for the City's public streets
- Street identifiers (Branch ID, Section ID)
- Direction
- Begin and end of section
- Length, width and true areas
- Functional Classification (MPAH, Local)
- Number of travel lanes
- Pavement Condition Index (PCI) and date of inspection
- Type of recommended treatment
- Cost of recommended treatment

**2022 Citywide Pavement Management Plan – OCTA Submittal
Final Report – June 30, 2022**

XVI. APPENDIX F – GIS MAPS / CURRENT CONDITIONS



City of Laguna Hills
Current PCI 2022

Prepared by
BUCKNAM
INFRASTRUCTURE GROUP, INC.



APPENDIX I

Maintenance of Effort (MOE) Certification Form

Jurisdiction: Laguna Hills

Type of GENERAL FUND Transportation Expenditures:

Please complete and attach supporting budget documentation for each line item listed below.

MAINTENANCE	Total Expenditure
Street Sweeping	\$ 215,000.00
Signal Maintenance Contract	\$ 180,000.00
Utilities	\$ 450,000.00
Personnel	\$ 152,661.00
Public Works Maintenance and Operations	\$ 540,000.00
Subtotal Maintenance	\$ 1,537,661.00

CONSTRUCTION	Total Expenditure
Streets, Signals and Lighting	\$ 100,000.00
Streetscape	\$ -
Flood Control and Water Quality	\$ 200,000.00
Subtotal Construction	\$ 300,000.00

INDIRECT/OTHER	Total Expenditure
Operating Expenditures	\$ 7,750.00
Miscellaneous Contract and Other Maintenance	\$ 299,500.00
Subtotal Indirect/Other	\$ 307,250.00

Total General Fund Transportation Expenditures \$ 2,144,911.00

(Less Total MOE Exclusions¹) \$ 640,000

MOE Expenditures \$ 1,504,911.00

MOE Benchmark Requirement² \$ 331,579.00

(Shortfall)/Surplus \$ 1,173,332.00

Certification:

I hereby certify that:

☒ The City/County of Laguna Hills is aware of the State Controller's "Guidelines Relating to Gas Tax Expenditures for Cities and Counties", which is a guide for determining MOE Expenditures for Measure M2 Eligibility purposes and;

☒ The City/County of Laguna Hills's MOE Certification Form is in compliance with direction provided in the State Controller's "Guidelines Relating to Gas Tax Expenditures for Cities and Counties" and;

Choose one of the following:

☒ The City/County of Laguna Hills certifies that the budgeted MOE expenditures meet the fiscal year (FY) FY 2022-23 MOE benchmark requirement.

Finance Director Signature

Janice Mateo Reyes

Finance Director (Print Name)

Date

¹ Funding sources include Measure M, federal, state, redevelopment, and bond financing.

² Please refer to Exhibit 2 in the M2 Eligibility Guidelines for the City's MOE benchmark requirement.



June 21, 2022

Ms. Charvalen Alacar
 Section Manager, Measure M Local Programs
 Orange County Transportation Authority
 550 South Main Street
 P.O. Box 14184
 Orange, CA 92863-1584

SUBJECT: CITY OF LAGUNA HILLS MEASURE M (M2) ELIGIBILITY FY 2022/2023

Dear Ms. Alacar:

In order to remain eligible for the renewed Measure M (M2), Cities have to provide OCTA with its strategies to accommodate transit and non-motorized transportation. Some of the policies and goals of the City, as listed in the Land Use and Mobility Element of the City's General Plan, that accommodate transit and non-motorized transportation are listed below:

- Provide an efficient street network within the community.
- Utilize traffic calming and other techniques to improve safety for motorists, pedestrians, and cyclists;
- Increase cycling and walking in the community through expanded networks and amenities;
- Enhance the character and identity of Laguna Hills;
- Encourage alternatives to driving by promoting transit use and other innovative mobility strategies; and
- Provide appropriate parking and use creative parking solutions to manage parking.

The relevant sections of the Land Use and Mobility Element of the City's General Plan have been attached to this letter.

You may contact me with any questions at (949) 707-2657.

Sincerely,

Amber M. Shah, P.E.
 Acting Public Services Director

Attachments: City of Laguna Hills' General Plan relevant sections

Use Element. Table LU-3 summarizes the land use distribution, and the resultant residential and nonresidential levels of development that can be expected from full implementation of land use policies established by this General Plan. Given the largely built-out character of Laguna Hills and the good condition of most buildings, significant redevelopment activities may not occur over the life of this General Plan. However, within opportunity areas described in this Element, future land use changes are anticipated.

Goals and Policies

The goals and policies section sets both broad and specific direction for the future of the City based on identified issues, as captured in the Guiding Themes and expressed by the community, City staff, and decision makers.

Five major issue areas are addressed in the goals and policies of the Land Use Element. These major issues are:

- Creating more active centers within the community through better physical and social connections;
- Protecting and enhancing established neighborhoods;
- Providing sustainable development opportunities in specific areas;
- Beautifying and enhancing the character of the community; and
- Promoting responsible economic development.

ACTIVITY CENTERS AND COMMUNITY CONNECTIONS

The residents of the City value the existing character of Laguna Hills and seek to enhance the City's attributes by encouraging pedestrian-friendly design that promotes physical connections between places and neighborhoods, and social connections between residents. Laguna Hills values well-landscaped, secure, clean, and human-scaled neighborhoods and business districts that accommodate walking. It is important to provide linkages that connect neighborhoods to schools, community centers, parks, and commercial services. Areas identified for mixed use development are defined by pedestrian-oriented streetscapes, and frequented as local gathering places (i.e., cafes, restaurants, plazas). These areas support surrounding neighborhoods and contribute to a more compact and consistent pattern of development.

Goal LU-1: Create diverse and vibrant activity centers and events that bring people together as a community.

Policy LU-1.1: Encourage new mixed use developments in the Urban Village, and other strategic locations, that complement and enhance Laguna Hills' existing community character.

Policy LU-1.2: Encourage the compatible integration of residential and service retail uses in proximity to job centers.

Policy LU-1.3: Promote intensified and revitalized land uses in the Urban Village within traffic, parking, and transit capabilities.

Policy LU-1.4: Promote walkability throughout the community through enhanced pedestrian amenities, attractive streetscapes, plazas, and civic gathering areas.

Policy LU-1.5: Bring commercial buildings close to the street, in appropriate areas, to create a livelier pedestrian realm that encourages window shopping and increased interaction.

Policy LU-1.6: Increase opportunities for pedestrian and bicycle connections to activity centers by well-designed and shaded pathways.

Policy LU-1.7: Promote and advertise community events in creative ways that ensure all segments of the community are encouraged to participate.

Policy LU-1.8: Support events and activities that cross area and neighborhood boundaries to bring together all segments of the community.

RESPECT FOR EXISTING NEIGHBORHOODS

Laguna Hills values the character of its existing neighborhoods, as they contribute to the extraordinary quality of life in the City. The goals and policies in this section identify how the City will continue to pursue proactive land use planning while protecting, maintaining, and enhancing existing neighborhoods. These policies ensure that new development complements and reinforces the unique characteristics of existing neighborhoods through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-2: Ensure development is compatible and interdependent with neighboring uses.

Policy LU-2.1: Preserve the distinctive character of residential neighborhoods by applying adopted design standards to new renovation projects.

Policy LU-2.2: Improve connections with surrounding uses by enhancing landscaping, providing pedestrian connections, incorporating green areas, and planting street trees.

Policy LU-2.3: Pursue code enforcement actions to ensure proper maintenance of homes, buildings, yards, and neighborhoods in all areas of the City.

Policy LU-2.4: Protect existing neighborhoods from the encroachment of incompatible activities and land uses.

Policy LU-2.5: Require the use of buffers and transitional areas, such as increased setbacks and extensive landscaping, between new activities and existing land uses.

Policy LU-2.6: Discourage high traffic-generating uses such as drive-throughs adjacent to sensitive uses such as schools, medical and assisted care facilities, and residential neighborhoods.

Policy LU-2.7: Expand the use of transitional and buffer areas to buffer sensitive uses from freeways, arterials, point sources of water pollution, hazardous materials, and noise.

Policy LU-2.8: Minimize impacts to surrounding neighborhoods and land uses through context-sensitive site design and architecture.

SUSTAINABLE AND CREATIVE INFILL DEVELOPMENT

Strategic growth and change in Laguna Hills will preserve existing viable neighborhoods while targeting new development to aging and underutilized commercial areas. The form of new development will be compact, mixed use and pedestrian oriented that will enhance the quality of life through improved connectivity with other parts of the City, greater access to amenities, enhanced safety, and greater housing and employment choices. New development will contain energy- and resource-efficient buildings and landscapes, access to effective public transit, and attractive pedestrian-friendly streets.

Goal LU-3: Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner.

Policy LU-3.1: Encourage smart growth and sustainability principles as part of new development and redevelopment activities.

Policy LU-3.2: Encourage new development that uses land efficiently and offers flexibility to changing resident and shopping needs, contributing to the long-term vitality of the community.

Policy LU-3.3: Ensure safe, efficient pedestrian connections are made between adjacent neighborhoods, sidewalks, parking areas, and entrances to stores.

Policy LU-3.4: Incorporate open spaces, plazas, and outdoor dining areas into new development and redevelopment to provide visual relief and community gathering spaces.

Policy LU-3.5: Encourage public art and interactive landscape and design features to create interest and a sense of community.

Policy LU-3.6: Promote the design and placement of buildings to provide opportunities for solar and wind energy and passive cooling.

Policy LU-3.7: Support the upgrade of existing buildings and landscapes for energy efficiency, water conservation, and runoff reduction.

Policy LU-3.8: Encourage energy-efficient design features, including appropriate site orientation, use of light-colored or green roofing and building materials to reduce energy consumption related to heating and cooling.

Policy LU-3.9: Promote the use of green building and landscaping techniques consistent with Leadership in Energy and Environmental Design (LEED) and other relevant sustainability principles in both public and private development and redevelopment projects.

Policy LU-3.10: Create safe, inviting, and functional pedestrian and cyclist environments in new public and private development.

Policy LU-3.11: Provide incentives for development that enhance the environment, offer excellent urban design, and provide public amenities.

Policy LU-3.12: Incorporate Crime Prevention through Environmental Design (CPTED) measures and “visible spaces” into new developments as a means of promoting safe environments.

Policy LU-3.13: Use landscaping and urban design techniques to break up large parking areas and long monotonous walls in new development and redevelopment projects.

ENHANCING THE COMMUNITY'S IDENTITY

Bolstering the unique attributes of Laguna Hills is an important goal for the City. The unique character helps retain residents and workers and attracts visitors to the community. Policies in this section strive to enhance the beauty, image, connectivity and character of Laguna Hills and provide more distinction to the City.



Landscaping, trees, sidewalks, and bike lanes also help serve as traffic calming techniques. Numerous traffic calming measures are available to slow traffic and enhance safety. The selection of appropriate traffic calming techniques for a given area will require a comprehensive site specific study by the City and/or appropriate local, regional, or state agencies.

Traffic calming measures can result in varying degrees of liability exposure to the City. Therefore, such measures must incorporate engineering design features and practices that do not result in unacceptable exposure for the City.

WALKING AND CYCLING, AND BEAUTIFUL STREETS

Walking

Walkability, access, and connections are essential components of a mobility system that easily and specifically accommodates pedestrians. Walkability is fostered by wide sidewalks, safe street crossings, features that encourage cautious driving, a pleasant and safe environment, and destinations to walk to. Walkways, safe crossings, paths, trails, and pedestrian short-cuts allow people to get from one destination point to another with ease. These features are important for providing connections to schools, parks, shopping, jobs, and between neighborhoods. Children, in particular, should be able to walk safely to school. Increased numbers of people walking along streets create a safer environment and thereby encourage others to also walk. High levels of pedestrian activity support active and vibrant urban communities.

In Laguna Hills, walkable environments will be created and enhanced by providing a pedestrian network that connects activity areas. Pedestrian improvements such as timed crosswalks, pedestrian grade separations from traffic, and enhanced lighting in areas with homes, jobs, shops, and schools can promote walkability and can help increase walking as a means of transportation and recreation. This reduces automobile travel and contributes to the overall health, vitality, and sense of community. The City will also strive to beautify certain streets within the community to add aesthetic appeal to various areas and enhance the City's overall identity.

Bikeways

Bicycling for recreation and transportation is a practical option for many in Laguna Hills. Increasing cycling opportunities in the City is an important Citywide goal. To achieve this goal, the City will provide



a convenient network of bike paths and lanes that connect residences, jobs, shopping, services, transit, recreation, civic uses, and schools. Convenient and secure bicycle parking, showers at places of employment, and an educated driving public can make biking more attractive. The City has an existing system of bikeways that provide internal community links as well as bicycle access to many of the surrounding communities. Laguna Hills utilizes the standards developed by Caltrans to classify bikeways within the City. Table M-2 describes the bike standards as well as general locations within the City.

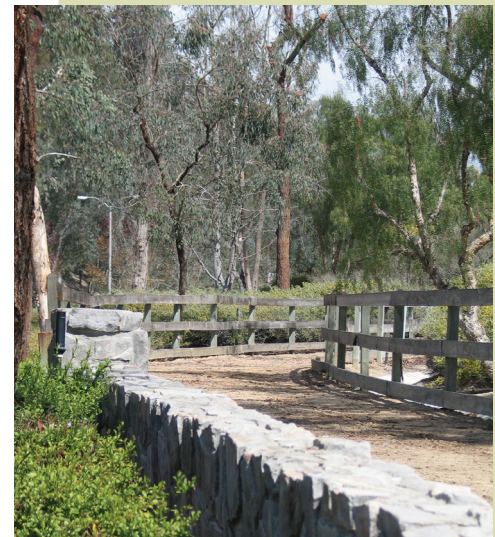
Table M-2
Bikeway Classification Description

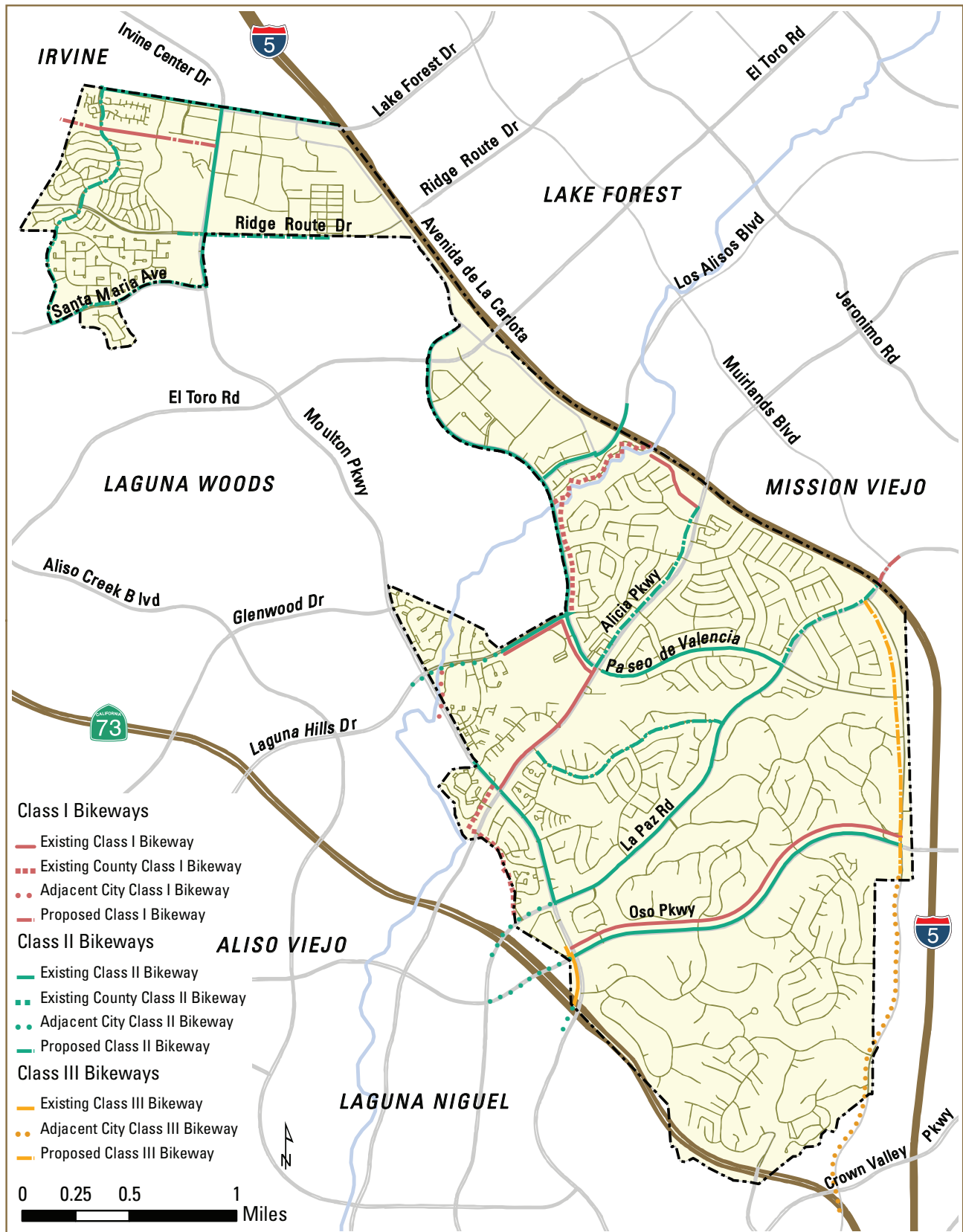
Type	Description	Location
Class 1 – Bike Path	Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flow minimized	Portions of Aliso Creek, the San Diego Freeway, Oso and Alicia parkways, Paseo de Valencia, and through Veeh Ranch Park.
Class 2 – Bike Lane	Provides a striped lane for one-way bike travel on a street or highway.	Portions of Moulton, Alicia, and Oso parkways, Paseo de Valencia, Ridge Route, Lake Forest and Laguna Hills Drives, Los Alisos Boulevard, and La Paz Road.
Class 3 – Bike Route	Provides for shared use with pedestrian or motor vehicle traffic.	Portions of Cabot Road, Moulton Parkway, and Avenida de La Carlota.

In addition to the bikeways listed in Table M-2 and illustrated in Figure M-3, several arterials in the City have sufficient right-of-way to accommodate additional bikeways and could fill in missing links in the City's bike network. The City will continue to explore opportunities to upgrade and expand the bike network. A comprehensive bike network will provide an alternative to driving and will connect neighborhoods to shopping, jobs, services, schools, other activity centers, as well as the regional transportation systems.

Recreational Trails

Laguna Hills contains a network of pedestrian and equestrian trails that traverse portions of the City and connect to trails outside of the City, including nearby wilderness areas. Trails enhance community mobility and provide opportunities for recreation and exercise. A well-defined, interconnected trail system can also reduce dependence on the automobile for short local trips. The Conservation and Open Space Element describes the trail system.





Source: City of Laguna Hills, 2001.

Figure M- 3
Bicycle Network



TRANSIT AND TRANSPORTATION DEMAND MANAGEMENT

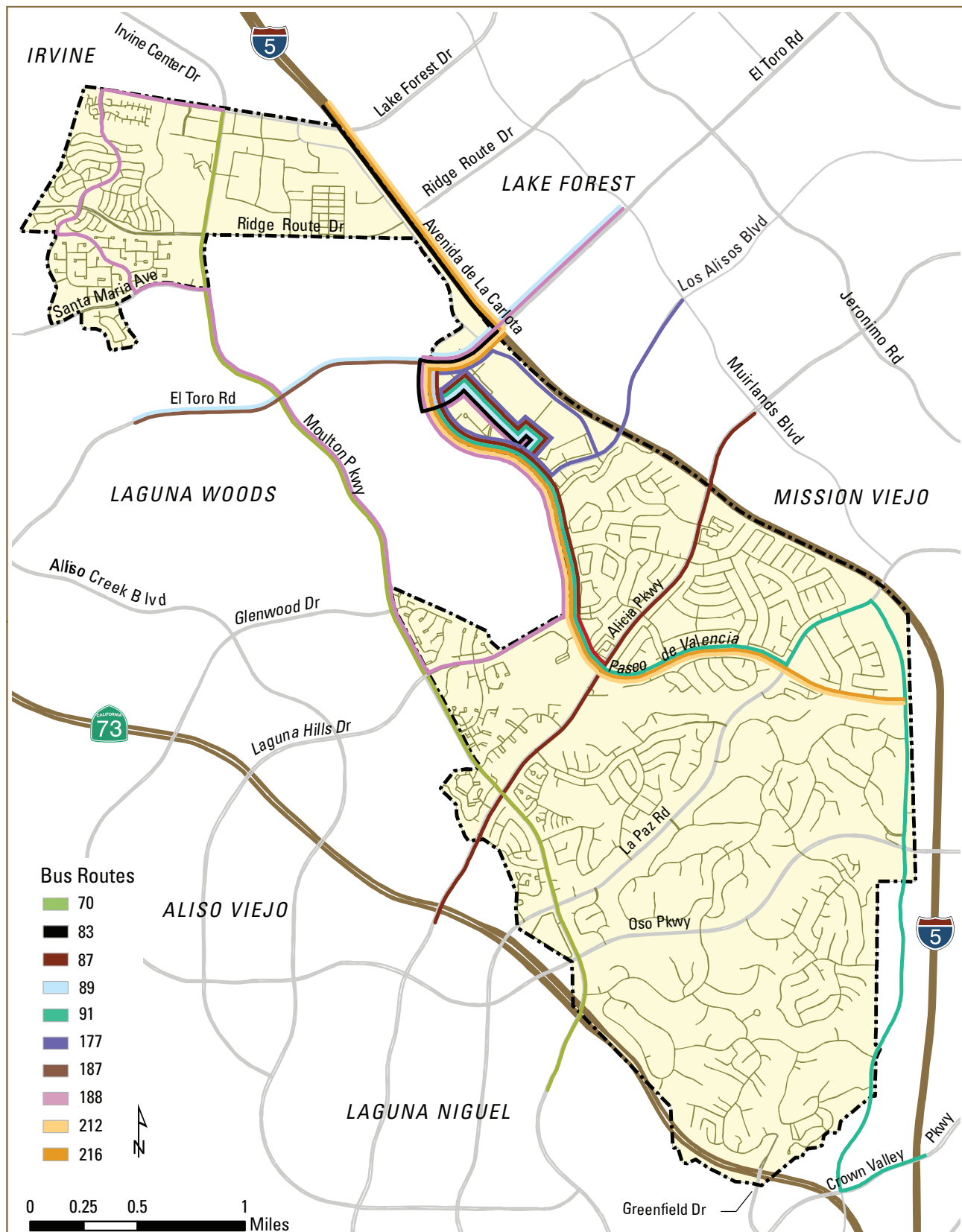
An effective and efficient transit network is an important component of the Mobility Element. Connecting neighborhoods, shopping, services, and recreation areas to transit will reduce reliance on vehicles and achieve environmental benefits. As opportunity areas redevelop and provide additional housing, appropriate and effective transit should be in place.

Public bus service in Laguna Hills is provided by the Orange County Transportation Authority (OCTA). OCTA transit routes provide access to residences, jobs, recreation areas, civic uses, shopping, and services throughout Laguna Hills, and connect to numerous other destinations in Orange County. Some of the routes also connect to Metrolink and Amtrak rail services just south of the City in Laguna Niguel and north of the City in Irvine, at the Irvine Transportation Center. OCTA routinely updates its long-range service plans to respond to necessary changes to service levels and route configurations. Currently, 10 fixed routes provide bus service to portions of Laguna Hills. Table M-3 and Figure M-4 detail OCTA bus routes that provide service to Laguna Hills as of 2008. All routes, except bus route 70, serve the Laguna Hills Transportation Center, which is located near the Laguna Hills Mall. A park and ride facility is also located at the Laguna Hills Transportation Center and in the Laguna Hills Mall parking lot.

Table M-3 OCTA Bus Routes Serving Laguna Hills, 2008	
Route	Origin and Destination
70	Sunset Beach – Dana Point
83	Anaheim – Laguna Hills
87	Rancho Santa Margarita – Laguna Niguel
89	Mission Viejo – Laguna Beach
91	Laguna Hills – San Clemente
177	Foothill ranch – Laguna Hills
187	Laguna Hills – Dana Point
188	Laguna Hills – Irvine
212	Irvine – San Juan Capistrano Express
216	San Juan Capistrano – Costa Mesa Express

Source: Orange County Transportation Authority, 2008.

Expanding transit and paratransit options, including promoting increased use of transit among City residents and employees is an important City objective. The City will coordinate with OCTA to expand and improve bus service within the City, especially as opportunity areas redevelop and additional housing, shopping, and services are added. Where appropriate as justified by ridership, the City will also encourage the provision of attractive, well designed, and appropriate transit amenities such as shaded bus stop or shelters. No advertisements shall be allowed on bus stops/shelters/benches within the City.



Source: OCTA, 2008.

Figure M - 4
Orange County Transportation Authority
Bus Routes, 2008



Paratransit

The Americans with Disabilities Act (ADA) requires all public transit operations to provide paratransit (door-to-door) service to persons whose disabilities prevent them from using accessible fixed-route public transit. Paratransit services are transportation services such as carpooling, vanpooling, taxi service, and dial-a-ride programs. In Laguna Hills, OCTA provides shared-ride paratransit services via the ACCESS program for people who are unable to use the regular, fixed-route bus service because of functional limitations caused by a disability.

Rail Service

Rail service is an important mobility option for residents of Laguna Hills to reach destinations outside of the City. Although the City of Laguna Hills is not directly served by rail, the Laguna Niguel/Mission Viejo rail station is located approximately ½ mile south of Laguna Hills, within the City of Laguna Niguel. The Irvine station is located approximately 3 miles north of the City on Barranca Parkway. Both Metrolink and Amtrak trains serve these stations. Metrolink provides daily service to these stations, including weekends, via the Orange County Line, and the Inland Empire - Orange County Line.

The OCTA Board of Directors approved the Metrolink Service Expansion Program (MSEP) in 2005 with the goal of improving the frequency of rail service between the Fullerton and Laguna Niguel/Mission Viejo stations. Service could be expanded to provide trains every 30 minutes between these stations. Included in the program are station enhancements at the two stations nearest Laguna Hills: Irvine and Laguna Niguel/Mission Viejo. Improvements to the Irvine Station, including a 1,500-space parking structure, have been completed. Future improvements have been identified for the Laguna Niguel/ Mission Viejo station.

PARKING

Parking availability is important for the overall quality of life in Laguna Hills and the vitality of shopping and service areas. A lack of parking frustrates residents, businesses, and visitors, while too much parking wastes valuable land and impedes the City's economic, aesthetic, and environmental objectives. Greater management of parking spaces in the City can help achieve mobility, environmental, and community development goals. As portions of the City redevelop, additional parking may be necessary to accommodate greater intensity of development. It is important that parking demand generated by future development does not negatively impact adjacent uses and neighborhoods. The City will utilize a broad range of parking management tools and strategies to avoid excessive parking requirements and to prevent parking spillover effects.

Goals and Policies

The goals and policies section sets both broad and specific direction for the future of the City based on identified issues, as captured in the Guiding Themes and expressed by the community, City staff, and decision makers.

Six major issue areas are addressed in the goals and policies of the Mobility Element. These major issues are:

- Providing an efficient street network within the community;
- Utilizing traffic calming and other techniques to improve safety for motorists, pedestrians and cyclists;
- Increasing cycling and walking in the community through expanded networks and amenities;
- Enhancing the character and identity of Laguna Hills;
- Encouraging alternatives to driving by promoting transit use and other innovative mobility strategies; and
- Providing appropriate parking and using creative parking solutions to manage parking.

EFFICIENT LOCAL AND REGIONAL SYSTEM

Safe and convenient access to jobs, housing, and other activities in the community can be provided by a well-designed local street system that connects to a well-developed regional circulation system. Planning for the needs of Laguna Hills necessarily involves coordinating the related transportation needs and planning efforts of surrounding cities, Orange County, regional agencies, and the State and federal government.

Goal M-1: Provide a safe and efficient local transportation system consistent with the general County standards and the regional system.

Policy M-1.1: Consider and address regional traffic generation and impacts from development in surrounding communities when planning improvements to the local circulation system.

Policy M-1.2: Coordinate intersection signalization to encourage improved traffic flow on arterial streets.

Policy M-1.3: Require new development and redevelopment to minimize traffic impacts and to incorporate mitigation or payment of “fair share” of improvements.

Policy M-1.4: Work with neighboring cities to address impacts of new development that cross jurisdictional boundaries.

TRAFFIC CALMING AND SAFETY

Policies in this section seek to enhance vehicular, pedestrian, and bike safety in Laguna Hills by providing better traffic management, traffic calming techniques, and enforcement of traffic laws. In particular, traffic calming techniques in appropriate locations can reduce vehicle speeds, discourage shortcutting traffic, and improve the pedestrian environment.

Goal M-2: Implement improvements that foster improved traffic safety on the circulation system for all drivers, pedestrians, and cyclists.

Policy M-2.1: Enhance traffic safety in the community using traffic engineering evaluations and site specific traffic calming measures determined appropriate for the selected location and street.

Policy M-2.2: Increase enforcement of traffic laws in high accident rate areas.

Policy M-2.3: Reduce congestion in areas surrounding schools, parks, and other activity centers by applying effective traffic management solutions.

Policy M-2.4: Protect residential neighborhoods from cut-through traffic and other traffic-related issues by continuing to implement appropriate traffic engineering measures.

WALKING AND CYCLING

Walking and bicycling, for both recreation and commuting, play increasingly significant roles as alternatives to the automobile. A safe, accessible pedestrian and biking network will connect key activity centers within the community to promote walking and biking in Laguna Hills. A variety of techniques, such as street trees, bike racks, enhanced crosswalks, street furniture, and way finding signs, will contribute to an increased walking- and bike-friendly community.

Goal M-3: Create a community where walking and cycling are practical, safe, and fun options for travel.

Policy M-3.1: Continue to extend and maintain pedestrian paths, bikeways, and equestrian trails that connect to local and regional activity centers.

Policy M-3.2: Increase walkability by making sidewalk improvements, increasing shade trees, providing street furniture (such as benches and water fountains), and improving access ramps.

Policy M-3.3: Enhance lighting and crosswalks for safety, if needed, at the busiest locations and activity centers in Laguna Hills.

Policy M-3.4: Fill in gaps in the bikeway system and enhance the current system with more shade from trees, improved signage, and striping.

Policy M-3.5: Discourage frequent driveway curb cuts along Mobility Element roadways and encourage reciprocal access between properties to minimize the number of conflict points between autos, pedestrians, and cyclists.

Policy M-3.6: Make improvements that support safe routes to schools, parks, and neighborhood activity centers.

Policy M-3.7: Encourage the provision of bicycle facilities in activity centers, places of employment, and public transit systems.

BEAUTIFUL STREETS

Beautifying the streets of Laguna Hills, through landscaping and other features, will contribute to a greater sense of place and bolster the City's identity. Enhanced streetscapes are also more pleasant for pedestrians and contribute to the overall walkability of the community.

Goal M-4: Enhance the City's streetscapes and beautify the overall driving experience in Laguna Hills.

Policy M-4.1: Enhance major entryways, arterials, and the median islands adjacent to activity centers through the use of gateway features, signs, wayfinding markers, lighting, and landscaping.

Policy M-4.2: Create streetscapes that are interesting, attractive, and improve water quality.

Policy M-4.3: Preserve designated scenic vistas and views of natural and man-made landmarks as viewed from the City's arterials.

TRANSIT AND TRANSPORTATION DEMAND MANAGEMENT

An efficient and successful transit system in Laguna Hills will contribute to reduced traffic congestion, reduce the need for costly roadway improvement projects, and improve air quality. Transit also provides mobility options to those residents who cannot drive or choose not to drive, such as youth and seniors.

Transportation demand management strategies will help to address a

variety of traffic problems and provide secondary economic, social, and environmental benefits. Transportation demand management strategies are some of the most cost-effective ways to improve mobility in the community.

Goal M-5: Promote a variety of alternative modes of travel and creative solutions to reduce single occupancy vehicle travel.

Policy M-5.1: Promote express bus routes and paratransit service to regional activity centers, such as college campuses, Metrolink, and John Wayne Airport.

Policy M-5.2: Encourage ridesharing and transit use through public education programs.

Policy M-5.3: Work with private developers to implement creative transportation demand management solutions, such as ride-sharing, carpooling, and flexible work schedules.

Policy M-5.4: Educate residents of all ages about local mobility choices.

Policy M-5.5: Work with local schools to improve and advertise nonautomotive options for youths and teens to get to school and after-school activities.

Policy M-5.6: Evaluate the transportation needs of seniors, including paratransit service for seniors and disabled persons.

Policy M-5.7: Where appropriate based on ridership, provide non-advertising transit shelters and benches that are appropriately located, well designed, comfortable, and attractive.

PARKING

Vehicular parking is a necessary component of any land use. New development and redevelopment projects will provide sufficient parking to meet the generated demand. At the same time, the City will employ innovative parking management solutions to avoid excessive parking requirements that detract from the economic, environmental, and aesthetic objectives of projects. Reduced parking requirements may be provided in areas that are highly walkable and well served by transit.

Goal M-6: Ensure adequate parking is provided for all uses in the community without unnecessarily impeding new development and redevelopment.

Policy M-6.1: Reduce the amount of land devoted to parking, if feasible, by integrating multiple use and creative parking solutions that still provide adequate parking for all uses.

Policy M-6.2: Provide options for convenient and accessible parking that foster economic growth and protect the quality of life of the residential neighborhoods.

Policy M-6.3: Develop flexible and creative solutions for parking in the Urban Village that respect its proximity to transit and park and ride, and its mix of uses.

Policy M-6.4: Encourage parking in shared surface lots or parking structures to make the most efficient use of land.

Policy M-6.5: Identify solutions to neighborhood- and activity-specific parking issues through implementation of a broad range of parking management tools and strategies.

Summary of Approach

The goals, policies, and programs in the Mobility Element will help the City to improve streets for safer automobile travel and for pedestrians, bikes, and transit users. The Mobility Element encourages safer travel and the use of alternative transportation options with particular emphasis on improvements to community connectivity through enhanced pedestrian and bicycle routes and greater transit use. Table M-6 identifies the six major issue areas guiding the Mobility Element. These major issues represent the direction the City will take in its mobility goals, policies, and programs to implement the vision of Laguna Hills as captured in the Guiding Themes and expressed in the Mobility Plan.

Table M-4
Description of Actions to Address Mobility Issues

Issues	Element	Section	Policy	Programs	Figure	Table
Efficient Local and Regional System	Mobility	Efficient Local and Regional System	M-1.1 through M-1.4	M-1 through M-4, M-8	Figure M-1 (Street Network)	Table M-1 (Level of Service Description)
Traffic Calming and Safety	Mobility	Traffic Calming and Safety	M-2.1 through M-2.4	M-6, M-10	Figure M-2 (Traffic Calming Techniques)	
Walking and Cycling	Mobility	Walking and Cycling	M-3.1 through M-3.7	M-4 through M-7	Figure M-3 (Bicycle Network)	Table M-2 (Bikeway Classification Description)
	Conservation and Open Space	Parks and Play	COS-1.17, 2.1, 2.3, 2.8	COS-6	COS-3 (Trails Plan)	COS-5 (Existing Pedestrian/ Equestrian Trails and Multi-use Corridors within Laguna Hills)
Beautiful Streets	Mobility	Beautiful Streets	M-4.1 through M-4.3	M-11, M-12		
Transit and Transportation Demand Management	Mobility	Transit and Transportation Demand Management	M-5.1 through M-5.7	M-4, M-8	Figure M-4 (OCTA Bus Routes, 2008)	Table M-3 (OCTA Bus Routes Serving Laguna Hills)
Parking	Mobility	Parking	M-6.1 through M-6.5			



APPENDIX D

Eligibility Checklist

Jurisdiction: City of Laguna Hills

Capital Improvement Program (CIP)		YES	NO
1.	Did you submit your draft or adopted Measure M2 (M2) seven-year CIP to OCTA by June 30?	☒	☐
	a. Did you utilize the required OCTA OC Fundtracker CIP database?	☒	☐
	b. Have you included projects required to demonstrate compliance with signal synchronization, pavement maintenance, the Congestion Management Program, and environmental clean-up commitments?	☒	☐
	c. Are there any non-transportation related projects included in your M2 CIP?	☐	☒
	d. Did you include all projects that are partially, fully, or potentially funded by M2 Net Revenues?	☒	☐
	e. The City Council/Board of Supervisors approval date* to adopt the final 7-Year CIP is: 6/28/2022 *Must be prior to July 31		
Maintenance of Effort (MOE)		YES	NO
2.	Did you submit the MOE certification form (Appendix I) to OCTA by June 30?	☒	☐
	a. Did you provide supporting budget documentation?	☒	☐
	b. Has the MOE Reporting form been signed by the Finance Director or appropriate designee?	☒	☐
Pavement Management Plan (PMP)		YES	NO
3.	Are you required to submit a PMP update to OCTA for this eligibility cycle? Refer to Exhibit 3 for PMP submittal schedule.	☒	☐
	a. If yes, did you use the current PMP Submittal Template (Appendix F)?	☒	☐
	b. If yes, is the adopted PMP consistent with the OCTA Countywide Pavement Management Plan?	☒	☐
4.	If you answered "No" to question 3, did you submit a PMP Update to OCTA through the previous eligibility cycle by June 30?	☐	☒
Resolution of Master Plan of Arterial Highways (MPAH) Consistency		YES	NO
5.	Did you submit a resolution indicating conformance with the MPAH?	N/A	N/A
	a. Have you enclosed an exhibit showing roadway designations that represent your most current circulation element?	N/A	N/A
Local Signal Synchronization Plan (LSSP)		YES	NO
6.	Did you submit an update to the LSSP as part of the current cycle?	N/A	N/A
	a. Is your LSSP consistent with the Regional Traffic Signal Synchronization Master Plan?	N/A	N/A

Time Limits for Use of Net Revenues

YES NO



APPENDIX D

Eligibility Checklist

7.	Has your jurisdiction complied with the three-year time limit for the use of Net Revenues over the last year per the requirements outlined in the Ordinance?	☒	☐
	a. If no, has a time extension been requested through the semi-annual review process for funds subject to expiration?	☐	☒
Supplanting of Developer Commitments		YES	NO
8.	Has your jurisdiction ensured they have not supplanted developer commitments for transportation projects and funding with M2 funds?	☒	☐
Mitigation Fee Program (MFP)		YES	NO
9.	Does your jurisdiction currently have a defined development impact MFP in place?	☒	☐
10.	Has an update to the MFP occurred since the last reporting period?	☐	☒
11.	If yes to 10, has your jurisdiction submitted one or more of the supporting documents outlined in chapter 2.7 of the Eligibility Guidelines?	☒	☐
Planning Strategies		YES	NO
12.	Does your jurisdiction consider as part of its General Plan, land use planning strategies that accommodate transit and non-motorized transportation?	☒	☐
13.	Have you provided a letter identifying land use planning strategies that accommodate transit and non-motorized transportation consideration in the General Plan?	☒	☐
Traffic Forums		YES	NO
14.	Did representatives of your jurisdiction participate in the regional traffic forum(s)?	☒	☐
	a. If you answered yes, provide date(s) of attendance: 9/29/2021, 2/2/2022, Select date		
Congestion Management Program (CMP)		YES	NO
15.	Has your jurisdiction completed the required CMP checklist? (Appendix C)	N/A	N/A

Amber M. Shah

Name (Print)

Signature

6/21/2022

Date



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Amber M. Shah P.E.
Acting Public Services Director

ISSUE: Trash and Debris Capture Devices Maintenance Services Agreement with G2 Construction, Inc., for the Implementation of the City's Phase X Water Quality Project, CIP No. 412

RECOMMENDATION: That the City Council: 1) Find and determine it is appropriate to waive formal bidding requirements of the Laguna Hills Municipal Code (LHMC) for the award of the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc., because: a) The goods and supplies, equipment, materials, and contract services to be provided by G2 Construction, Inc., are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source (LHMC Section 3-08.110(A)); b) The goods and supplies, equipment, materials, or non-professional services are proprietary (LHMC Section 3-08.110(B)); c) A specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support (LHMC Section 3-08.110(F)); and d) Compliance with procurement policies, procedures, and/or requirements is not in the best interest of the City (LHMC Section 3-08.110(J)); 2) Award the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc.,; and 3) Authorize the Mayor or Mayor Pro Tempore to sign the Agreement.

SUMMARY:

The City successfully competed for grant funds as part of the Orange County Transportation Authority's (OCTA) Measure M2 Project X, Environmental Cleanup Allocation Program. The funding will allow the City to proceed with the tenth such project in the City's history, providing for the reduction of pollution, trash, debris and

Maintenance Services Agreement with G2 Construction, Inc. for Trash and Debris Capture Devices
June 28, 2022
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sediment into the drainage system. The City has determined that G2 Construction, Inc. (G2) provides a proprietary system of Automatic Retractable Debris Screens and Connector Pipe Screens at each of its catch basins that meets the City's specific needs.

G2's proprietary products have a long track record of successful installations and are able to be consistently maintained due to their consistent installation in the City and longevity. Accordingly, and in accordance with specified sections of the Laguna Hills Municipal Code, G2 responded to a Notice Inviting Bids and provided a Proposal for the necessary work, which are both attached to the Trash and Debris Capture Devices Maintenance Services Agreement included with this staff report. It is recommended that the City Council find and determine that the sole-source selection of G2 Construction, Inc., for the installation of trash and debris capture devices (specifically, CPS-MOD™ & ARS-CL™ Screens) is in the City's best interests and award the attached Trash and Debris Capture Devices Maintenance Services Agreement to G2.

BACKGROUND:

The City successfully competed for grant funds as part of the Orange County Transportation Authority's (OCTA) Measure M2 Project X, Environmental Cleanup Allocation Program ("Program") with which the City intends to fund the installation of trash and debris capture devices on various catch basin locations in the City during the contract term. The purpose of this project is to reduce pollutants and sediment from reaching the local creeks and the "waters of the US," including the Pacific Ocean. As part of the OCTA Program, the City was awarded \$200,000.00 for fiscal year 2021/2022 that has been extended to December 2022, which is required to be matched with \$50,000.00 of local funds.

There is a need to retain the services of a qualified maintenance services company capable of manufacturing and installing trash and debris capture devices (specifically, CPS-MOD™ & ARS-CL™ Screens) and performing additional related work including, but not limited to, clearing and grubbing, mobilization, traffic control, catch basin cleaning, fabrication, and installation of proprietary Connector Pipe Screens and Automatic Retractable Screens (the "Project"). In response to City's Notice Inviting Bid issued to G2 for CPS-MOD™ & ARS-CL™ Screen Project, Phase X, Trash and Debris Capture Devices dated April 26, 2022, G2 submitted a proposal to the City, dated May 3, 2022, to perform the services required for the Project.

The City has evaluated G2's Proposal and determined that the products produced by G2

Maintenance Services Agreement with G2 Construction, Inc. for Trash and Debris
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(specifically, the CPS-MOD™ & ARS-CL™ Screens) are uniquely suited, proprietary products that will both fit within the City's existing infrastructure and match existing facilities for the purposes of maintenance efficiency. The CPS-MOD™ & ARS-CL™ Screens are compatible with, and are an integral component of, the City's existing infrastructure, and the continued use of the screens would facilitate the continuity of maintenance and support of its trash and debris capture devices.

Trash and debris capture devices are unique products that must be customized and fabricated for each catch basin in order for the device to function properly. G2's proprietary ARS-CL™ curb-opening screens and CPS-Mod™ Full Capture Screens are unique patented storm water treatment devices made from 304 stainless steel that are designed and custom fabricated by G2 to the specific dimensions of each specific catch basin or inlet. This enables these devices to last much longer than the 10-year warranty period.

The ARS-CL™ curb-opening screens effectively stop all trash and debris that is $\frac{3}{4}$ " or greater from entering the catch basins during dry weather. These screens capture 85% to 90% of debris that typically flows into the catch basins, clog the 5mm holes of the CPS-Mod™ screens, and impair their treatment capacity. The City's street sweeping program then collects these pollutants. The CPS-Mod™ Full Capture System is effective as the final line-of-defense when trash and debris escape past the ARS-CL™ screens during heavy storm events. The CPS-Mod™ patented design stops 100% of particles 5mm or larger from exiting the catch basin and flowing downstream. This device is also certified by the State Water Board as a Full-Capture System.

G2's devices are compatible with, and are an integral component of, the City's existing infrastructure. There 570 total catch basins located throughout the City, and the continued use of G2's devices are necessary to match the City's existing inventory of 2,174 ARS-CL™ curb-opening screens installed in 546 catch basins and CPS-Mod™ Full Capture Screens installed in 309 catch basins. G2's devices are also compatible with the City's street sweeping equipment and current batch basin cleaning processes, making it efficient and cost effective for City personnel to clean and maintain. As such, installing G2's devices on additional catch basins will facilitate the continuity of cleaning and maintenance and will achieve cost efficiencies, while procuring a different vendor would require new training and reorientation and could result in significant increases in the amount and types of maintenance needed from City staff as well as increased costs.

Maintenance Services Agreement with G2 Construction, Inc. for Trash and Debris
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It is, therefore, in the City's best interest to install the same patented G2 storm water devices that are currently installed in catch basins throughout the City. G2's devices have proven highly effective for the City, and their use helps the City meet the California Water Board's storm water trash regulations. G2 has fabricated and installed almost 30,000 devices for over 50 different municipalities over the past 18 years in California, and the ARS-CL™ and CPS-Mod™ devices have been the industry standard for the past 6 years. Orange County Public Works has ranked G2's screens as the highest scoring Trash Capture Devices in its competitive requests for proposals, and these screens have been the most selected devices for OCTA's *Environmental Cleanup Program Project X* annual grants for each of the past 6 years.

For these reasons, it is recommended that the City waive formal bidding requirements of the Laguna Hills Municipal Code (LHMC) in awarding this Agreement to G2 because the goods and supplies, equipment, materials, and contract services are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source (LHMC Section 3-08.110(A)); the goods and supplies, equipment, materials, or non-professional services are proprietary (LHMC Section 3-08.110(B)); a specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support (LHMC Section 3-08.110(F)); and compliance with procurement policies, procedures, and/or requirements is not in the best interest of the City (LHMC Section 3-08.110(J)).

G2 has been awarded a master agreement with the County of Orange (Contract No. MA-080-20011478) to furnish and install Trash and Debris Capture Devices on County-owned property ("County Agreement"). Section 15 of the County Agreement establishes a Regional Cooperative Agreement (RCA) that permits non-County public agencies to execute subordinate contracts for the same services during the effective dates of the County Agreement, which is currently through June 30, 2025. Under the County Agreement, the RCA terms, conditions, and pricing shall be extended to all subordinate contracts issued. The City's agreement with G2, if awarded, is intended to be consistent with the terms, conditions, and pricing available through the County Agreement.

In the City's grant application to OCTA, the City proposed to use G2's devices as part of the Environmental Cleanup Allocation Program. Should the City Council choose not to award a contract to G2 and instead require the City to hold a competitive procurement for these devices, the City will have to request a modification to the grant agreement

Maintenance Services Agreement with G2 Construction, Inc. for Trash and Debris Capture Devices
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with OCTA, which would not be considered for approval by OCTA's Board until January 2023.

FISCAL IMPACT:

OCTA has awarded the City a \$200,000 grant for the CPS-MOD™ & ARS-CL™ Screen Project, Phase X, which is matched with a \$50,000 general fund commitment. This project is included in the current FY 2021/2022 Capital Improvement Budget in the total amount of \$250,000. This budget will carry-forward to FY 2022/2023, in compliance with the City's Financial Policy.

ATTACHMENTS:

- Proposed Trash and Debris Capture Devices Maintenance Services Agreement with G2 Construction, Inc.
- Exhibit A to Proposed Agreement - G2's Proposal for Laguna Hills
- Exhibit B to Proposed Agreement - Notice Inviting Bids for Trash and Debris Capture Devices

TRASH AND DEBRIS CAPTURE DEVICES MAINTENANCE SERVICES AGREEMENT
G2 Construction, Inc.
(CPS-MOD™ & ARS-CL™ Screen Project, Phase X, Trash and Debris Capture Devices)

THIS TRASH AND DEBRIS CAPTURE DEVICES MAINTENANCE SERVICES AGREEMENT (hereinafter “Agreement”) is made and entered into, to be effective this 28th day of June 2022, by and between the CITY OF LAGUNA HILLS, a municipal corporation organized and existing under the laws of the State of California (hereinafter referred to as “City”), and G2 CONSTRUCTION, INC., a California Corporation (hereinafter referred to as “Contractor”). City and Contractor are sometimes hereinafter individually referred to as “Party” and are hereinafter collectively referred to as the “Parties.”

RECITALS

A. The City has received funds as part of the Orange County Transportation Authority's (OCTA) Measure M2 Project X, Environmental Cleanup Allocation Program (“Program”) with which the City intends to fund the installation of trash and debris capture devices on various catch basin locations in the City during the contract term.

B. As part of the OCTA Program, the City was awarded \$200,000.00 for fiscal year 2022-2023.

C. The City has determined that there is a need to retain the services of a qualified maintenance services company capable of manufacturing and installing trash and debris capture devices (specifically, CPS-MOD™ & ARS-CL™ Screens) and performing additional related work including, but not limited to, clearing and grubbing, mobilization, traffic control, catch basin cleaning, fabrication and installation of proprietary Connector Pipe Screens and Automatic Retractable Screens (the “Project”). The City has determined that Contractor’s CPS-MOD™ & ARS-CL™ Screens are unique and proprietary products that are only available from G2 and fit within the City’s existing infrastructure. The CPS-MOD™ & ARS-CL™ Screens are compatible with, and are an integral component of, the City’s existing infrastructure, and the continued use of the screens would facilitate the continuity of maintenance and support of its trash and debris capture devices.

D. Therefore, the City waived formal bidding requirements of the Laguna Hills Municipal Code (LHMC) in awarding this Agreement to Contractor because the goods and supplies, equipment, materials, and contract services are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source (LHMC Section 3-08.110(A)); the goods and supplies, equipment, materials, or nonprofessional services are proprietary (LHMC Section 3-08.110(B)); a specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support (LHMC Section 3-08.110(F)); and compliance with procurement policies, procedures, and/or requirements is not in the best interest of the City (LHMC Section 3-08.110(J)).

E. Contractor previously entered into Contract No. MA-080-20011478 with the County of Orange to furnish and install Trash and Debris Capture Devices (“County Agreement”). Section 15 of the County Agreement establishes a Regional Cooperative Agreement (RCA) that permits

non-County public agencies to execute subordinate contracts for the same services during the effective dates of the County Agreement, which, at the time of entering into this Agreement, is through June 30, 2025. Under the County Agreement, the RCA terms, conditions, and pricing shall be extended to all subordinate contracts issued. This Agreement is intended to be consistent with the terms, conditions, and pricing available through the County Agreement.

F. In response to City's Notice Inviting Bid for CPS-MOD™ & ARS-CL™ Screen Project, Phase X, Trash and Debris Capture Devices dated April 26, 2022, Contractor has submitted to City a proposal, dated May 3, 2022, which work includes, but is not limited to, clearing and grubbing, mobilization, traffic control, catch basin cleaning, fabrication and installation of proprietary Connector Pipe Screens and Automatic Retractable Screens (specifically CPS-MOD™ & ARS-CL™ Screens), for the Project pursuant to the terms of this Agreement.

G. Contractor represents and maintains that it is uniquely qualified by virtue of its experience, training, education, reputation, labor and equipment, and expertise to provide the requested traffic signal maintenance services and has agreed to provide such maintenance services to City for the Project as provided herein. The City does not have the personnel, specialized equipment, or technical expertise able to perform the work and services contracted for herein. The City does not possess the knowledge, expertise, or skill to control and direct the work necessary for the Project and requires the use of an independent contractor to do so.

H. City desires to retain Contractor to provide such trash and debris gate installation services for the Project.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. MAINTENANCE SERVICES

1.1 Scope of Services and Standard of Performance. In compliance with all terms and conditions of this Agreement, Contractor promises and agrees to furnish and install trash and debris capture devices to City for the Project as set forth in Contractor's Proposal/Scope of Work, dated May 3, 2022, and as set forth in City's Notice Inviting Bid for CPS-MOD™ & ARS-CL™ Screen Project, Phase X, Trash and Debris Capture Devices, dated April 26, 2022, which are each attached hereto as Exhibit "A" and Exhibit "B" respectively and are incorporated herein by reference (hereinafter referred to as the "Services" or "Work"). As a material inducement to the City entering into this Agreement, Contractor acknowledges and understands that the Services and Work contracted for under this Agreement require specialized skills, equipment, personnel, labor, and abilities and that, consistent with this understanding, Contractor's Services and Work shall be performed in a skillful and competent manner and shall be held to a standard of quality and workmanship prevalent in the industry for such service and work and with the standards recognized as being employed by contractors in the same discipline in the State of California. Contractor represents and warrants that it is skilled in the discipline necessary to perform the Services and Work and that it holds the necessary skills and abilities to satisfy the standard of work as set forth in this Agreement. Contractor represents and warrants that it and all of its employees and subcontractors

providing services under this Agreement shall have sufficient skill and experience to perform the Services and Work assigned to them. All Services and Work shall be completed to the reasonable satisfaction of the City.

1.2 Contract Documents. The Agreement between the Parties shall consist of the following: (1) this Agreement; (2) City's Notice Inviting Bid for CPS-MOD™ & ARS-CL™ Screen Project, Phase X, Trash and Debris Capture Devices, dated April 26, 2022 (hereinafter referred to as "Notice Inviting Bid"); and, (3) the Contractor's signed, original Proposal/Scope of Work, dated May 3, 2022, ("Contractor's Proposal") submitted to City in response to City's Notice Inviting Bid for the Project, which shall all be referred to collectively hereinafter as the "Contract Documents." The Contractor's Proposal and City's Notice Inviting Bid, which are both attached hereto as Exhibit "A" and Exhibit "B," respectively, are hereby incorporated by reference and are made a part of this Agreement. All provisions of this Agreement, the Contractor's Proposal, and the City's Notice Inviting Bid, including the City's Project Specifications, shall be binding on the Parties. Should any conflict or inconsistency exist in the Contract Documents, the conflict or inconsistency shall be resolved by applying the provisions in the highest priority document, which shall be determined in the following order of priority: (1st) the terms and conditions of this Agreement; (2nd) the terms, conditions, requirements, and provisions of the City's Notice Inviting Bid (Exhibit "B"); and (3rd) the provisions of the Contractor's Proposal (Exhibit "A").

1.3 Compliance with Law. Contractor shall comply at all times during the term of this Agreement with all applicable federal, state, and local laws, statutes, and ordinances and all lawful orders, rules, and regulations promulgated thereunder, including without limitation all applicable fair labor standards and Cal/OSHA regulations and requirements. Contractor shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of the Work and Services, including all Cal/OSHA regulations and requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with performing the Work and Services. If Contractor performs any Work or Services in violation of such laws, rules, and regulations, Contractor shall be solely responsible for all penalties and costs arising therefrom. Contractor shall defend, indemnify, and hold City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules, or regulations.

1.4 Licenses, Permits, Fees, and Assessments. Prior to performing any Services or Work hereunder, Contractor shall obtain all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its trade and perform the Work and Services required by this Agreement. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement and any extension, any license, permit, qualification, or approval that is legally required for Contractor to perform the Work and Services under this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the Work and Services required by this Agreement, and Contractor shall defend, indemnify, and hold the City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to obtain such licenses, permits, and approvals of whatever nature that are legally required to perform the Work or Services.

1.5 Familiarity with Work. By executing this Agreement, Contractor represents and warrants that it (a) has thoroughly investigated and considered the Scope of Work or Services to be performed, (b) has carefully considered how the Services should be performed and has carefully examined the location or locations at or with respect to where such Services or Work is to be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the Services under this Agreement. If the Services involve work upon any site, Contractor represents and maintains that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of any Services hereunder. Should the Contractor discover any latent or unknown conditions that will materially affect the performance of the Services hereunder, Contractor shall immediately inform the City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the City.

1.6 Care of Work. Contractor shall adopt reasonable methods during the term of the Agreement to furnish continuous protection to the Work and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the Work by the City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties. Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.8 Additional Services. City shall have the right at any time during the performance of the Services, without invalidating this Agreement, to order extra work beyond that specified in Contractor's Proposal/Scope of Work (Exhibit "A") or to make changes by altering, adding to, or deducting from such Work. No such extra work may be undertaken unless a written order is first given by the City to the Contractor, incorporating therein any adjustment in (i) the Maximum Contract Amount, as defined below, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Contractor. It is expressly understood by Contractor that the provisions of this section shall not apply to the Work and Services specifically set forth in the Contractor's Proposal/Scope of Work or reasonably contemplated therein, regardless of whether the time or materials required to complete any Work or Services identified in the Contractor's Proposal/Scope of Work exceeds any time or material amounts or estimates provided therein.

1.9 Prevailing Wages. The City has determined that the Work and Services under this Agreement requires work of labor categories which are subject to Prevailing Wage Laws identified in the State of California Labor Code. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-

payment of prevailing wages under California law, and Contractor hereby agrees to defend, indemnify, and hold the City, its elected and appointed officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement. Contractor understands and agrees to comply with the following California Labor Code compliance conditions [Labor Code Sections 1720 et seq., 1813, 1860, 1861, 3700]:

1.9.1. This Agreement is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the awarding public agency (“City”) and Contractor agree to be bound by all the provisions thereof as though set forth in full herein.

1.9.2. Contractor shall be registered with the Department of Industrial Relations (“DIR”) in accordance with California Labor Code Section 1725.5 and has provided proof of registration to City prior to the Effective Date of this Agreement.

1.9.3. Contractor agrees to comply with the provisions of California Labor Code Sections 1771, 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The applicable prevailing wage determination(s) may be obtained at (<http://www.dir.ca.gov/OPRUDPreWageDetermination.htm>), are on file with City, and are available to any interested party upon request. A copy of said rates shall be posted at each job site during the Term of this Agreement.

1.9.4. Pursuant to California Labor Code Section 1771.4, Contractor’s services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor shall post job site notices as prescribed by DIR regulations and furnish the records specified in California Labor Code Section 1776 directly to the Labor Commissioner in the manner prescribed by California Labor Code Section 1771.4(a)(3) and (c)(2).

1.9.5. Contractor shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Contractor and each subcontractor to (1) keep accurate payroll records, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records. The Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors.

1.9.6. Contractor shall comply with the provisions of California Labor Code Section 1777.5 concerning the employment of apprentices on public works projects, and further agrees that Contractor is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

1.9.7. Eight (8) hours of labor shall constitute a legal day’s work for all workmen employed in the execution of this Agreement, and the Contractor and any subcontractor shall comply with and be governed by the laws of the State of California having to do with working hours set forth in Division 2, Part 7, Chapter 1, Article 3 of the California Labor

Code. Contractor shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to the City, forfeit twenty-five dollars (\$25) for each worker employed in the execution of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code. (See, e.g., Cal. Labor Code §1815.)

1.9.8. Pursuant to California Labor Code Sections 1860 and 3700, Contractor will be required to secure the payment of compensation to its employees. By signing this Agreement, Contractor hereby certifies as follows:

“I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement.”

1.9.9. Pursuant to California Labor Code Section 1771.1, Contractor and any subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the California Public Contract Code, or engage in the performance of any contract for public work on a public works project unless registered with the DIR and qualified to perform public work pursuant to California Labor Code Section 1725.2. It is not a violation of California Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by California Business and Professions Code Section 7029.1 or by California Public Contract Code Section 10164 or 20103.5, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. Contractor shall not perform any work under this Agreement with any subcontractor who is ineligible to perform work on the public works project pursuant to Section 1777.1 or 1777.7 of the California Labor Code.

1.10 Water Quality Management and Compliance.

1.10.1 Storm Water Management. Storm, surface, nuisance, or other waters may be encountered at various times during performance of the Services or Work. Contractor hereby acknowledges that it has investigated the risk arising from such waters, has prepared its bid or proposal accordingly, and assumes any and all risks and liabilities associated with and arising therefrom.

1.10.2 Compliance with Water Quality Laws, Ordinances, and Regulations. Contractor shall keep itself and any subcontractors, staff, agents, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by, the performance of the Services or Work, including, without limitation, all applicable provisions of: the City’s ordinances regulating discharges of storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.); the California Porter-Cologne Water Quality

Control Act (Cal. Water Code § 1300 et seq.); and any and all regulations, policies, or permits issued pursuant to any such authority. Contractor shall additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local or state agency having jurisdiction over the location where the Services or Work are to be performed, conducted, or provided, regarding discharges of storm water to separate storm drain systems or other watercourses, including applicable requirements in municipal storm water management programs.

1.10.3 Compliance with DAMP and LIP. In addition to compliance with the laws, ordinances, and regulations listed in subsection 1.10.2, Contractor shall comply with all applicable requirements of the Orange County Drainage Area Management Plan (“DAMP”), the City of Laguna Hills Local Implementation Plan (“LIP”), and the applicable Water Quality Management Plan (“WQMP”). Such documents contain the Model Maintenance Procedures with Best Management Practices (“BMPs”). These Model Maintenance Procedures contain pollution prevention and source control techniques to minimize the impact of those activities upon dry-weather urban runoff, storm water runoff, and receiving water quality. Contractor hereby acknowledges and agrees to be familiar with the DAMP, the LIP, and the WQMP, and agrees to comply with the requirements specified therein.

1.10.4 Standard of Care. Contractor represents and warrants that all employees and subcontractors performing any Services or Work hereunder shall have sufficient skill and experience to perform the work assigned to them without impacting water quality in violation of the laws, regulations, and policies described in Sections 1.10.2 and 1.10.3 of this Agreement. Contractor further represents and warrants that it, its employees and subcontractors will receive appropriate training regarding the requirements of the laws, regulations, and policies described in subsections 1.10.2 and 1.10.3 of this Agreement as they may relate to the Services.

1.10.5 Liability for Water Quality Non-Compliance.

(A) Indemnity: Failure to comply with laws, regulations, and ordinances listed in subsections 1.10.2 and 1.10.3 of this Agreement is a violation of federal and state law. Notwithstanding any other indemnity contained in this Agreement, Contractor agrees to indemnify and hold harmless the City, its elected and appointed officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature which the City, its elected and appointed officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with the laws, regulations, and ordinances listed in subsections 1.10.2 and 1.10.3 of this Agreement arising out of or in connection with the Services, except for liability resulting from the sole negligence, willful misconduct or active negligence of the City, its elected and appointed officials, officers, agents, employees or authorized volunteers.

(B) Defense: City reserves the right to defend any enforcement action or civil action brought against the City for Contractor’s failure to comply with any applicable water quality law, regulation, or policy. Contractor hereby agrees to be bound by, and to reimburse the City for the costs associated with, any settlement reached between the City and the relevant enforcement entity.

(C) Damages: City may seek damages from Contractor for delay in completing the Services caused by Contractor's failure to comply with the laws, regulations, and policies described in subsections 1.10.2 and 1.10.3 of this Agreement, or any other relevant water quality law, regulation, or policy.

1.11 *Intentionally omitted.*

1.12 Non-Exclusive Agreement. Contractor acknowledges that City may enter into agreements with other contractors, consultants, or vendors for services similar to the services that are the subject of this Agreement. Contractor further acknowledges that City may have its own employees perform services similar to the services that are the subject of this Agreement.

2. COMPENSATION

2.1 Maximum Contract Amount. For the Services and Work rendered pursuant to this Agreement, Contractor shall be compensated by City in accordance with the Schedule of Compensation/Fees/Hourly Rates/Unit Prices set forth in Contractor's Proposal/Scope of Work, but not exceeding the total annual maximum contract amount of Two Hundred Fifty Thousand dollars and no cents (\$250,000.00) (hereinafter referred to as the "Maximum Contract Amount"), except as may be provided pursuant to Section 1.8 above and Section 2.4 below. Compensation shall be payable according to the fees and at the rates, charges and unit prices set forth in Exhibit "A" attached hereto. The maximum amount of City's payment obligation under this Agreement is the amount specified in this section.

2.2. Method of Payment. Unless some other method of payment is specified in the Contractor's Proposal/Scope of Work (Exhibit "A"), in any month in which Contractor wishes to receive payment, no later than the 10th working day of such month, Contractor shall submit to the City, in a form approved by the City's Finance Director, an invoice for services rendered prior to the date of the invoice. Such requests shall be based upon the amount and value of the Work or Services performed by Contractor and accompanied by such reporting data including an itemized breakdown of all costs incurred and tasks performed during the period covered by the invoice, as may be required by the City. City shall use reasonable efforts to make payments to Contractor within forty-five (45) days after receipt of the invoice or a soon thereafter as is reasonably practical.

2.3 *Intentionally omitted.*

2.4 Changes in Scope. In the event any change or changes in the Scope of Work or Services is requested by the City, the Parties shall execute a written amendment to this Agreement, setting forth with particularity all terms of such amendment, including, but not limited to, any additional fees for services. An amendment may be entered into: (a) to provide for revisions or modifications to documents or other work product or work when documents or other work product or work is required by the enactment or revision of law subsequent to the preparation of any documents, other work product, or work; and/or (b) to provide for additional work or services not included in this Agreement or not customarily furnished in accordance with generally accepted practice in Contractor's profession.

2.5 Appropriations. This Agreement is subject to and contingent upon funds being appropriated therefore by the Laguna Hills City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the City.

3. SCHEDULE OF PERFORMANCE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the services to be performed by Contractor is an essential condition of this Agreement. Contractor shall prosecute regularly and diligently the Work of this Agreement according to the agreed upon Schedule of Performance set forth in Contractor's Proposal/Scope of Work (Exhibit "A").

3.2 Schedule of Performance. Contractor shall commence the Services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services or Work within the time period(s) established in the Schedule of Performance set forth in Contractor's Proposal (Exhibit "A"). When requested by Contractor, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer; however, the City shall not be obligated to grant such an extension.

3.3 Term. Unless earlier terminated as provided elsewhere in this Agreement, this Agreement shall commence upon the effective date of this Agreement and shall continue in full force and effect for a period of one (1) year, commencing on July 1, 2022 and ending on June 30, 2023.

3.4 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor (financial inability excepted), including, but not limited to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, pandemics, quarantine restrictions, riots, strikes, freight embargoes, wars, and/or acts of any governmental agency, including the City, if Contractor, within ten (10) days of the commencement of such delay, notifies the City Manager in writing of the causes of the delay. The City Manager shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the City Manager such delay is justified. The City Manager's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this section.

3.5 Task Orders. Contractor hereby agrees and acknowledges that any and all Services or Work performed pursuant to this Agreement shall be based upon the prior issuance of a written project Task Order by the City. Furthermore, Contractor hereby agrees and acknowledges that execution of this Agreement by the City does not in any way guarantee that a Task Order will be issued to Contractor. Moreover, execution of this Agreement by the City shall not entitle Contractor to any form of payment or compensation from the City without City first having issued a project Task Order.

4. COORDINATION OF WORK

4.1 Representative of Contractor. The following principal of Contractor is hereby designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the Services to be performed under this Agreement and to make all decisions in connection therewith: John R. Alvarado, President. It is expressly understood that the experience, knowledge, education, capability, expertise, and reputation of the foregoing principal is a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principal shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the Work or Services performed hereunder. The foregoing principal may not be changed by Contractor without prior written approval of the Contract Officer.

4.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Manager of City, and is subject to change by the City Manager. It shall be the Contractor's responsibility to ensure that the Contract Officer is kept fully informed of the progress of the performance of the Services, and the Contractor shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.3 Prohibition Against Subcontracting or Assignments. The experience, knowledge, capability, expertise, and reputation of Contractor, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, voluntarily or by operation of law, without the prior written consent of City. Contractor shall not contract with any other entity to perform the Services required without prior written consent of City. If Contractor is permitted to subcontract any part of this Agreement by City, Contractor shall be responsible to City for the acts and omissions of its subcontractor(s) in the same manner as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the Work will be considered employees of Contractor. City will deal directly with and will make all payments to Contractor. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written consent of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release Contractor or any surety of Contractor from any liability hereunder without the express written consent of City.

4.4 Independent Contractor.

4.4.1. The legal relationship between the Parties is that of an independent contractor, and nothing herein shall be deemed to make Contractor a City employee. During the performance of this Agreement, Contractor and its officers, employees, and agents shall act in an

independent capacity and shall not act as City officers or employees. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City nor any of its officials, officers, employees, agents and volunteers shall have control over the conduct of Contractor or any of its officers, employees, or agents, except as set forth in this Agreement. Contractor, its officers, employees, or agents shall not maintain a permanent office or fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of Contractor's officers, employees, representatives or agents, or in fixing their number, compensation, or hours of service. Contractor shall pay all wages, salaries, and other amounts due its employees in connection with the performance of Services under this Agreement and shall be responsible for all reports and obligations respecting them, including but not limited to social security income tax withholding, unemployment compensation, workers' compensation, and other similar matters. City shall not in any way or for any purpose be deemed to be a partner of Contractor in its business or otherwise a joint venturer or a member of any joint enterprise with Contractor.

4.4.2. Contractor shall not incur or have the power to incur any debt, obligation, or liability against City, or bind City in any manner.

4.4.3. No City benefits shall be available to Contractor, its officers, employees, or agents in connection with the performance of any Work or Services under this Agreement. Except for fees paid to Contractor as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to Contractor for the performance of any Work or Services under this Agreement. City shall not be liable for compensation or indemnification to Contractor, its officers, employees, or agents, for injury or sickness arising out of performing any services hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 2 and Subsection 1.8 herein, of any nature relating to salary, taxes, or benefits of Contractor's officers, employees, representatives, subcontractors, or agents, Contractor shall defend, indemnify, and hold harmless City from and against all such financial obligations.

4.5 PERS Eligibility Indemnification.

4.5.1 In the event that Contractor or any employee, agent, or subcontractor of Contractor providing any Work or Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employee Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.

4.5.2 Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing any Work or Services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee

contributions for PERS benefits.

5. INSURANCE

5.1 Compliance with Insurance Requirements. Contractor shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required under this section. Contractor shall not commence any Work or Services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Contractor's existing insurance policies do not meet the insurance requirements set forth herein, Contractor agrees to amend, supplement or endorse the policies to do so.

5.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Contractor shall obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

5.2.1 Commercial General Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance written on an occurrence basis with limits of at least two million dollars (\$2,000,000.00) per occurrence, five million dollars (\$5,000,000.00) in the general aggregate, and two million dollars (\$2,000,000.00) for products and completed operations. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

5.2.2 Automobile Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance written on a per occurrence basis with limits of at least two million dollars (\$2,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.

5.2.3 Workers' Compensation Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Contractor agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subconsultants and subcontractors, if any, to do likewise under their workers' compensation insurance policies. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) per accident for bodily injury or disease.

5.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the

State of California with a current rating of A-:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Lines Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the Work or Services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Contractor shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

5.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Contractor shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

5.4.1 The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

(A) Additional Insured: The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

(B) Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of Contractor, or (4) contain any other exclusions contrary to the Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

(C) Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Consultant's failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

5.4.2 For all policies of Commercial General Liability Insurance, Contractor shall provide endorsements for ongoing operations and completed operations to effectuate this requirement.

5.5 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City in advance and shall protect the City, its officials, officers, employees, agents and volunteers, in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

5.6 Primary and Non-Contributing Insurance. All policies of Commercial General Liability Insurance and Automobile Liability Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents or volunteers, shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

5.7 Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Contractor or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Contractor hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Contractor hereby agrees to require similar written express waivers and insurance clauses from each of its subconsultants or subcontractors.

5.8 Evidence of Coverage. Concurrently with the execution of the Agreement, Contractor shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Contractor shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

5.9 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Contractor may be held responsible for payments of damages to persons or property.

5.10 Enforcement of Agreement (Non-Estoppel). Contractor acknowledges and agrees that actual or alleged failure on the part of the City to inform Contractor of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

5.11 Insurance for Subconsultants. Contractor shall include all subconsultants or subcontractors engaged in any Work or Services for Contractor relating to this Agreement as additional named insureds under the Contractor's insurance policies, or Contractor shall be responsible for causing its subconsultants or subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional

insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Contractor's subconsultants or subcontractors performing any Work or Services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Contractor shall not allow any subconsultant or subcontractor to commence any Work or Services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subconsultant or subcontractor has secured all insurance required under this section.

5.12 Other Insurance Requirements. The following terms and conditions shall apply to the insurance policies required of Contractor pursuant to this Agreement:

5.12.1 Contractor shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.

5.12.2 All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.

5.12.3 None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.

5.12.4 Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Contractor's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.

5.12.5 Contractor agrees to ensure that subconsultants and subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

5.12.6 Contractor agrees to provide immediate written notice to City of any claim, demand or loss against Contractor arising out of the Work or Services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

6. INDEMNIFICATION

To the fullest extent permitted by law, Contractor shall defend (at Contractor's sole cost and expense with legal counsel reasonably acceptable to City), indemnify, protect, and hold harmless City, the Orange County Transportation Authority, the County of Orange, and each entity's respective officials, officers, employees, agents and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (Contractor's employees included), for damage to property, including property owned by City, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to Contractor's performance under this Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit Contractor's indemnification obligation or other liability hereunder. Notwithstanding the foregoing, such obligation to defend, hold harmless and indemnify the City, its elected and appointed officials, officers, employees, agents and volunteers, shall not apply to the extent that such Claims arise out of, pertain to, or are related to the sole negligence or willful misconduct of the City.

7. REPORTS AND RECORDS

7.1 Accounting Records. Contractor shall keep complete, accurate, and detailed accounts of all time, costs, expenses, and expenditures pertaining in any way to this Agreement. Contractor shall keep such books and records as shall be necessary to properly perform the Services required by this Agreement and to enable the Contract Officer to evaluate the performance of such Services. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.

7.2 Reports. Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of the Work and Services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the Work or Services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of such fact, circumstance, technique, or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, memoranda, correspondence, computations, and other materials prepared by Contractor, its employees, subconsultants, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be promptly delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Contractor may retain copies of such documents for its own use. Contractor shall have an unrestricted right to use the concepts embodied

therein. Contractor shall ensure that all of its subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

7.4 Release of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Contractor in the performance of services under this Agreement shall not be released publicly without the prior written approval of the Contract Officer. All information gained by Contractor in the performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization.

7.5 Audit and Inspection of Records. After receipt of reasonable notice and during the regular business hours of City, Contractor shall provide City, the or other agents of City, such access to Contractor's books, records, payroll documents, and facilities as City deems necessary to examine, copy, audit, and inspect all accounting books, records, work data, documents, and activities directly related to Contractor's performance under this Agreement. Contractor shall maintain such books, records, data, and documents in accordance with generally accepted accounting principles and shall clearly identify and make such items readily accessible to such parties during the term of this Agreement and for a period of five (5) years from the date of final payment by City hereunder, or completion of any audits by City or the Orange County Transportation Authority, or after final payment of debt service where local fair share revenues were pledged, whichever is longer.

8. ENFORCEMENT OF AGREEMENT

8.1 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such County, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

8.2 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

8.3 Termination. City may terminate this Agreement for any reason, with or without cause, upon giving Contractor thirty (30) days written notice. Upon such notice, City shall pay Contractor for Services performed through the date of termination. Upon receipt of such notice, Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. Thereafter, Contractor shall have no further claims against the City under this Agreement. Upon termination of the Agreement pursuant to this section, Contractor shall submit to the City an invoice for work and services performed prior to the date of termination.

8.4 Default of Contractor.

8.4.1. Contractor's failure to comply with any provision of this Agreement shall constitute a default.

8.4.2. If the City Manager, or the City Manager's designee, determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, he/she shall notify Contractor in writing of such default. Contractor shall have ten (10) days, or such longer period as City may designate, to cure the default by rendering satisfactory performance. In the event Contractor fails to cure its default within such period of time, City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice of any remedy to which City may be entitled at law, in equity, or under this Agreement. Contractor shall be liable for any and all reasonable costs incurred by City as a result of such default. Compliance with the provisions of this section shall not constitute a waiver of any City right to take legal action in the event that the dispute is not cured, provided that nothing herein shall limit City's right to terminate this Agreement without cause pursuant to Section 8.3.

8.4.3. If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.4.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the Services required hereunder exceeds the Maximum Contract Amount (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated. The withholding or failure to withhold payments to Contractor shall not limit Contractor's liability for completion of the Services as provided herein.

8.5 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions hereof.

8.6 Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

8.7 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

8.8 Attorneys' Fees. In the event any dispute between the Parties with respect to this Agreement results in litigation or any non-judicial proceeding, the prevailing Party shall be entitled, in addition to such other relief as may be granted, to recover from the non-prevailing Party all reasonable costs and expenses, including but not limited to reasonable attorneys' fees, expert witness fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding. To the extent authorized by law, in the event of a dismissal by the plaintiff or petitioner of the litigation or non-judicial proceeding within thirty (30) days of the date set for trial or hearing, the other Party shall be deemed to be the prevailing Party in such litigation or proceeding.

9. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

9.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Contractor, or any successor-in-interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

9.2 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his or her financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of any state statute or regulation. Contractor represents and warrants that it has not paid or given and will not pay or give any third party any money or other consideration in exchange for obtaining this Agreement.

9.3 Covenant Against Discrimination. In connection with its performance under this Agreement, Contractor represents and warrants that it will not discriminate against any employee or applicant for employment because of race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Contractor shall ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10. MISCELLANEOUS PROVISIONS

10.1 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) five (5) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Notices or other communications shall be addressed as follows:

To City: City of Laguna Hills
 Attention: City Manager
 24035 El Toro Road
 Laguna Hills, California 92653
 Telephone: (949) 707-2600

To Contractor : G2 Construction, Inc.
 Attention: Eric H. Taylor
 Vice President
 1352 E. Borchard Ave.
 Santa Ana, CA 92705
 Telephone: (714) 748-4242

10.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, arrangements, agreements, representations, and understandings, if any, made by or among the Parties with respect to the subject matter hereof. No amendments or other modifications of this Agreement shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

10.3 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be determined to be invalid by a final judgment or decree of a court of competent jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

10.4 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assignees.

10.5 Third Party Beneficiary. Nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

10.6 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

10.7. Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he/she is executing this Agreement is duly authorized and existing, (ii) he/she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he/she is signing, (iii) by so executing this Agreement, the Party for which he/she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which the Party for which he/she is signing is bound.

10.8 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

10.9 County of Orange Regional Cooperative Agreement. Contractor previously entered into Contract No. MA-080-20011478 with the County of Orange to furnish and install Trash and Debris Capture Devices (“County Agreement”). Section 15 of the County Agreement establishes a Regional Cooperative Agreement (RCA) that permits non-County public agencies to execute subordinate contracts for the same services during the effective dates of the County Agreement. Under the County Agreement, the RCA terms, conditions, and pricing shall be extended to all subordinate contracts issued. Accordingly, the City intends this Agreement to be consistent with the terms, conditions, and pricing available through the County Agreement, and the City agrees to indemnify and hold harmless the County of Orange from all claims, demand actions, or causes of action of every kind arising out of, or in any way connected with the use of this Agreement. This subsection in no way alters, impairs, or reduces Contractor’s indemnification obligations to the City as required by this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed and entered into this Agreement as of the date first written above.

“CITY”
CITY OF LAGUNA HILLS,
 a California municipal corporation

 DAVE WHEELER,
 Mayor

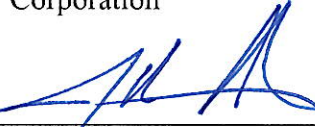
ATTEST:

 MELISSA AU-YEUNG,
 Deputy City Manager/City Clerk

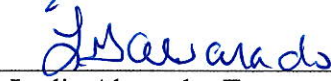
APPROVED AS TO FORM:

 GREGORY E. SIMONIAN,
 City Attorney

“CONTRACTOR”
G2 CONSTRUCTION, INC., a California
 Corporation



 John R. Alvarado, President



 Lydia Alvarado, Treasurer

EXHIBIT “A”**CONTRACTOR’S PROPOSAL/ SCOPE OF WORK****DATED: May 3, 2022**

SCOPE OF SERVICES FOR PROJECT
INCLUDING,
SCHEDULE OF PERFORMANCE
AND
SCHEDULE OF COMPENSATION/ FEES/ RATES/ UNIT PRICES



DBE, MBE, & SBE Certified

CA Lic. # 801253 – A, C8, C60

1352 E. Borchard Ave.
Santa Ana, CA 92705
www.g2construction.com
714.748.4242

4.9.b

May 3, 2022

Mr. Kenneth H. Rosenfield, P.E.
City Manager / Public Services Director
24035 El Toro Road
Laguna Hills, CA 92653

**RE: CPS-Mod™ and ARS-CL™ SCREEN PROJECT, PHASE X TRASH AND DEBRIS
CAPTURE DEVICES**

Dear Mr. Rosenfield,

G2 Construction, Inc. (G2) is very interested in providing services to the City of Laguna Hills for your CPS-Mod™ and ARS-CL™ SCREEN PROJECT, PHASE X project.

As you know, G2 has fabricated and installed our proprietary devices in the City's catch basins (CBs) annually since 2009. We have installed over 600 City CBs with our patented ARS-CL™ curb-opening screens, and over 260 City CBs with our patented CPS-Mod™ *Full Capture Screens*.

G2 provides a 10-year Warranty to the City for all device installs, and we perform all repairs quickly using our own highly experienced team. Fortunately, our devices rarely need repair because they are made from 304 stainless steel and each device is designed and custom fabricated by G2 to the specific dimensions of each CB. This enables our devices to last much longer than the warranty period.

G2's personnel work extremely well with the City's Public Works Supervisor and maintenance team that oversee city streets and CB cleanings. Our devices are compatible with the City's street sweeping equipment and CB cleaning processes, and easy for maintenance personnel to understand. This provides for fast and effective maintenance. Our strong working relationship with City personnel enables G2's team to investigate and address minor issues before they develop into a problem.

For compatibility reasons, we believe the City is best served by installing the same state-of-the-art G2 storm water devices as installed in recent projects. Our devices have proven highly effective for the City, and help Laguna Hills meet the California Water Board's storm water trash regulations. G2 is one of the few companies with *Full Capture Systems* that are certified by the Water Board.

For these reasons and more, G2 Construction is uniquely qualified to continue providing our proprietary devices and installation services for the City's Phase X Screen Project. G2 will provide the full Scope of Services described in the Notice Inviting Bid and Specifications. G2 is willing and able to both sign and comply with the Sample Draft Services Agreement.

In addition to working with Laguna Hills, G2 Construction has fabricated and installed almost 30,000 devices for over 50 different municipalities over the past 18 years in California. G2's patented CPS-Mod™ and ARS-CL™ devices have been the industry standard for the past 6 years. OC Public Works

Attachment: Exhibit A to Proposed Agreement - G2's Proposal for Laguna Hills (2859 : Maintenance Services Agreement with G2 Construction,

and OCTA have ranked these G2 screens as the highest scoring Trash Capture Devices in their competitive RFPs, and the most selected devices for their *Environmental Cleanup Program Project X* annual grants for each of the past 6 years.

Attached, please find the following required documents:

2. (a) a brief description of our Company, (b) the qualifications of our management team, (c) brief biographies of staff, (d) Letters of Recommendation, and (e) Company experience with similar services provide to public agencies.
3. A statement and documentation of our Company's financial condition.
4. A proposed Schedule of Performance
5. An inventory of Company equipment
6. The Bid Proposal pages.

We thank you in advance for the opportunity to work with the City again on this project. Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,



Eric H. Taylor, LEED AP BD+C, PMP
VP, Projects Management
G2 Construction, Inc.
714.679.2550 etaylor@g2construction.com

STATEMENT OF QUALIFICATIONS

Our Team for the City of Laguna Hills project has the expertise and experience needed to meet the City's scope and objectives. Here is a brief overview of our company's qualifications.

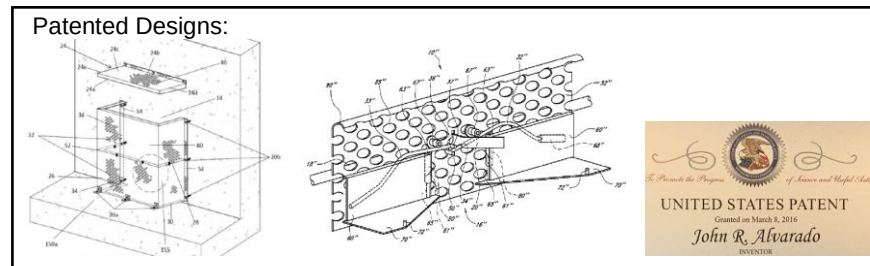


G2 Construction (G2) has fabricated and installed almost 30,000 catch basin inserts and curb opening screen covers since 2002, and 93% of the devices were installed in Orange County or Los Angeles County. G2 has installed in over 50 different Cities on more than 170 separate projects during this time-frame, and completed them on time and on budget.

G2 leads the CB device industry by providing complete solutions - performing *project & field reviews*, *consulting* on device solutions, and then *Designing, Fabricating*, and *Installing* highly effective devices to meet their regulatory and project needs, and exceed their expectations.

Customer Satisfaction. G2 averages almost 3 different projects per City because most of G2's municipal customers are repeat customers due to high customer satisfaction. Our customers tell us they like G2's fast response, quality of field work & communication with inspectors, quality of product, always finishing on time, always finishing on budget, clear project communication and management, ability to design new solutions, reliability, and more.

Engineering Design. G2's design work has earned two patents for storm water treatment devices with our ARS-CL™ curb opening screen covers and CPS-Mod™ full capture system inserts. By combining our years of experience with computer aided design (AutoCAD), experience fabricating and installing 29,000+ devices, and learning from hundreds of installed projects, G2 is at the forefront of the storm water device industry. Each device is designed and fabricated for the specific catch basin or inlet.



Design Collaboration with Engineers. G2 also works with engineering firms to help them with their municipal and private clients.

DESIGN SERVICES

G2 Works with these

Engineering Firms:

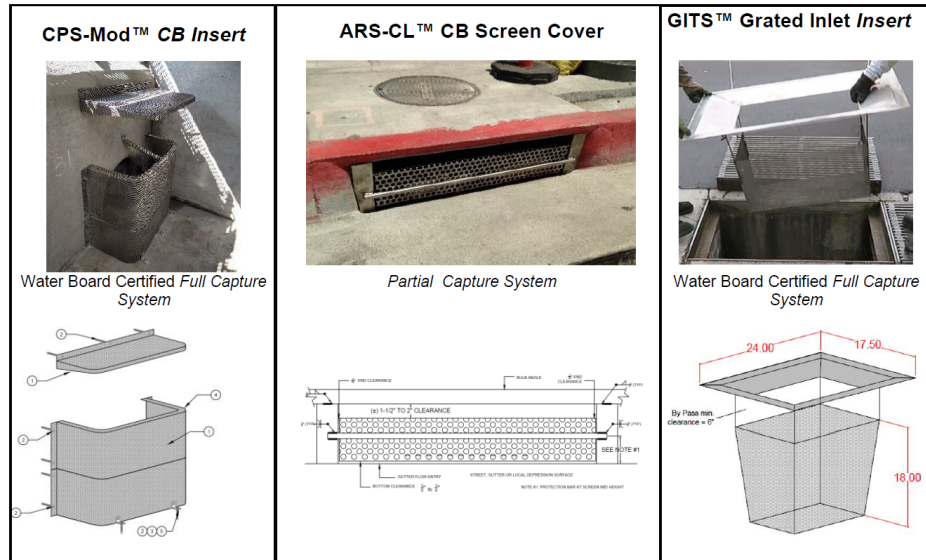
TRC Solutions,
Michael Baker Int'l,
Wood Environmental,
Tetra Tech,
CASC Engineering,
Black & Veatch,
Sikand Engineering,
Dokken Engineering,
Forma Engineering,
Sherwood Engineering,
D-Max, Kimley-Horn,
Civil Design, John L Hunter,
civTEC, GDR Design,
Stantec

G2 Storm Water Device Approvals

- Orange County Public Works (OCPW) : ARS-CL™, CPS-Mod, GITS. OCPW ranks G2's storm water devices #1 in RFPs (2014-present).
- Orange County Transportation Association (OCTA) awards more grants for G2's storm water devices than any other vendor (2014-present).
- City of Los Angeles Bureau of Sanitation (LASAN) & Bureau of Engineering (BOS):
 - Curb Opening Screen Cover (ARS CL™), Insert (CPS-Mod)
- State Water Board - Full Capture System certified: CPS-Mod & GITS
- LACDPW : ARS-CL™, CPS-Mod, EDC13 Filter Basket
- Port of San Diego : GITS
- Association of Bay Area Governments (ABAG) Approved products (all)

G2 has designed and fabricated the most advanced stormwater protection devices to solve the needs of public agencies and private developers. Our depth of knowledge and technical experience has been the result of solving many dozens of challenges and constraints found on projects over two decades. This includes, among many others, solving for all the various catch basin types and sizes and conditions that we face in the field. We are continually learning and developing new ideas on projects and from clients.

G2 has developed a high degree of technical expertise by incorporating all phases (evaluation, consulting, design, fabrication, installation, reporting) of stormwater projects over the years.



Installation Crews. G2 experienced field and installation technicians make the difference in our success. Safety is always top priority and G2 has an excellent safety record. Our installers have become extremely familiar with all the procedures required for success and project Inspector recognize their skills and habits and continuously provide accolades. G2's advanced methodologies for installation have made G2 the industry leader in professional installations of storm water devices. Our installers are of course, paid prevailing wage.



Project Management. G2's strong project management team and effective procedures ensures that each project is organized and executed as planned. Project Management Institute (PMI) principles are applied to a diverse set of projects. This has enabled G2 to have a 100% rate of success for completing projects on time and within budget. G2 has developed a high degree of technical expertise in all phases (evaluation, consulting, design, fabrication, installation, reporting) of storm water projects over the years. We have become extremely familiar with all the procedures required for success.



Qualifications - Team Management

Key personnel for the City's Catch Basin project.

John R. Alvarado
G2 Construction, Inc.
President



Mr. Alvarado started G2 in 2001 and has grown the company to become one of the top storm water device providers in California. With 34 years of construction industry experience, he has a wide range of trade skills including welding, engineering, heavy mechanical steel pipe fabrication, and concrete removal and replacement. He holds CA Contractor licenses as a General Engineering Contractor (A), Welding Contractor (C60), and Concrete Contractor (C-8).

As an entrepreneur Mr. Alvarado is involved in all aspects of G2's business and oversees daily operations of the team he manages. He leads his team by example in the shop and the field, and has worked with field inspectors and project managers on several hundred jobs.

He is an inventor who developed G2's patented ARS-CL CamLock Technology™ and co-developed G2's patented CPS-Mod Modular System™. As a product designer he uses AutoCAD and Inventor software to generate custom product drawings for clients and engineering reviewers.

John will oversee all aspects of the LASAN project and will always be available to Mr. Magallanes and his Team.

Mr. Taylor has over 24 years of experience managing projects with proven results in storm water, environmental sustainability, high-tech, and government. He has managed diverse projects for a Fortune 500 company, technology Start-Ups, and government agencies. Since joining G2 in 2012 he's project managed more than 140 catch basin Insert and Curb Opening Screen Cover projects from start to finish. He has developed G2's business with over 35 municipalities, Caltrans, and engineering firms; and worked with the California State Water Board to secure *Full Capture System* certification for G2's CPS-Mod™ and GITS™ devices. Mr. Taylor is the co-inventor, with Mr. Alvarado, of G2's patented CPS-Mod Modular System™. He is a certified Project Management Professional (PMP) and LEED AP BD+C, and has earned MBA (Univ. of Maryland), MA (Univ. of TX), and BA (UC Santa Barbara) degrees.

Eric will be the project and contract manager and will always be available to Mr. Magallanes and his Team.

Eric H. Taylor
G2. VP, Project
Management.
Role: Project Manager



Thien Tran
G2 Construction
Role: Field
Supervisor



Mr. Tran has 8 years of experience installing G2's devices, and 6 years supervising field installers. He has managed more than 80 successful CPS-Mod and ARS-CL projects. He is also an experienced shop manager. Thien will oversee the installation crew for the project. He has earned a BS in Biochemistry from UC Riverside.

Mr. Alvarado has 7 years of experience as shop manager, and 4 years supervising field work. He designs product drawings using AutoCAD and Inventor. Edward will oversee the shop operations for the project. He is finishing a Civil Engineering degree at Cal State Fullerton.

Edward Alvarado
G2 Construction
Role: Shop Ops
Manager



JOHN R. ALVARADO

Anaheim, CA

714.448.8080
jalvarado@g2construction.com

PROFESSIONAL EXPERIENCE

G2 Construction, Inc. Santa Ana, CA Sept. 2001 - Present

President – Owner -- Founder

Primary responsibilities :

- Management of daily operations for shop fabrication and field operations while ensuring safety and productivity of the Team. Hiring, training, mentorship, leadership, and direction are daily tasks.
- Overseeing all areas of the company including Strategy, Sales & Marketing, Financials, Training, etc.
- Product Design. Holder of U.S. Patents for G2's ARS-CL™ and CPS-Mod™ devices.

G2 uses a wide range of trade skills from welding, engineering, heavy mechanical steel piping fabrication, to concrete removal and replacement. G2 teaches and demand safe practices across all Team member activities. Customer needs drive our products and services, and customer satisfaction is required.

Sims Orange Welding Supplies Santa Ana, CA April 2000 – May 2005

Facilities Operations Manager

DBL Construction, Inc. Anaheim, CA May 1998 – June 2002

Concrete Foreman

Alvarado Concrete Wildomar, CA June 1992 – April 2001

President - Sole-Proprietor

All American Asphalt Corona, CA Sept. 1987 – May 1998

Foreman / Superintendent

Petersen Bros. Santa Ana, CA Jan. 1986 – Sept. 1987

Concrete Mason

US Marine Corp San Diego, CA; San Antonio, TX;
El Toro & Tustin, CA; Okinawa, Japan June 1982 – Jan. 1988

AWARDS / LICENCES / EDUCATION / SKILLS

United State Patent	<i>MODULAR CONNECTOR PIPE SCREEN</i>	2018	John R. Alvarado;
	CPS Modular System		Eric H. Taylor

United State Patent	<i>DRAIN GRATE SYSTEM AND METHOD</i>	2016	John R. Alvarado
	ARS CamLock System		

CA State Contractor Licenses: #801253 A – General Engineering Contractor
C-8 Concrete Contractor
C60 Welding Contractor

Riverside Community College. 1995–97. Construction Major

Santa Ana College. 1986–88 Criminal Justice Major / General

U.S. Marine Corp. Training: Military Police Training & Accident Investigator

Skilled and experienced in all welding and cutting using Flame and Plasma applications.

Skilled and experienced in Portland Concrete applications of Decorative and Industrial, and most Roadway Asphaltic applications.

AutoCAD, Inventor, Microsoft Office Word, Excel, PowerPoint

ERIC H. TAYLOR

21282 Greenspray Lane
Huntington Beach, CA 92646

714.679.2550
etaylor@g2construction.com

SUMMARY

Project management professional (PMP) with proven results in the stormwater treatment device industry and environmental sustainability. Senior project manager at diverse corporations including a Fortune 500 technology company, small fast-paced Internet companies and start-ups, and a governmental agency. Strong experience and education with an MBA in marketing, MA in communication & research methods, PMP certification, and LEED AP BD+C certification. Key competencies and perspectives:

- Cross-Functional Project Management
- Product & Service Development
- Results Driven Team Player
- Business Development
- Strategy & Planning
- Communication & Collaboration

PROFESSIONAL EXPERIENCE

G2 CONSTRUCTION, INC. Santa Ana, CA 2012-Present
VP of Project Management & Business Development

Responsible for securing and project managing more than 120 stormwater treatment device projects through all phases of customer consultation, scoping, scheduling, fabrication, installation, and completion. Work included successful projects with:

- Los Angeles County Dept. of Public Works and Cities throughout LA County. Extensive experience with LA County Flood Permitted projects and their Storm Water database.
- Cities in Orange County implementing their storm water quality programs and installing devices, and Orange County Transportation Authority (OCTA) Environmental Cleanup Program (ECP) grant funded projects.
- CALTRANS, City of Los Angeles, and San Francisco Bay Area (ABAG).
- Engineering firms and private construction companies for freeway, land development, and new home construction projects.

Lead the company's business development and marketing activities.

- Consult with City public works and environmental officials to provide solutions.
- Write grants and assist clients in obtaining funding for projects.
- Apply for and obtain product certifications such as the State Waterboard certified CPS-Mod™ and GITS™ full capture system trash treatment devices.
- Develop new business relationships across vertical markets.
- Develop new products to meet customer needs.
- Develop new processes for company field investigations and installations.

INGRAM MICRO (Fortune 100), Santa Ana, CA 2007-2012
Senior Project Manager (Strategic Development & Execution)

Responsible for creating and project managing product and service strategies. Ingram partners with IT providers such as Cisco, Apple, HP, IBM, Microsoft, Rackspace, and Symantec to sell hardware, software, managed services and cloud-based SaaS to business resellers for \$36 billion in annual revenue. Worked across divisions to develop, propose, and project manage business ideas.

Managed Services for Print (Project Manager)

- Conducted market and industry research on the remote monitoring of networked printers over the internet in combination with algorithmic triggers for just-in-time delivery of supplies to customers. Project managed a diverse, multi-functional team to launch and through implementation while preparing business owners to run the business post-launch.

Business Intelligence (BI) / Data Analysis

- Strategic advisor to the director of Business Intelligence (BI) for new strategic projects. Conducted market analyses and determined that BI's products could differentiate Ingram from competitors and create stronger customer relationships and entanglement.

Eric H. Taylor, Page 2

Sustainability Program Development & Project Management

- Created first-ever bundled "Green IT" product and service offering in the IT distribution channel.
- Responsible for Ingram's dramatic improvement to #33 in *Newsweek's Green Rankings* of the 500 largest U.S. based companies (from #441 in 2009), by creating and managing the company's greenhouse gas (GHG) program.

OC-N, INC. (consulting services for SMBs), Huntington Beach, CA 2002-2007
Managing Director / Owner

Responsible for all phases of the product and project management life-cycle and P&L for a small business client. Produced \$2.1M in net profits and 380% annual sales growth over 4 years, with 40%+ net margins. Helped client become the fastest growing manufacturer of stormwater products in SoCal.

EPOCH INTERNET (now MegaPath), Costa Mesa, CA 1998-2002
Epoch pioneered cutting edge internet products and services for businesses such as high bandwidth, co-location, hosting, and pioneered software as a service (SaaS).

Director, Sales Operations (2000-2002).
Managed team of 5 responsible for all sales operations activities including sales management software, training, intranet, sales compensation, contracts and departmental communication. Worked with executives in marketing, engineering, networking, IS, operations and finance.

Senior Project Manager (1998-2000). *Customer Migration for Product Enablement*. Project managed new Internet offerings and the migration of customers from an existing network to a new Verizon network resulting in better service, higher profit margins for the company, and created \$1.7 million in cost savings.

CYBERLINK TECHNOLOGIES, Santa Ana, CA 1996-1998
Program / Project Manager

TEXAS GOVERNOR ANN RICHARD'S OFFICE, Austin, TX 1991-1994
Director of Research
Principal investigator of Texas' largest and most comprehensive study of refugees for the State of Texas.

CERTIFICATIONS & AWARDS

PMP Certified (Lic.# 484325) - Project Management Professional

LEED AP BD+C (Lic.# 10753173) – Leadership in Energy and Environmental Design (Green Building)
Accredited Professional in Building Design & Construction

United States Patent	MODULAR CONNECTOR PIPE SCREEN	2018	John R. Alvarado;
Co-Inventor	CPS Modular System		Eric H. Taylor

EDUCATION

MBA in Marketing, University of Maryland (Top 20 Nationally)

MA in Communication, minor in Research Methods, University of Texas, Austin (Top 5 Nationally)

BA, Communication, University of California, Santa Barbara

PUBLICATIONS

Taylor, Eric H. & Barton, Lisa S (1994). *Vietnamese, Laotian, Ethiopian, & Former Soviet Union Refugees in Texas. Findings from the Texas Refugee Study*. Texas Office of Immigration & Refugee Affairs.

Taylor, Eric H. & Barton, Lisa S (1994). *Southeast Asian Refugee English Proficiency & Education in Texas: Findings from the Texas Refugee Study*. Texas Office of Immigration & Refugee Affairs.



City of Mission Viejo

Public Works Department

Greg Rath
Mayor

Brian Goodell
Mayor Pro Tem

Wendy Bucknum
Council Member

Trish Kelley
Council Member

Edward Sachs
Council Member

February 11, 2020

OC Public Works / Procurement Services
601 North Ross Street
Santa Ana, CA 92701

Subject: Letter of Recommendation for G2 Construction, Inc.

To Whom It May Concern:

G2 Construction has installed their ARS-CL screens for the City on 6 projects between 2014 - 2020. Their 2020 project also included installing their CPS-Mod full capture screens. The City applied for and won grant funds for these projects from OCTA's M2 Environmental Cleanup Program (Project X).

For each project, G2 provided a simple end-to-end solution that included field evaluations and measurements of catch basins, custom fabrication of devices, installation services, installation photos and support documentation. G2's work has been on schedule and performed without any issues.

I am pleased to offer this letter of recommendation for G2 Construction. The City has found their trash and debris devices to be very effective, and their installation work to be of high quality. The company has been very professional and dependable in their interactions with the City. We look forward to working with G2 Construction on future projects.

If you have any questions, please contact me by telephone at 949-470-8419 or by e-mail at james@cityofmissionviejo.org.

Sincerely,

Joe Ames, P.E.
Assistant City Engineer
City of Mission Viejo

February 10, 2020

Orange County Public Works
Procurement Services
601 N. Ross Street
Santa Ana, CA 92701

SUBJECT: TRASH AND DEBRIS CAPTURE DEVICES – REQUEST FOR PROPOSAL
City of Seal Beach – Recommendation Letter

To Whom It May Concern:

This letter of recommendation is in response to Orange County Public Works' Trash and Debris Capture Devices RFP. In my current capacity as the City of Seal Beach's Deputy Public Works Director/City Engineer, and previous capacity as the City of Buena Park's Assistant City Engineer, I have had the pleasure of working with G2 Construction, Inc. (G2) for the installation of multiple capture devices. OCPW's master agreement in partnership with OCTA's Environmental Cleanup Program has allowed many local agencies mitigate transportation-related pollutants. Through this, G2 has provided a seamless approach to successful project delivery, which I have no reservations recommending. The following is a list of services performed under my purview:

- 2020 Seal Beach CPS-Mod (53 screens) + ARS-CL (95 screens)
- 2019 Seal Beach CPS-Mod (55) + ARS-CL (127)
- 2018 Buena Park CPS-Mod (203) + ARS-CL (345) + GITS (38)

Should you have any questions regarding G2's performance, please feel free to reach out at (562) 431-2527, x1322 or ilee@sealbeachca.gov.

Sincerely,

Iris Lee
Deputy Public Works Director/City Engineer



February 25, 2020

Re: Letter of Recommendation for G2 Construction, Inc.

Mayor
Neeki Moatazedi

Mayor Pro Tem
Mike James

Council Members
Dwight Robinson
Mark Tettemer
Scott Voigts

City Manager
Debra DeBruhl Rose

On behalf of the City of Lake Forest, I am pleased to provide a letter of recommendation for G2 Construction for the Trash and Debris Capture Device RFP.

G2 has been the City's installer of stormwater trash capture devices for more than six years and has installed more than 800 devices across the City, including the automatic retractable screen ("ARS") and connector pipe screen ("CPS") units. During that time, G2's service and products have exceeded expectations and as a result they have been designated as a sole source provider to the City of Lake Forest for catch basin debris capture devices.

G2's construction management is excellent, and any issues that arise are addressed in a timely manner. All the annual installation phases of the project have been completed on time and within budget. In the limited instances where installed devices have required maintenance or repair, G2 has responded promptly to completely address the City's needs. G2's capture devices have been critical to the City's compliance with the NPDES MS4 permit and we have found the ARS and CPS units to be very effective in preventing trash and debris from entering the storm sewer system.

G2 is among the City's best contractors to work with and I wish to recommend them for consideration.

Sincerely,

Jonathan Poole
Management Analyst
(949)461-3498





Department of Public Works

DATE: February 27, 2020
TO: Orange County Public Works
FROM: Joe Hunt, Senior Management Analyst
SUBJECT: Reference for G2 Construction

The City of Buena Park has worked with G2 Construction since 2015 to install CPS, ARS, and GITS devices on storm drains throughout the City's public right-of-way. The City has maintained a good working relationship with G2 Construction during that time and our projects have been completed on time and at maximum value to the City. I can recommend G2 Construction for future projects with your or other organizations based on our experiences. We have completed 4 projects with G2 Construction, resulting in over 1,500 screens installed.

Sincerely,

A handwritten signature in black ink, appearing to read "J Hunt", written over a horizontal line.

Joe Hunt, Senior Management Analyst

jhunt@buenapark.com

6650 Beach Blvd

Buena Park, CA 90622

(714)562-3685

Portfolio of Past Work

Completed in Past 10 Years, Since 2012

G2 FABRICATION & INSTALLATION

Catch Basin Inserts & Curb Opening Screen Covers

As of Jan, 2022

Install Locations

(Partial List)

CALTRANS

City of Bell
City of Bellflower
City of Brea
City of Calabasas
City of Covina
City of Culver City
City of Diamond Bar
City of Hawaiian Gardens
City of Hawthorne
City of Inglewood
City of Irwindale
City of La Canada Flintridge
City of La Mirada
City of Lakewood
City of Long Beach
City of Los Angeles
Los Angeles County Dept. of Public Works
City of Manhattan Beach
City of Maywood
City of Norwalk
City of Paramount
City of San Gabriel
City of San Marino
City of Santa Clarita
City of Signal Hill
City of South Gate
City of Torrance
City of West Hollywood

City of Laguna Hills

City of Anaheim
City of Buena Park City
of Cypress
City of Fullerton
City of La Habra
City of Lake Forest
City of Mission Viejo
City of Placentia
City of Seal Beach
City of Santa Ana
City of Tustin
City of Simi Valley
City of Thousand Oaks
Port of San Diego
City of San Diego
City of Oceanside
City of Moreno Valley
Contra Costa County
City of Martinez
City of San Pablo
City of Suisun City
City of Chico
City of Stockton
City of Fairfield
City of Patterson
City of San Mateo
City of Redwood City



DBE, MBE, & SBE Certified

CA Lic. # 801253 – A, C8, C60

1352 E. Borchard Ave.
Santa Ana, CA 92705
www.g2construction.com
714.748.4242

4.9.b

FINANCIAL CONDITION

April 29, 2022

STATEMENT: G2 Construction, Inc. is an S-Corp. G2 is financially healthy, has little debt, has enough working capital and cash flow to meet all financial needs.

As documentation, below is a screen shot of an independent accountant.

12:25 PM
02/09/22
Cash Basis

G2 CONSTRUCTION, INC. Balance Sheet As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Chase	222,642.98
Total Checking/Savings	222,642.98
Total Current Assets	222,642.98
Fixed Assets	
Auto	161,998.75
Accum Depreciation-Auto	-161,977.00
Furniture	6,311.00
Accum Depreciation-Furniture	-6,311.00
Machinery and Equipment	183,582.00
Accum Depreciation-Equipment	-172,029.00
Total Fixed Assets	11,574.75
TOTAL ASSETS	234,217.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Chase Ink	4,449.98
Total Credit Cards	4,449.98
Total Current Liabilities	4,449.98
Total Liabilities	4,449.98
Equity	
Additional Paid In Capital	522,000.00
Capital Stock	1,000.00
Retained Earnings	-336,897.60
Net Income	43,665.35
Total Equity	229,767.75
TOTAL LIABILITIES & EQUITY	234,217.73

Attachment: Exhibit A to Proposed Agreement - G2's Proposal for Laguna Hills (2859 : Maintenance Services Agreement with G2 Construction,

SCHEDULE OF PERFORMANCE

April 29, 2022

City of Laguna Hills

CPS-Mod™ and ARS-CL™ SCREEN PROJECT, PHASE X TRASH AND DEBRIS CAPTURE DEVICES

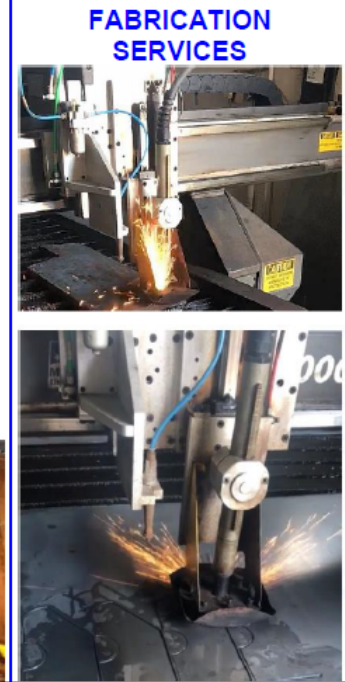
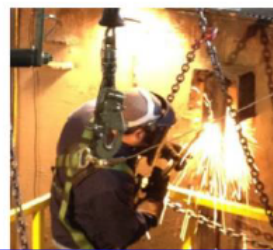
Action	Time (from signed contract)
1. Evaluate all catch basins and take detailed measurements.	3 weeks
2. Fabricate custom CPS-Mod™ & ARS-CL™	4 weeks
3. Install custom fitted CPS-Mod™ & ARS-CL™	8 weeks
4. Inspection and sign-off	1 weeks
TOTAL PROJECT (start to finish)	16 WEEKS

INVENTORY OF EQUIPMENT

April 29, 2022

- CNC Plasma cutter
- Multicam 3000 Series 5'x10' water table
- Ermaksan Power Bend 150 ton hydraulic press
- Scotchman 65 ton Iron work
- 250 amp Mig welders
- 200 amp AC/DC Inverter Tig / Stick weld machines
- Arc welder with Flux core
- Air Arc cutting torch
- Portable generators
- Large inventory power tools

Fabrication Shop. G2's fully equipped fabrication shop is capable of making over 150 custom CB Inserts and/or Curb Opening Screen Covers per week, 52 weeks per year. Highly experienced shop managers and fabricators perform fabrication work that includes CNC Plasma cutting with the shop's Multicam 3000 Series 5' x 10' water table bed; hydraulic pressing with the computerized Ermaksan Power Bend 150 ton press; punching with the Scotchman 65 ton Iron worker; shop welding with the 250 amp Mig welders & 200 amp AC/DC Inverter Tig / Stick weld machines, and portable 220 amp plasma cutting machines; Arc welding with the Flux core portable suitcase and Air Arc cutting torch, and more. Note: G2 has held a C-60 Welding license since 2004. G2's advanced methodologies for fabrication have made G2 the industry leader in providing custom-fitted stainless-steel storm water devices.



CITY OF LAGUNA HILLS
BID PROPOSAL FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

PROPOSAL SUBMISSION REQUIREMENTS

Bidder shall submit the following documents as a part of the submission of the Bid Proposal:

1. A cover letter on Company stationery including the following:
 - a) An expressed statement of interest in providing services to City for the Project
 - b) A statement expressing that the Company will provide the full Scope of Services described in the Notice Inviting Bid and Specifications
 - c) A statement of the Company expressing its willingness and ability to sign and comply with the Sample Draft Maintenance Services Agreement
 - d) A brief statement of the Company's experience which makes them qualified for the Project.
2. Up to ten additional sheets of information identifying:
 - a) The qualifications of the Company
 - b) The qualifications of the management staff
 - c) Brief biographies/résumés of key personnel
 - d) Letters of Recommendation from current or former clients
 - e) Company experience with similar services provided to public agencies
3. A statement and documentation of the Company's financial condition.
4. A proposed Schedule of Performance.
5. An inventory of the Bidder's equipment (excluding hand tools).
6. All the following Bid Proposal pages.

BIDDER'S NAME: G2 Construction, Inc.

CITY OF LAGUNA HILLS

**BID PROPOSAL FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES**

TO CITY OF LAGUNA HILLS:

The undersigned CONTRACTOR hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated Project as set forth in the Notice Inviting Bid, Specifications, and Maintenance Services Agreement therefore, and to perform all work in the manner and time prescribed therein.

CONTRACTOR declares that this Bid Proposal is based upon careful examination of the work site, Notice Inviting Bid, Specifications, and Sample Draft Maintenance Services Agreement. If this Bid Proposal is accepted for award, CONTRACTOR agrees to enter into the attached Draft Maintenance Services Agreement with City at the unit and/or lump sum prices set forth in the following Proposal Bid Sheets.

CONTRACTOR understands that a bid is required for the entire work, that the estimated quantities set forth in the Proposal Bid Sheet are solely for the purpose of comparing proposal(s), and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts.

CONTRACTOR agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workman's compensation or to undertake self-insurance in accordance with the provisions of that code, and that the CONTRACTOR will comply with such provisions of that code before commencing the performance of this Contract if awarded to it.

CONTRACTOR certifies that in all previous contracts or subcontracts, all reports which may have been due under the requirements of any agency, State or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

CONTRACTOR declares that the only persons or parties interested in this proposal as principals are those named herein; that no officer, agent, or employee of the City is personally interested, directly or indirectly, in this proposal; that this proposal is made without connection to any other individual firm, or corporation making a bid for the same work; and that this proposal is in all respects fair and without collusion or fraud.

CONTRACTOR acknowledges that it is the City's intention to award Maintenance Services Agreement for this work at the earliest possible date.

CONTRACTOR acknowledges that the scope and units of work on the Proposal Bid Sheets are approximate descriptions and estimates of work to be performed to complete this Project, that the work shall only be performed in accordance with the Notice Inviting Bid and Specifications.

CONTRACTOR'S NAME: G2 Construction, Inc. DATE April 29, 2022

CONTRACTOR'S ADDRESS: 1352 E. Borchard Ave., Santa Ana, CA 92705



BY John R. Alvarado

TITLE President

[Signature]
(Signature)

PHONE (714) 448-8080

BY Lydia Alvarado

TITLE Secretary

[Signature]
(Signature)

Signatures to be Notarized,
Attach ACKNOWLEDGMENT

/

/

/

/

/

Continued next page

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 ORANGE }

On APRIL 29, 2022 before me, REBECCA TRAN - NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared JOHN ALVARADO - PRESIDENT LYDIA ALVARADO - SECRETARY
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) ~~is~~are subscribed to the within instrument and acknowledged to me that
~~he~~she/they executed the same in ~~his~~her/their authorized capacity(ies), and that by
~~his~~her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

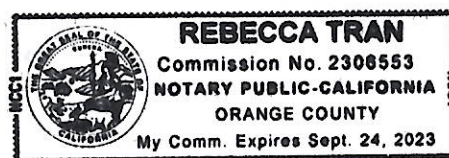
I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

 (Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CONTRACTOR'S INFORMATION

CONTRACTOR certifies that the following information is true and correct:

Contractor Name G2 Construction, Inc.

Business Address 1352 E. Borchard Ave, Santa Ana, CA 92705

FAX No. (714) 748-4244 Telephone (714) 748-4242

E-Mail address: info@g2construction.com

State Contractor's License No. and Class #801253 - A, C8, C60

Original Date Issued 8/11/2006 Expiration Date 8/31/2022

Years this Company has been in the Maintenance Business 19 years

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest in this proposal:

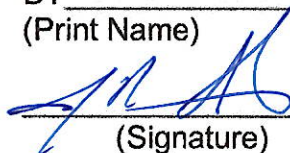
John R. Alvarado, President of G2, 1131 S. Laramie St., Anaheim, CA 92806

Lydia Alvarado, Secretary of G2, 1131 S. Laramie St., Anaheim, CA 92806

The dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this proposal are as follows: None / N/A

All current and prior DBA's, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows: None / N/A

BY John R. Alvarado
(Print Name)


(Signature)

TITLE President

DATE 4/29/2022

Continued next page

BIDDER'S NAME: G2 Construction, Inc.

REFERENCES

The following are the names, addresses, and phone numbers for three public agencies for which CONTRACTOR has current contracts for similar work:

1. Agency: City of West Hollywood
 Address: 8300 Santa Monica Boulevard, West Hollywood, CA 90069
 Telephone: 323.848.6400
 Primary Contact Person/Title: John Gilmour, Project Manager
 Years of service with this Agency: 3 Type of Work: Fab & Install of ARS-CL & CPS-Mod
 Term of Agreement: 3 years Expiration Date: June 30, 2022
2. Agency: City of Stanton
 Address: 7800 Katella Ave, Stanton, CA 90680
 Telephone: 714.890.4203
 Primary Contact Person/Title: Joe Ames, Public Works Director
 Years of service with this Agency: 1 Type of Work: Fab & Install of ARS-CL & CPS-Mod
 Term of Agreement: Annual Expiration Date: July, 2022
3. Agency: City of Mission Viejo
 Address: 200 Civic Center, Mission Viejo, CA 92691
 Telephone: 949.470.3091
 Primary Contact Person/Title: Mark Chagnon, Public Works Director
 Years of service with this Agency: 6 Type of Work: Fab & Install of ARS-CL & CPS-Mod
 Term of Agreement: Annual Expiration Date: Sept, 2021

Continued next page

BIDDER'S NAME G2 Construction, Inc.

CITY OF LAGUNA HILLS
PROPOSAL BID SHEETS FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Clearing and Grubbing including Mobilization	LS	1	\$2,000	\$2,000
2	Catch Basin Cleaning	LS	1	\$2,143	\$2,143
3	Traffic Control	LS	1	\$9,708	\$9,708
4	G2 CPS-Mod™ Full Capture System. 304 SS. Design, fabricate & install. Up to 4.5 SF each.	EA	34	\$960	\$32,640
5	G2 CPS-Mod™ Full Capture System. 304 SS. Design, fabricate & install. Up to 11 SF each.	EA	12	\$1,636	\$19,632
6	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 5' width, 1 screen each.	EA	11	\$1,291	\$14,201
7	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 7' width, 2 screens each.	EA	19	\$2,264	\$43,016
8	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 10' width, 2 screens each.	EA	8	\$2,485	\$19,880
9	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 10' - 14' variable width, 3 screens each.	EA	4	\$3,228	\$12,912
10	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 14' width, 4 screens each.	EA	10	\$3,983	\$39,830
11	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 21' width, 6 screens each.	EA	8	\$5,826	\$46,608
12	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 28' width, 9 screens each.	EA	1	\$7,430	\$7,430
TOTAL BID IN FIGURES				\$	250,000.00

TOTAL BID IN WORDS: Two-hundred Fifty Thousand and zero dollars and 00 cents.

Continued Next Page

BID PROPOSAL

IN WITNESS WHEREOF, Contractor executes and submits this proposal with the names, titles, hands, and seals of all forenamed principals this 29th day of APRIL, 2022.

NOTE: The estimated quantities listed in the Proposal Bid Sheet(s) are supplied to give an indication of the general scope of the work, but the accuracy of these figures is not guaranteed and the bidder shall make his own estimates from the drawings, plans or tables identifying the work. In case of a variation between the unit price and the totals shown by the bidder, the unit price will be considered to be the bid. Except where a lump sum is requested, in the case of a variation between the unit price and the total(s) shown by the bidder, the unit price will be used to calculate the total for the item based on the number of units involved in the item. The Agency reserves the right to change quantities. Upon completion of the construction, if the actual quantities show either an increase or decrease from the quantities given in the Proposal Bid Sheet(s), the Contract Unit Price will prevail. Increases or decreases in quantities shall not be subject to Section 7-3.5.2 or 7-3.5.3 of the Standard Specifications. Full compensation to be paid will be the contract price for the actual work completed and no additional compensation will be allowed therefor. Payment will not be made for materials wasted or disposed of in a manner not called for under the Contract, this includes rejected material not unloaded from vehicles.

Bidder further acknowledges:

Pursuant to Labor Code sections 1775.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a Contract, the Bidder and its subcontractor of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

CONTRACTOR NAME: G2 Construction, Inc.

By John R. Alvarado

Print

[Signature]

Signature

President

Title



P - 7

1675645.1

Attachment: Exhibit A to Proposed Agreement - G2's Proposal for Laguna Hills (2859 : Maintenance Services Agreement with G2 Construction, Inc. for

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 ORANGE }

On APRIL 29, 2022 before me, REBECCA TRAN - NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared JOHN R. ALVARADO - PRESIDENT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

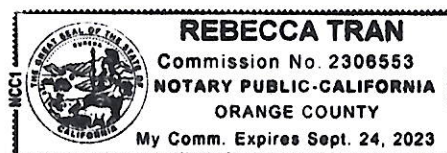
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Signatures to be Notarized, Attach ACKNOWLEDGMENT

EXHIBIT “B”

CITY OF LAGUNA HILLS

NOTICE INVITING BID FROM G2 CONSTRUCTION, INC.

FOR

CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X

TRASH AND DEBRIS CAPTURE DEVICES

DATED: APRIL 26, 2022



CITY OF LAGUNA HILLS
CALIFORNIA

NOTICE INVITING BID FROM G2 CONSTRUCTION, INC.
FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

Issued:

April 26, 2022

Bid Opening:

May 3, 2022 at 4:00 pm

CITY OF LAGUNA HILLS
24035 EL TORO ROAD
LAGUNA HILLS, CA 92653

(949) 707-2651

CITY OF LAGUNA HILLS
CALIFORNIA

NOTICE INVITING BID
FROM G2 CONSTRUCTION, INC.
FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

Prepared under the Supervision of and Approved by:



A handwritten signature in blue ink that reads "Kenneth H. Rosenfield".

April 26, 2022

Kenneth H. Rosenfield, P.E.
Interim City Manager/Public Services Director
R.C.E. No. 33496
Expires 6/30/22

Date

CITY OF LAGUNA HILLS

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TRASH AND DEBRIS CAPTURE DEVICES**

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**CITY OF LAGUNA HILLS
NOTICE INVITING SEALED BID FROM G2 CONSTRUCTION, INC. FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES**

NOTICE IS HEREBY GIVEN that the City of Laguna Hills (hereinafter referred to as "City" or "Agency") invites G2 Construction, Inc. (hereinafter referred to as "G2," "Bidder," or "Contractor") to submit a bid for furnishing all materials, equipment, tools, labor, and incidentals as required for the above stated Project in accordance with this Notice Inviting Bid, Specifications and Sample Draft Maintenance Services Agreement on file in the City Clerk's Department of the City of Laguna Hills.

The bid shall be received by the City Clerk at the City of Laguna Hills by 4:00 pm on May 3, 2022. The bid shall be submitted in sealed envelopes marked on the outside, **"SEALED BID FOR CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X, TRASH AND DEBRIS CAPTURE DEVICES - DO NOT OPEN WITH REGULAR MAIL."**

G2 previously entered into Contract No. MA-080-20011478 with the County of Orange to furnish and install Trash and Debris Capture Devices ("County Agreement"). Section 15 of the County Agreement establishes a Regional Cooperative Agreement (RCA) that permits non-County public agencies to execute subordinate contracts for the same services during the effective dates of the County Agreement, which, at the time of issuing this Notice Inviting Bid, is effective through June 30, 2025. Under the County Agreement, the RCA terms, conditions, and pricing shall be extended to all subordinate contracts issued, including the Sample Draft Maintenance Services Agreement if awarded by the City to G2. Accordingly, G2's Bid Proposal must be consistent with the terms, conditions, and pricing available through the County Agreement.

The City seeks to retain a bid from G2 demonstrating its ability to provide trash and debris capture devices (specifically CPS-MOD™ & ARS-CL™ Screens), which work includes, but is not limited to, clearing and grubbing, mobilization, traffic control, catch basin cleaning, fabrication and installation of proprietary Connector Pipe Screens and Automatic Retractable Screens (the "Project"), all in accordance with the Bid Proposal. If the Bid Proposal is satisfactory to the City and meets the qualifications set forth herein, the City intends to recommend the City Council award a proposed Maintenance Services Agreement to G2 in accordance with Laguna Hills Municipal Code section 3-08.110, Exceptions to Purchasing Requirements, for reasons that include, but are not limited to:

1. The goods and supplies, equipment, materials, and contract services are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from G2.
2. The goods and supplies, equipment, materials, or nonprofessional services are proprietary. Specifically, G2's CPS-MOD™ & ARS-CL™ Screens are unique and proprietary products that are only available from G2 and fit within the City's existing infrastructure.
3. A specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support. The CPS-MOD™ & ARS-CL™ Screens are compatible with, and are an integral component of, the City's existing infrastructure, and the continued use of the screens would facilitate the continuity of effective maintenance and support of its trash and debris capture devices.

At the time of award of the proposed Maintenance Services Agreement, G2 shall possess a State of California Contractor's License as appropriate for the performance of the work herein described. The City requires either the State Compensation Insurance Fund or a carrier rated B+ or above for Workers' Compensation Insurance.

The City has determined that the work or services contemplated herein are Public Works as defined in the State of California Labor Code; therefore, such work or services shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). The applicable prevailing wage determination(s) may be obtained online at (<http://www.dir.ca.gov/OPRUDPreWageDetermination.htm>), are on file with City, and are available to any interested party upon request. It is the Bidder's sole responsibility to incorporate the cost of complying with all prevailing wage and labor compliance requirements and all applicable laws for this Project.

A contractor or subcontractor will not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. The Bidder and its subcontractors of any tier, if any, shall maintain active registration with DIR, as appropriate, for the duration of this Project.

If awarded, the Contractor shall enter into the City's Maintenance Services Agreement, which includes provisions regarding Prevailing Wages, including, but not limited to: "Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-payment of

prevailing wages under California law, and Contractor hereby agrees to defend, indemnify, and hold the City, its elected officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.” Additional Prevailing Wage requirements are set forth in more detail as terms and conditions in the attached (see Appendix I) Sample Draft Maintenance Services Agreement, which is subject to change upon final.

Complete sets of Specifications may be obtained by request at no charge from the City of Laguna Hills, 24035 El Toro Road, Laguna Hills, California, 92653.

Dated this __26th__ day of April_.

CITY OF LAGUNA HILLS, CALIFORNIA



MELISSA AU-YEUNG, CITY CLERK
24035 El Toro Road
Laguna Hills, CA 92653

CITY OF LAGUNA HILLS
INSTRUCTIONS TO BIDDERS
FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

1. BID PROPOSAL FORMS

Bid Proposal(s) shall be submitted in writing on the Bid Proposal forms provided by the City. All information requested therein must be clearly and legibly set forth in the manner and form indicated. The City will not consider any submission not meeting these requirements.

2. RESERVED

3. PROPOSAL BID SHEET

Contractor shall give unit prices for each and all of the items set forth. No aggregate proposal(s) will be considered. The Contractor shall set forth for each item of work, in clearly legible figures, a unit item price and a total for the item in the respective spaces provided for this purpose. The quantities listed in the Bid sheets are supplied to give an indication of the general scope of work, but the accuracy of figures is not guaranteed and may change over the duration of the Project. Contractor shall make its own estimates as to the extent of the work. In case of a variation between the unit price and the totals shown by the Contractor, the unit price will be considered to be the bid.

4. DELIVERY OF BID PROPOSAL

Bid Proposals may be mailed or delivered in person. Note that during the Covid-19 Pandemic, City Hall offices may be closed and unable to accept express or messenger services deliveries on a timely basis. However, it is the Contractor's sole responsibility to ensure delivery of the proposal to the hands of the City Clerk by the date and time required in the Notice Inviting Sealed Bid. In person drop off of Bids will be accepted beginning one hour prior to the Bid Opening date and time set forth in the Notice Inviting Bid. Call to arrange acceptance of Bids at other times at (949) 707-2651.

Sealed bids or proposals shall be submitted to the office of the City Clerk or requesting city department and shall be identified as formal competitive bids or proposals on the outside of the sealed envelope. The City Clerk or requesting city department head shall store all sealed bids in a secure location until opening.

5. IRREGULAR BID PROPOSALS

Unauthorized conditions, limitations, or provisions attached to a Bid Proposal will render it irregular and may cause its rejection. The completed Bid Proposal forms shall be

without interlineations, alterations, or erasures. Alternative proposals will not be considered unless specifically requested. No oral, telegraphic, or telephonic proposal, modification, or withdrawal will be considered.

6. TAXES

No mention shall be made in the proposal of Sales Tax, Use Tax, or any other tax, as all amounts bid will be deemed and held to include any such taxes which may be applicable.

7. DISQUALIFICATION OF CONTRACTORS

In the event that any Contractor acting as a prime Contractor has an interest in more than one proposal, all such proposals will be rejected, and the Contractor will be disqualified. This restriction does not apply to subcontractors or suppliers who may submit quotations to more than one. No Agreement will be executed unless the Contractor is licensed in accordance with the provisions of the State Business and Professions Code.

8. INTERPRETATION OF DOCUMENTS

If any person/company/corporation contemplates submission of a Bid Proposal for the proposed Project and is in doubt as to the true meaning of any part of the specifications or other proposed documents, or finds discrepancies in, or omissions from the specifications, they may submit to the City a written request for an interpretation or correction thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation or correction of the proposed documents shall be made only by addendum duly issued and copy of such addendum will be mailed or delivered to each person receiving a set of such documents. The City will not be responsible for any other explanation or interpretations of the proposed documents. Contractor shall field review the site of the Project and completely familiarize themselves with all of the work necessary to complete the Project as described in the Specifications.

9. ADDENDA OR BULLETINS

The effect of all addenda to the Documents shall be considered in the Bid Proposal, and said addenda shall be made a part of these documents and shall be returned with them. Before submitting its Bid Proposal, each Contractor shall inform themselves as to whether or not any addenda have been issued, and failure to cover in this bid any such addenda issued, may render its bid irregular and may result in its rejection by the City.

10. LEGAL RESPONSIBILITIES

All Bid Proposals must be submitted, filed, made, and executed in accordance with State and Federal laws relating to Bid Proposal(s) for contracts of this nature whether the same are expressly referred to herein or not.

Any Contractor submitting a Bid Proposal shall by such action thereby acknowledge they have visited the full limits and extent of the work site and agree to each and all of the terms, conditions, provisions, and requirements set forth, contemplated, and referred to in the Notice Inviting Bid, Specifications and Sample Draft Maintenance Services Agreement, which is subject to change upon final, and to full compliance therewith.

11. AWARD OF MAINTENANCE SERVICES AGREEMENT

Following a review of the Bid Proposal(s), the City shall determine whether to select the Contractor for the Project based upon multiple criteria described herein. The City shall determine whether to award the proposed Sample Draft Maintenance Services Agreement, which is subject to change upon final, in accordance with the following provisions of the LHMC:

3-08.110 Exceptions to purchasing requirements.

The procurement policies and procedures set forth in Sections 3-08.070, 3-08.080, 3-08.090 and 3-08.150 need not be followed, may be dispensed with, and are not applicable, irrespective of their estimated value, when the City Council or Purchasing Officer find and determine that the following situations, purchases, procurements or contracts apply, but are otherwise subject to the purchasing limitations set forth in this code:

- A. When goods and supplies, equipment, materials, or contract services are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source. A sole source procurement is a procurement where only one source is practicably available for the type of procurement required;
- B. When the goods and supplies, equipment, materials, or nonprofessional services are proprietary. A proprietary procurement is a procurement where the desired good or service must be restricted to one manufacturer because the good or service is compatible with or is an integral component of existing equipment or products, is necessary to support a specific need of a program, is covered by patent or copyright, must yield absolute continuity of results, or is one with which a user has extensive experience and the use of any other similar good or service would require considerable reorientation and training. Under such circumstances, an equitable evaluation of comparable goods or services should be made showing that rejection of other goods or services is based solely on their failure to meet that need; ..."
- F. When a specific make, model, or brand is necessary to match existing city equipment or to facilitate the continuity of effective maintenance and support;
- J. When, in the opinion of the City Council, it is determined that compliance with the procurement policies, procedures and/or requirements is not in the best interest of the city;

At the time of award of the proposed Sample Draft Maintenance Services Agreement (Appendix I), which is subject to change upon final, the selected Bidder shall hold a Contractor's License or a combination of licenses, as appropriate to perform the work,

issued by the State of California. Additionally, the City reserves the right to accept any bid or portion thereof, to waive any irregularity, and to take the Bid Proposal(s) under advisement for the period of time of ninety (90) days all as may be required to provide for the best interests of the City. In no event will an award be made until all necessary investigations are made as to the responsibility and qualifications of the Contractor to whom the award is contemplated. No Contractor may withdraw its Bid Proposal for a period of ninety (90) days after the time set for opening thereof. Contractor shall be required to agree to the terms of the attached (see Appendix I) Sample Draft Maintenance Services Agreement, which is subject to change upon final.

12. WORKERS' COMPENSATION CERTIFICATE

Section 3700 of the State Labor Code requires that every employer shall secure the payment compensation by either being insured against liability to pay compensation with one or more insurers or by securing a certificate of consent to self-insure from the State Director of Industrial Relations. In accordance with this Section and with Section 1861 of the State Labor Code, the Contractor shall sign a Compensation Insurance Certificate which is included with the attached Sample Draft Maintenance Services Agreement, which is subject to change upon final, and submit same to City along with the other required contract documents, prior to performing any work. Reimbursement for this requirement shall be considered as included in the various items of work.

13. INITIATION OF THE SCOPE OF WORK

Bidder is notified that it is the City's intent, to the maximum extent practical, to award the Agreement for this Notice Inviting Bid and Specifications for CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X, Trash and Debris Capture Devices such that the Contractor shall begin work as soon as possible for the term as set forth in the Sample Draft Maintenance Services Agreement.

14. COUNTY OF ORANGE REGIONAL COOPERATIVE AGREEMENT

Bidder previously entered into Contract No. MA-080-20011478 with the County of Orange to furnish and install Trash and Debris Capture Devices ("County Agreement"). Section 15 of the County Agreement establishes a Regional Cooperative Agreement (RCA) that permits non-County public agencies to execute subordinate contracts for the same services during the effective dates of the County Agreement, which, at the time of issuing this Notice Inviting Bid, is effective through June 30, 2025. Under the County Agreement, the RCA terms, conditions, and pricing shall be extended to all subordinate contracts issued, including the Sample Draft Maintenance Services Agreement if awarded by the City to Bidder. Accordingly, Bidder's Bid Proposal must be consistent with the terms, conditions, and pricing available through the County Agreement.

CITY OF LAGUNA HILLS
GENERAL PROVISIONS
FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

1. AGREEMENT

The selected company/Contractor, by submitting their bid, is agreeing to enter into the proposed Sample Draft Maintenance Services Agreement (hereinafter "Agreement"), which is subject to change upon final. The Sample Draft Maintenance Services Agreement is attached (see Appendix I).

2. CONFLICTS

In case of any conflict between the Notice Inviting Bid, these Specifications and the Agreement, the Agreement shall take precedence.

3. BID PROPOSAL

The Bidder shall provide bid values for all sections of the Bid Proposal. The Bid Proposal shall provide unit prices for the services as shown on the Bid Schedule consistent with the County Agreement and the OC GO Project X, Environmental Cleanup Program (ECP), Measure M2, Tier 1 Grant Application for the CPS-Mod™ & ARS-CL™ Screen Project, Phase X, Full-Capture Systems and Curb-Opening Screens (see Appendix II) as described herein in the Scope of Work to include clearing and grubbing, mobilization, traffic control, catch basin cleaning, fabrication and installation of proprietary Connector Pipe Screens and Automatic Retractable Screens (the "Project"), all in accordance with the Bid Proposal. Contractor shall furnish and have accessible all required tools, equipment, apparatus, facilities, skilled labor, services, and material, to perform all work necessary to fabricate and install the CPS-Mod and ARS-CL Screens in accordance with the Proposal and the defined scope of work.

4. AWARD OF MAINTENANCE SERVICES AGREEMENT

Following a review of the Bid Proposal(s), the City shall determine whether to select a qualified Contractor for the Project based upon multiple criteria described herein. The City shall determine whether to award the proposed Sample Draft Maintenance Services Agreement, which is subject to change upon final, for the Bid Proposal in accordance with the LHMC.

The City reserves the right to accept any bid or portion thereof, to waive any irregularity, and to take the Bid Proposal(s) under advisement for the period of time of ninety (90) days all as may be required to provide for the best interests of the City. In no event will an award be made until all necessary investigations are made as to the responsibility and

qualifications of the Company/Contractor to whom the award is contemplated. No Bidder may withdraw its Bid Proposal for a period of ninety (90) days after the time set for opening thereof. Contractor shall be required to agree to the terms of the attached (see Appendix I) Sample Draft Maintenance Services Agreement.

5. TERM/EXTENSION

Unless earlier terminated as provided in the Agreement, the Agreement shall commence upon the effective date of the Agreement and shall continue in full force and effect for a period of one (1) year.

6. METHOD OF PAYMENT

The Contractor shall present, for the previous month, an invoice for the work satisfactorily completed as solely determined by City. Payment will be made monthly only after verification of completion of the scheduled work and any authorized other work. Send monthly invoices to: Director of Public Services, City of Laguna Hills, 24035 El Toro Road, Laguna Hills, CA 92653

7. PREVAILING WAGES

The City has determined that the work or services contemplated herein are Public Works as defined in the State of California Labor Code; therefore, such work or services shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR). The applicable prevailing wage determination(s) may be obtained online at (<http://www.dir.ca.gov/OPRUDPreWageDetermination.htm>), are on file with City, and are available to any interested party upon request. It is the Contractor's sole responsibility to incorporate the cost of complying with all prevailing wage and labor compliance requirements and all applicable laws for this Project.

A contractor or subcontractor will not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. The Contractor and its subcontractors of any tier, if any, shall maintain active registration with DIR, as appropriate, for the duration of this Project.

The Agreement includes provisions regarding Prevailing Wages, including, but not limited to: "Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects.

Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-payment of prevailing wages under California law, and Contractor hereby agrees to defend, indemnify, and hold the City, its elected officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement." Additional Prevailing Wage requirements are set forth in more detail as terms and conditions in the Agreement.

8. RESERVED

9. EMERGENCY NUMBERS

The Company/Contractor shall furnish the City with toll-free emergency telephone numbers which can be called 24-hours a day during emergency conditions. The Contractor shall make available personnel to respond to calls to alleviate emergency situations should they arise. Personnel shall be at the site of the emergency and shall initiate remedial action within two (2) hours from time of notification of emergency situations. An answering service is not adequate for emergency calls.

10. LICENSES

The Contractor shall have and maintain a State of California Contractor's License as appropriate for the work for the duration of these services. Additionally, Contractor shall have and maintain additional licenses as required by any governmental regulation for any other regulated work. There is no City Business License requirement.

11. DRESS CODE AND APPEARANCE

The Company/Contractor shall be required to provide uniforms for personnel assigned to the Project, meeting the City's approval. Sufficient clothing changes shall be provided to personnel to always present a neat and clean appearance of personnel at all times. All employees working in or around right-of-way must wear reflective safety vests meeting ANSI/ISEA 107-2015 Class II Standards and, as appropriate, safety helmets, safety goggles, and other safety gear.

12. INTERACTION WITH PUBLIC

All of the personnel shall exhibit and practice courteous and ethical behavior during all times of the Agreement and during all interactions with the public to the City's satisfaction. All personnel shall be capable of basic communication skills in the English language. Any personnel deemed not meeting the City's standards shall be promptly removed from the Project.

13. THE CITY'S RIGHT TO DO WORK

The City reserves the right to do work as required within any work area. If such alterations affect the provision of the Agreement, the Contractor shall submit a cost reduction to the Agreement resulting from the new work.

14. CITY LIAISON

The City representative and the Contractor's Supervisor will meet on an as needed and requested basis to review the work completed.

15. SPECIFICATIONS AND PLANS

The work performed shall be done in accordance with the General Provisions and Special Provisions. As needed, the work will follow the Standard Specifications for Public Works Construction, latest edition, and/or Caltrans Standards, hereinafter referred to as the Standard Specifications. In case of conflict between the Standard Specifications and the City Specifications, the City Specifications shall take precedence over and be used in lieu of such conflicting portions.

Unless otherwise specified, the Contractor shall furnish all labor, materials, tools, equipment, and incidentals and do all the work involved in executing the Agreement and as defined in Appendix II.

16. COMMUNICATIONS

In addition to emergency telephone access and regularly scheduled meetings, Contractor shall maintain standard office contact methods including telephone, facsimile machine, and U.S. mail. Contractor shall maintain and utilize an email account specific to the City of Laguna Hills. Email shall be the routine communication media for submission of documents, requests, task orders, reports, etc.

17. SCHEDULING OF OPERATIONS/HOLIDAYS

The Contractor shall perform its work at such time as to minimize disturbance or interference to resident convenience, pedestrian or vehicle circulation. Contractor shall not work on City observed holidays, on Saturdays or on Sundays.

18. REPORTS AND SCHEDULES

The Contractor, as part of the Agreement, shall submit reports and schedules on a monthly basis as a pre-requisite for the submission of the Contractor's monthly request for compensation. Such reports shall include, but are not limited to, the following:

1. Reports of work planned in the next 30-day period.

2. Any proposals in response to City issued Task Orders or information requests.
3. Any emergency work response in the previous 30-day period.

19. PROTECTION OF EXISTING FACILITIES AND STRUCTURES

The Contractor shall exercise due care in protecting from damage all existing facilities, structures, and utilities both above ground and underground on the City's property. Any damage to City property deemed by City to be caused by the Contractor's neglect shall be corrected or paid for by the Contractor at no cost to the City. The requirement below to contact Underground Service Alert 48 hours prior to excavating shall not relieve the Contractor of the above-stated obligation.

If the City requests or directs the Contractor to perform work in a given area, it will be the Contractor's responsibility to verify and locate any underground systems, i.e., utility lines. This does not release the Contractor of the responsibility for taking reasonable precaution when working in these areas. Any damage or problems shall be reported immediately to the City.

20. CONTRACTOR NEGLIGENCE

Any damage to City or private property which has been determined by the City to be due to the Contractor's neglect or actions, shall be corrected by the Contractor at no additional cost to the City.

21. SAFETY

Contractor shall be solely responsible for providing a safe work place, and compliance with standards and regulations of the Federal Occupational Safety and Health Act (OSHA), California Division of Industrial Safety Orders (CDIS), and any other applicable governmental law.

22. EQUIPMENT

The Contractor shall take all necessary precautions for safe operation of its equipment and the protection of the public from injury and damage from such equipment. All equipment deemed by City to be in disrepair or unsatisfactory, shall be repaired or replaced immediately.

23. NOISE CONTROL REQUIREMENTS

The Contractor shall comply with all local sound control and noise level rules, regulations, and ordinances which apply to any work performed pursuant to the Contract. Operations and equipment producing noise are restricted to the hours of 7:00 a.m. to 4:00 p.m. It is

the responsibility of the Contractor to become familiar with all local sound control and noise level rules, regulations, and ordinances. Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer of such equipment. No internal combustion engine shall be operated on the Project without said muffler.

24. WATER QUALITY REQUIREMENTS

Contractor shall be familiar with and comply with all provisions of the National Pollution Discharge Elimination System as implemented by City and via permits issued by the Santa Ana or San Diego Regional Water Quality Control Boards. Contractor shall comply with Stormwater Best Management Practices.

CITY OF LAGUNA HILLS
 BID PROPOSAL FOR
 CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
 TRASH AND DEBRIS CAPTURE DEVICES

PROPOSAL SUBMISSION REQUIREMENTS

Bidder shall submit the following documents as a part of the submission of the Bid Proposal:

1. A cover letter on Company stationery including the following:
 - a) An expressed statement of interest in providing services to City for the Project
 - b) A statement expressing that the Company will provide the full Scope of Services described in the Notice Inviting Bid and Specifications
 - c) A statement of the Company expressing its willingness and ability to sign and comply with the Sample Draft Maintenance Services Agreement
 - d) A brief statement of the Company's experience which makes them qualified for the Project.
2. Up to ten additional sheets of information identifying:
 - a) The qualifications of the Company
 - b) The qualifications of the management staff
 - c) Brief biographies/résumés of key personnel
 - d) Letters of Recommendation from current or former clients
 - e) Company experience with similar services provided to public agencies
3. A statement and documentation of the Company's financial condition.
4. A proposed Schedule of Performance.
5. An inventory of the Bidder's equipment (excluding hand tools).
6. All the following Bid Proposal pages.

BIDDER'S NAME: _____

CITY OF LAGUNA HILLS

**BID PROPOSAL FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES**

TO CITY OF LAGUNA HILLS:

The undersigned CONTRACTOR hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated Project as set forth in the Notice Inviting Bid, Specifications, and Maintenance Services Agreement therefore, and to perform all work in the manner and time prescribed therein.

CONTRACTOR declares that this Bid Proposal is based upon careful examination of the work site, Notice Inviting Bid, Specifications, and Sample Draft Maintenance Services Agreement. If this Bid Proposal is accepted for award, CONTRACTOR agrees to enter into the attached Draft Maintenance Services Agreement with City at the unit and/or lump sum prices set forth in the following Proposal Bid Sheets.

CONTRACTOR understands that a bid is required for the entire work, that the estimated quantities set forth in the Proposal Bid Sheet are solely for the purpose of comparing proposal(s), and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts.

CONTRACTOR agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workman's compensation or to undertake self-insurance in accordance with the provisions of that code, and that the CONTRACTOR will comply with such provisions of that code before commencing the performance of this Contract if awarded to it.

CONTRACTOR certifies that in all previous contracts or subcontracts, all reports which may have been due under the requirements of any agency, State or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

CONTRACTOR declares that the only persons or parties interested in this proposal as principals are those named herein; that no officer, agent, or employee of the City is personally interested, directly or indirectly, in this proposal; that this proposal is made without connection to any other individual firm, or corporation making a bid for the same work; and that this proposal is in all respects fair and without collusion or fraud.

CONTRACTOR acknowledges that it is the City's intention to award Maintenance Services Agreement for this work at the earliest possible date.

CONTRACTOR acknowledges that the scope and units of work on the Proposal Bid Sheets are approximate descriptions and estimates of work to be performed to complete this Project, that the work shall only be performed in accordance with the Notice Inviting Bid and Specifications.

CONTRACTOR'S NAME: _____ DATE _____ 2022

CONTRACTOR'S ADDRESS:

BY _____

TITLE _____

(Signature)

PHONE (____) _____

BY _____

TITLE _____

(Signature)

Signatures to be Notarized,
Attach ACKNOWLEDGMENT

/

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/

/

/

Continued next page

CONTRACTOR'S INFORMATION

CONTRACTOR certifies that the following information is true and correct:

Contractor Name _____

Business Address _____

FAX No. (____) _____ Telephone (____) _____

E-Mail address: _____

State Contractor's License No. and Class _____

Original Date Issued _____ Expiration Date _____

Years this Company has been in the Maintenance Business _____

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest in this proposal:

The dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this proposal are as follows:

All current and prior DBA's, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

BY _____
 (Print Name)

 (Signature)

TITLE _____

DATE _____

Continued next page

BIDDER'S NAME: _____

REFERENCES

The following are the names, addresses, and phone numbers for three public agencies for which CONTRACTOR has current contracts for similar work:

1. Agency: _____
 Address: _____
 Telephone: _____
 Primary Contact Person/Title: _____
 Years of service with this Agency: _____ Type of Work: _____
 Term of Agreement: _____ Expiration Date: _____
2. Agency: _____
 Address: _____
 Telephone: _____
 Primary Contact Person/Title: _____
 Years of service with this Agency: _____ Type of Work: _____
 Term of Agreement: _____ Expiration Date: _____
3. Agency: _____
 Address: _____
 Telephone: _____
 Primary Contact Person/Title: _____
 Years of service with this Agency: _____ Type of Work: _____
 Term of Agreement: _____ Expiration Date: _____

Continued next page

BIDDER'S NAME _____

CITY OF LAGUNA HILLS
PROPOSAL BID SHEETS FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Clearing and Grubbing including Mobilization	LS	1		
2	Catch Basin Cleaning	LS	1		
3	Traffic Control	LS	1		
4	G2 CPS-Mod™ Full Capture System. 304 SS. Design, fabricate & install. Up to 4.5 SF each.	EA	34		
5	G2 CPS-Mod™ Full Capture System. 304 SS. Design, fabricate & install. Up to 11 SF each.	EA	12		
6	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 5' width, 1 screen each.	EA	11		
7	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 7' width, 2 screens each.	EA	19		
8	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 10' width, 2 screens each.	EA	8		
9	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 10' - 14' variable width, 3 screens each.	EA	4		
10	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 14' width, 4 screens each.	EA	10		
11	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 21' width, 6 screens each.	EA	8		
12	G2 ARS-CL™ Debris Gate - 304 SS; custom design, fabricate & install. 28' width, 9 screens each.	EA	1		
TOTAL BID IN FIGURES				\$	

TOTAL BID IN WORDS: _____ dollars and _____ cents.

Continued Next Page

BID PROPOSAL

IN WITNESS WHEREOF, Contractor executes and submits this proposal with the names, titles, hands, and seals of all forenamed principals this _____ day of _____, 2022.

NOTE: The estimated quantities listed in the Proposal Bid Sheet(s) are supplied to give an indication of the general scope of the work, but the accuracy of these figures is not guaranteed and the bidder shall make his own estimates from the drawings, plans or tables identifying the work. In case of a variation between the unit price and the totals shown by the bidder, the unit price will be considered to be the bid. Except where a lump sum is requested, in the case of a variation between the unit price and the total(s) shown by the bidder, the unit price will be used to calculate the total for the item based on the number of units involved in the item. The Agency reserves the right to change quantities. Upon completion of the construction, if the actual quantities show either an increase or decrease from the quantities given in the Proposal Bid Sheet(s), the Contract Unit Price will prevail. Increases or decreases in quantities shall not be subject to Section 7-3.5.2 or 7-3.5.3 of the Standard Specifications. Full compensation to be paid will be the contract price for the actual work completed and no additional compensation will be allowed therefor. Payment will not be made for materials wasted or disposed of in a manner not called for under the Contract, this includes rejected material not unloaded from vehicles.

Bidder further acknowledges:

Pursuant to Labor Code sections 1775.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a Contract, the Bidder and its subcontractors of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

CONTRACTOR NAME: _____

By _____

Print

Signature

Title

Signatures to be Notarized, Attach ACKNOWLEDGMENT

CITY OF LAGUNA HILLS
SPECIAL PROVISIONS
FOR
CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X
TRASH AND DEBRIS CAPTURE DEVICES

GENERAL

The Notice Inviting Bid, Information for Bidders, Proposal, General Provisions, Special Provisions, all Appendices and the Sample Draft Maintenance Services Agreement establish the standards and specifications (hereinafter "specifications") for CPS-MOD™ & ARS-CL™ SCREEN PROJECT, PHASE X, Trash and Debris Capture Devices for the City of Laguna Hills.

The Contractor shall furnish all labor, equipment, materials, tools, services, and special skills required to perform the Project, as set forth in this specification, and in keeping with the highest standards of quality and performance for the bid prices in the Proposal.

SCOPE OF WORK

The Contractor shall maintain a control set of plans and specifications on the project site at all times. All final locations determined in the field, and any deviations from the Plans and Specifications, shall be marked in red on this control set to show the as-constructed conditions. Upon completion of all work, the Contractor shall return the control set to the Engineer. Final payment will not be made until this requirement has been met.

The bidder shall examine carefully the entire site of the work (as access permits), including but not restricted to the conditions and encumbrances related thereto, the plans and specifications, and the proposal and contract forms therefore. The submission of a bid shall be conclusive evidence that the bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of the work to be performed, the quantities of material to be furnished, and as to the requirements of the proposal, plans, specifications, and other contract documents. All work shall comply with the Bid Proposal and in conformance with the City's OC GO Project X, Environmental Cleanup Program (ECP), Measure M2, Tier 1 Grant Application for the CPS-Mod™ & ARS-CL™ Screen Project, Phase X, Full-Capture Systems and Curb-Opening Screens (see Appendix II).

Traffic Control

Contractor shall provide safe and continuous passage for pedestrian and vehicular traffic at all times and conduct its operation as to cause the least possible obstruction and inconvenience to public traffic. No lane closures on arterial highways will be permitted between the hours of 7:00 a.m. and 9:00 a.m. or 3:30 p.m. to 6:00 p.m. unless an emergency exists and such a closure is necessary to safeguard the traveling public.

The Contractor shall furnish, erect and maintain such fences, barriers, lights, warning devices and signs in compliance with Part 6 "Temporary Traffic Control" of the current "California Manual of Uniform Traffic Control Devices" (MUTCD-Latest Version) published by the State of California, Department of Transportation, the standards as contain in the "Work Area Traffic Control Handbook" (WATCH-latest edition) published by Building News Inc. or as may be deemed necessary by the Director of Public Services to give adequate warning to the public at all times that the road or street is obstructed and of any abnormal conditions to be encountered as a result thereof. All staff shall, at all times, wear ANSI 107-2015, Class II safety vests.

Cooperation and Collateral Work

The Contractor is advised as to the possibility of other construction projects within the proposed construction zone by the City of Laguna Hills, other governing agencies or private enterprises. In the event of such projects, the Contractor shall coordinate with the applicable parties as to the extent of any time required to complete their work and shall schedule his work and conduct his operations so as to permit access and time as required for the concurrent work. The Contractor shall immediately notify the Engineer in the event of a delay in scheduling caused solely by this concurrent work. Payment for the above, if any, shall be deemed as included in various items of work, including any delay impacts, as shown on the proposal bid sheet and no additional compensation will be allowed.

Changes in Work

The Agency may change the Plans, Specifications, character of the work, or any quantity of work. The change shall be by written Supplemental Agreement between the Contractor and Agency on Agency's Contract Change Order form. Change Orders shall be in writing and state the dollar value of the change or establish the method of payment, any adjustment in the Contract time of completion, and when negotiated prices are involved, shall provide for the Contractor's signature indicating acceptance. Contractor shall not proceed with work without Agency's written approval.

Storage in Public Streets Prohibited

Contractor is prohibited from storing equipment or materials within a public way, right-of-way, or street. The Contractor may, at his own expense, maintain and operate a work and storage area outside of the public right-of-way. In such case, the Contractor shall submit to Agency written authorization from the owners of the subject property prior to occupation. Occupation of site without written authorization shall be grounds for immediate suspension of work without compensation. Location of site to be approved by Agency. Condition and operation of yard shall conform to these specifications. The Contractor shall assume full responsibility for all damage to the site resulting from his operations and shall repair and/or replace same, at his own expense, to the satisfaction of the owner of the subject property. The Contractor shall vacate site and return it to pre-project condition within five (5) working days following application for Notice of Completion. The Contractor shall obtain a written release from the property owner accepting the condition of the vacated site and releasing the Contractor from any further clean-up or

restoration work and shall submit a copy of such release to Agency. The Notice of Completion will not be issued until said release is submitted.

Payroll

Contractor shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Contractor and each subcontractor to (1) keep accurate payroll records, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records. The Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors. Verified payroll records shall be submitted to the City by the tenth day of each month. Progress payments will be withheld pending receipt of any outstanding reports.

Insurance

Compliance with Insurance Requirements

Contractor shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required in accordance with the Draft Maintenance Services Agreement. Contractor shall not commence any work or services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Contractor's existing insurance policies do not meet the insurance requirements set forth herein, Contractor agrees to amend, supplement or endorse the policies to do so.

Types of Insurance Required

As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Contractor shall obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

- A. Commercial General Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance (Insurance Services Office form CG 00 01) written on an occurrence basis with limits of at least two million dollars (\$2,000,000.00) per occurrence, five million dollars (\$5,000,000.00) in the general aggregate, and four million dollars (\$2,000,000.00) for completed operations aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.
- B. Automobile Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance (Insurance Services Office form CA 001) written on a per occurrence basis with limits of at least two million dollars (\$2,000,000.00) combined limit for each occurrence covering

bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.

- C. **Workers' Compensation Insurance.** Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Contractor agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) per accident for bodily injury or disease.

Acceptability of Insurers

Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the State of California with a current rating of A-:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Line Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Contractor shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

Insurance Endorsements

Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Contractor shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

- A. The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

(1) **Additional Insured:** The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

(2) **Additional Insured Endorsements:** Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of Contractor, or (4) contain any other exclusions contrary to the

Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

(3) Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Contractor's failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

- B. For all policies of Commercial General Liability Insurance, Contractor shall provide endorsements for completed operations to effectuate this requirement.

Deductibles and Self-Insured Retentions.

Any deductible or self-insured retention must be approved in writing by the City in advance and shall protect the City, its officials, officers, employees, agents and volunteers, in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

Primary and Non-Contributing Insurance.

All policies of Commercial General Liability Insurance and Automobile Liability Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents or volunteers, shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

Waiver of Subrogation.

All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Contractor or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Contractor hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Contractor hereby agrees to require similar written express waivers and insurance clauses from each of its subcontractors.

Evidence of Coverage.

Concurrently with the execution of the Agreement, Contractor shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by

a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Contractor shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

Requirements Not Limiting.

Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Contractor may be held responsible for payments of damages to persons or property.

Enforcement of Agreement (Non-Estoppel).

Contractor acknowledges and agrees that actual or alleged failure on the part of the City to inform Contractor of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

Insurance for Subcontractors.

Contractor shall either: (1) include all subcontractors engaged in any work or services for Contractor relating to this Agreement as additional named insureds under the Contractor's insurance policies; or (2) Contractor shall be responsible for causing its subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Contractor's subcontractors performing any work or services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Contractor shall not allow any subcontractor to commence any work or services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subcontractor has secured all insurance required under this section.

Other Insurance Requirements.

The following terms and conditions shall apply to the insurance policies required of Contractor pursuant to this Agreement:

- A. Contractor shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.
- B. All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.
- C. None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.
- D. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Contractor's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.
- E. Contractor agrees to ensure that subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.
- F. Contractor agrees to provide immediate written notice to City of any claim, demand or loss against Contractor arising out of the work or services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

Contractor's Liability; City Not Liable; Claims Resolution

- A. Contractor's liability. The Contractor shall be responsible for any loss or damage that may occur to:
 - The work or any part thereof;
 - Any of the materials or other things used or employed in performing the work;
 - Any injury to any person or persons, either workers or the public;
 - Any damage to property resulting from any cause which might have been prevented by the Contractor, including defects or obstructions at any time before completion of the work and its final acceptance.

- B. City ordered precautions. If, in the opinion of the City Engineer, the precautions taken by Contractor are not safe or adequate at any time during the term of the Contract, the City Engineer may order the Contractor to take further precautions, and if the Contractor shall fail to do so, the City Engineer may order the work done by others and charge the Contractor for the cost thereof, such cost to be deducted from any moneys due or becoming due the Contractor. Failure of the City Engineer to order such additional precautions, however, shall not relieve the Contractor from his full responsibility for public safety.
- C. City not liable. The City shall not be answerable or accountable in which might have been prevented by the Contractor:
- The work or any part thereof;
 - Any of the materials or other things used or employed in performing the work;
 - Any injury to any person or persons, either workers or the public;
 - Any damage to property.
- D. Claims Resolution. From time to time during the period of this contract, the City and/or the Contractor may be served with third-party claims, as a result of alleged conduct by Contractor. The following procedures shall be followed by City and Contractor:
For claims received by Contractor:
- (1) Contractor shall provide City on a monthly basis details regarding any claim for damages to persons or property, including, date claim made, date of alleged damages, type of damages, alleged cause of damages and, as claims are resolved, details regarding Contractor's denial or payment of such claim and the reasons for denial or payment.
 - (2) Contractor shall resolve or deny any claim received within thirty (30) days of receipt. If Contractor is unable to resolve a claim within the thirty (30) days set forth above, it shall, prior to the expiration of the thirty (30) days request and extension in writing from the City.
- For claims received by City:
- (1) City shall process any claims received pursuant to Chapter 3-12 (Claims Against the City) of the Laguna Hills Municipal Code.
 - (2) If after investigation of the claim, the City determines the Contractor is liable under this Contract, City shall tender the claim to the Contractor for proper handling and resolution.
- E. Retention of Claimed Damages by City. The City may retain so much of the money due the Contractor under and by virtue of the Contract as shall be considered necessary by the City until disposition has been made of such suits or claims for damages aforesaid.

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Safety

The Contractor shall comply with the provisions of any Agency ordinances or regulations regarding requirements for the protection of excavations and the nature of such protection. In connection with the performance of this contract, the City shall have the authority to enter the worksite at any time for the purpose of identifying the existence of conditions, either actual or threatened that may present a danger or hazard to any and all employees. The Contractor agrees that the City, in its sole authority and discretion, may order the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the worksite.

The Contractor acknowledges the provisions of Section 6400 of the Labor Code, which requires that employees shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the City identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the work site the City is hereby authorized to order the immediate abatement of that actual or threatened condition pursuant to this section. The City may also, at its sole authority and discretion, issue an immediate stop work order to the Contractor to ensure that no employee working at the worksite is exposed to a dangerous or hazardous condition. Any stop work order issued by the City to the Contractor in accordance with the provisions of this section shall not give rise to any claim or cause of action for delay damages by the Contractor or the Contractor's agents or subcontractors against the City.

APPENDIX I
DRAFT MAINTENANCE SERVICES AGREEMENT

APPENDIX II

OC GO PROJECT X, Environmental Cleanup Program (ECP)
Measure M2, Tier 1 Grant Application

CPS-Mod™ & ARS-CL™ Screen Project, Phase X
Full-Capture Systems and Curb-Opening Screens



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Amber M. Shah P.E.
Acting Public Services Director

ISSUE: Resolution Adopting a List of Street Maintenance Projects for Fiscal Year 2022/2023 Funded By SB 1: the Road Repair and Accountability Act of 2017

RECOMMENDATION: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting a list of street maintenance projects for fiscal year 2022/2023 funded by SB1: The Road Repair and Accountability Act of 2017."

SUMMARY:

In April 2017, the Road Repair and Accountability Act was enacted into law establishing a new funding source intended to address deferred maintenance and infrastructure investment on the state highway system and the local street and road system. In order to utilize this funding, the California Transportation Commission (CTC) established guidelines requiring an annual submittal of project lists and other reporting requirements. The City's adopted Capital Improvement Program Budget does identify eligible projects for the expenditure of these street maintenance funds, the biennial Citywide Street Maintenance Project, CIP No. 101. In keeping with the City's approach to maximize the value of this funding, two fiscal years' worth of funding are combined for fiscal benefit and administrative efficiency. The next street maintenance project will be in fiscal year 2023/2024; however, we are identifying this project as combining the fiscal years 2022/2023 and 2023/2024 funding. Adoption of the attached Resolution will meet the reporting requirements

Road Projects for FY 2022/2023 RMRA Funding

June 28, 2022

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established by the CTC and maintain the City's eligibility to receive the Road Repair and Accountability Act funding.

BACKGROUND:

The Road Repair and Accountability Act of 2017 (SB 1) was passed by the California Legislature on April 6, 2017, and signed into law by Governor Brown on April 28, 2017. The Act raises over \$5 billion per year for transportation infrastructure improvements and established the Road Maintenance and Rehabilitation Account (RMRA). The funding distribution formula is population based from the following taxes enacted by the Road Repair and Accountability Act of 2017: 12 cent per gallon gasoline excise tax, 20 cent per gallon diesel fuel excise tax, miscellaneous state transportation improvement fees, and transportation loan repayments. The funding began in November 2017 and the City has received annual funding which is being applied to each of the planned biennial Street Maintenance Projects included in the Budget as CIP No. 101.

In accordance with guidelines issued by the CTC for an agency to maintain eligibility to receive RMRA funding, the City must comply with all requirements, including submitting annual project reporting to the CTC. This reporting includes developing and submitting a list of projects to the CTC by June 30th, as well as reporting project expenditures to the CTC following the end of each fiscal year.

In addition, in order to receive RMRA funds, cities and counties must meet and report upon a minimum "maintenance of effort" (MOE) expenditure requirement to ensure that these new road funds do not supplant existing levels of general revenue spending on streets and roads. The MOE report is submitted by Staff on an annual basis and the City continues to meet this requirement.

In keeping with the City's approach to maximize the value of this funding, two fiscal years' worth of funding will be combined for fiscal benefit and administrative efficiency. Hence, the funding for the next fiscal year will be reserved and combined with the following fiscal year's funding for one larger project in FY 2023/2024. The next project will be known as CIP No. 101-M and will maintain and preserve selected residential streets in Zones A and D of the Pavement Management Plan as further described on Exhibit A to the attached Resolution.

Road Projects for FY 2022/2023 RMRA Funding

June 28, 2022

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FISCAL IMPACT:

The ability of the City to gain access to the Road Rehabilitation and Accountability Act of 2017 (SB1) funding requires the adoption of an annual Resolution which conforms to the guidelines promulgated by the CTC. The FY 2022/2023 RMRA funding will be held and combined with the FY 2023/2024 RMRA funding for a single project known as CIP No. 101-M. The RMRA funding, for the two years of allocation, will provide the City with over an additional \$1 million for streets and roads maintenance and improvement. These funds, combined with other forms of Highway User Tax Account funds will provide an overall project funding in the projected amount of \$2,600,000.

ATTACHMENTS:

- Proposed Resolution SB1 FY 2022/2023

RESOLUTION NO. 2022-06-28-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING A LIST OF STREET MAINTENANCE PROJECTS FOR FISCAL YEAR 2022/2023 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Laguna Hills (City) are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution, a list of all projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA) created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive an estimated \$708,299 in RMRA funding in fiscal year 2022/2023 from SB 1; and

WHEREAS, this is the sixth year in which the City is receiving SB1 funding and will enable the City to continue essential road maintenance and rehabilitation projects that would not have otherwise been possible without SB1; and

WHEREAS, the City utilized its Pavement Management Plan (PMP) to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate the approximate 102 centerline mile segments of streets; and

WHEREAS, the City's 2022 Pavement Management Plan determined the City's streets and roads are in a good condition and this revenue will help maintain the overall quality of our road system and over the next decade and maintain the City streets and roads in a good condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide; and

WHEREAS, for fiscal benefit and administrative efficiency, the City schedules its street maintenance capital improvement projects on a biennial basis.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The fiscal year 2022/2023 Capital Improvement Program project for street maintenance shall be combined with the fiscal year 2023/2024 Capital Improvement Program project, hereinafter "Combined Project", covering selected streets within "Zone A" and "Zone D" of the Pavement Management Plan, providing two-years of funding for fiscal benefit and administrative efficiency.

SECTION 3. The list of the Combined Project streets planned to be funded with Road Maintenance and Rehabilitation Account revenues include all streets shown on Exhibit A, attached hereto and incorporated herein.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2022.

DAVE WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2022-06-28-X adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 28th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

EXHIBIT A

SB1 PROJECT LIST
FOR

FY 2022/2023 & FY 2023/2024 COMBINED PROJECT LIST
(Inclusive of asphalt concrete repairs, resurfacing with slurry seal, ADA access ramp construction, sidewalk repairs, traffic control and restriping work)

ANTICIPATED CONSTRUCTION START SUMMER 2023
ESTIMATED USEFUL LIFE OF IMPROVEMENTS – 10 YEARS

STREET NAME	FROM	TO	ZONE
Abilene Cr	Hidden Trail Rd	West End	A
Anadale Dr	Vista Viejo	North End	A
Barkstone Ln	Vista Viejo	North End	A
Beargrass Cr	Lost Colt Dr	South End	A
Black Horse Ln	Lost Colt Dr	East End	A
Boothill Ct	Dillon Rd	West End	A
Bradford Ln	Nottingham Ct	North End	A
Bridlewood Dr	Oso Pkwy	Vista Viejo	A
Carlson Ct	Laurel Crest Dr	East End	A
Cedarbluff Ter	WoodBluff Rd	East End	A
Chelsea Ln	Nottingham Ct	South End	A
Coach Spring Ln	Hidden Trail Rd	West End	A
Deputy Cr	Dillon Rd	South End	A
Derbyhill Dr	Hidden Trail Rd	West End	A
Devonshire Rd	Falling Leaf Dr	Nottingham Ct	A
Dillon Rd	Lost Trail Dr	East End	A
Elderbrook Ln	Woodbluff Rd	End	A
Elm Bank Dr	Devonshire Rd	West End	A
Empty Saddle Dr	Nellie Gail Rd	Spotted Pony Ln	A
Eucalyptus Dr	Woodbluff Rd	East End	A
Faircourt Ln	Woodbluff Rd	East End	A
Falling Leaf Dr	Devonshire Rd	Woodbluff Rd	A
Fargo Rd	Rockridge Rd	South End	A
Fletcher Pl	Laurel Crest Dr	East End	A
Gold Dust Ln	Hidden Trail Rd	South End	A
Golden Rod Cr	Magnoilia Ct	East End	A
Greenfield Dr	Hidden Trail Rd	City Limit	A
Greenhills Ln	Woodbluff Rd	Raintree Rd	A
Harrington Ct	Nottingham Ct	North End	A
Hidden Trail Rd	Nellie Gail Rd	Greenfield Dr	A
Highwood Cr	Rocking Horse Ln	North End	A
Ironwood Dr	Green Hills Ln	Middleridge Ln	A
Laurel Crest Dr	Bridlewood Dr	Patterson	A
Lone Acres Ln	Lost Trail Dr	East End	A

Lone Pine Cr	Hidden Trail Rd	East End	A
Lost Colt Dr	Maverick Cr	Nellie Gail Rd	A
Lost Trail Dr	Rapid Falls Rd	Dillon Rd	A
Magnolia Ct	Falling Leaf Dr	South End	A
Maple View Dr	Laurel Crest Dr	West End	A
Maverick Cr	Westridge Ln	South End	A
Meadow Crest Dr	Bridlewood Dr	North End	A
Middleridge Ln	Ironwood Dr	Woodbluff Rd	A
Moore Oaks Rd	Devonshire Rd	North End	A
Nellie Gail Rd	Oso Pkwy	Moulton Pkwy	A
Nottingham Ct	Oso Pkwy	Bradford Ln	A
Oak Hollow Rd	Elm Bank Dr	North End	A
Patterson	Laurel Crest Dr	Moore Oaks Rd	A
Pine Strap Cr	Hidden Trail Rd	West End	A
Pinto Ct	Lost Trail Dr	East End	A
Poinsettia Ct	Wood Brook Rd	North End	A
Raintree Rd	Greenhills Ln	East End	A
Rapid Falls Rd	Hidden Trail Rd	Cabot Rd	A
Red Barn Cr	Nellie Gail Rd	North End	A
Red Lodge Pl	Nellie Gail Rd	West End	A
Rocking Horse Ln	Nellie Gail Rd	North End	A
Rockridge Rd	Hidden Trail Rd	East End	A
Rodeo Cr	Hidden Trail Rd	East End	A
Rolling Hills Rd	Willow Tree Ln	West End	A
Sandridge Cr	Westridge Ln	East End	A
Shenandoah Dr	Hidden Trail Rd	South End	A
Spotted Pony Ln	West End	East End	A
Stagewood Cl	Stageline Dr	North End	A
Stageline Dr	Lost Colt Dr	Hidden Trail Rd	A
Stratford Pl	Nottingham Pl	North End	A
Sundowner Dr	Rapid Falls Rd	North End	A
Vista Viejo	City Limit	Devonshire Rd	A
Wagon Wheel Dr	Hidden Trail Rd	East End	A
Westridge Ln	Lost Colt Dr	Maverick Cr	A
White Oaks Dr	Laurel Crest Dr	South End	A
Willow Tree Ln	Falling Leaf Dr	Rolling Hills Rd	A
Wood Bluff Rd	Falling Leaf Dr	Vista Viejo	A
Wood Brook Rd	Laurel Crest Dr	West End	A

STREET NAME	FROM	TO	ZONE
Barents St	Grissom Rd	Hillary Ln	D
Barents St	Hillary Ln	Wilkes Pl	D
Barents St	Wilkes Pl	East End	D
Bautista Dr	Padua Dr	South End	D
Bentley Ln	Alicia Pkwy	East End	D

Boone Pl	Cadillac Dr	South End	D
Cadillac Dr	Grissom Rd	Hillary Ln	D
Cajon Dr	Wells Fargo Dr	Costeau Dr	D
Califia Dr	Mackenzie St	La Suen Rd	D
Champlain Rd	Earhart Rd	Vespucci Rd	D
Champlain Rd	Pike Rd	Charlemagne Rd	D
Champlain Rd	Grissom Rd	La Paz Rd	D
Charlemagne Rd	Champlain Rd	De Salle St	D
Costeau St	Alicia Pkwy	Cajon Dr	D
De Salle St	Mackenzie St	Grissom Rd	D
Earhart Rd	Barents St	Las Bolsas St	D
Earhart Rd	Ericson Wy	De Salle St	D
Earhart Rd	De Salle St	Champlain Rd	D
El Dorado Dr	Stage Coach Dr	Presidio Dr	D
Ericson Wy	Costeau Dr	Paseo De Valencia	D
Evergreen Rd	Oak Leaf Rd	Fir Ln	D
Express Dr	El Dorado Dr	West End	D
Fir Ln	Evergreen Rd	Tree Top Rd	D
Grissom Rd	Barents St	East End	D
Grissom Rd	Hillary Ln	West End	D
Grissom Rd	Wilkes Pl	Las Bolsas St	D
Grissom Rd	Ericson Wy	Pike Rd	D
Grissom Rd	Pike Rd	La Paz Rd	D
Grissom Rd	Mackenzie St	West End	D
Hartog St	Velasquez Rd	Las Bolsas St	D
Hillary Ln	Barents St	Paseo De Valencia	D
Knotty Pine Rd	McIntyre St	Mackenzie St	D
La Suen Rd	Califia Dr	Pike Rd	D
Las Bolsas St	Tasman Rd	Grissom Rd	D
Mackenzie St	La Paz Rd	Paseo De Valencia	D
Mackenzie St	Pike Rd	Costeau Dr	D
Madeira Dr	Padua Dr	South End	D
Mawson Dr	Las Bolsas St	Wilkes Pl	D
McIntyre St	La Paz Rd	Evergreen Rd	D
McIntyre St	Pike Rd	La Paz Rd	D
Modoc Dr	Padua Dr	South End	D
Northrup Dr	Velasquez Rd	Las Bolsas St	D
Oak Leaf Rd	Spruce Ln	Evergreen Rd	D
Orellano Way	Pike Rd	North End	D
Overland Dr	Cajon Dr	West End	D
Padua Dr	La Suen Rd	Mackenzie St	D
Paseo de Alicia	Alicia Pkwy	East End	D
Pike Rd	La Suen Rd	Grissom Rd	D
Pine Nut Rd	Tree Top Rd	Paseo De Valencia	D
Pinewood Ln	Oak Leaf Rd	West End	D

Presidio Dr	El Dorado Dr	Califia Dr	D
Rickenbacker Rd	Pike Rd	La Paz Rd	D
Stage Coach Dr	Mackenzie St	El Dorado Dr	D
Sutter Dr	El Dorado Dr	West End	D
Sycamore Ln	McIntyre St	West End	D
Tasman Rd	Ericson Wy	Velasquez Rd	D
Tree Top Rd	Fir Ln	East End	D
Valerie St	Bentley Ln	Costeau Dr	D
Velasquez Rd	Costeau St	Tasman Rd	D
Velasquez Rd	Tasman Rd	Northrup Dr	D
Velasquez Rd	Northrup Dr	Mawson Dr	D
Velasquez Rd	Grissom Rd	Paseo de Valencia	D
Vespucci Rd	Champlain Rd	De Salle St	D
Vespucci Rd	Las Bolsas St	Velasquez Rd	D
Wells Fargo Dr	Mackenzie St	Cajon Dr	D
White Alder Ln	McIntyre St	Oak Leaf Rd	D
Wilkes Pl	Alicia Pkwy	Grissom Rd	D



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: David Reynolds
Deputy City Manager/Community Services Director

ISSUE: Proposed Consulting Services Agreement with Mercy House Living Centers to Provide Continued Homeless Outreach Services Within the City of Laguna Hills

RECOMMENDATION: That the City Council approve the Consulting Services Agreement with Mercy House Living Centers to provide continued, uninterrupted homeless outreach services for the fiscal year 2022/2023 in the total, not to exceed, amount of \$59,861, and authorize the Mayor or Mayor Pro Tempore to execute the Agreement.

SUMMARY:

Mercy House Living Centers (Mercy House), a non-profit public benefit corporation, has provided the City of Laguna Hills with homeless outreach services since September 2019 at twenty (20) hours per week. The City's current consulting services agreement with Mercy House was approved by the City Council on June 8, 2021, and is set to expire on June 30, 2022, by operation of its own terms. The City has received a proposal from Mercy House for a one-year continuation of homeless outreach services commencing on July 1, 2022. Unfortunately, Mercy House will not be able to secure funding assistance in FY 2022/2023 from the County of Orange's Homeless Housing, Assistance, and Prevention Program (HHAP)¹, which would offset some of the City's costs. Consequently,

¹ Funds were used from the Homeless Emergency Aid Program (HEAP) to offset some of the City's cost with outreach services in the current agreement with Mercy House and the agreement executed in 2019 with Mercy House. HEAP was a one-time block grant from the State that was administered through the County's Continuum of Care Program. HHAP (Homeless Housing Assistance and Prevention) is a different grant program from the State, and the County recently changed the funding source for outreach programs in the south SPA from HEAP to HHAP. However, it is doubtful that funding from HHAP will continue for outreach program services in FY 22/23.

to fund the full cost of twenty (20) hours per week of outreach services for the next fiscal year, Mercy House is requesting that the City commit to \$59,861 in not-to-exceed costs. Staff recommends the continuation of Mercy House's services for the next fiscal year because their outreach services have proven to be invaluable for Staff and OC Sheriff personnel in addressing homeless issues at the Community Center and within the City. To continue with another year of homeless outreach services, the City Council will need to approve the attached Consulting Services Agreement (Agreement) with Mercy House. Six (6) cities (i.e. Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, and San Juan Capistrano) in the south Service Planning Area (SPA) will be continuing services with Mercy House in the next fiscal year.

BACKGROUND:

On June 8, 2021, the City Council approved a consulting services agreement with Mercy House to provide homeless outreach services in Laguna Hills, which was made effective on July 1, 2021. The current agreement is set to expire on June 30, 2022, and Staff recommends entering into a new agreement with Mercy House to provide continued, uninterrupted homeless outreach services for the next fiscal year. The following is a summary of Mercy House's outreach accomplishments within the City since July 2021.

- 31 homeless individuals have been engaged in street outreach services (2022 Point-In-Time Count estimated 12 unsheltered homeless in the City).
- 185 referrals, services and resources have been provided to unsheltered individuals.
- Mercy House has helped six individuals enter into permanent housing, temporary housing or emergency shelter. The Orange County Continuum of Care (CoC) Goal for Outreach Programs is for at least 10% of street outreach enrollments to lead to a successful outcome. Mercy House's success rate is 20% (six of the 30 individuals that have exited the program had accepted housing assistance).

Mercy House began operation in 1990 and has successfully provided homeless service programs for 30 years. A new proposal was solicited by Staff and received from Mercy House to provide continued, uninterrupted part-time homeless outreach services for one-year within the City of Laguna Hills with a start date of July 1, 2022 (see Exhibit A of Attachment A). Mercy House is requesting an increase in the total not-to-exceed maximum contract amount from \$26,130 to \$59,861 because financial support from the County is not anticipated to continue at this time. Mercy House is requesting that the City fund the entire cost of the part-time homeless outreach program at \$59,861. Mercy

Mercy House
June 28, 2022
Page 3

House will use the funds to provide for the salaries and benefits of outreach workers, support staff, and client services such as transportation assistance.

The purpose of this program is to conduct outreach and engagement with the goal of placing homeless or unsheltered individuals residing or encountered in Laguna Hills into housing. Outreach workers from Mercy House partner with law enforcement, City staff, and local non-profits to conduct field surveys, provide case management services, and provide rehoming services designed to return homeless individuals to a place of residence when possible. Mercy House staff conduct field visits in conjunction with the OC Sheriff's Department for safety purposes and track the number of individuals receiving outreach services and assistance. A detailed list of Mercy House's outreach services scope of work is provided in Exhibit A to Attachment A. Mercy House will be operating in the south SPA and providing similar homeless outreach program services next fiscal year to the cities of Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, and San Juan Capistrano. Staff is supportive of Mercy House's regional outreach program, which helps the City address the community's outreach services need.

FISCAL IMPACT:

The total not-to-exceed cost to fund part-time outreach homelessness services for the next fiscal year is \$59,861. There are no anticipated funds from County of Orange to offset some of this cost at this time. Staff established a budget of \$26,130 in FY 2022/2023 for Mercy House's services which factored in funding assistance from the County of Orange.

A budget amendment is required to fund the cost of providing continued, uninterrupted homeless outreach services through Mercy House for FY 2022/2023 in the total amount of \$59,861.

ATTACHMENTS:

- Attachment A - Proposed Consulting Services Agreement with Mercy House Living Centers

CONSULTING SERVICES AGREEMENT
Mercy House Living Centers
(Homeless Outreach Services FY 2022-2023)

THIS CONSULTING SERVICES AGREEMENT (hereinafter “Agreement”) is made and entered into, to be effective this 1st day of July 2022, by and between the CITY OF LAGUNA HILLS, a municipal corporation organized and existing under the laws of the State of California (hereinafter referred to as “City”), and MERCY HOUSE LIVING CENTERS, a California nonprofit public benefit corporation, with its principal place of business located at P.O. Box 1905, Santa Ana, California 92702 (hereinafter referred to as “Consultant”). City and Consultant are sometimes hereinafter individually referred to as “Party” and are hereinafter collectively referred to as the “Parties.”

RECITALS

A. City has determined that there is a need to continue to retain the services of a qualified consultant that specializes in providing housing and comprehensive supportive services for a variety of homeless populations by implementing a regional, coordinated approach to implementing homeless outreach services in an effort to end the cycle of homelessness for those who enter their system of care and by providing homeless outreach consulting services to public entities (the “Project”).

B. Consultant has submitted to City a written proposal, dated June 14, 2022, to provide continued, uninterrupted homeless outreach services to City for the Project, pursuant to the terms of this Agreement.

C. Consultant represents and maintains that it is uniquely qualified by virtue of its experience, training, education, reputation, and expertise to provide these services to City for the Project and has agreed to provide such services as provided herein. City does not have the personnel, technical expertise, or experience able to perform the work and services contracted for herein.

D. City desires to retain Consultant to provide such homeless outreach services for the Project.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. SERVICES OF CONSULTANT

1.1 Scope of Services and Standard of Performance. In compliance with all terms and conditions of this Agreement, Consultant agrees to provide and perform homeless outreach services for the Project as described and as set forth in Consultant’s Proposal/Scope of Work,

dated June 14, 2022, which is attached hereto as Exhibit "A" and is incorporated herein by reference (hereinafter referred to as the "Scope of Services," the "Services" or "Work"). As a material inducement to the City entering into this Agreement, Consultant acknowledges and understands that the Services and Work contracted for under this Agreement require specialized skills and abilities and that, consistent with this understanding, Consultant's Services and Work shall be performed in a skillful and competent manner and shall be held to a standard of quality and workmanship prevalent in the industry for such Services and Work and with the standards recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and warrants that it is skilled in the professional discipline necessary to perform the Services and Work and that it holds the necessary skills and abilities to satisfy the standard of work as set forth in this Agreement. Consultant represents and warrants that it and all of its employees, subconsultants and subcontractors providing any Work or Services under this Agreement shall have sufficient skill and experience to perform the Work or Services assigned to them. All Services and Work shall be completed to the reasonable satisfaction of the City.

1.2 Contract Documents. The Agreement between the Parties shall consist of the following: (1) this Agreement; and, (2) the Consultant's signed, original June 14, 2022 cover letter and proposal/scope of services submitted to the City ("Consultant's Proposal"), which shall all be referred to collectively hereinafter as the "Contract Documents." The Consultant's Proposal, attached hereto as Exhibit "A," is hereby incorporated by reference and is made a part of this Agreement. All provisions of the Contract Documents shall be binding on the Parties. Should any conflict or inconsistency exist in the Contract Documents, the conflict or inconsistency shall be resolved by applying the provisions in the highest priority document, which shall be determined in the following order of priority: (1st) the terms of this Agreement; and, (2nd) the provisions of the Consultant's Proposal.

1.3 Compliance with Law. Consultant shall comply at all times during the term of this Agreement with all applicable federal, state, and local laws, statutes, and ordinances and all lawful orders, rules, and regulations promulgated thereunder, including without limitation all applicable fair labor standards and Cal/OSHA requirements. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of the Work and Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with performing the Work and Services. If Consultant performs any Work or Services in violation of such laws, rules, and regulations, Consultant shall be solely responsible for all penalties and costs arising therefrom. Consultant shall defend, indemnify, and hold City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules, or regulations.

1.4 Licenses, Permits, Fees, and Assessments. Prior to performing any Services or Work hereunder Consultant shall obtain all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession and perform the Work and Services required by this Agreement. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement

and any extension, any license, permit, qualification, or approval that is legally required for Consultant to perform the Work and Services under this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the Work and Services required by this Agreement, and shall defend, indemnify, and hold the City, its officials, officers, employees, agents and volunteers, free and harmless from and against any claim or liability arising out of any failure or alleged failure to obtain such license, permits, and approvals of whatever nature that are legally required to perform the Work or Services.

1.5 Familiarity with Work. By executing this Agreement, Consultant represents and warrants that it (a) has thoroughly investigated and considered the Scope of Work or Services to be performed, (b) has carefully considered how the Services should be performed and has carefully examined the location or locations at or with respect to where such Services or Work is to be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the Services under this Agreement.

1.6 Care of Work. Consultant shall adopt reasonable methods during the term of the Agreement to furnish continuous protection to the Work and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the Work by the City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties. Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.8 Additional Services. City shall have the right at any time during the performance of the Services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services (Exhibit "A") or make changes by altering, adding to, or deducting from such Work. No such extra work may be undertaken unless a written order is first given by the City to the Consultant, incorporating therein any adjustment in (i) the Maximum Contract Amount, as defined below, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Consultant. It is expressly understood by Consultant that the provisions of this section shall not apply to the Work and Services specifically set forth in the Scope of Services or reasonably contemplated therein, regardless of whether the time or materials required to complete any Work or Service identified in the Scope of Services exceeds any time or material amounts or estimates provided therein.

1.9 Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other contractors, consultants, or vendors for services similar to the services that are the subject of this Agreement. Consultant further acknowledges that City may have its own employees perform services similar to the services that are the subject of this Agreement.

2. COMPENSATION

2.1 Maximum Contract Amount. For the Services and Work rendered pursuant to this Agreement, Consultant shall be compensated by City for the services performed, including authorized reimbursements, in accordance with the payment schedule set forth in the Schedule of Compensation/Fees, which is attached hereto as Exhibit "A" and is incorporated herein by reference, but not exceeding Fifty-Nine Thousand Eight Hundred Sixty-One Dollars (\$59,861)(hereinafter referred to as the "Maximum Contract Amount"), except as may be provided pursuant to Section 1.8 above. The method of compensation shall be as set forth in Exhibit "A". Compensation for necessary expenditures for reproduction costs, telephone expenses, and transportation expenses must be approved in advance by the Contract Officer designated pursuant to Section 4.2 and will only be approved if such expenses are also specified in the Schedule of Compensation/Fees. The maximum amount of City's payment obligation under this Agreement is the amount specified in this section.

2.2. Method of Payment. Unless some other method of payment is specified in the Schedule of Compensation/Fees (Exhibit "A"), in any month in which Consultant wishes to receive payment, no later than the tenth (10th) working day of such month, Consultant shall submit to the City, in a form approved by the City's Finance Director, an invoice for services rendered prior to the date of the invoice. Such requests shall be based upon the amount and value of the services performed by Consultant and accompanied by such reporting data including an itemized breakdown of all costs incurred and tasks performed during the period covered by the invoice, as may be required by the City. City shall use reasonable efforts to make payments to Consultant within forty-five (45) days after receipt of the invoice or a soon thereafter as is reasonably practical.

2.3 Changes in Scope. In the event any change or changes in the Scope of Services is requested by the City, the Parties shall execute a written amendment to this Agreement, setting forth with particularity all terms of such amendment, including, but not limited to, any additional professional fees. An amendment may be entered into: (a) to provide for revisions or modifications to documents or other work product or work when documents or other work product or work is required by the enactment or revision of law subsequent to the preparation of any documents, other work product, or work; and/or (b) to provide for additional services not included in this Agreement or not customarily furnished in accordance with generally accepted practice in Consultant's profession.

2.4 Appropriations. This Agreement is subject to and contingent upon funds being appropriated therefore by the Laguna Hills City Council for each fiscal year covered by the Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the City.

3. SCHEDULE OF PERFORMANCE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the services to be performed by Consultant is an essential condition of this Agreement. Consultant shall prosecute regularly and diligently the Work of this Agreement according to the agreed upon Schedule of Performance.

3.2 Schedule of Performance. Consultant shall commence the Services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services within the time period(s) established in the Schedule of Performance, which is attached hereto as Exhibit "A" and is incorporated herein by reference. When requested by Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer; however, the City shall not be obligated to grant such an extension.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant (financial inability excepted), including, but not limited to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, pandemics, quarantine restrictions, riots, strikes, freight embargoes, wars, and/or acts of any governmental agency, including the City, if Consultant, within ten (10) days of the commencement of such delay, notifies the City Manager in writing of the causes of the delay. The City Manager shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the City Manager such delay is justified. The City Manager's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this section.

3.4 Term. Unless earlier terminated as provided elsewhere in this Agreement, this Agreement shall continue in full force and effect for a period of one year, commencing on July 1, 2022, and ending on June 30, 2023, unless extended by mutual written agreement of the Parties.

4. COORDINATION OF WORK

4.1 Representative of Consultant. The following principal of Consultant is hereby designated as being the principal and representative of Consultant authorized to act in its behalf with respect to the Services to be performed under this Agreement and make all decisions in connection therewith: Larry Haynes, Executive Director. It is expressly understood that the experience, knowledge, education, capability, expertise, and reputation of the foregoing principal is a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principal shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the Work or Services performed hereunder. The foregoing principal may not be changed by Consultant without prior written approval of the Contract Officer.

4.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Manager of City, and is subject to change by the City Manager. It shall be the Consultant's responsibility to ensure that the Contract Officer is kept fully informed of the progress of the performance of the Services, and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer

shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.3 Prohibition Against Subcontracting or Assignments. The experience, knowledge, capability, expertise, and reputation of Consultant, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, voluntarily or by operation of law, without the prior written consent of City. Consultant shall not contract with any other entity to perform the Services required without prior written consent of City. If Consultant is permitted to subcontract any part of this Agreement by City, Consultant shall be responsible to City for the acts and omissions of its subcontractor(s) in the same manner as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the Work will be considered employees of Consultant. City will deal directly with and will make all payments to Consultant.

4.4 Independent Contractor.

A. The legal relationship between the Parties is that of an independent contractor, and nothing herein shall be deemed to make Consultant a City employee. During the performance of this Agreement, Consultant and its officers, employees, and agents shall act in an independent capacity and shall not act as City officers or employees. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officials, officers, employees, agents or volunteers shall have control over the conduct of Consultant or any of its officers, employees, or agents, except as set forth in this Agreement. Consultant, its officers, employees or agents, shall not maintain a permanent office or fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of Consultant's officers, employees, representatives or agents or in fixing their number, compensation, or hours of service. Consultant shall pay all wages, salaries, and other amounts due its employees in connection with the performance of Services under this Agreement and shall be responsible for all reports and obligations respecting them, including but not limited to social security income tax withholding, unemployment compensation, workers' compensation, and other similar matters. City shall not in any way or for any purpose be deemed to be a partner of Consultant in its business or otherwise a joint venturer or a member of any joint enterprise with Consultant.

B. Consultant shall not incur or have the power to incur any debt, obligation, or liability against City, or bind City in any manner.

C. No City benefits shall be available to Consultant, its officers, employees, or agents, in connection with the performance of any Work or Services under this Agreement. Except for professional fees paid to Consultant as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to Consultant for the performance of any Work or Services under this Agreement. City shall not be liable for compensation or indemnification to

Consultant, its officers, employees, or agents, for injury or sickness arising out of performing any Work or Services hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 2 and Subsection 1.8 herein, of any nature relating to salary, taxes, or benefits of Consultant's officers, employees, representatives, agents, or subconsultants or subcontractors, Consultant shall defend, indemnify, and hold harmless City from and against all such financial obligations.

4.5 PERS Eligibility Indemnification.

A. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing any Work or Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employee Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.

B. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing any Work or Services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

5. INSURANCE

5.1 Compliance with Insurance Requirements. Consultant shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required under this section. Consultant shall not commence any Work or Services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Consultant's existing insurance policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

5.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Consultant shall obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

A. **Commercial General Liability Insurance.** Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance written on an occurrence basis with limits of at least one million dollars (\$1,000,000.00) per occurrence, two million dollars (\$2,000,000.00) in the general aggregate, and one million dollars (\$1,000,000.00) for products and completed operations.

Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

B. Automobile Liability Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.

C. Workers' Compensation Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Consultant agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subconsultants and subcontractors, if any, to do likewise under their workers' compensation insurance policies. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) per accident for bodily injury or disease.

5.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the State of California with a current rating of A-VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Lines Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the Work or Services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Consultant shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

5.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

A. The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

1. Additional Insured: The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

2. Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to “ongoing operations”, (2) exclude “contractual liability”, (3) restrict coverage to “sole” liability of Consultant, or (4) contain any other exclusions contrary to the Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

3. Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Consultant’s failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

B. For all policies of Commercial General Liability Insurance, Consultant shall provide endorsements for ongoing operations and completed operations to effectuate this requirement.

5.5 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City in advance and shall protect the City, its officials, officers, employees, agents and volunteers, in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

5.6 Primary and Non-Contributing Insurance. All policies of Commercial General Liability Insurance and Automobile Liability Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents or volunteers, shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

5.7 Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Consultant or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Consultant hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Consultant hereby agrees to require similar written express waivers and insurance clauses from each of its subconsultants or subcontractors.

5.8 Evidence of Coverage. Concurrently with the execution of the Agreement, Consultant shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be

in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Consultant shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

5.9 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

5.10 Enforcement of Agreement (Non-Estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

5.11 Insurance for Subconsultants. Consultant shall either: (1) include all subconsultants or subcontractors engaged in any Work or Services for Consultant relating to this Agreement as additional named insureds under the Consultant's insurance policies; or (2) Consultant shall be responsible for causing its subconsultants or subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Consultant's subconsultants or subcontractors performing any Work or Services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Consultant shall not allow any subconsultant or subcontractor to commence any Work or Services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subconsultant or subcontractor has secured all insurance required under this section.

5.12 Other Insurance Requirements. The following terms and conditions shall apply to the insurance policies required of Consultant pursuant to this Agreement:

A. Consultant shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.

B. All insurance coverage and limits provided by Consultant and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.

C. None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.

D. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Consultant's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.

E. Consultant agrees to ensure that subconsultants and subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by Consultant, provide the same minimum insurance coverage required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

F. Consultant agrees to provide immediate written notice to City of any claim, demand or loss against Consultant arising out of the Work or Services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

6. INDEMNIFICATION

To the fullest extent permitted by law, Consultant shall defend (at Consultant's sole cost and expense with legal counsel reasonably acceptable to City), indemnify, protect, and hold harmless City, its officials, officers, employees, agents and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (Consultant's employees included), for damage to property, including property owned by City, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to Consultant's performance under this Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit Consultant's indemnification obligation or other liability hereunder.

7. **REPORTS AND RECORDS**

7.1 Accounting Records. Consultant shall keep complete, accurate, and detailed accounts of all time, costs, expenses, and expenditures pertaining in any way to this Agreement. Consultant shall keep such books and records as shall be necessary to properly perform the Services required by this Agreement and to enable the Contract Officer to evaluate the performance of such Services. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.

7.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement as the Contract Officer shall require.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, memoranda, correspondence, computations, and other materials prepared by Consultant, its employees, subconsultants, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be promptly delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder.

7.4 Release of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Consultant in the performance of services under this Agreement shall not be released publicly without the prior written approval of the Contract Officer. All information gained by Consultant in the performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization.

7.5 Audit and Inspection of Records. After receipt of reasonable notice and during the regular business hours of City, Consultant shall provide City, or other agents of City, such access to Consultant's books, records, payroll documents, and facilities as City deems necessary to examine, copy, audit, and inspect all accounting books, records, work data, documents, and activities directly related to Consultant's performance under this Agreement. Consultant shall maintain such books, records, data, and documents in accordance with generally accepted accounting principles and shall clearly identify and make such items readily accessible to such parties during the term of this Agreement and for a period of three (3) years from the date of final payment by City hereunder.

8. **ENFORCEMENT OF AGREEMENT**

8.1 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such County, and Consultant covenants and agrees

to submit to the personal jurisdiction of such court in the event of such action.

8.2 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting Party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

8.3 Termination. City may terminate this Agreement for any reason, with or without cause, upon giving Consultant thirty (30) days written notice. Upon such notice, City shall pay Consultant for Services performed through the date of termination. Upon receipt of such notice, Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. Thereafter, Consultant shall have no further claims against the City under this Agreement. Upon termination of the Agreement pursuant to this section, Consultant shall submit to the City an invoice for work and services performed prior to the date of termination. In addition, Consultant reserves the right to terminate this Agreement at any time upon sixty (60) days written notice to the City, except that where termination is due to material default by the City, the period of notice may be such shorter time as the Consultant may determine.

8.4 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions hereof.

8.5 Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

8.6 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

8.7 Attorneys' Fees. In the event any dispute between the Parties with respect to this Agreement results in litigation or any non-judicial proceeding, the prevailing Party shall be entitled, in addition to such other relief as may be granted, to recover from the non-prevailing Party all reasonable costs and expenses, including but not limited to reasonable attorneys' fees,

expert witness fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding. To the extent authorized by law, in the event of a dismissal by the plaintiff or petitioner of the litigation or non-judicial proceeding within thirty (30) days of the date set for trial or hearing, the other Party shall be deemed to be the prevailing Party in such litigation or proceeding.

9. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

9.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor-in-interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

9.2 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his or her financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of any state statute or regulation. Consultant represents and warrants that it has not paid or given and will not pay or give any third party any money or other consideration in exchange for obtaining this Agreement.

9.3 Covenant Against Discrimination. In connection with its performance under this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Consultant shall ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10. MISCELLANEOUS PROVISIONS

10.1 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) five (5) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Notices or other communications shall be addressed as follows:

To City: City of Laguna Hills
 Attention: City Manager
 24035 El Toro Road
 Laguna Hills, California 92653
 Telephone: (949) 707-2600
 Facsimile: (949) 707-2633

To Consultant: Mercy House Living Centers
 Attention: Larry Haynes, Executive Director
 P.O. Box 1905
 Santa Ana, California 92702
 Telephone: (714) 836-7188
 Facsimile: (714) 836-7901

10.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, arrangements, agreements, representations, and understandings, if any, made by or among the Parties with respect to the subject matter hereof. No amendments or other modifications of this Agreement shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

10.3 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be determined to be invalid by a final judgment or decree of a court of competent jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

10.4 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assignees.

10.5 Third Party Beneficiary. Nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

10.6 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

10.7 Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he/she is executing this Agreement is duly authorized and existing, (ii) he/she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he/she is signing, (iii) by so executing this Agreement, the Party for which he/she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not

violate any provision of any other Agreement to which the Party for which he/she is signing is bound.

10.8 Labor Code Requirements.

A. Prevailing Wages. Consultant is aware of the requirements of California labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Work or Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Work or Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify, and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.

B. DIR Registration. If the Work or Services are being performed as part of an applicable "public works" or "maintenance" project, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed and entered into this Agreement as of the date first written above.

“CITY”
City of Laguna Hills,
a California municipal corporation

DAVE WHEELER,
Mayor

ATTEST:

(SEAL)

MELISSA AU-YEUNG,
Deputy City Manager/City Clerk

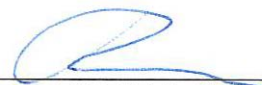
APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

“CONSULTANT”
Mercy House Living Centers,
a California nonprofit public benefit
corporation

By: 

LARRY HAYNES, President

By: 

PATTI LONG, Chief Financial Officer

Attachment: Attachment A - Proposed Consulting Services Agreement with Mercy House Living Centers (2897 : Mercy House)

EXHIBIT “A”

CONSULTANT’S PROPOSAL

DATED: JUNE 14, 2022

**INCLUDING,
COVER LETTER,
PROPOSAL/ SCOPE OF SERVICES FOR PROJECT,
SCHEDULE OF PERFORMANCE,
AND
SCHEDULE OF COMPENSATION/ FEES**

Attachment: Attachment A - Proposed Consulting Services Agreement with Mercy House Living Centers (2897 : Mercy House)

ATTACHMENT A

MERCY HOUSE

June 14, 2022

Mr. David Reynolds
Deputy City Manager
24035 El Toro Road
Laguna Hills, CA 92653

Dear Mr. Reynolds;

Thank you and the City of Laguna Hills for your ongoing partnership with Mercy House to provide Homeless Outreach Services in the City. Your partnership as part of a regional collaborative effort to address the crisis of homelessness in Orange County's Southern Planning Area has played a vital role in helping the most vulnerable people in our community.

Mercy House desires to continue providing 20 hours of outreach services in the City, coordinating with City staff and the Police Department. Unfortunately, due to circumstances beyond our control and other funding priorities within the County, financial support from the County for this program is not anticipated to continue at this time.

As a result of no additional funding from the County, we write you today to respectfully request that the City considers investing in the full cost of homeless outreach services by committing \$59,860 to execute a 20 hour/week homeless outreach program for fiscal year 22/23.

The funding will be used to provide for the salaries and benefits of an outreach worker, client services and transportation assistance. Mercy House's proposal for a homeless outreach program for the City of Laguna Hills is enclosed with this letter.

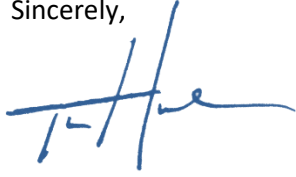
Mercy House has a 30-year history of executing quality homeless services in Orange County and have helped several cities reduce their homeless populations through targeted outreach and engagement strategies. Through our success and innovative approaches, we have earned a reputation as being an authority on homeless issues. We have been contracted as consultants or key advisors with several cities to provide strategies and solutions to homelessness within their respective jurisdictions and have participated in and helped to create several initiatives and Homeless Task Forces. How we differ from other outreach service providers is that while we aim to meet the health and basic needs of the clients we encounter, our goal is simply not to continue to manage their homelessness on the streets. Instead, for the benefit of the clients we serve and to meet the goals of the City through their investment in this program, our attention is focused on providing a pathway to the effective end of homelessness through access to permanent housing opportunities.

With support from the City we hope to help address the growing concern of homelessness in the South

Orange County region and reduce the number of homeless individuals and families living in the City of Laguna Hills.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Huynh', with a stylized flourish at the end.

Timothy Huynh
Chief Program Officer

**PROPOSAL FOR HOMELESSNESS SERVICES
FOR THE CITY OF LAGUNA HILLS
(FY 2022-2023)**

Mercy House will provide the following to the City of Laguna Hills, for homelessness outreach services:

A. Two Mercy House Outreach Workers (totaling 20 hours per week) to work in the City of Laguna Hills and perform the following tasks.

1. Field Outreach Services

Conduct outreach and engagement in coordination with the Sheriff's Department, the County of Orange Health Care Agency, neighboring cities, City staff, and other service providers.

- a) Outreach shall include at least one field visit per week to all areas of the community identified as having unsheltered persons with the goal of making initial contact or following up on active cases. Additional field visits will be conducted as required or as directed by the City to address concerns, situations, and issues with homelessness.
- b) Conduct Vulnerability Index Service Prioritization Decision Assistance Tool ("VI-SPDAT") assessments in the field and develop a "By-Name-List" of each unsheltered person found to be residing within the community.
- c) Develop an accurate field survey of the City's nighttime population and develop strategies for outreach, case management, and service delivery.
- d) Update and report field activities to City on a weekly basis and be available to attend meetings to discuss outreach and engagement efforts as requested.

2. Case Management Services

Provide ongoing case management services to assess the condition of each homeless person, develop a housing plan, and coordinate with our agencies to provide assistance.

- a) Develop a case management plan for each unsheltered homeless person. Mercy House shall create and keep a file for each case and make the information available to the City upon request.
- b) Engage in proactive case management that may include, but is not limited to: housing programs, substance abuse programs, mental health programs, employment programs, rehousing (diversion) services, or other services deemed appropriate.
- c) Coordinate case management services with the County Health Care Agency, emergency shelters, and other nonprofit providers to provide services based on the case management plan for that individual.

3. Reporting and Meetings

- a) Provide monthly activity reports to the City to include: total number of clients served, new engagements, number of referrals made, number of VI-SPDAT assessments, number of clients who are document ready, number of clients connected with housing or shelter, number of clients provided with diversion services. Reports may be modified to include additional information requested by the City of Laguna Hills.
- b) Attend monthly case management meetings with the City.
- c) Attend meetings as requested by City to coordinate program activities with the County of Orange, the Sheriff's Department, Nonprofit Organizations, and neighboring cities.

B. Outreach Programs

1. Client Services and Transportation Assistance

This program allows for outreach workers to address immediate needs and dynamically respond to opportunities that may expedite a client's path to housing: examples of these program expenses may include but are not limited to:

- The cost of a birth certificate
- Taxi service or Other (Uber/Lyft) to transport to time-sensitive appointments
- A short motel stay prior to housing placement
- A long-distance bus ticket, train, or other mode of transportation, to connect a homeless resident with an out-of-town housing or employment opportunity or reunite with family members/friends that have housing available to them.

2. Employment

Offer employment services tailored to work with and assist chronically homeless persons.

C. Office/Desk Space

Mercy House is requesting the City to provide office/desk space for the Outreach Team Member when the Outreach Team Member is actively engaged in the 20 hours of homeless outreach services for the City of Laguna Hills.

SCHEDULE OF PERFORMANCE

The services as described above will be provided during Fiscal Year 2022/2023 with an effective date of July 1, 2022, and an end date of June 30, 2023.

PAYMENT SCHEDULE

To fund the estimated twenty (20) hours per week of outreach services for this current fiscal year for the City of Laguna Hills, Mercy House is requesting from the City a total not exceed cost of \$59,861 as illustrated in the table below. Hours worked per week may be less or more than the estimated 20 hours based on workload.

Mercy House will submit invoices on a monthly basis for hourly time that is billable to the City of Laguna Hills. Billable hours are hours that are being spent in the City of Laguna Hills working on the tasks as outlined in this proposal. Non-billable hours are hours such as sick time, holiday pay or vacation pay. Overhead and indirect costs associated with operating the program, including but not limited to accounting and payroll processing, supplies and management and oversight of salaried staff position will also be included in each monthly invoice.

Manager	\$ 11,408
Supervisor	\$ 9,295
Outreach Worker	\$ 25,350
Program Services and Supplies	\$ 6,000
Admin	\$ 7,808
Total Not to Exceed Amount	\$ 59,861



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk

ISSUE: Designation of Voting Delegate for League of California Cities Annual Conference

RECOMMENDATION: That the City Council appoint the Mayor as the Voting Delegate and appoint the Mayor Pro Tempore as the Voting Delegate Alternate for the League of California Cities Annual Conference.

SUMMARY:

Cal Cities 2022 Annual Conference and Expo is scheduled for Wednesday, September 7, 2022, through Friday, September 9, 2022, in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) scheduled for Friday, September 9, 2022. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy. The attached Memorandum from Cal Cities describes the process and provides procedures for voting at the Annual Conference.

In order to vote at the Annual Business Meeting, the City Council must designate a Voting Delegate and, if so desired, a Voting Delegate Alternate. The Voting Delegate Form must be returned to Cal Cities no later than Friday, September 2, 2022. Cal Cities by-laws provide that each City is entitled to one vote in matters affecting municipal or Cal Cities policy. At its December 14, 2021 meeting, the City Council reconfirmed the appointment of the Mayor as the Voting Delegate and the Mayor Pro Tempore as the alternate. It is appropriate to appoint Mayor Wheeler as the Voting Delegate and Mayor Pro Tempore Heft as the Voting Delegate Alternate.

Voting Delegates for Cal Cities

June 28, 2022

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ATTACHMENTS:

- Cal Cities 2022 Voting Delegate Packet

Council Action Advised by August 31, 2022

DATE: June 1, 2022

TO: City Managers and City Clerks

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference & Expo – September 7-9, 2022

Cal Cities 2022 Annual Conference & Expo is scheduled for September 7-9, 2022 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 9. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Friday, September 2. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

- **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. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected 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.
- **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 will open by June 1 on the [Cal Cities](#) website. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. 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 them into the voting area during the Business Meeting.

- **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 Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Long Beach Convention Center, will be open at the following times: Wednesday, September 7, 8:00 a.m. – 6:00 p.m.; Thursday, September 8, 7:00 a.m. – 4:00 p.m.; and Friday, September 9, 7:30 a.m.–12:30 p.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, 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 completing the voting delegate and alternate form and returning it to Cal Cities office by Friday, September 2. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

Annual Conference Voting Procedures

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 Annual Conference, 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 Business Meeting.
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 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 or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
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 Business Meeting.

**CITY:** LAGUNA HILLS**2022 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Friday, September 2, 2022. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATEName: Dave WheelerTitle: Mayor**2. VOTING DELEGATE - ALTERNATE**Name: Janine HeftTitle: Mayor Pro Tempore**3. VOTING DELEGATE - ALTERNATE**

Name: _____

Title: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: Melissa Au-Yeung Email: mau-yueng@lagunahillsca.govMayor or City Clerk Date _____ Phone (949) 707-2621
(circle one) (signature)

Please complete and return by Friday, September 2, 2022 to:

Darla Yacub, Assistant to the Administrative Services Director

E-mail: dyacub@calcities.org; Phone: (916) 658-8254



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Approval of Minutes for June 14, 2022, Regular Meeting

RECOMMENDATION: That the Planning Agency approve the Planning Agency Minutes for the June 14, 2022, Regular Meeting.

ATTACHMENTS:

- 220614 PA Minutes

5. PLANNING AGENCY

Mayor Wheeler recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:13p.m.

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Dave Wheeler	Chair	Present	
Janine Heft	Vice Chair	Present	
Don Caskey	Agency Member	Present	
Erica Pezold	Agency Member	Remote	
Don Sedgwick	Agency Member	Present	

5.2. PUBLIC COMMENTS

There were no Planning Agency public comments on non-agendized items.

5.3. APPROVAL OF MINUTES

There were no Planning Agency Minutes to approve.

5.4. ADMINISTRATIVE REPORTS

There were no Planning Agency Administrative Reports.

5.5. PLANNING AGENCY PUBLIC HEARINGS

5.5.1 Conditional Use Permit (CUP) No. USE-0089-2022, a Request by John Ramirez to Establish a Veterinary Clinic, Rise Pet Care, in an Existing 20,000 Square-Foot Tenant Space Located at 24721 Alicia Parkway, Suite A

Community Development Director Longenecker reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Wheeler opened the public hearing.

Project Architect, Niall F. Saunders and Rise Pet Care President/CEO, John Thompson, spoke in favor of the project, responded to Agency Member requests for additional information, and agreed to abide by the project's conditions of approval.

Chair Wheeler closed the public hearing.

Recommendation: That the Planning Agency: 1) Conduct a public hearing; 2) Find and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities); and 3) Adopt Resolution No. PA2022-06-14-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. USE-0089-2022, a request by John Ramirez, on behalf of Rise Pet Care, to establish a veterinary clinic in an existing 20,000 square-foot tenant space located at 24721 Alicia Parkway, Suite A, including an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities)."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Vice Chair
SECONDER:	Erica Pezold, Agency Member
AYES:	Dave Wheeler, Chair; Janine Heft, Vice Chair; Don Caskey, Agency Member; Erica Pezold, Agency Member; Don Sedgwick, Agency Member

PLANNING AGENCY ADJOURNMENT

Chair Wheeler adjourned the Planning Agency Meeting at 7:29 p.m. and reconvened the City Council Meeting. All Council Members were present in Chamber.

6. CITY COUNCIL PUBLIC HEARINGS

6.1 Residential and Commercial Rate Adjustments Relating to State Mandated (SB 1383) Organic Waste Recycling Requirements and Proposed Amendment No. 2 to Franchise Agreement with CR&R Incorporated

Mayor Wheeler opened the public hearing.

Deputy City Manager/Community Services Director Reynolds reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Council Member requests for additional information.

Assistant Clerk Lee provided an oral report on number of written protests received.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Chair and Agency Members

FROM: Amber M. Shah P.E.
Acting Public Services Director

ISSUE: Adoption of a Resolution Making Findings of General Plan Consistency for the Proposed 2022/2023 Fiscal Year Capital Improvement Program

RECOMMENDATION: That the Planning Agency adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, finding that the proposed 2022/2023 Fiscal Year Capital Improvement Program conforms with the General Plan of the City of Laguna Hills pursuant to California Government Code Section 65401."

SUMMARY:

In accordance with Section 65401 of the California Government Code, a Capital Improvement Program (CIP) is required to annually be submitted to the City's Planning Agency for review and determination as to its conformance with the adopted General Plan. Staff has prepared this report outlining the General Plan Goals that support the various Capital Improvement Projects as are included in the next fiscal year budget. Accordingly, Staff recommends that the Planning Agency make a finding that the 2022/2023 fiscal year projects included in the CIP are in conformance with the General Plan by adopting the proposed Resolution.

BACKGROUND:

California Government Code Section 65401 requires that departments within municipalities responsible for implementing CIP projects prepare and present the following to the Planning Agency: 1) A comprehensive list of the proposed CIPs for the following budget cycle; and 2) A report as to conformity of that plan with the adopted

General Plan Conformity Report CIP FY 2022/2023

June 28, 2022

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General Plan.

The multi-year CIP was adopted by the City Council on June 22, 2021, to include projects in the 2022/2023 fiscal year. The specific projects included in the next fiscal year's CIP, along with the accompanying General Plan Goals they support, are described below. The identified CIP project numbers correspond to the budget project numbers and categories as listed in Exhibit A of the attached Resolution.

Streets, Signals, and Lighting

The following project meets Mobility Goal M-1 (Provide a safe and efficient local transportation system consistent with the general County standards and the regional system) and Mobility Goal M-2 (Implement improvements that foster improved traffic safety on the circulation system for all drivers, pedestrians, and cyclists).

- La Paz Road Widening Project (CIP 184) - Provides for the design of the widening of La Paz Road from McIntyre Street to Cabot Road for improved traffic flow and traffic safety.

Parks

The following project meets Conservation and Open Space Goal COS-2 (Expand and maintain the City's integrated parks, recreation, and trails system to meet the needs of residents of all ages).

- Community Center and Sports Complex Field Renovations (CIP 238) - Provides for the replacement of sports turf at the Community Center and Sports Complex soccer fields as needed to improve the playability of the fields, as well as additional maintenance of the baseball fields at the Community Center and Cabot Park.
- General Park Renovations (CIP 241) – Provides for the replacement of worn equipment, hardscape or landscape as needed for full utilization of the recreation facility.

Flood Control and Water Quality

The following projects meet Conservation and Open Space Goal COS-1 (Manage limited resources so that future generations can enjoy the environmental and scenic wealth this community has to offer).

- NPDES/Water Quality Program (CIP 410) - Provides for water quality evaluations,

data collection, reporting and improvement initiatives seeking to reduce pollutants within water runoff reaching the storm drain systems, in accordance with the NPDES permits.

Public Facilities

The following projects meet Community Services and Facilities Goal CSF-1 (Establish and maintain a high level of community facilities and services to meet the needs of the community and enhance the quality of life in Laguna Hills) and Conservation and Open Space Goal COS-2 (Expand and maintain the City's integrated parks, recreation, and trails system to meet the needs of residents of all ages).

- Community Center Renovation (CIP 513) - Provides for various scheduled maintenance and equipment replacement at the Community Center building.
- Sports Complex Renovations (CIP 514) - Provides for various scheduled maintenance and equipment replacement at the Sports Complex.

Staff recommends that the Planning Agency find that the 2022/2023 fiscal year projects included in the CIP are in conformance with the City's General Plan by adoption of the attached Resolution.

CEQA FINDINGS:

The Planning Agency finds that this action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This General Plan conformity determination does not constitute "approval" of any of the listed projects and, for that reason, this action of the Planning Agency is exempt from the requirements of CEQA. All projects listed in the CIP will be reviewed individually pursuant to the requirements in CEQA and the Planning Agency's review for General Plan consistency does not commit the City to any one of the listed projects. In addition, CEQA Guidelines Section 15378 specifically excludes organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment.

ATTACHMENTS:

- Proposed Resolution - GP CIP Conformity
- Exhibit A to Proposed Resolution - FY 2022/2023 CIP Project Summary
- Exhibit B to Proposed Resolution - GP CIP Conformity Findings

RESOLUTION NO. PA2022-06-28-X

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, FINDING THAT THE PROPOSED 2022/2023 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM CONFORMS WITH THE GENERAL PLAN OF THE CITY OF LAGUNA HILLS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65401

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, on December 20, 1991, the City of Laguna Hills was established as a duly organized municipal corporation of the State of California; and

WHEREAS, on June 28, 1994, the City of Laguna Hills adopted its General Plan incorporating all State mandated elements; and

WHEREAS, on July 14, 2009, the City of Laguna Hills adopted an update to the Laguna Hills General Plan, which has subsequently been amended from time to time; and

WHEREAS, California Government Code Section 65401 requires the Planning Agency to annually review a comprehensive list of proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year, and report to City Council as to conformity of that coordinated program with the City's General Plan; and

WHEREAS, the City Manager of the City of Laguna Hills has prepared a Six Year Capital Improvement Program Project Summary List and Budget, which identifies proposed 2022/2023 fiscal year public works projects; and

WHEREAS, on June 28, 2022, at a regularly scheduled meeting, the Planning Agency reviewed and considered the comprehensive list of 2022/2023 fiscal year public works projects included in the City of Laguna Hills Six Year Capital Improvement Program Project Summary List and Budget, and concluded said review prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Each of the 2022/2023 fiscal year public works projects included in the City of Laguna Hills Six Year Capital Improvement Program Project Summary List and

Budget, attached hereto as Exhibit “A” and incorporated herein by reference conforms with the City’s General Plan based on the information and findings set forth in Exhibit “B”, attached hereto and incorporated herein by reference.

SECTION 3. The Planning Agency finds that this action is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This General Plan conformity determination does not constitute “approval” of any of the listed projects and, for that reason, this action of the Planning Agency is exempt from the requirements of CEQA. All projects listed in the CIP will be reviewed individually pursuant to the requirements in CEQA and the Planning Agency’s review for General Plan consistency does not commit the City to any one of the listed projects. In addition, CEQA guidelines Section 15378 specifically excludes organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment.

SECTION 4. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Agency’s report regarding the conformity of the 2022-2023 fiscal year public works projects included in the City of Laguna Hills Six Year Capital Improvement Program Project Summary List and Budget with the City’s adopted General Plan as required by California Government Code Section 65401.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2022.

DAVE WHEELER, CHAIR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. PA2022-06-28-X adopted by the Planning Agency of the City of Laguna Hills,
California, at a Regular Meeting thereof held on the 28th day of June 2022, by the following
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

EXHIBIT A

CITY OF LAGUNA HILLS SIX YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT SUMMARY LIST AND BUDGET

INCLUDING

2022/2023 FISCAL YEAR PROJECTS

**CITY OF LAGUNA HILLS
SIX YEAR CAPITAL IMPROVEMENT PROGRAM
PROJECT SUMMARY**

PROJECT No.	PROJECT	TOTAL COST	FISCAL YEAR 2021/22	FISCAL YEAR 2022/23	FISCAL YEAR 2023/24	FISCAL YEAR 2024/25	FISCAL YEAR 2025/26	FISCAL YEAR 2026/27	FUTURE
STREET, SIGNALS AND LIGHTING									
101	Annual Street Maintenance	\$ 11,300,000	\$ 2,900,000	\$ -	\$ 2,600,000	\$ -	\$ 2,900,000	\$ -	\$ 2,900,000
112	Traffic Signals	1,000,000	-	-	-	-	-	-	1,000,000
139	Cabot Widening - La Paz to Paseo de Valencia	3,500,000	-	-	-	-	-	-	3,500,000
145	Paseo de Valencia Widening	9,000,000	-	-	-	-	-	-	9,000,000
168	Traffic Signal Improvements/Coordination Projects	325,000	100,000	-	75,000	-	75,000	-	75,000
170	Access Ramp Construction - Citywide/Transition Plan	4,600,000	-	-	100,000	-	-	-	4,500,000
171	La Paz Road Sidewalk Widening	1,500,000	-	-	-	-	-	-	1,500,000
178	South Moulton Pavement Rehabilitation (VIA Lomas to SCL)	2,000,000	-	-	-	-	-	-	2,000,000
181	Oso Parkway Pavement Rehabilitation (Cabot to WCL)	2,000,000	-	-	-	-	-	-	2,000,000
182	Lake Forest Drive Pavement Rehabilitation (ECL to WCL)	2,000,000	-	-	-	-	-	-	2,000,000
183	Avenida Carlota Pavement Rehabilitation (El Toro Rd to Los Alisos Blvd)	1,000,000	-	-	-	-	-	-	1,000,000
184	La Paz Road Widening (McIntyre to Cabot)	2,100,000	-	100,000	-	-	-	-	2,000,000
185	Replacement of ISNS & Cameras at all Traffic Signal Locations	375,000	-	-	125,000	-	125,000	-	125,000
	Sub-Total	\$ 40,700,000	\$ 3,000,000	\$ 100,000	\$ 2,900,000	\$ -	\$ 3,100,000	\$ -	\$ 31,600,000

CITY OF LAGUNA HILLS
SIX YEAR CAPITAL IMPROVEMENT PROGRAM
PROJECT SUMMARY

PROJECT No.	PROJECT	TOTAL COST	FISCAL YEAR 2021/22	FISCAL YEAR 2022/23	FISCAL YEAR 2023/24	FISCAL YEAR 2024/25	FISCAL YEAR 2025/26	FISCAL YEAR 2026/27	FUTURE
STREETSCAPE									
301	Alicia Parkway Median Islands Landscape Rehabilitation	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
305	La Paz Median Islands	3,700,000	-	-	-	-	-	-	3,700,000
307	Entry Monuments	750,000	-	-	-	-	-	-	750,000
312	Paseo de Valencia Median Island Rehabilitation	3,500,000	-	-	-	-	-	-	3,500,000
314	Paseo de Valencia Median Islands	2,250,000	-	-	-	-	-	-	2,250,000
315	Rehabilitation of Oso Median Islands	3,000,000	-	-	-	-	-	-	3,000,000
322	Rehabilitation of Moulton Median Island	2,500,000	-	-	-	-	-	-	2,500,000
323	Rehabilitation of Laguna Hills Drive Median Island	900,000	-	-	-	-	-	-	900,000
324	Rehabilitation of La Paz Median Island	1,250,000	-	-	-	-	-	-	1,250,000
325	Ridge Route Median Islands - Santa Vittoria to Moulton Pkwy	2,250,000	-	-	-	-	-	-	2,250,000
326	Laguna Hills Drive Median Islands and North Parkway	750,000	-	-	-	-	-	-	750,000
330	Alicia Pkwy & Paseo de Valencia Street Tree Program	750,000	-	-	-	-	-	-	750,000
331	Synthetic Landscape Turf Median Islands	1,000,000	-	-	-	-	-	-	1,000,000
333	Ridge Route Medians - Moulton Pkwy to Avenida de la Carlota	2,500,000	-	-	-	-	-	-	2,500,000
334	Aliso Hills Drive North Down Slope	1,000,000	-	-	-	-	-	-	1,000,000
335	La Paz Road South Side Slope Renovation	5,500,000	-	-	-	-	-	-	5,500,000
336	Palermo and Taranto Slope Renovation	300,000	-	-	-	-	-	-	300,000
337	San Remo Drive Slope Renovation	800,000	-	-	-	-	-	-	800,000
338	Paseo De Valencia East and West Parkway Renovation	800,000	-	-	-	-	-	-	800,000
339	Paseo de Valencia Southwest Parkway Renovation	650,000	-	-	-	-	-	-	650,000
	Sub-Total	\$ 35,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,150,000

**CITY OF LAGUNA HILLS
SIX YEAR CAPITAL IMPROVEMENT PROGRAM
PROJECT SUMMARY**

PROJECT NO.	PROJECT	TOTAL COST	FISCAL YEAR 2021/22	FISCAL YEAR 2022/23	FISCAL YEAR 2023/24	FISCAL YEAR 2024/25	FISCAL YEAR 2025/26	FISCAL YEAR 2026/27	FUTURE
FLOOD CONTROL & WATER QUALITY									
403	Storm Drain/Slope Repairs	\$ 200,000	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
406	F23 Canada Channel (Veeh Park)	750,000	-	-	-	-	-	-	750,000
407	Aliso Creek Watershed	500,000	-	-	-	-	-	-	500,000
410	NPDES / Water Quality Program	1,400,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
411	Largo Storm Drain Improvements (secondary outlet)	500,000	-	-	-	-	-	-	500,000
412	Water Quality (2) Improvements	1,000,000	250,000	-	250,000	-	250,000	-	250,000
413	Oso Parkway Wetlands	500,000	-	-	-	-	-	-	500,000
	Sub-Total	\$ 4,850,000	\$ 500,000	\$ 200,000	\$ 500,000	\$ 200,000	\$ 500,000	\$ 200,000	\$ 2,750,000
PARKS									
234	Aliso Hills Park	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
237	Park Refurbishment Project	240,000	240,000	-	-	-	-	-	-
238	Community Center and Sports Complex Field Renovations	775,000	50,000	225,000	-	250,000	-	250,000	-
241	General Park Renovations	6,550,000	-	300,000	-	350,000	-	400,000	5,500,000
243	Restoration of Various Parks	6,500,000	-	-	500,000	500,000	500,000	500,000	4,500,000
242	Recreation Facilities Needs Assessment	75,000	-	-	75,000	-	-	-	-
	Sub-Total	\$ 17,140,000	\$ 290,000	\$ 525,000	\$ 575,000	\$ 1,100,000	\$ 500,000	\$ 1,150,000	\$ 13,000,000
PUBLIC FACILITIES									
505	Civic Center Renovations	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
506	Skate Facility Enhancements	400,000	-	-	-	-	-	-	400,000
508	Equipment & Supply Storage Building	600,000	-	-	-	-	-	-	600,000
510	Public Art Program - Civic Center	350,000	-	-	350,000	-	-	-	-
513	Community Center Renovation	300,000	-	100,000	-	100,000	-	100,000	-
514	Sports Complex Renovations	425,000	-	100,000	125,000	100,000	-	100,000	-
519	Holiday Pavilion Landscaping	50,000	-	-	50,000	-	-	-	-
518	Automated License Plate Readers	150,000	-	-	-	150,000	-	-	-
	Sub-Total	\$ 2,425,000	\$ 50,000	\$ 200,000	\$ 525,000	\$ 350,000	\$ -	\$ 200,000	\$ 1,100,000

**CITY OF LAGUNA HILLS
SIX YEAR CAPITAL IMPROVEMENT PROGRAM
PROJECT SUMMARY**

PROJECT No.	PROJECT	TOTAL COST	FISCAL YEAR 2021/22	FISCAL YEAR 2022/23	FISCAL YEAR 2023/24	FISCAL YEAR 2024/25	FISCAL YEAR 2025/26	FISCAL YEAR 2026/27	FUTURE
TRAILS AND OPEN SPACE									
601	Trails Master Plan - Other Projects	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
606	Trail Head Plazas	1,250,000	-	-	-	-	-	-	1,250,000
607	Aliso Hills Channel Pedestrian Crossing JO5PO3	500,000	-	-	-	-	-	-	500,000
608	Multi-use Trail - Alicia to La Paz	4,500,000	-	-	-	-	-	-	4,500,000
609	Multi-use Trail - Community Center to Indian Hill	900,000	-	-	-	-	-	-	900,000
610	Loop Trails in Alicia Open Space	500,000	-	-	-	-	-	-	500,000
611	La Paz Multi-use Trail - Alameda to Paseo de Valencia	10,000,000	-	-	-	-	-	-	10,000,000
612	Alicia Pedestrian Bridge at Trail	1,500,000	-	-	-	-	-	-	1,500,000
613	Trail along SJHTC	400,000	-	-	-	-	-	-	400,000
614	Alicia Open Space Landscaping	16,500,000	-	-	-	-	-	-	16,500,000
615	La Paz Open Space Riparian Habitat- Alameda to Paseo de Valencia	12,500,000	-	-	-	-	-	-	12,500,000
616	Aliso Hills Area Open Space	5,000,000	-	-	-	-	-	-	5,000,000
617	Oso Parkway Open Space Landscape	8,500,000	-	-	-	-	-	-	8,500,000
618	Ridge Route Open Space	900,000	-	-	-	-	-	-	900,000
619	Slope Renovation South of Aliso Creek	900,000	-	-	-	-	-	-	900,000
620	Miscellaneous Landscape Renovations - Various Areas	2,000,000	-	-	-	-	-	-	2,000,000
621	Recycled Water Conversions	1,000,000	-	-	-	-	-	-	1,000,000
622	Luna Bonita Slope Renovation	200,000	200,000	-	-	-	-	-	-
	Sub-Total	\$ 70,050,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,850,000
	Grand Total	\$ 170,315,000	\$ 4,040,000	\$ 1,025,000	\$ 4,500,000	\$ 1,650,000	\$ 4,100,000	\$ 1,550,000	\$ 153,450,000

EXHIBIT B

2022/2023 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS GENERAL PLAN CONFORMITY FINDINGS

Streets, Signals, and Lighting

The following project meets Mobility Goal M-1 (Provide a safe and efficient local transportation system consistent with the general County standards and the regional system) and Mobility Goal M-2 (Implement improvements that foster improved traffic safety on the circulation system for all drivers, pedestrians, and cyclists).

- La Paz Road Widening Project (CIP 184) - Provides for the design of the widening of La Paz Road from McIntyre Street to Cabot Road for improved traffic flow and traffic safety.

Parks

The following project meets Conservation and Open Space Goal COS-2 (Expand and maintain the City's integrated parks, recreation, and trails system to meet the needs of residents of all ages).

- Community Center and Sports Complex Field Renovations (CIP 238) - Provides for the replacement of sports turf at the Community Center and Sports Complex soccer fields as needed to improve the playability of the fields, as well as additional maintenance of the baseball fields at the Community Center and Cabot Park.
- General Park Renovations (CIP 241) – Provides for the replacement of worn equipment, hardscape or landscape as needed for full utilization of the recreation facility.

Flood Control and Water Quality

The following projects meet Conservation and Open Space Goal COS-1 (Manage limited resources so that future generations can enjoy the environmental and scenic wealth this community has to offer).

- NPDES/Water Quality Program (CIP 410) - Provides for water quality evaluations, data collection, reporting and improvement initiatives seeking to reduce pollutants within water runoff reaching the storm drain systems, in accordance with the NPDES permits.

Public Facilities

The following projects meet Community Services and Facilities Goal CSF-1 (Establish and maintain a high level of community facilities and services to meet the needs of the community and enhance the quality of life in Laguna Hills) and Conservation and Open Space Goal COS-2 (Expand and maintain the City's integrated parks, recreation, and trails system to meet the needs of residents of all ages).

- Community Center Renovation (CIP 513) - Provides for various scheduled maintenance and equipment replacement at the Community Center building.
- Sports Complex Renovations (CIP 514) - Provides for various scheduled maintenance and equipment replacement at the Sports Complex.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Larry Longenecker
Community Development Director

ISSUE: General Plan Amendment RZNE-0003-2020 for the 2021-2029 Housing Element Update and Safety Element Update

RECOMMENDATION: That the City Council: 1) Conduct a public hearing and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting an addendum to the Laguna Hills General Plan Program Environmental Impact Report, as previously addended, and adopting RZNE-0003-2020, an update to the Laguna Hills General Plan Housing Element for the 2021-2029 planning period and an update to the Laguna Hills General Plan Safety Element, as required by state law."

SUMMARY:

The state-mandated General Plan Housing Element serves as a policy document to assess the City's housing characteristics and community needs, and to plan for the existing and projected housing needs of all segments of the community, including new housing units as identified in the state-mandated Regional Housing Needs Assessment (RHNA). The City's assigned RHNA obligation for the 2021-2029 planning period is 1,985 new housing units. State law requires the Housing Element to include a Housing Plan, with an inventory of housing sites suitable to accommodate the RHNA.

The Housing Element is unique in the level of state involvement in the review process. Under state law, cities and counties are required to submit their draft housing elements to the State Department of Housing and Community Development (HCD) for review and issuance of findings as to whether, in its opinion, the element complies with state law.

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The City Council considered public review drafts of the Housing Element Update at three regularly scheduled meetings: October 26, 2021, January 11, 2022, and May 24, 2022. Four public workshops were conducted as part of the City's outreach efforts, including two workshops with the City Council, on March 26, 2022, and May 3, 2022. At the May 3 public workshop, the City Council reached majority consensus on specific parcels to include in the draft Housing Element housing sites inventory to accommodate the RHNA.

At its regular meeting on May 24, 2022, The City Council directed Staff to prepare the revised draft 2021-2029 Housing Element Update for adoption consideration, and directed staff to submit the revised draft Housing Element to HCD for a 60-day review period. Staff submitted the Housing Element to HCD on June 3, 2022, with HCD findings due to the City on or before August 3, 2022. Staff and the City's consultant, PlaceWorks, believe that the revised Draft Housing Element, provided in Exhibit 3 to Attachment A, addresses all of HCD's findings and Staff anticipates the Housing Element will be found to comply with Housing Element law.

At the May 24, 2022, City Council meeting, the Council also directed Staff to prepare the Safety Element Update for adoption consideration, which is required by new state law to be updated concurrently with Housing Element Updates.

BACKGROUND:

Each city in California is required by state law to maintain a plan for the orderly growth and development of the city, to guide decisions about the use of land and manage the physical, social, and economic changes that occur within a community. This document, called a General Plan, is comprised of several mandatory elements including a Housing Element, the only General Plan Element reviewed by the state for compliance with state law.

Housing Element

The Housing Element is required to identify and analyze existing and projected housing needs, and includes statements of a city's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. A city, in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et seq.

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The Housing Element is required by state law to be updated every eight years consistent with regional housing cycles. The City's 5th Cycle Housing Element was adopted on October 8, 2013, and covered the 2013-2021 planning period. This report describes the state-mandated 6th Cycle Housing Element Update covering the 2021-2029 planning period, as well as a related, state-mandated update to the City's Safety Element, discussed below.

A key housing element requirement is identification of the City's obligation to plan for new housing during the planning period. This is accomplished through a regional process called the Regional Housing Needs Assessment (RHNA). Laguna Hills' assigned "fair share" of the regional housing need for 5th Cycle planning period was one very-low- and one low-income unit, for a total of two dwelling units. For the new 6th Cycle 2021-2029 Planning Period the City's total RHNA is 1,985 new units, distributed within income categories as shown in Table 1, RHNA Obligation by Income Category. It is important to note that the City is not required to construct new housing units; rather, the City must demonstrate it has adequate land capacity and zoning to accommodate the City's RHNA obligation.

Table 1: RHNA Obligation by Income Category	
Income Category	2021-2029 RHNA
Very Low (<50% AMI)	568
Low (51–80% AMI)	353
Moderate (81–120% AMI)	354
Above Moderate (>120% AMI)	710
Total	1,985
Source: SCAG RHNA, 2021	

Safety Element

The purpose of a Safety Element of the General Plan is to address existing or anticipated safety hazards that may adversely affect the community. By establishing goals and policies to minimize risk to residents and visitors, the Safety Element sets forth the framework that will inform and guide the regulation of existing and proposed development in hazard-prone areas, promote urban design to ensure safe streets and neighborhoods, and establish methods to ensure safety and organization during emergency situations. Accordingly, this Element specifically covers potential risks associated with seismic and geologic activity, fire, neighborhood safety, hazardous

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materials and waste, nuclear power, flood, stormwater, and climate change. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed. Recent legislation, including SB 1241, SB 379, and SB 99, amended Government Code Section 65302 to require that upon subsequent revisions of a city's Housing Element, after January 1, 2020, a city's Safety Element shall also be reviewed and updated as necessary.

The draft Safety Element Update was initially considered at the City Council's regularly scheduled public meeting on January 25, 2022, with comments from City Council regarding coordination with Homeowners Associations in support of local preparedness plans, and an expanded description of the Local Hazard Mitigation Plan.

Public Outreach

Substantial public outreach was conducted for the draft Housing Element Update, as well as the Safety Element Update. In addition to stakeholder interviews and an online survey, multiple public workshops and public City Council meetings were conducted, as follows:

- **November 10, 2020:** The Housing Element Update process was introduced at this regularly scheduled City Council meeting.
- **June 30, 2021:** An online workshop was held to provide an overview of the Housing Element Update process and to receive public comments.
- **August 5, 2021:** A Thursday evening public workshop was held in the Community Center Heritage Room, to review specific Housing Element criteria as mandated by state law, and to receive public comments;
- **October 26, 2021:** The first public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, and subsequently submitted to HCD for review and comment.
- **January 11, 2022:** The second public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, including comments received by HCD. The staff report from this meeting is provided as Attachment B to this report.
- **March 26, 2022:** A Saturday afternoon public workshop with the City Council was held in the City Hall Council Chamber to review the draft Housing Element Update including primarily the housing sites inventory to accommodate the City's RHNA obligation.

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- **May 3, 2022:** A Tuesday evening workshop with the City Council was held at the City's Community Center to further discuss the housing sites inventory. At this workshop the Council reached majority consensus on specific candidate rezone sites to include in the City's housing sites inventory (see Pages H-179, H-180, and H-185 through H-193 of Exhibit 3 to Attachment A).
- **May 24, 2022:** The third public review draft of the Housing Element was considered at this regularly scheduled City Council meeting. The staff report from this meeting is provided as Attachment C to this report.

DISCUSSION:

Housing Element

The City's Housing Element is organized into the following required sections to meet statutory requirements:

- **Housing Needs**, a detailed analysis of demographic and employment/income trends, housing conditions and affordability, and special housing needs.
- **Constraints on Housing Production**, an examination of potential constraints to housing development including governmental factors such as land use regulations and non-governmental factors such as the cost of land and availability of financing.
- **Resources**, a detailed inventory of land available for housing development and a demonstration of the City's capacity to meet its Regional Housing Needs Allocation (RHNA), as well as description of administrative and financial resources available to assist with the development, improvement, and preservation of housing in the community.
- **Fair-Housing Assessment**, new for the 6th cycle Housing Element, Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH). The AFH analyzes a range of required indicators that fall into the following categories: Patterns of Integration & Segregation, Access to Opportunity, Disproportionate Housing Need/Displacement Risk, Enforcement and Outreach Capacity, and Other Relevant Factors. The AFH includes an analysis of the Housing Element sites inventory, which overlays the sites with the fair housing layers to compare the distribution of sites and their projected affordability with fair housing indicators (income distribution, transit access, etc.). Local jurisdictions are mandated to Affirmatively Further Fair Housing (AFFH), which means "taking meaningful actions, in addition to combating discrimination, that overcome

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patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” State law requires all local jurisdictions to assess patterns both locally and regionally to compare conditions at the local level to the rest of the region.

- **Housing Plan,** a detailed description (quantified, where possible) of accomplishments toward implementing programs from the City’s current Housing Element, as well as an analysis of the continued appropriateness and feasibility of each program for the new planning cycle.
- **Appendix A: Implementation Program,** a detailed description of the Housing Element specific implementation programs addressing: Neighborhood and Housing Preservation; Housing Availability; Zoning Ordinance Updates; Equal Housing Opportunity; and Implementation and Monitoring.
- **Appendix B: Summary of Public Input.**
- **Appendix C: Owner Interest Letters.**

Consultation with HCD

The Housing Element is unique in the level of state involvement in the review process. Under state law, cities and counties are required to submit their draft housing elements to HCD for review and issuance of findings as to whether, in its opinion, the element complies with state law. A finding of compliance by HCD is referred to as “certification.” Housing Element certification is important in preserving the City’s eligibility for some state grant programs, in maintaining the legal adequacy of the General Plan, and in maintaining the City’s local control of land use decisions.

A draft of the City’s Housing Element Update was initially considered by the City Council on October 26, 2021, and submitted to HCD on November 4, 2022, for a 60-day review and comment period. HCD provided a comment letter to the City dated January 4, 2022 (Attachment D). Staff and the City’s Housing Element consultant, PlaceWorks, evaluated HCD’s comments and prepared revised drafts of the Housing Element that were considered by City Council at regularly scheduled meetings on January 11, 2022, and May 24, 2022. Specific revisions to the draft Housing Element, to address HCD comments, are detailed in those City Council staff reports, provided as Attachments B and C, respectively, to this report. Staff and the consultant believe that the revised Draft Housing Element, provided in Exhibit 3 to Attachment A, addresses all of HCD’s findings and Staff anticipates the Housing Element will be found to comply with Housing Element law.

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At the May 24, 2022, regularly scheduled City Council meeting, the Council directed Staff to submit the revised draft Housing Element Update to HCD and to proceed with public review of the Housing Element Update in preparation for adoption consideration. On May 27, 2022, the current draft of the Housing Element Update was posted to the City's website and provided for a 30-day public review period ending June 27, 2022. The revised draft Housing Element was submitted to HCD on June 3, 2022, and all comments received during the 30-day public review period will be transmitted to HCD on June 28, 2022. State law provides a 60-day period for HCD to review the City's revised draft Housing Element, with HCD findings due to the City on or before August 3, 2022.

Safety Element

The proposed Safety Element reflects updated figures and new data, and it incorporates new sections required by legislation enacted since the Safety Element's comprehensive update in 2009. The revisions are minor in nature, and all are necessary to comply with the SB 1241, SB 379, and SB 99, which requires the Safety Element be updated, as necessary, in conjunction with the Housing Element Update.

Multiple agencies reviewed and provided comments to the draft Safety Element Update including: California Geological Survey; Orange County Fire Authority; and Orange County Sheriff's Department. City staff comments were provided from both the Community Development and Public Services Departments.

New Legislation

The proposed Safety Element Update is not comprehensive in nature, in that it seeks only to incorporate new information and areas of analysis required by state laws that have been enacted since the City's Safety Element was last adopted, in 2009. New legislation is described below along with a description of how the proposed Safety Element Update addresses each law:

- Senate Bill 1241 (2012) requires General Plan Safety Elements be updated at the time of a Housing Element update to address the risk of fire. The updated element includes the Orange County Fire Authority's response time objectives, community education resources on fire safety and a brief discussion on the effects of wildfire smoke. See Pages S-12 and S-13. (Though not required pursuant to this legislation, the Orange County Sheriff's Department's response time objectives are also now provided on Page S-17, under the Law Enforcement and Criminal Activities section.)

- Senate Bill 379 (2015) requires updates to address climate adaptation and resiliency strategies that are locally applicable in conjunction with an update to the Housing Element. Found on pages S-22 to S-25, this is a new section that identifies the following potential climate-related hazards: air quality, drought, extreme heat and warm nights, human health hazards (infectious disease), and extreme storms. Discussion in this section is largely based on a legislatively-required Vulnerability Assessment that looks at how populations and assets may be affected by climate change. The Vulnerability Assessment is provided in Appendix A on Pages S-39 to S-42.
- Senate Bill 99 (2019) requires local governments to identify residential developments in hazard areas that do not have at least two evacuation routes (i.e., ingress/egress). As seen in Figure S-10 (Page S-28), there are a total of 24 residential areas that lack at least two evacuation routes. Using Figure S-1 (Page S-5) as a cross-reference, these areas are identified because they are situated in areas susceptible to landslide.
- Assembly Bill 747 (2019) requires cities to identify emergency evacuation routes for a range of emergency scenarios. Evacuation routes are now identified in Figure S-9 (page S-27) and include the following arterial roadways and freeways: Lake Forest Drive, El Toro Road, Glenwood Drive, Los Alisos Boulevard, Alicia Parkway, La Paz Road, Oso Parkway, Moulton Parkway, Paseo de Valencia, State Route 73, and Interstate 5. (Note: Assembly Bill 747 also requires a city to evaluate the capacity, safety and viability of each of the identified evacuation routes at a future date; this will likely be performed upon the next update of the County's Local Hazard Mitigation Plan.)

Proposed Amendments to Safety Element Goals and Policies

The draft Safety Element's Goals and Policies section (Pages S-29 to S-36) sets both broad and specific direction to maintain and advance public safety efforts. It should be noted that all recommended new policies reflect best practices from other cities throughout the state as observed by the consultant team that prepared the draft document. The following are proposed new policies to this section:

- Geology and Seismicity
 - Policy S-1.3: Require that grading activities be designed, per City standards, to avoid obstructing or impeding the natural flow of stormwaters, causing accelerated erosion, or aggravating any existing flooding condition.

This recommended policy is responsive to SB 379.

- Urban and Wildland Fire Hazards
 - Policy S-2.6: Enforce the California Fire Safe Standards and City's Building Code and Fire Code to support fire safety in new and existing developments. Require that new developments demonstrate compliance with local and state standards for fire safety.
 - Policy S-2.7: Encourage the use of fuel breaks and vegetation clearance to maintain emergency access on public and private roads.
 - Policy S-2.8: Ensure that infrastructure and assets that are essential for public health and safety are hardened against fire hazards and critical community services continue to function during and after a fire hazard event.
 - Policy S-2.9: Work with OCFA and water providers in the City to ensure adequate water supply and pressure is available to fight fires.

These recommended policies are responsive to SB 1241.

- Law Enforcement
 - Policy S-3.3: Continue public education efforts and community outreach, including elementary and secondary school students, about crime and drug prevention measures.

By combining public education and community outreach efforts, this recommended policy would consolidate two existing policies into one.

- Flooding and Stormwater Management
 - Policy S-6.3: Prohibit new development in flood hazard zones. When not possible, require construction and operation strategies that would minimize the flood damage to new buildings within flood zones.
 - Policy S-6.5: Require design and development practices for transportation and utilities infrastructure that would maintain the structural and operational integrity of essential public services during flooding.
 - Policy S-6.6: When feasible, locate new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency operation centers, and emergency communications facilities.

These policies are responsive to SB 379.

- Climate Change

All goals and policies in this section are new and responsive to SB 379. Please refer to Pages S-33 to S-35.

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- Emergency Preparedness
 - Policy S-12.1: Coordinate with local Homeowners Associations, businesses, and surrounding jurisdictions to create public-private partnerships and support the development of local preparedness plans and multijurisdictional cooperation and communication agreements for emergency situations.
- This recommended policy is responsive to SB 379.

Proposed Implementation Programs

The proposed Safety Element Update concludes with an implementation plan that identifies 18 general categories of safety issues and proposes implementation programs for all existing and proposed policies. Responsible agencies and potential funding sources are also identified. Please refer to Appendix B on Pages S-43 to S-49. This proposed format is typical in General Plans, elaborates upon the current Safety Element, and is responsive to the aforementioned legislation.

ENVIRONMENTAL REVIEW:

All updates to the City's General Plan are subject to the requirements of the California Environmental Quality Act (CEQA). The City prepared a Program Environmental Impact Report (EIR) for the comprehensive General Plan Update in 2009, State Clearinghouse No. 20080811100. The General Plan EIR was certified by the City Council concurrently with approval of the General Plan Update to the Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, and Noise Elements on July 14, 2009.

Following review of the proposed 2021-2029 Housing Element Update and Safety Element Update, the City of Laguna Hills, as Lead Agency, has determined that the revisions to both elements are a Project subject to CEQA (Public Resources Code [PRC] Sections 21000 et seq.; California Code of Regulations, Title 14, Sections 15000 et seq.). Based on review of the project and the General Plan EIR, the City has determined that the proposed Housing Element Update and Safety Element Update would not result in any new significant environmental impacts or a substantial increase in the severity of a previously identified significant impact. An Addendum to the General Plan EIR was prepared to document this conclusion. No further environmental review is required. (Public Resources Code§ 21166; CEQA Guidelines§§ 15162, 15164.) The EIR Addendum is included as Exhibit 2 to Attachment A.

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FISCAL IMPACT:

Failure to adopt a Housing Element Update, as approved by HCD, can lead to adverse financial impacts on the City. The State requires a certified housing element to be eligible for many State housing, transportation, and infrastructure funding grants.

ATTACHMENTS:

- Attachment A - Proposed Resolution including Exhibits 1-4
- Attachment B - January 11, 2022 Staff Report, No Attachments
- Attachment C - May 24, 2022 Staff Report, No Attachments
- Attachment D - HCD Review Letter, January 4, 2022

RESOLUTION NO. 2022-06-28-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING AN ADDENDUM TO THE LAGUNA HILLS GENERAL PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT, AS PREVIOUSLY ADDENDED, AND ADOPTING RZNE-0003-2020, AN UPDATE TO THE LAGUNA HILLS GENERAL PLAN HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD AND AN UPDATE TO THE LAGUNA HILLS GENERAL PLAN SAFETY ELEMENT, AS REQUIRED BY STATE LAW

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, pursuant to Government Code Section 65300 et seq., cities and counties are required to adopt a comprehensive, long-term General Plan to guide the social, economic, and physical development of their communities; and

WHEREAS, Government Code Section 65302(c) mandates that said General Plan include a Housing Element to adequately plan for the City's existing and projected housing needs, including its share of the regional housing need; and

WHEREAS, the City Council of the City of Laguna Hills adopted the Laguna Hills General Plan Update on July 14, 2009 comprehensively updating the Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, and Noise Elements; and

WHEREAS, the City Council of the City of Laguna Hills certified the Program Environmental Impact Report for the Laguna Hills General Plan Update (State Clearinghouse No. 20080811100) on July 14, 2009 ("General Plan EIR"); and

WHEREAS, the City Council of the City of Laguna Hills has since adopted five addenda to the General Plan EIR: (1) 2011 Addendum for the 2011 Urban Village Specific Plan Amendment; (2) 2012 Addendum for the Oakbrook Village Residential Project; (3) 2016 Addendum for the Five Lagunas Project; (4) 2018 Addendum for the Oakbrook Village Project; and (5) 2022 Addendum for the Village at Laguna Hills Project; these addenda are incorporated herein by reference and the phrase "General Plan EIR" throughout means the General Plan EIR as previously addended; and

WHEREAS, the California Government Code requires that cities review and update their Housing Elements every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development ("HCD"); and

WHEREAS, the City Council of the City of Laguna Hills adopted the 2013-2021 General Plan Housing Element ("5th Cycle Housing Element") on October 8, 2013; and

WHEREAS, the City of Laguna Hills has been assigned an allocation of 1,985 new housing units as its share of the Regional Housing Needs Assessment ("RHNA") in Southern California; and

WHEREAS, the City proactively engaged the public in the Housing Element Update process by providing a variety of public engagement opportunities including: a community interest list; a dedicated webpage; a community survey; stakeholder interviews; at public workshops on June 3, 2021, August 5, 2021, March 26, 2022, and May 3, 2022; and at City Council meetings on November 10, 2020, October 26, 2021, January 11, 2022, May 24, 2022; and June 28, 2022; and

WHEREAS, in accordance with State law, the City of Laguna Hills prepared a first draft Housing Element Update for the 6th Cycle covering the 2021-2029 planning period; and

WHEREAS, the first draft 2021-2029 Housing Element Update was submitted to HCD on November 4, 2021, for a 60-day review and comment period; and

WHEREAS, HCD issued a letter on January 4, 2022, finding that the draft element addresses many statutory requirements; however, revisions would be necessary to comply with State Housing Element Law; and

WHEREAS, in accordance with State law, the City of Laguna Hills prepared a revised draft Housing Element Update for the 6th Cycle covering the 2021-2029 planning period, incorporating revisions to address HCD's January 4, 2021, comments, and in accordance with California Government Code Sections 65580-65589.8; and

WHEREAS, the City posted the revised Draft Housing Element Update for a 30-day public review and comment period from May 27, 2022 to June 27, 2022; and

WHEREAS, all public comments received during the public comment period were submitted to the California Department of Housing and Community Development; and

WHEREAS, in accordance with Government Code Section 65583, the Housing Element (2021-2029) complies with the duty to Affirmatively Further Fair Housing; and

WHEREAS, the 2021-2029 Housing Element Update and Safety Element Update comply with the requirements of State law and conform to the purposes, intent and provisions of all the Elements of the City's General Plan; and

WHEREAS, the City Council, at its May 24, 2022, regular meeting, directed staff to forward the Draft 2021-2029 Housing Element Update to HCD for a second 60-day review period; and

WHEREAS, on June 3, 2022, as directed by the City Council and pursuant to Government Code section 65585(b)(1), the City submitted the revised Draft 2021-2029 Housing Element Update to HCD; and

WHEREAS, the City is required to update its General Plan Safety Element upon the next revision of the Housing Element in accordance with Government Code Section 65302; and

WHEREAS, the City has prepared the required update to the General Plan Safety Element, which does not require review by the California Board of Forestry and Fire Protection because no land within the City of Laguna Hills is designated as a Very High Fire Hazard Severity Zone; and

WHEREAS, a notice of the public hearing, describing the project, date, time, and location of hearing was published on June 16, 2022, in the *Saddleback Valley News*, posted to the City's website, emailed to a distribution list of interested parties; and mailed to properties located within a 300-foot radius of the any candidate rezone site; a notice of the public hearing, describing the project, date, time, and location of hearing, was physically posted on June 17, 2022, at Laguna Hills City Hall, Laguna Hills Community Center, and Courtyard at La Paz shopping center; and

WHEREAS, based on substantial evidence provided in the Housing Element, including the Housing Resources Section and Appendix C (Owner Interest Letters), the City Council finds that the existing uses on the sites identified to accommodate the City's RHNA do not impede additional residential development during the period covered by the housing element; and

WHEREAS, the City has determined that the Housing and Safety Element Update would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified significant environmental impacts and has therefore prepared an Addendum to the General Plan Environmental Impact Report (EIR) pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 (the "Addendum to the General Plan EIR"); and

WHEREAS, the City Council has considered information and testimony presented by City staff, the City's Housing Element consultant, community residents and other interested parties at a public hearing held on June 28, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and are incorporated by reference herein.

SECTION 2. Based upon evidence in the record, the City Council makes the following findings in support of the Housing and Safety Element Update:

1. California State law requires that each city adopt a general plan to describe its long-term goals and its policies and programs to achieve those goals. The Housing Element is a required element that must be updated every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development.
2. The City's current General Plan Housing Element, adopted in 2013, reflects the environmental conditions, demographics, growth projections, and legal requirements of that time. The City has prepared a draft update to the General Plan Housing Element to incorporate current conditions, reaffirm community goals, and meet the requirements of State law for the 6th Housing Element cycle covering the Planning Period 2021-2029.
3. The City of Laguna Hills has been assigned an allocation of 1,985 new housing units as its share of the Regional Housing Needs Assessment ("RHNA") for Southern California. The Housing Element Update includes a housing sites inventory to meet this requirement.
4. Government Code Section 65302 requires that upon the next update of the Housing Element after January 1, 2020, the Safety Element shall be reviewed and updated as necessary to identify residential developments in hazard areas that do not have at least two emergency exits. The Draft Safety Element has been updated to contain the required analysis.
5. In accordance with Government Code Section 65352, the City referred the Draft Housing and Safety Element Update to the required agencies and entities, and provided each with the time required by statute in which to comment.

SECTION 3. In accordance with Section 9-92.080 of the City of Laguna Hills Development Code, the following findings for approving General Plan Amendment No. RZNE 0003-2020 are made:

1. That the amendment or plan is consistent with the intent of the goals and policies of the General Plan as a whole, and is not inconsistent with any element thereof:

The amendments will replace the current Housing Element with the 2021-2029 Housing Element Update and replace the current Safety Element with the Safety Element Update, as required by State law. The amendments are internally consistent with the goals and objectives, and policies of the General Plan, including the Land Use Element. The Housing Element Update identifies the availability of adequate sites to accommodate the City's share of the Regional Housing Need on sites that have been previously identified for

residential development, including the Urban Village Specific Plan, and anticipated development including Oakbrook Village, the Village at Laguna Hills, and the Via Lomas Planned Community opportunity site, all consistent with the City's Land Use Element. Candidate rezone sites are identified in the Housing Element Update Housing Program for future General Plan Amendment and Development Code Amendment consideration.

2. That the amendment or plan is necessary to prescribe reasonable controls and standards for affected land uses to insure compatibility and integrity of those uses with other established uses:

The amendments identify issues, strategies, and programs that focus on neighborhood and housing preservation. The amendments will protect and enhance established neighborhoods while helping the City evolve into a more integrated, walkable, and cohesive community with an identifiable center in the Urban Village.

3. That the amendment or plan is necessary to provide reasonable property development rights while protecting environmentally sensitive land uses and species:

The Housing Element Update provides an eight-year housing plan for the City, fulfilling state laws related to housing elements. The Housing Element Update facilitates densities to be balanced by architectural context, with high-quality objective design standards, and transit and pedestrian mobility. As proposed, the Housing Element Update policies and programs are focused on promoting mixed-use and workforce housing within close proximity to existing public spaces, transit stops, retail centers, and employment centers. The Housing Element Update also supports residential design that fosters livable and sustainable communities within the framework of the City's existing built environment, while preserving natural open space areas. Although the Housing Element Update facilitates the development of housing, specific future residential development projects are subject to the development standards and permit processes of the Laguna Hills Development Code and land use policies of the Laguna Hills General Plan. While the Housing Element Update will have no significant effect on the environment as proposed, subsequent rezone efforts and analysis of the potential impacts of specific future residential development projects on the environment and surrounding properties will be performed during the rezone process, including noticed public hearings with the City Council, and as subsequent development plans for future residential development projects are prepared and submitted to the City for review. Accordingly, the proposed Housing Element Update will not adversely affect sensitive land uses on surrounding properties or the surrounding environment, and does not propose to decrease any development rights by altering density, development standards, or use of property.

The Safety Element Update includes changes to the 2009 Safety Element to comply with subsequent State legislation. The changes provide additional direction and detail which will further protect the community from potential risks associated with seismic and geologic activity, fire, neighborhood safety, hazardous materials and waste, nuclear power, flood, stormwater, and climate change. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed. Accordingly, the Safety Element Update will not adversely affect surrounding properties or the surrounding environment.

4. That the plan or amendment is necessary to correct discrepancies in standards or policies within the plan area or land use category:

The amendments are necessary to update the City's current Housing Element consistent with State housing law, which requires that the Housing Element be updated for the 2021-2029 planning period in the SCAG region. The amendments include updating the City's Regional Housing Needs Assessment (RHNA) obligation of 1,985 dwelling units the planning period, the demographic and housing characteristics and trends, and housing sites inventory. The Safety Element Update brings that Element into compliance with State legislation enacted since the 2009 Safety Element was adopted, including specific environmental risks and plans to manage crisis situations.

5. That the plan or amendment is necessary to protect the general health, safety, or general welfare of the community as a whole:

The Housing Element Update contains a variety of resources that are available for the development, rehabilitation, and preservation of existing and new housing stock in the City for the purposes of protecting the general health, safety, and general welfare of the community as a whole. Specifically, the Housing Element Update identifies housing programs that assist lower- and moderate-income residents, disadvantaged groups, and those with special housing needs. In addition, regulations established in the Laguna Hills Development Code implement general health, safety and general welfare objectives of the Laguna Hills General Plan. The Housing Element Update identifies issues, strategies, and programs that focus on neighborhood and housing preservation, housing availability, and equal housing opportunity. Preserving the City's residential neighborhoods and maintaining the City's housing stock are essential steps to retaining the City's livability and character. Providing a greater diversity of housing types, such as multifamily apartments, condominiums, townhomes, and senior housing facilities, will allow both younger and older generations of Laguna Hills' residents to remain in the community. Housing variety will also enable citizens from a wide range of economic levels to live within the City.

The Safety Element Update includes changes to the 2009 Safety Element to comply with subsequent State legislation. The changes provide additional direction and detail which will further protect the community from potential risks associated with seismic and geologic activity, fire, neighborhood safety, hazardous materials and waste, nuclear power, flood, stormwater, and climate change. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed. Accordingly, the Safety Element Update serves to protect the general health, safety, and general welfare of the community.

SECTION 4. The City Council has reviewed and considered the General Plan EIR, as addended, including the impacts and mitigation measures identified therein (Exhibit 1) and the Addendum to the General Plan Final EIR (Exhibit 2). The Addendum to the General Plan EIR reflects the City's independent judgement and analysis. Pursuant to "CEQA", the City Council has determined that no additional environmental review is required. (Public Resources Code Section 21166; CEQA Guidelines Sections 15162, 15164.) The City Council hereby adopts the Addendum (Sixth) to the General Plan EIR. The City Council directs staff to post a notice of determination accordingly.

SECTION 5. The City Council hereby adopts the Housing Element Update, attached to this resolution as Exhibit 3, and Safety Element Update attached to this resolution as Exhibit 4. These elements, together with the General Plan Update (adopted on July 14, 2009), all of which are incorporated herein by this reference, shall constitute the General Plan for the City of Laguna Hills.

SECTION 6. In the event the Housing Element and/or Safety Element Update is inconsistent with the provisions of any other resolution, policy, or practice adopted by the City Council prior to the effective date of this resolution, the provisions of this resolution and the Housing Element Update and/or Safety Element Update shall control and shall take precedence.

SECTION 7. This resolution shall take effect on the 31st day following adoption.

SECTION 8. The City Council hereby authorizes and directs the Community Development Director to make minor modifications to the Housing Element Update adopted herein to address subsequent comments provided by the Department of Housing and Community Development (HCD) that are necessary to obtain state certification, provided such modifications are minor and do not constitute a substantial modification, subject to the approval of the City Manager and City Attorney.

PASSED, APPROVED, AND ADOPTED this 28th day of June, 2022.

DAVE WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2022-06-28-X adopted by the City Council of the City of Laguna Hills, California, at
a Regular Meeting thereof held on the 28th day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

List of Exhibits:

- Exhibit 1: General Plan Update Program EIR and Subsequent Addenda
- Exhibit 2: Addendum (Sixth) to the General Plan EIR
- Exhibit 3: 2021-2029 Housing Element Update
- Exhibit 4: Safety Element Update

EXHIBIT 1

GENERAL PLAN UPDATE PROGRAM EIR AND SUBSEQUENT ADDENDA, ON FILE AT THE CITY CLERK'S OFFICE AND AVAILABLE ONLINE:

General Plan Update Program EIR

<https://www.lagunahillsca.gov/DocumentCenter/View/3666/GP-UPDATE-PEIR>

Program EIR Addendum 1

<https://www.lagunahillsca.gov/DocumentCenter/View/3667/PEIR-ADDENDUM-1>

Program EIR Addendum 2

<https://www.lagunahillsca.gov/DocumentCenter/View/3668/PEIR-ADDENDUM-2>

Program EIR Addendum 3

<https://www.lagunahillsca.gov/DocumentCenter/View/3669/PEIR-ADDENDUM-3>

Program EIR Addendum 4

<https://www.lagunahillsca.gov/DocumentCenter/View/3670/PEIR-ADDENDUM-4>

Program EIR Addendum 5

<https://www.lagunahillsca.gov/DocumentCenter/View/5877/Addendum-to-the-City-of-Laguna-Hills-General-Plan-Update-EIR-Village-at-Laguna-Hills-Project>

EXHIBIT 2

ADDENDUM (SIXTH) TO THE GENERAL PLAN EIR

June 2022 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 20080811100
FOR THE

2021–2029 HOUSING ELEMENT AND 2021 SAFETY ELEMENT UPDATE

City of Laguna Hills

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element and 2021 Safety Element (proposed project) will replace the existing 2014–2021 Housing Element and the existing 2009 Safety Element which serves as the City of Laguna Hills' (City's) guiding policy document to meet future projected housing needs for all the City's economic levels as expressed by the state required regional housing needs assessment (RHNA), and on safety and climate adaptation, respectively. The Housing Element and Safety Element are two of seven elements of the City's General Plan.

The General Plan is the foundation development policy document for Laguna Hills. It defines the framework by which the physical, economic, and human resources of the city are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the city and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the proposed project, the policies in the General Plan address the physical impacts resulting from anticipated development in Laguna Hills.

As policy documents, the Housing Element and Safety Element of the General Plan encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan and the implementation of safety and emergency measures in future development, respectively. The proposed project requires future changes to the Land Use Element that will change the allowable land uses to meet the RHNA. However, the selected sites were already designated for intense urban development in the Land Use Element of the existing General Plan, only the types of use will change. The Housing Element and Safety Element do not propose or approve site-specific development. Future development would be subject to applicable City Codes and would be guided by the relevant Housing Element policies. The modifications in the Housing and Safety Elements were mandated by state law, respond to directives from HCD, or eliminate programs where the City has already completed the identified task.

This document serves as the environmental documentation for the City's proposed 2021–2029 Housing Element and 2021 Safety Element update. This addendum to the City of Laguna Hills' General Plan EIR, certified in June 2009 (State Clearinghouse Number 20080811100), demonstrates that the proposed project would not trigger any of the conditions described in Public Resources Code Section 21166 or the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for further environmental review.

1.1.1 Meeting Laguna Hills' RHNA

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. The Southern California Association of Governments (SCAG) prepares the RHNA for the region based on existing and projected regional trends in population

1. Addendum to the Adopted General Plan EIR

growth, household sizes, job accessibility, and transportation access. While the City must plan for and help facilitate the development of 1,985 new homes in the community, it is not obligated to build these units. Because projects often vary in size and density, and to comply with the state No-Net-Loss housing law, the City will create a surplus of sites available to meet the City's RHNA allocation. As shown in Table 1-1, the City's surplus unit capacity is 1,381, composed of 924 lower-income units, 51 moderate-income units, and 406 above moderate-income units.

Since Laguna Hills is a built-out community and there are no vacant sites suitable to meet the RHNA, the City must look to underutilized sites. For the Housing Element, underutilized parcels are defined as property that is either developed but could accommodate greater intensity or vacant land that is not currently zoned for residential uses. Three categories of underutilized sites include the following:

1. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas
2. Underutilized Sites, Candidates for Rezoning
3. Underutilized Sites, Village Commercial Zone

To satisfy the lower-income RHNA, the City will identify and rezone selected areas within the first year of the planning period. As identified in Appendix A of this Addendum, candidate rezone sites include properties from North Laguna Hills and Central Laguna Hills. In total, there are 20 properties encompassing approximately 55.57 acres identified for rezoning. Combined, these properties account for 1,452 lower income units.

As shown in Table 1-1, after accounting for anticipated development from ADUs, Oakbrook Village, the Village at Laguna Hills, the Planned Community Via Lomas, and underutilized sites in the VC zone, for the moderate and above moderate-income categories have been met and there is a remaining unaccommodated need of 528 units in the lower-income categories.

Table 1-1 Progress Towards RHNA

Income Category	RHNA	VC Zone Sites	Anticipated Projects			Anticipated ADUs	Subtotal Progress Towards RHNA	Remaining Need	Candidate Rezone Sites	RHNA Surplus
			Oakbrook Village	The Village at Laguna Hills	Planned Community Via Lomas					
Lower	921	283	0	100	0	10	393	528	1,452	924
Moderate	354	0	50	350	0	5	405	-51		51
Above Moderate	710	0	150	713	250	3	1,116	-406		406

1. Addendum to the Adopted General Plan EIR

Total	1,985	283	200	1,163	250	18	1,914	528	1,452	1,381
Note: No sites identified in the 6 th cycle land inventory for lower income were identified in the 5 th or 4 th for lower income.										

The City does not have land adequately zoned to accommodate the 528 lower-income housing units. Redevelopment with new mixed-use buildings is anticipated in several areas of the city. New mixed-use developments will likely have apartments and/or condominiums with a range of sizes and price points. Pursuant to California Government Code Section 65583.2(c), the state equates units per acre with affordability and has established a default density of 30-units per acre for Laguna Hills to demonstrate accommodating lower-income housing. Therefore, at 30-units to the acre the remaining unaccommodated 528 units in the lower-income category can be accommodated on 17.6 acres once rezoned to allow 30 units per acre. The City is proposing to allow up to 50 units per acre on the rezoned sites to allow for project flexibility in terms of size and density which would reduce the amount of area needed for rezone from 17.6 to 10.6 acres. For the sake of this analysis, it is assumed that the remaining unaccommodated 528 units in the lower-income category will be accommodated by rezoning certain sites in certain zones to allow 50 units per acre.

1.2 GENERAL PLAN EIR AND FINDINGS

The General Plan EIR addresses potentially significant impacts related to aesthetics, air quality, agricultural resources, biological resources, cultural resources, geology, soils, and mineral resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and utilities, recreation, transportation and circulation, and global climate change.

Policies from the General Plan are identified in the General Plan EIR as reducing significant impacts from development to a less than significant level for the following environmental topic areas:

- Aesthetics – Scenic vistas and scenic resources, and visual character and quality.
- Biological Resources – Sensitive vegetation communities, plant species, wetlands, wildlife, and conflicts with local ordinances and policies.
- Geology, Soils, and Mineral Resources – Faulting and seismicity, geology and soils.
- Hydrology and Water Quality – Flooding.
- Land Use and Planning – Conflicts with existing land use policies, plans, or regulations.
- Noise – Compliance with noise standards, groundborne vibration or noise, permanent ambient noise levels, and temporary or periodic increases in ambient noise levels.
- Public Services and Utilities – Solid waste.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts and/or cumulatively considerable significant and unavoidable impacts to the following environmental topics:

1. Addendum to the Adopted General Plan EIR

- Air Quality
 - Short-term Impacts: Implementation of the General Plan would result in significant short-term construction-related air quality impacts at both the project and cumulative levels.
 - Long-term Impacts: The General Plan would result in significant long-term operational air quality impacts at both the project and cumulative levels.
 - SCAQMD Air Quality Management Plan: The General Plan would result in emissions in excess of thresholds for criteria air pollutants and precursors for which the region is in nonattainment. This would conflict with SCAQMD air quality planning efforts resulting in a significant project-level and cumulative impact.
 - Impacts to Sensitive Receptors: With implementation of the General Plan, new or modified sources of toxic air contaminants (TACs) could be placed near existing sensitive receptors, and new sensitive receptors could be developed near existing sources of TACs resulting in a significant project level and cumulative impact.
- Public Services and Utilities
 - Water Supply: New development and redevelopment pursuant to the General Plan would result in an increase in residential and nonresidential uses, which would result in the need for additional water supply. Future supply is uncertain, resulting in a significant project-level and cumulative impact.
- Global Climate Change
 - Climate Change: The project's incremental contribution to global climate change would be considered cumulatively significant because it would generate a substantial increase in GHG emissions relative to existing conditions.

The General Plan EIR included extensive mitigation measures designed to address the General Plan's potentially significant environmental impacts. Those mitigation measures can be found, in full, in the General Plan EIR's Mitigation Monitoring and Reporting Program.

The City has since adopted five addenda to the General Plan EIR: (1) 2011 Addendum for the 2011 Urban Village Specific Plan Amendment; (2) 2012 Addendum for the Oakbrook Village Residential Project; (3) 2016 Addendum for the Five Lagunas Project; (4) 2018 Addendum for the Oakbrook Village Project; and (5) 2022 Addendum for the Village at Laguna Hills Project. These addenda, including their technical appendices, are incorporated here by reference. The phrase "General Plan EIR" throughout means the General Plan EIR as previously addended.

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with direct and reasonably foreseeable indirect physical changes to the environment. Most of the goals, policies, and programs from the previous Housing Element and Safety Element are continued through to the proposed 2021–2029 Housing

1. Addendum to the Adopted General Plan EIR

Element and 2021 Safety Element. Table 1-2 includes the changes in goals or policies between the existing 2014–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-2.

Table 1-3 includes the changes in goals or policies between the existing 2009 Safety Element and the proposed 2021 Safety Element. As shown in Table 1-3, underlined text is used to depict additions to the proposed Safety Element and ~~struckthrough~~ text is used to indicate deletions.

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Table 1-2 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Implementation Programs	Progress	Continue/Amend/Delete
Specific Implementation Program: Neighborhood and Housing Preservation		
H-1. Code Enforcement Program The City of Laguna Hills will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. Responsible Agency: Community Development Funding Source: General fund Time Frame: Ongoing	The City's Code Enforcement staff continues to monitor and address complaints related to property maintenance. Staff investigated hundreds of complaints associated with housing or property maintenance and took appropriate steps to work with the property owner to resolve code violations or referred unresponsive owners to the City Attorney's office for prosecution and/or issue Administrative Citations. The City's program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. Complaints can be submitted to the City anonymously, which encourages residents to submit them.	Modify and continue as Program H-1. Code Enforcement Program: Code enforcement program will require that owners proactively plan for tenant relocation during renovations and minimize displacement. The code enforcement program will provide information with a notice of violation, including available funding programs.
H-2. State Franchise Tax Board Code Enforcement To promote maintenance of existing rental properties, the City shall work with the California State Franchise Tax Board to enforce provisions of California Revenue and Taxation code Sections 17274 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions of state income tax. The City will notify the State Franchise Tax Board if substandard rental housing is identified. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City is not aware of any substandard housing within the community. If such housing is identified, the City will notify the California State Franchise Tax Board.	Continue as Program H-2. State Franchise Tax Board Code Enforcement.
H-3. Housing Rehabilitation The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. Efforts will focus on rehabilitating approximately 148 units in the Aliso Meadows Condominium Development. The rehabilitation loan and grant program will use CDBG funds distributed by the County as appropriate. The City will publicize the availability of this program in local newspapers, on the City's website, at the Community Development Department, and in information items at Planning Agency Public Hearings. Modifications for accessibility/universal design are	The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows. The City did not participate in the CDBG program in Fiscal Year (FY) 16/17, FY 17/18, and FY 18/19 due to staffing/resource limitations. The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.	Modify and continue as Program H-3. Housing Rehabilitation. The City will create a rehabilitation program that will be available to lower-income households but also have citywide applicability.

1. Addendum to the Adopted General Plan EIR

Implementation Programs	Progress	Continue/Amend/Delete
eligible activities under this program (see also Housing Element Implementation Program H-6 and H-17). Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule		
H-4. At-Risk Units The City will continue to pursue the extension of affordability controls for 51 units, either in the existing Rancho Moulton housing development or as part of new or redevelopment activities in the Via Lomas area or other areas of the City. The City will annually prepare a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC). Projects determined high risk are those most likely to decline continued federal assistance because they currently have rents below market rate(s) and are owned by profit-motivated entities. The City will work with potential purchasers to preserve 51 units in the existing development or in new development by finding an interested non-profit entity and securing funding to acquire and preserve the property. The City will use the California Department of Housing and Community Development (HCD) resources listed on the HCD website, as well as other resources, to locate potential funding sources as needed for the preservation of affordable housing. As needed, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, notification procedures, and conversion procedures. The City will also provide tenants in at-risk projects information from the Orange County Housing Authority regarding Section 8 rental assistance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: By January of each year.	The City monitored existing at-risk units and referred prospective tenants to the County of Orange regarding Section 8 housing. Rancho Moulton apartments continued to participate in the County's Section 8 rental assistance program, which requires the owner to renew their project-based vouchers annually.	Continue as Program H-4. At-Risk Units.
H-5. Foreclosure Referral Program Based on current dynamics, the City seeks to address the increased incidence of residents facing foreclosure. The City will provide foreclosure information on the City's website, and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills. Responsible Agency: Community Development Funding Source: General Fund Time Frame: January 2014	As necessary, the City referred people to the County's foreclosure websites, which provides information regarding foreclosures.	Continue as Program H-5. Foreclosure Referral Program.

1. Addendum to the Adopted General Plan EIR

Implementation Programs	Progress	Continue/Amend/Delete
Specific Implementation Program: Neighborhood and Housing Preservation		
H-6. Urban Village Specific Plan Area for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area. Housing opportunities include market rate housing units and could also include housing for low and moderate income households, families, seniors, and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote the UVSP area on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. The UVSP area will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The City will post the information on the website by December 2013 and it will be updated annually.	The City met with multiple developers interested in development within the Urban Village Specific Area (UVSP) that may incorporate housing. Staff provided direction to the developers to a variety of development regulations and density-bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since they purchased in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, Merlone Geier Partners is before the City Planning Agency with a request to modify the 2016 approval to increase the housing, and other features of the site, to include 1500 housing units, inclusive of 100-Low and 100-Mod units. This proposal, the Village at Laguna Hills, is still in the Public Hearing process.	Continue as Program H-6. Urban Village Specific Plan Area for Housing Opportunities.
H-7. Alicia Gateway for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Alicia Gateway. Housing opportunities could include market rate housing units and could also include housing for low and moderate income households, families, seniors and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote Alicia Gateway on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. Alicia Gateway will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: CDBG Time Frame: The information will be posted on the website by December 2013 and will be updated annually. Additionally, the City participates annually in the ICSC conferences to promote the opportunity areas in the City.	The City met with multiple developers interested in development within the Alicia Gateway neighborhood that may incorporate housing. Staff referred the developers to a variety of development regulations and density-bonus provisions. Staff processed an application for a residential care facility for elderly within the Alicia Gateway neighborhood. As of March 2021, it was under construction and expected to open in the fourth quarter of 2021. Staff met with Van Daele Development and had developer and neighborhood meetings from 2014 to 2016. At least 10 meetings were held, including with the local neighborhood group. The developer relented to the wishes of the neighborhood group and the owner went in a different direction. Other owners opted to retain existing uses given neighborhood opposition to Van Daele project.	Delete.

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Implementation Programs	Progress	Continue/Amend/Delete
H-8. Zoning Ordinance Update The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low and moderate income households with special needs. To mitigate potential constraints and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance: 1. Consolidate and remove duplicitous definitions of manufactured housing and mobile homes and ensure consistency in the Zoning Ordinance, use regulations, and development standards. 2. Reduce the open space requirement in the High Density Residential district; 3. Increase the maximum lot coverage requirement in the Mixed Use district. 4. Transitional and supportive housing will be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583 (a)(5)). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. This program will be continued to address this. The City has not yet reduced the open space requirement in the High-Density Residential district or increased maximum lot coverage in the Mixed-Use district. In December 2012, City Council adopted an amendment to the City's Municipal Code to allow emergency shelters by-right in the mixed-use zone and to allow supportive housing and transitional housing as residential uses in all residential zones.	Modify and continue as Program H-7. Zoning Ordinance Update to address any other updates to the Zoning Ordinance needed to comply with State law.
H-9. Second Units The City shall continue to implement the Second Unit provisions of the Zoning Ordinance consistent with state law. The City will continue to permit second units by right in all residential zones of the City, requiring only ministerial approval. Residential second units provide a viable option for providing additional housing opportunities which could include affordable housing for lower income seniors, single persons, or small households within existing neighborhoods. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City has updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Staff will continue to monitor any future updates to ADU law.	Modify and continue as Program H-8. Accessory Dwelling Units. "Second Units" will be changed to "Accessory Dwelling Unit (ADU)." City will update the Zoning Ordinance to comply with all recent ADU laws. City will promote ADUs to property owners.
H-10. CDBG Funding for Shelter for the Homeless The City shall apply for United States Department of Housing and Urban Development CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless. Responsible Agency: Community Development Funding Source: CDBG	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional Continuum of Care (CoC) strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental	Continue as Program H-12. CDBG Funding for Shelter for the Homeless

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Implementation Programs	Progress	Continue/Amend/Delete
Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule	agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population. The City has retained the non-profit service provider Mercy House to help homeless residents obtain services.	
H-11. Continuum of Care Funding and Consolidated Plan Participation The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum. The City will assist public and private nonprofit housing developers in preparation of funding applications for special needs populations. Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule.	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional CoC strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population.	Modify and continue as Program H-13. Continuum of Care Funding and Consolidated Plan Participation.
H-12. Section 8 Rental Assistance The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period. The City of Laguna Hills will continue to provide referral services and information to the City's residents. Responsible Agency: Community Development Funding Source: HUD Time Frame: Ongoing	The City continued to refer interested residents to the Orange County Housing Authority.	Modify and continue as Program H-14. Section 8 Rental Assistance.

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Implementation Programs	Progress	Continue/Amend/Delete
H-13. Affordable Housing Developer Partnerships The City will continue to develop partnerships with mainstream and/or special needs affordable housing developers that could result in set-asides in existing and planned low income housing projects. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will promote lower income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	The City met with multiple developers interested in development within the city that might incorporate affordable housing into their projects. Staff referred the developers to a variety of development regulations and density bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a new project for the mall site, the Village at Laguna Hills, is before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Mod units. The Public Hearing process is ongoing.	Modify and continue as Program H-15. Affordable Housing Developer Partnerships.
Specific Implementation Program: Equal Housing Opportunity		
H-14. Fair Housing Program The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level. The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County. The City continued to refer tenants to the Fair Housing Council as needed. Issues were mostly related to the condition of dwellings, which the City investigated through its code enforcement powers. Where the issues fell outside of the City's ability to resolve, residents were referred to fair housing for further assistance. The City disseminated written literature, as described in the program.	Modify and continue as Program H-16. Fair Housing Program to comply with Assembly Bill 686.

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Implementation Programs	Progress	Continue/Amend/Delete
H-15. Universal Design Features in Housing The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. Universal design features create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime. The City will explore programs, an ordinance, and incentives to encourage provision of universal design features in housing. The City will refer to the HCD website for guidelines and a model ordinance consistent with the principles of universal design. The universal design ordinance will address such topics as findings, definitions, scope and application, standards, and enforcement. City staff will encourage prospective developers to provide universal design features at the time of project application meeting(s). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Staff continued to explore programs and incentives related to universal design in housing.	Update and continue as Program H-17. Accessibility in Housing. City will continue to implement Municipal Code Chapter 9-93, Reasonable Accommodations for Persons with Disabilities.
Specific Implementation Program: Implementation and Monitoring		
H-16. Annual Progress Reports The City will report annually on progress toward implementation of the Housing Element and residential development activities citywide. State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following: 1. Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance; 2. Progress in achieving its RHNA; 3. Program-by-program account of implementation status; and 4. Outcome/disposition of development applications identifying location, size, type, and status of residential development proposals for citywide use and for submittal to Center for Demographic Research at California State University and to the California Department of Finance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Prepare an annual report for submittal to HCD by April 1 of each year in the planning period	The City reported annually on the progress toward the implementation of the Housing Element through the preparation of Annual Progress Reports (APRs), which included progress on Housing Element programs and residential development activities. Each year, the APRs were reviewed and approved by the City Council and transmitted to the HCD, as directed by California Government Code Section 65400.	Continue as Program H-18. Annual Progress Reports.

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Implementation Programs	Progress	Continue/Amend/Delete
H-17. Housing Issues Monitoring The City will monitor existing and proposed affordable housing developments in the City. The City will also monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills. Ongoing efforts throughout the planning period include but are not limited to: 1. Monitoring development proposals in the City that could be used to maintain, increase, or enhance affordable housing opportunities; 2. Monitoring and market housing opportunities in the UVSP area, including affordable housing opportunities, through Planning Agency public hearings and project preapplication meetings; 3. Monitoring existing programs designed to preserve assisted housing developments for low income households to determine whether additional actions are needed to protect these developments; 4. Monitoring of mobile home park for conversion to nonresidential use; 5. Attending housing and legislative review conferences; 6. Attending training workshops; 7. Participating in regional planning efforts coordinated by the SCAG; and 8. Interfacing with City agencies and the public. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	City staff continued to monitor existing and proposed affordable housing developments in the city, as well as legislation, trends, and policy issues related to the development and maintenance of affordable housing. The City entitled 1,277 units – 289 moderate-income units built. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a revised mall development proposal, Village at Laguna Hills, is pending before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Mod.. The City retained several consultants to advise on the redevelopment of the mall site from 2019 to 2021. City staff attended Orange County Housing Summits, California American Planning Association (APA) conferences, League of California Cities Leg. Review Sessions, County of Orange Homeless SPA meetings, OCP-2018, Connect SoCal, SCAG RHNA meetings, South County Working Group (OCTA), local grass roots housing groups (Kennedy Commission & Welcoming Neighbors), Urban Land Institute (ULI), Building Industry Association of Southern California, Orange County Chapter (BIA/OC), and Orange County Housing Finance Trust.	Continue as Program H-19. Housing Issues Monitoring.
H-20. Local Housing Efforts Coordination The City shall coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City will submit CDBG applications to assist in preserving existing affordable housing stock. Responsible Agency: Community Development Funding Source: CDBG and General Fund Time Frame: December 2009	The City coordinated local housing efforts with federal, state, regional, and local government agencies and cooperated in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City coordinated with Orange County, and other cities in the South Special Planning Area to coordinate response to homelessness in south Orange County. The City applied to HCD and was approved for Senate Bill 2 and LEAP grants for Housing Element preparation and ADU objective standards.	Continue as Program H-20 Local Housing Efforts Coordination.

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Table 1-3 New and Amended Safety Element Goals and Policies

Proposed Goals and Policies
Geology and Seismicity
Policy S-1.1: Investigate specific geologic conditions underlying all new proposed significant development or redevelopment proposals in areas where potential fault rupture, liquefaction, slope instability, <u>ground failure, subsidence</u> , or other geologic hazards are suspected.
Policy S-1.2: Reduce the risk of impacts from geologic and seismic hazards by applying <u>Apply</u> current and proper land use planning, development engineering, building construction, and retrofitting requirements.
Policy S-1.3: Require that grading activities be designed, per City standards, to avoid obstructing or impeding the natural flow of stormwaters, causing accelerated erosion, or aggravating any existing flooding condition.
Urban and Wildland Fire Hazards
Policy S-2.1: Provide a sufficient level of fire protection service to reduce the risk from urban and wildland fires.
Policy S-2.2: Continue to involve the Orange County Fire Authority (OCFA) personnel in the development review process for new development and redevelopment activities.
Policy S-2.3: Continue- Work with OCFA Community Educators on public education efforts, including elementary and secondary school students, and training programs about fire hazards and hazard prevention measures-- and evacuation routes.
Policy S-2.4: Integrate <u>Continue to work with OCFA to integrate</u> new technologies and fire prevention concepts into the design and construction of new development projects and redevelopment activities.
Policy S-2.5: Reduce <u>Continue to work with OCFA to reduce</u> the risk of wildland fire hazards by requiring fire-resistant landscaping; and incorporate site design and maintenance standards for new development located in areas of high wildfire risk.
<u>Policy S-2.6: Enforce the California Fire Safe Standards and City's Building Code and Fire Code to support fire safety in new and existing developments. Require that new developments demonstrate compliance with local and state standards for fire safety.</u>
<u>Policy S-2.7: Encourage the use of fuel breaks and vegetation clearance to maintain emergency access on public and private roads.</u>
<u>Policy S-2.8: Ensure that infrastructure and assets that are essential for public health and safety are hardened against fire hazards and critical community services continue to function during and after a fire hazard event.</u>
<u>Policy S-2.9: Work with OCFA and water providers in the city to ensure adequate water supply and pressure is available to fight fires.</u>
Law Enforcement
Policy S-3.1: Provide a sufficient level of law enforcement service to reduce the risk of criminal activity and terrorism.
Policy S-3.2: Continue to involve law enforcement personnel in the development review process for new development and redevelopment activities.
Policy S-3.3: Continue public education efforts <u>and community outreach</u> , including elementary and secondary school students, about crime and drug prevention measures.
Policy S-3.4: Continue community outreach programs and promote community involvement in crime prevention.
Policy S-4.1: Use <u>Integrate appropriate</u> Crime Prevention through <u>Through</u> Environmental Design (CPTED) principles in the design or redevelopment of projects and buildings.

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Proposed Goals and Policies

Hazardous Materials and Nuclear Power Production

Policy S-5.3: Continue to cooperate with the Orange County Fire Authority and Orange County Integrated Waste Management Department to address hazardous materials.

Policy S-5.5: ~~Reduce~~ Coordinate with the risks associated with County, Caltrans, rail line authorities, and other hazardous materials regulating agencies, to identify designated routes for the ground transportation of hazardous materials through Laguna Hills.

Policy S-5.6: Coordinate public education and emergency response activities addressing nuclear power production risks with other local, state, and federal, ~~and State~~ agencies.

Flooding and Stormwater Management

Policy S-6.3: Prohibit new development in flood-hazard zones. When not possible, require construction and operation strategies that would minimize the flood damage to new buildings within flood zones.

Policy S-6.34: Continue to implement National Pollutant Discharge Elimination System (NPDES storm water) stormwater permits issued by the ~~State and Regional Water~~ state and regional water quality control boards.

Policy S-6.5: Require design and development practices for transportation and utilities infrastructure that would maintain the structural and operational integrity of essential public services during flooding.

Policy S-6.6: When feasible, locate new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency operation centers, and emergency communications facilities.

Climate Change - Air Quality

Goal S-7: A resilient community with healthy air quality that minimizes health risk from pollution sources.

Policy S-7.1: Work with the South Coast Air Quality Management District to monitor air pollutants of concern in the city.

Policy S-7.2: Encourage the siting of new developments for sensitive receptors, such as schools, playgrounds, childcare centers, senior services and housing, and health care facilities, away from significant pollution sources.

Policy S-7.3: Support training and workshop opportunities for residents to learn about strategies to promote safe indoor air quality and protect themselves from poor outdoor air quality, such as wildfire smoke.

Policy S-7.4: Prioritize new street tree plantings and increase the tree canopy to reduce community health impacts from exposure to elevated concentrations of diesel, ozone, and PM_{2.5}.

Climate Change - Drought

Goal S-8: A resilient community able to adapt to short-term and long-term drought impacts, including reduced water supply.

Policy S-8.1: Use the most current data to maintain a continuous understanding of drought impacts in Laguna Hills, including natural resources.

Policy S-8.2: Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, including working with state and regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.

Policy S-8.3: Transition towards less water-intensive landscaping on City-owned properties and encourage native, drought-tolerant, and low-water use landscaping on private properties.

Policy S-8.4: Work with water agencies to ensure that vulnerable populations, including households with financial instability and persons that spend an extended amount of time outdoors have access to safe and affordable water.

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Proposed Goals and Policies

Policy S-8.5: Install water-efficient irrigation at the City's trees to maintain a thriving urban forest.

Policy S-8.6: Coordinate with water agencies to explore ways to improve and increase storage capacity and generation efficiency.

Climate Change – Extreme Heat and Warm Nights

Goal S-9: A population and community resilient to extreme heat and warm nights.

Policy S-9.1: Provide an equitable distribution of shade structures, trees, and drinking fountains at bus stops, city parks, and other public outdoor spaces.

Policy S-9.2: Weatherize city buildings and adopt standards encouraging private property owners to weatherize buildings to maintain a comfortable and healthy indoor temperature.

Policy S-9.3: Provide an equitable distribution of cooling centers throughout the city where residents and visitors seek relief from extreme heat and establish a temperature threshold for when these facilities open.

Policy S-9.4: Work with electricity providers to maintain access to electricity and prepare for potential brown-outs and black-outs during extreme heat events, to the extent feasible in the city.

Policy S-9.5: Support the restoration of natural habitats that are vulnerable and may be degraded from extreme heat, drought, and extreme storms.

Climate Change – Human Health Hazards

Goal S-10: A community and population safe from vector-borne health hazards.

Policy S-10.1: Continue to collaborate with local and regional partners, such as the Orange County Mosquito and Vector Control District (OCVCD), to reduce vectors within the city.

Policy S-10.2: Distribute informational material for property owners on methods to reduce vectors, such as eliminating standing water and open refuse containers as provided by the OCVCD.

Policy S-10.3: Support the implementation of vector abatement measures in public spaces, including parks and along bicycle paths and sidewalks in a manner that maintains public and environmental health in coordination with OCVCD.

Climate Change – Extreme Storms

Goal S-11: A population and community resilient to extreme storm events.

Policy S-11.1: Collaborate with regional partners to provide messaging to residents and visitors on emerging weather conditions and forecasted extreme weather.

Policy S-11.2: Coordinate with local and regional organizations to provide evacuation assistance and emergency housing to vulnerable populations, which includes, but is not limited to, seniors, persons experiencing homelessness, persons with chronic medical conditions, or persons with limited resources.

Policy S-11.3: Coordinate with local and regional organizations to provide low-cost weatherization programs for households with financial instability.

Policy S-11.4: Work with regional partners to reduce impacts of extreme storm events on public property and critical infrastructure and services.

Policy S-11.5: Ensure the community is prepared during times of power shutoff events.

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Proposed Goals and Policies

Emergency Preparedness

Goal S-712: Maintain a high level of emergency preparedness to limit damage and risks to public health and safety from natural and other disasters.

Policy S-712.1: ~~Coordinate with local Homeowners Associations, businesses, and surrounding jurisdictions to create public-private partnerships and~~ Support support the development of local preparedness plans, ~~and~~ multi-jurisdictional cooperation, and communication agreements for emergency situations.

Policy S-712.2: ~~Educate~~ In coordination with the Orange County Fire Authority and Orange County Sheriff's Office, educate residents and businesses regarding appropriate actions to safeguard life and property ~~before, during and immediately after emergencies--~~ in languages appropriate to the demographics of City residents.

Policy S-712.3: Participate in federal, ~~State~~ state, and local hazard preparedness programs ~~and~~ emergency response education programs, and evacuation plans.

Policy S-12.4: Ensure emergency evacuation routes are clearly identified with adequate signage throughout the city.

Policy S-12.5: Ensure evacuation transportation services are available for populations with limited mobility or populations that lack access to a personal vehicle.

Policy S-12.6: Establish equitably distributed resilience hubs at existing facilities throughout the city that provide safe refuge from hazards and disasters, including, but not limited to, poor air quality, wildfire smoke, flooding, storms, and extreme heat. Facilities should be easily accessible, have a reliable energy supply, and available for all persons.

Policy S-12.7: Incorporate the current Local Hazard Mitigation Plan into this Safety Element by reference, as permitted by California Government Code Section 65302.6 to ensure that emergency response and evacuation routes are accessible throughout the city.

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As shown in Table 1-2 and Table 1-3, the proposed 2021–2029 Housing Element and 2021 Safety Element consolidate many programs and policies from the previous Housing Element and Safety Element to aid in implementation and eliminate redundancy. Except as shown in Table 1-3, all existing Safety Element goals and policies will remain in place. In response to potential impacts of wildfires and climate change, the City is proposing to update its Safety Element to ensure adequate emergency response and preventative measures are in place. These goals and policies will help increase the climate change resiliency of the population, built environment, economy, and natural environment within the city.

The following nine amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using underline or ~~strikeout~~ to indicate changes to the amended programs):

- **Program H-1. Code Enforcement Program**

The City of Laguna Hills (City) will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. The City's Code Enforcement staff monitor and address complaints related to property maintenance. This City's program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. To minimize the risk of displacement resulting from addressing code enforcement violations, the City will update regulations for code enforcement procedure to require property owners to proactively plan for tenant relocation during renovations. Additionally, the City will develop informational materials to include with violation notices that will educate property owners on available funding programs to assist with rehabilitations (see also Housing Element Implementation Program H-3). The information materials will be provided in multiple languages.

- **Program H-3. Housing Rehabilitation**

The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. The City's rehabilitation program will be available to lower- and moderate-income households but have citywide applicability. The program will pay particular attention to the Via Lomas neighborhood. The rehabilitation loan and grant program will use Community Development Block Grant (CDBG) funds distributed by the County as funding becomes available.

~~Efforts will focus on rehabilitating approximately 148 units in the Aliso Meadows Condominium Development. The rehabilitation loan and grant program will use CDBG funds distributed by the County as appropriate.~~

The City will continue to work with the private sector and nonprofit agencies and to secure funds and be supportive of developers or sponsors pursuing funds through state and federal programs for rehabilitation of existing lower-income housing units (including mobile homes). The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.

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The City will publicize the availability of ~~this program~~ rehabilitation programs in local newspapers, on the City's website, at the Community Development Department, in materials accompanying Code Enforcement notice of violations (see Housing Element Implementation Program H-1), and in information items at Planning Agency Public Hearings. Modifications for accessibility/universal design public hearings. Informational materials will be offered in multiple languages to ensure there are eligible activities under this program (see also Housing Element Implementation Program H-6 and H-17) no language barriers to participation.

■ **H-87. Zoning Ordinance Update**

The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low- and moderate-income households with special needs. To mitigate potential constraints; bring the Zoning Ordinance into compliance with State law; and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance:

~~1. Consolidate and remove duplicitous definitions of manufactured housing and mobile homes and ensure consistency in the Zoning Ordinance, use regulations, and development standards.~~

~~2. Reduce the open space requirement in the High Density Residential district;~~

~~3. Increase the maximum lot coverage requirement in the Mixed Use district.~~

1. **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Zoning Ordinance to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.

2. **Accessory Dwelling Units (ADUs).** In 2018, the City adopted an ordinance that amended the Laguna Hills Zoning Ordinance to permit ADUs in accordance with state law. Within two years of Housing Element adoption, the City will amend its adopted ADU ordinance to comply with update to state ADU law with Senate Bill (SB) 2 grant funding (see Housing Element Implementation Program H-9), including parking requirements. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2. During the planning period, the City will implement the ADU ordinance (see Housing Element Implementation Program H-8) and update it to comply with any new state requirements.

~~4.~~ 3. **Transitional and Supportive Housing.** Allow transitional and supportive housing (including transitional and supportive housing will be permitted with seven or more residents) as a residential use and only in all zones allowing residential uses, subject only to those restrictions that apply to other residential dwellings uses of the same type in the same zone (and without any discretionary action. Additionally, permit supportive housing by-right in any non-residential or mixed-use zone that permits multifamily (Assembly Bill 2162, California Government Code Section 65583-(c)(3)).

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4. **Employee Housing.** To encourage employee housing, as needed, the City will establish a use category for employee housing as a residential use in the use tables. The Zoning Ordinance will be amended to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code, Section 17021.5)), which states that employee housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation,” Section 17021.6, which states that for “employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household ... [n]o CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone,” and Section 17021.8, which requires ministerial approval of certain farmworker housing projects that meet the criteria in that section.
5. **Emergency Shelters.** Continue to allow emergency shelters by-right within the Mixed-Use (MXU) district subject to objective development standards without a conditional use permit or other discretionary approval. Amend the regulations for emergency shelters to ensure compliance with Government Code Section 65583(a)(4)), including siting requirements in relationship to schools and other emergency shelters and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the MXU district. The City will additionally update standards for emergency shelters to allow a greater number of beds. Review the City’s Zoning Ordinance and make revisions, if necessary, to allow low-barrier navigation centers for the homeless per Government Code Sections 65660-65668.
6. **Residential Care Facilities.** Amend the Development Code to permit residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with state law and the City’s definition of family.
7. **Inclusionary Housing Requirements.** The City intends to consider implementing inclusionary housing requirements. Considerations may include identifying acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) possibly other similar measures.
8. **Manufactured Homes.** Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. The City will correct this and ensure compliance with Government Code Section 65852.3 by allowing both manufactured housing and mobile homes in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.
9. **Development Standards and Permitting Requirements.** The City will evaluate development standards including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these requirements are not so restrictive that they constrain residential development and update the Municipal Code as needed.

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■ **H-98. ~~Second~~ Accessory Dwelling Units**

As a part of the City's SB2 program, the City will amend its Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs (see Housing Element Implementation Program H-9). The City shall continue to implement the ~~Second Unit~~ ADU provisions of the Zoning Ordinance consistent with state law (see Housing Element Implementation Program H-7). The City will continue to permit ~~second units~~ ADUs by-right in all residential zones of the City, requiring only ministerial approval. ~~Residential second units provide~~ Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2 (see also Program H-7).

The City will promote ADUs to property owners as a viable option for providing additional housing opportunities ~~which that~~ could include affordable housing for lower-income seniors, single persons, or small households within existing neighborhoods. The City will encourage and promote ADUs by providing information on the City's website about ADU standards and options and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in Table H-46, the City will adjust its approach to meeting the RHNA.

The City will also make the following efforts to promote ADU development:

1. Research and coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and connect ADU owners and renters with that information. This will include encouraging financial institutions to appoint an "ADU Ambassador" who will be the local representative within the financial institution. The City would provide training and educational materials to the ambassadors. The City will maintain a list of ADU Ambassadors and distribute the list to interested homeowners seeking information about finding loans for ADU development.
2. Expand educational efforts to include active property owner outreach. Marketing and promotional materials will be prepared to inform eligible homeowners of new ADU programs as they are adopted and launched. The City will work to identify the types of homeowners most likely to be interested in building an ADU and reach out to them directly.
3. Reach out to local homeowners that have added an ADU to involve them in supporting other homeowners who are considering adding an ADU to their property. Hold a community "ADU Open House" to share ideas and inspire homeowners to build ADUs.
4. Create short flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.

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5. Establish an ADU point person at the City to serve as a central point of information and a resource for enhancing awareness.

6. The City will explore funding options to create an ADU Forgivable Loan Program.

■ **Program H-413. Continuum of Care Funding and Consolidated Plan Participation**

The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum. The City will assist public and private nonprofit housing developers in preparation of funding applications for special needs populations. The City will conduct outreach to service providers annually to discuss ways the City can assist in the development for lower-income households.

■ **H-1214. Section 8 Rental Assistance**

The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period.

To promote housing mobility in high-resource neighborhoods ~~The City of Laguna Hills will:~~

1. ~~continue to p~~Provide referral services and information to the City's residents on housing choice voucher programs, ensuring that all information offered digitally and physically is provided in multiple languages.
2. Coordinate with community-based organizations that serve Laguna Hills' special-needs populations to reach households that would qualify for housing choice voucher programs.
3. Work with the Housing Authority increase voucher acceptance in areas of higher income to increase opportunities for housing mobility, as identified in the Assessment of Fair Housing.
4. Partner with the Housing Authority to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and educate property owners in Moderate Resource Areas, as defined by TCAC higher-income neighborhoods about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders.

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5. Consider the feasibility of a landlord incentive program for landlords that choose to accept voucher holding tenants. The landlord incentive program could be focused on Low Resource Areas, as defined by TCAC, or neighborhoods that experience higher rates of rental increases.

■ **H-4315. Affordable Housing Developer Partnerships**

The City will continue to develop partnerships with mainstream and/or special needs affordable housing developers that could result in set-asides in existing and planned low income housing projects for extremely low-, very low-, and low-income households. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing and permit streamlining, density bonuses, and flexibility in development standards. The City will promote lower income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. The City will conduct outreach to developers annually to discuss ways the City can assist in the development for lower-income households.

Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law (Program H-7).

■ **H-4416. Fair Housing Program**

The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level.

The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is provided in multiple languages and available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. In this effort to address fair housing issues identified in the Assessment of Fair Housing of this Housing Element, the City commits to the following:

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1. Develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promoting equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods and neighborhoods along Via Lomas. Additionally, develop affirmative marketing strategies to promote services for persons at-risk of homelessness or experiencing homelessness through partnership with Mercy House, aimed at protecting residents from risk of displacement.
2. Promote accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Partner with local organizations serving persons with disabilities to implement outreach programs (see Housing Element Implementation Program H-17).
3. Explore policies to protect mobile home parks in low-resource areas in north Laguna Hills, minimizing displacement risk of existing residents.
4. Explore programs and/or partnerships to ensure that a share of the jurisdiction's purchases of goods and services come from local businesses.
5. Engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood.
6. Partner with Orange County Housing and Community Services Department and/or local non-profits to consider expanding programs offering first-time homebuyer assistance and prepare educational materials in multiple languages on mortgage lending discrimination.
7. Encourage development of affordable housing that meets the needs of diverse households and family structures, including affordable units with three or more bedrooms, during meetings with prospective developers.

■ **H-1517. Universal Design Features in Housing Accessibility in Housing**

The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. ~~Universal design features create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime. The City will explore programs, and continue to implement its existing Reasonable Accommodation ordinance, and incentives to encourage provision of universal design features in housing. (Zoning Ordinance Chapter 9-93). The City will refer to the HCD website for guidelines and a model ordinance consistent~~ identify and work with the principles of universal design. The universal design ordinance local organizations that provide assistance to persons with disabilities, including developmental disabilities, to implement an outreach program that informs persons with disabilities and their families about housing and available services. Informational materials can include a brochure that will address such topics as findings, definitions, scope be offered in multiple languages and application, standards, and enforcement. direct people to service information on the City's website, which will be reviewed annually to make updates as necessary. City staff will encourage prospective developers to provide universal design features in housing developments at the time of project application meeting(s).

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The following four programs are new to the City and are included in the proposed 2021-2029 Housing Element:

- **Program H-9. SB2 Grant Program Implementation**

As a part of the City's SB2 program, the City plans to establish objective design standards for residential development in the MXU zoning district in north Laguna Hills to encourage infill residential development. The City will additionally analyze opportunities to permit multifamily residential in an existing commercial center in north Laguna Hills zoned Community Commercial (CC), which currently does not permit residential uses. The City will hold one or more community workshops to gather community input, including from the developer community. Through establishing objective design standards, the City anticipates reducing the entitlement process by up to six months. The City also plans to use its awarded SB2 grant funding to update its ADU ordinance to comply with state law, as well as create reference information for homeowners about the benefits and opportunities for constructing ADUs.

- **Program H-10. Permit Streamlining**

The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

- **Program H-11. 2021-2029 Regional Housing Need**

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the General Plan and the Zoning Codes, as needed, to provide adequate sites for 528 lower-income units on certain sites or in certain zones. The City will increase allowable density on certain sites in the MXU and/or MDR zones and/or allow multifamily uses on certain sites in zones where they are not currently allowed. Sites for lower-income units must allow at least 30 dwelling units per acre. To accommodate the remaining unaccommodated 528 units in the lower-income category by rezoning sites to allow up to 30 units per acre, a minimum of 17.6 acres would need to be rezoned. To accommodate the remaining unaccommodated 528 units in the lower-income category by rezoning sites to allow up to 50 units per acre, a minimum of 10.56 acres would need to be rezoned.

Sites rezoned under this housing element program are subject to the requirements of Section 65583.2(h), including allowing owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process. Water, sewer, and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as

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needed. The City will avoid sites with unmitigable environmental hazards when selecting sites to rezone including, steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones. As a part of this program, the City will evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these requirements are not so restrictive that they constrain residential development.

See also Program H-21.

■ **Program H-21. Facilitating Housing on Identified Sites**

To ensure that housing is developed that is appropriate for identified income categories on identified sites, the City will take the following steps:

1. The City will develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites to make sites more developable for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation on smaller sites and/or phasing of development on larger sites to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers/owners approach the City with interest in lot consolidation or phased development on larger sites for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City will also pursue grant funding for parcel assemblage land banking when it is available.

The City shall provide incentives for residential and mixed-use development on the sites in the land inventory, including reductions of development standards where feasible.

2. The City will conduct regular outreach to owners of properties in the land inventory to inform them of regulatory incentives and available funding programs for housing development.
3. The City will conduct outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities.
4. The City shall create information online and in brochure formats explaining the City's residential and mixed-use property development standards and make it available on the City's website and at the City's permit counter.
5. As residential developments are approved by the City and building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to learn why units have not been constructed within two years after approval. If these impediments are due to nongovernmental constraints, such as accelerating construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. In addition, the City will aim to work with stakeholders to identify nongovernmental constraints or other circumstances that may impede the construction of housing in

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Laguna Hills and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

6. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering additional actions the City can take to encourage residential development.

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2.1 ENVIRONMENTAL ANALYSIS – SUBSEQUENT ENVIRONMENTAL REVIEW

Public Resources Code Section 21166 (Subsequent or Supplemental Impact Report; Conditions) provides:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As further stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

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- (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In other words, pursuant to Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines, the lead agency shall not require a subsequent or supplemental EIR unless the agency determines that the proposed project would result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. This analysis has been prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

2.1.1 Affected Environment

The General Plan contains policies related to land use, mobility, conservation and open space, community services and facilities, safety, noise, and housing. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, of this Addendum, the General Plan EIR addresses potentially significant impacts related to aesthetics, air quality, agricultural resources, biological resources, cultural resources, geology, soils, and mineral resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and utilities, recreation, transportation and circulation, and global climate change. Table 1-2 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The nine amended programs are either informative or would result in no physical change to the environment. Overall, the programs were modified to comply with state law, respond to directives from HCD, or eliminate programs where the City has already completed the identified task.

- Program H-1 Code Enforcement Program involves informational changes that includes a reference to addressing complaints related to property maintenance, updating regulations for code enforcement procedure, and developing informational materials to include violation notices that will educate property owners on available funding programs to assist with rehabilitations.
- Program H-3 Housing Rehabilitation involves informational changes that includes a reference to the City's rehabilitation program focusing on the Via Lomas neighborhood, using CDBG funds for the rehabilitation loan and grant program, and monitoring opportunities to secure funds and pursuing funds to further the housing goals of the Housing Element.
- Program H-8 Zoning Ordinance Update involves informational changes that includes a reference to bringing the Zoning Ordinance into compliance with State law and updating the following regulations to mitigate potential constraints: density bonuses, ADUs, transitional and supportive housing, employee

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housing, emergency shelters, residential care facilities, inclusionary housing requirements, manufactured homes, and development standards and permitting requirements.

- Program H-9 Second Units involves informational changes that includes a reference to amending the City's ADU ordinance to comply with state law, allowing ADUs in all zones where single-family and multifamily housing are allowed, and promoting ADUs by providing information on the City's website about ADU standards and options and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU.
- Program H-11 Continuum of Care Funding and Consolidated Plan Participation involves informational changes that includes a reference to the City conducting outreach to service providers annually to discuss ways the City can assist in the development for lower-income households.
- Program H-12 Section 8 Rental Assistance involves informational changes that includes a reference to the City taking a series of actions to promote housing mobility in high-resource neighborhoods.
- Program H-13 Affordable Housing Developer Partnerships involves informational changes that includes a reference to the City taking action to make the development of low-income units more financially feasible and conducting outreach to developers annually to discuss ways the City can assist in the development for lower-income households.
- Program H-14 Fair Housing Program involves informational changes that includes a reference to implementing a series of actions to AFFH in order to comply with AB 686.
- Program H-15 Universal Design Features in Housing involves informational changes that includes a reference to continuing to implement its existing Reasonable Accommodation ordinance and identifying and working with local organizations that provide assistance to persons with disabilities to implement an outreach program that informs persons with disabilities and their families about housing and available services.

These modifications to the existing programs would not result in any reasonably foreseeable physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy.

The four new programs represent changes that would:

- Establish objective design standards for residential development in the MXU zoning district in north Laguna Hills to encourage infill residential development; analyze opportunities to permit multifamily residential in an existing commercial center in north Laguna Hills zoned Community Commercial (CC), which currently does not permit residential uses; and update its ADU ordinance to comply with state law, as well as create reference information for homeowners about the benefits and opportunities for constructing ADUs.

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- Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects.
- Amend the General Plan and the Zoning Codes, as needed, to provide adequate sites for 528 lower-income units on certain sites or in certain zones; increase allowable density on certain sites in the MXU zone and/or allow multifamily uses on certain sites in zones where they are not currently allowed; and evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments.

New development resulting from these programs would occur on land designated for housing under the General Plan. The General Plan shows that the city is mostly built out and there are few vacant sites to accommodate additional housing. Therefore, future changes to the General Plan to accommodate the 1,381 housing units need to occur on properties that already have some existing level of development or have already been designated for urban development. As described in the proposed Housing Element, there are many underutilized sites throughout the city where redevelopment is likely. These underutilized parcels include property that is either developed but could accommodate greater intensity or vacant land that is not currently zoned for residential uses. Three categories of underutilized sites include the following:

4. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas
5. Underutilized Sites, Candidates for Rezoning
6. Underutilized Sites, Village Commercial (VC) Zone

2.1.2 Impact Analysis

1. No substantial changes are proposed in the project and no substantial changes occurred with respect to the circumstances under which the project is undertaken which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. The project will not have one or more significant effects not discussed in the previous EIR.
3. Significant effects previously examined will not be substantially more severe than shown in the previous EIR.

CEQA states that the level of specificity required in CEQA analysis is determined by the nature of the underlying activity. (CEQA Guidelines § 15146.) The analysis for a general plan amendment need not be as specific as the construction projects that might follow. (CEQA Guidelines § 15146(b).) CEQA recognizes that foreseeing the unforeseeable is not possible. (CEQA Guidelines § 15144.)

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The proposed Housing Element programs and Safety Element policies are similar to the existing programs and policies of the General Plan. Specifically, the proposed 2021-2029 Housing Element includes nine amended programs and four new programs. The program changes included in the proposed Housing Element are limited to complying with state law or elimination of programs where the City has already completed the identified task. As with the existing Housing Element, these policy changes do not result in the approval of any development project. The policy changes included in the proposed Safety Element also comply with State law by ensuring adequate evacuation routes and helping increase the climate change resiliency of the population, built environment, economy, and natural environment within the City. As with the existing Safety Element, these policy changes do not result in the approval of any development project.

The City's General Plan provides for housing growth in the city over time. The proposed Housing Element identifies targets for housing at different income levels but does not include development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR.

The proposed changes to the Zoning Code identified in Table 1-2 represent modification of existing policy to either streamline urban development that is already allowed by the General Plan or make the development code consistent with state law or implement new programs. All the sites that these modified programs would affect are currently developed and have designations that allow for development in the Land Use Element of the General Plan. The proposed project allows for a change in land use from one urban use to another, both of which would allow for complete development of the properties.

The proposed Housing Element identifies several sites (Table H-47, Table H-48A, and Table H-48B) that are intended to accommodate the City's RHNA. As shown in Table H-47, *Underutilized Sites, Anticipated Projects*, there are 15 properties that encompass Oakbrook Village, Five Lagunas, and the Planned Community Via Lomas that could potentially accommodate the City's RHNA. As shown in Table H-48A, *Underutilized Sites, VC Zone*, there are three properties that could potentially accommodate the City's RHNA. As shown in Table H-48B, *Underutilized, Candidate Rezone Sites*, there are 20 properties that could potentially accommodate the City's RHNA. The North Laguna Hills sites are zoned for Mixed Use and currently allow for 20 units per acre; the proposed new max density for these sites would allow for 50 units per acre. The Central Laguna Hills sites are zoned for Medium Density Residential and currently allow for 18 units per acre; the proposed new max density for these sites would allow for 50 units per acre.

The proposed Safety Element would ensure compliance with SB 1241 (Government Code 65302(g)(3)), SB 379 (Government Code 65302(g)(4)), and SB 99 (Government Code 65302(g)(5)). The proposed Safety Element project consists of updates to General Plan goals and policies, which by themselves would have no physical effect on the environment.

The General Plan EIR addresses potentially significant impacts related to aesthetics, air quality, agricultural resources, biological resources, cultural resources, geology, soils, and mineral resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and utilities, recreation, transportation and circulation, and global climate change. As all projects within the City must be consistent with the General Plan, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all future development and would reduce impacts to the same significance level as identified in the General Plan EIR. While the change in

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land use would increase the amount of housing anticipated in these areas, the physical changes to the environment remain unchanged from those evaluated in the General Plan EIR as described below.

All future residential projects that would be implemented under the proposed project would be required to be constructed to conform with Title 9, *Zoning and Subdivisions*, of the Laguna Hills Municipal Code and the City's adopted *Design Regulations and Standards*, as well as all applicable environmental policies and regulations. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that ensures compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality, prior to the issuance of any building permit. The building permit and development review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services and regional transportation. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

Aesthetics

The General Plan EIR concluded that new development and redevelopment pursuant to the General Plan had the potential to significantly impact existing scenic vistas and had the potential to differ in design and scale compared to the immediately adjacent uses. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Agriculture and Forest Resources

There are no agricultural or forest resources within the city. *See* General Plan EIR, Agriculture & Forest Resources. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Air Quality

As to future construction consistent with the proposed project, all sites will require grading and other ground disturbing activities, paving, and extension of utilities and other public services, whether developed with commercial or residential land use. That construction, whether commercial or residential would be required to comply with the City's General Plan policies and ordinances that address potential impacts associated with development such as dust control, noise, odor, etc. The proposed Housing Element would not change this fact.

2. CEQA Analysis

Operationally, placing housing near existing and planned commercial development reduces vehicle miles travelled by eliminating or reducing residents' need to utilize a vehicle for shopping or, potentially, work trips. This furthers a statewide goal of reducing greenhouse gas emissions and reduces potential air quality impacts, among other environmental benefits. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Biological Resources

The City of Laguna Hills is built out and urban. The General Plan EIR identified biological resources within the City and anticipated future development, whether commercial or residential. As indicated in the General Plan EIR, future development will be required to comply with the applicable requirements of federal, state, and local law. These include, among others, the Migratory Bird Treaty Act, the National Pollutant Discharge Elimination System, and the City's Tree Protection Ordinance. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Cultural Resources

There are no historical built resources in the city. Due to the highly disturbed nature of the identified sites, the potential for discovery of cultural resources or an impact to such resources would not be significant. Specifically, the General Plan EIR concluded that most development and redevelopment under the General Plan would involve infill and redevelopment of existing areas. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR. Any future development consistent with the proposed project would be subject to all applicable federal, state, and local laws including Public Resources Code Section 5097.98 and Health & Safety Code Sections 7050.5-7055.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Energy

Future development consistent with the proposed project would be subject to the then-applicable federal, state, and local laws regulating energy use and efficiency. They could include, without limitation, Title 24 of the California Code of Regulations, including the Energy Efficiency Standards for Residential and Non-

2. CEQA Analysis

Residential Buildings. These regulations will ensure that future development is energy efficient. Energy providers within the city include SCE, SDG&E, and the Southern California Gas Company who have indicated that their present facilities are adequate. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Geology / Soils

The General Plan EIR concluded that development may occur in areas of significant geologic hazards such as landslides, debris flows, and expansive soils. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and is already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR. Detailed geologic and/or geotechnical studies will be required and the project-level for projects located in areas identified as susceptible to landslides and expansive soils. Compliance with the recommendations of the geologic and/or geotechnical studies will be made a condition of approval.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Greenhouse Gas Emissions

As to future construction consistent with the proposed project, all sites will require grading and other ground disturbing activities, paving, and extension of utilities and other public services, whether developed with commercial or residential land use. The proposed Housing Element would not change this fact. Operationally, placing housing near existing and planned commercial development reduces vehicle miles travelled by eliminating or reducing residents' need to utilize a vehicle for shopping or, potentially, work trips. This furthers a statewide goal of reducing greenhouse gas emissions and reduces potential air quality impacts, among other environmental benefits. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Hazards and Hazardous Materials

During any future construction consistent with the proposed project, potentially hazardous materials would be handled. These materials would include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment. The transport, use, and disposal of any such hazardous substances would be subject to federal, state, and local requirements. Operationally,

2. CEQA Analysis

hazardous materials in limited amounts and concentrations may be utilized consistent with other existing residential uses and subject to applicable federal, state, and local requirements. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Hydrology / Water Quality

Because the City is built out and urbanized, the General Plan EIR anticipated that development and redevelopment would occur in areas that are already developed, including areas that are developed with impervious surfaces. Any future development consistent with the proposed project would be required to comply with all applicable water quality management standards and/or regulations including, without limitation, the applicable requirements of the NPDES construction general permit (including the preparation of a SWPPP), NPDES BMP requirements, and NPDES bio infiltration requirements. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Land Use / Planning

Future development will be required to be consistent with all applicable land use plans, policies, or regulations adopted by the City. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Mineral Resources

There are no areas within the city used for extraction of any mineral resources. *See* General Plan EIR, Mineral Resources. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Noise

2. CEQA Analysis

Future development consistent with the proposed project would be subject to all applicable General Plan policies and requirements of the Municipal Code. placing housing near existing and planned commercial development reduces vehicle miles travelled by eliminating or reducing residents' need to utilize a vehicle for shopping or, potentially, work trips. This furthers a statewide goal of reducing greenhouse gas emissions and reduces potential air quality impacts, among other environmental benefits such as noise generated by additional automobile trips. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezoned candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Population / Housing

While the change in land use would increase the amount of housing anticipated in these areas, the goal of proposed project, as mandated by state law, is to accommodate existing housing demand within the city as identified by HCD and SCAG through the RHNA allocation. The proposed project therefore will not displace existing housing or induce substantial population growth. Further, placing housing near existing and planned commercial development reduces vehicle miles travelled by eliminating or reducing residents' need to utilize a vehicle for shopping or, potentially, work trips. This furthers a statewide goal of reducing greenhouse gas emissions and reduces potential air quality impacts, among other environmental benefits.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Public Services

The public service impacts associated with the potential population increase that could be associated with new housing include police and fire services, parks, water, and sewer. The water and sewer impacts would be addressed through connection fees as part of the development process. Additional services for police and fire would only result in a physical impact if new facilities were required to meet the growth needs. If additional physical facilities for police and fire are needed this would be determined when the sites are identified and then included in the capital improvement program. Impact fees associated with each unit would be required.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Recreation

The proposed project does not include any specific project or park improvements, nor does the proposed project modify any existing open space land use designations. Construction of new parks and recreational facilities associated with future development consistent with the proposed project would be subject to environmental review under CEQA.

2. CEQA Analysis

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Transportation

Placing housing near existing and planned commercial development reduces vehicle miles travelled by eliminating or reducing residents' need to utilize a vehicle for shopping or, potentially, work trips. This furthers a statewide goal of reducing greenhouse gas emissions and reduces potential air quality impacts, among other environmental benefits. By decreasing overall VMT, the proposed project would potentially improve existing environmental conditions.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Tribal Cultural Resources

Due to the highly disturbed nature of the identified sites, the potential for discovery of cultural resources or an impact to such resources would not be significant. Specifically, the General Plan EIR concluded that most development and redevelopment under the General Plan would involve infill and redevelopment of existing areas. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR. Any future development consistent with the proposed project would be subject to all applicable federal, state, and local laws including Public Resources Code Section 5097.98 and Health & Safety Code Sections 7050.5-7055.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Utilities / Service Systems

The proposed project's potential water and sewer impacts would be addressed through connection fees as part of the development process. Because urban development was considered at the three locations (i.e., Oakbrook Village, Laguna Hills Mall, and the Planned Community Via Lomas) and already in existence on the VC sites and rezone candidate sites, the potential impacts of development of housing on these sites would be consistent with what was analyzed in the General Plan EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Wildfire

The City is urbanized and built-out. No wildland areas or urban/wildland interfaces occur within the city. The General Plan EIR concluded that new development and redevelopment would be limited to urban areas and would not involve expansion of urban uses onto lands located within or adjacent to wildland fire hazard areas. The proposed project does not change these facts. Therefore, the proposed project would

2. CEQA Analysis

not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

Mandatory Findings of Significance

All prior analysis is incorporated here by reference. The proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact.

4. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible.

The General Plan anticipated all types of development and construction, including homes. The proposed project continues the expectation of housing constructed throughout the city. In all instances the sites were previously identified for urban development that can include pavement, construction of buildings, generation of stormwater runoff, and use of water and wastewater. The proposed project does not change existing policies in the General Plan, ordinances, regulations, and standards adopted by the City to reduce development impacts to less than significant. Further, the introduction of housing near major transportation corridors, jobs, retail, and services will reduce the need to drive personal vehicles. The reduction of vehicle miles travelled will reduce greenhouse gases from what would be generated with the existing development pattern. As such, the proposed project would not result in new significant impacts or significant impacts substantially more severe than shown in the previous EIR.

The City has not discovered or been made aware of any new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified pertaining to the mitigation measures or alternatives discussed in the EIR. The proposed project includes policy-level changes that are limited to complying with State law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Future residential projects that would be implemented under the proposed project would be required to be constructed to conform with Title 9, *Zoning and Subdivisions*, of the Laguna Hills Municipal Code and the City's adopted *Design Regulations and Standards*, as well as all applicable environmental policies and regulations. In addition, future projects under the proposed project would be subject to applicable mitigation measures from the 2009 General Plan EIR, and as such, the proposed project would not create new impacts or the need for additional mitigation measures.

5. No mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The City has not discovered or been made aware of any new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified pertaining to the mitigation measures or alternatives discussed in the EIR. The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts

2. CEQA Analysis

resulting from adoption of the 2021–2029 Housing Element and 2021 Safety Element; therefore, there are no new mitigation measures or alternatives to the proposed project.

2.2 FINDINGS

The foregoing analysis confirms that the proposed project has been evaluated for new significant impacts or a substantial increase in previously identified significant impacts pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162. The determination here is that the 2021–2029 Housing Element and 2021 Safety Element Update does not require major revisions to the 2009 General Plan EIR due to the involvement of new significant environmental impacts or substantial increases in the severity of previously identified significant environmental impacts. The Housing Element and Safety Element Update are policy documents and their adoption would not produce environmental impacts since no actual development is proposed. Therefore, the proposed project recommends changes from one urban use to another, and the development impacts of the uses are addressed by existing policies in the General Plan and the General Plan EIR. Future housing development projects would generally be subject to project-level environmental review.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of urban land uses consistent with project sites' existing General Plan land use designation and zoning and represents no change from the physical impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum. This EIR addendum has been prepared accordingly.

Appendix A
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Proposed Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
70	58814208	23201 Mill Creek Dr 3	MXU	1.77	N/A	20	50	0.5	44	Commercial		North Laguna Hills
71	58814108	23212 Mill Creek Dr	MXU	1.01	N/A	20	50	0.5	25	Commercial		North Laguna Hills
81	58814111	23272 Mill Creek Dr 330	MXU	1.81	N/A	20	50	0.5	45	Commercial		North Laguna Hills
87	58814112	23282 Mill Creek Dr 100	MXU	1.66	N/A	20	50	0.5	41	Commercial		North Laguna Hills
113	58816110	23332 Mill Creek Dr	MXU	0.70	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816109	23382 Mill Creek Dr	MXU	0.71	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816108	23422 Mill Creek Dr	MXU	0.71	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816107	24411 Mill Creek Dr	MXU	0.57	N/A	20	50	0.5	14	Commercial	Yes	North Laguna Hills
	58816106	24411-24461 Ridge Route	MXU	0.29	N/A	20	50	0.5	7	Commercial	Yes	North Laguna Hills

2. CEQA Analysis

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Proposed Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
	58816113	24411-24461 Ridge Route	MXU	12.89	N/A	20	50	0.5	322	Commercial	Yes	North Laguna Hills
63	58811119	23172 Plaza Pointe Dr	MXU	1.94	N/A	20	50	0.5	48	Commercial		North Laguna Hills
90	58811117	23297 S Pointe Dr	MXU	1.93	N/A	20	50	0.5	48	Commercial		North Laguna Hills
99	58811113	23342 S Pointe Dr B	MXU	1.69	N/A	20	50	0.5	42	Industrial		North Laguna Hills
101	58811108	23402 S Pointe Dr	MXU	0.76	N/A	20	50	0.5	19	Industrial	Yes	North Laguna Hills
105	58811107	23432 S Pointe Dr	MXU	0.74	N/A	20	50	0.5	18	Industrial	Yes	North Laguna Hills
103	58811115	23421 S Pointe Dr	MXU	2.58	N/A	20	50	0.5	64	Commercial		North Laguna Hills
106	58811116	23441 S Pointe Dr	MXU	1.45	N/A	20	50	0.5	36	Commercial		North Laguna Hills
107	58811106	23456 S Pointe Dr	MXU	1.27	N/A	20	50	0.5	31	Industrial		North Laguna Hills

2. CEQA Analysis

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Proposed Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
AV Apts.	62033102	25211 Stockport St.	MDR	10.92	N/A	18	50	1	294	Residential		Central Laguna Hills
AP Apts.	62025102	25212 Stockport St.	MDR	10.17	N/A	18	50	1	303	Residential		Central Laguna Hills
			Total	55.57					1,452			

EXHIBIT 3

2021-2029 HOUSING ELEMENT UPDATE

City of Laguna Hills

2021-2029 Housing Element Update

Third Revised Public Review Draft
May 2022





City of Laguna Hills 2021-2029 Housing Element Update

Third Review Public Review Draft
May 2022



Prepared By: PlaceWorks

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Attachment: Attachment A - Proposed Resolution including Exhibits 1-4 (2907 : 2021-2029 Housing Element Update and Safety Element

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Attachment: Attachment A - Proposed Resolution including Exhibits 1-4 (2907 : 2021-2029 Housing Element Update and Safety Element

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Executive Summary

Purpose of the Housing Element

The Housing Element is part of the City of Laguna Hill's General Plan. The City's General Plan is a comprehensive long-range planning document that directs the physical development of the city. The core purpose of the Housing Element is to identify and plan for the existing and projected housing needs of all segments of the community, such as seniors, families, workers, and the disabled. The Housing Element describes housing needs and conditions in Laguna Hills and establishes goals, policies, and programs to improve future housing opportunities. The planning period for this Housing Element is October 15, 2021, to October 15, 2029.

Regional Housing Needs Assessment

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. The Southern California Association of Governments (SCAG) prepares the Regional Housing Needs Assessment (RHNA) for the region based on existing and projected regional trends in population growth, household sizes, job accessibility, and transportation access. The City must plan for and help facilitate the development of 1,985 new homes in the community but is not obligated to build these units.

Overview

The Housing Element includes:

- **Introduction:** Describes the purpose and scope of the Housing Element, relationship to other General Plan element, and public participation.
- **Housing Needs:** Describes the supply and demand for housing in Laguna Hills.
- **Constraints on Housing Production:** Provides an analysis of constraints to the maintenance, improvement, or development of housing.
- **Fair-Housing Assessment:** Analyzes the conditions that historically limited the range of housing choices or limited a person's access to housing and develops solutions to mitigate or remove such impediments for these persons.
- **Housing Resources:** Provides an approach for meeting the RHNA throughout the planning period.
- **Housing Plan:** A summary and evaluation of the previous Housing Element, which covered the 2013-2021 planning period (5th cycle).

- **Appendix A, Implementation Program:** Updated programs from the 2013-2021 Housing Element based upon new state legislation.
- **Appendix B, Summary of Public Input:** Identifies common themes expressed by stakeholders and residents through various outreach activities.

Public Outreach

As part of this update, the City conducted outreach activities, including:

- City Council Meeting: November 10, 2020
 1. Topic: Introduction to Housing Element Process
- Stakeholder Consultations: January - February 2021
- Online Survey: June 15 - August 15, 2021
- Virtual Public Workshop: June 30, 2021
- In-Person Public Workshop: August 5, 2021
- City Council Meeting: October 26, 2021
 2. Topic: Public Review Draft
- City Council Meeting: January 11, 2022
 3. Topic: HCD Review Comments
- City Council Workshop March 26, 2022 (rescheduled from February 15)
 4. Topic: Candidate Rezone Sites
- City Council Workshop: May 3, 2022
 5. Topic: Candidate Rezone Sites
- City Council Meeting: May 24, 2022
 6. Topic: Revised Public Review Draft Launch

Housing Needs

- The total population in Laguna Hills was 31,508 in 2020, representing a small increase in population from 2010, when it was 30,270.
- The City's housing stock is primarily detached single-family homes with 23.3 percent of the units being multifamily units, such as apartments and condominiums.
- There is a need for affordable housing in Laguna Hills. Approximately 40 percent of Laguna Hills households are paying more than 30 percent of their income on housing.
- About 54 percent of renter households have lower incomes (80 percent or less of the Area Median Income [AMI], compared with 27.2 percent of owner households).
- Vacancy rates are low (ownership housing is 0.6 percent and rental housing 2.9 percent), indicating a shortage of available housing and high competition, which generally leads to higher housing prices and diminished affordability.

- Reserved affordable units in Laguna Hills and throughout the region have long waiting lists and vacancies are rare.

Housing Resources

The Housing Resources section provides a strategy to meet the RHNA. Since Laguna Hills is a built-out community, the City must look to underutilized sites to accommodate the RHNA. The land must have appropriate zoning, meaning development standards and regulations that facilitate housing development for all income categories. Density is one of the most important factors that affect the feasibility of housing that is affordable to households with lower incomes. Higher density reduces the land cost for each housing unit, thereby reducing total development cost. “Default” densities that are presumed to be suitable for lower-income housing are set by California statute. For Laguna Hills, like most cities in metropolitan areas, the default density is 30 housing units per acre. To satisfy the lower-income RHNA, the City will identify and rezone selected areas within the first year of the planning period.

Three anticipated projects are included in the strategy to meet the RHNA:

- Additional development at Oakbrook Village,
- Additional development in the Planned Community Via Lomas (PCV) area, and
- The former mall redevelopment project, currently known as the Village at Laguna Hills.

The remaining RHNA will be accommodated on land that the City will identify and rezone within the first year of the planning period. A list of potential candidate sites is provided in the Housing Resources section.

Introduction

The residents of Laguna Hills take great pride in their city. Preserving the city's small-town feel by maintaining the existing housing stock and the scale and character of the community is particularly important to the city's residents. Residents also recognize the importance of providing housing opportunities for all members of the community by providing more diverse housing types. A variety of housing options will enable older and younger generations to remain in the community as well as those of all economic levels and those with special needs. Providing housing opportunities to all, on an equal basis, is important to the community.

Accordingly, this Housing Element identifies issues, strategies, and programs that focus on:

- Neighborhood and housing preservation;
- Housing availability;
- Equal housing opportunity; and
- Implementation and monitoring of the Housing Element.

The Laguna Hills Housing Element comprises the following major components:

- An analysis of the City's population, housing, and employment base, and the characteristics of the City's housing stock to define the nature and extent of unmet housing needs (Housing Needs Assessment).
- A review of potential constraints to meeting the City's identified housing needs (Constraints on Housing Production).
- An evaluation of opportunities that will further the development of new housing (Housing Resources).
- A plan to address the identified housing needs in Laguna Hills by reviewing past accomplishments, establishing goals and policies, and crafting programs that will enable the City to achieve its housing objectives (Housing Plan).
- An assessment of fair housing.

Purpose and Scope of the Housing Element

Every California city and county is required to include a housing element in its general plan that establishes housing goals, policies, and programs that respond to community housing conditions and needs. The purpose of this Housing Element is to identify housing opportunities and solutions specific to the housing issues of the City of Laguna Hills.

REGIONAL HOUSING NEEDS ASSESSMENT

State housing element law requires that Southern California Association of Governments (SCAG) determine the amount of housing needed in its region and allocate the need to each community. The allocation of housing need is based on statewide and local projections of population, employment, and housing need. State law requires cities to ensure that adequate sites, public facilities, and services are available to facilitate housing production commensurate with their housing need. Laguna Hills' Housing Element identifies programs to address its share of the region's housing need.

HOUSING ELEMENT CYCLE

This Housing Element has been prepared in compliance with the 2021-2029 planning cycle for cities within the SCAG region. The Housing Element covers an eight-year planning period from October 15, 2021–October 15, 2029, and the SCAG Regional Housing Needs Assessment (RHNA) period from June 30, 2021–October 15, 2029.

Relationship to Other General Plan Elements

The Laguna Hills General Plan includes the following components: (1) Introduction to the General Plan; (2) seven elements, including Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, Noise, and Housing; and (3) an Implementation Program. Background information and policy direction presented in one element are also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. The City is updating its Safety Element concurrently with this Housing Element.

This Housing Element builds upon other General Plan Elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Mobility Element plays a role in the location of residential development in relation to roads, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever an element in the General Plan is amended, the Housing Element will be reviewed and modified, as necessary, to ensure the continued consistency between elements.

Public Participation

California law requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of the housing plan for the City of Laguna Hills. Laguna Hills' residents had several opportunities to recommend strategies, review, and comment on the Housing Element.

The City's website details the Housing Element Update process and components.

PUBLIC REVIEW DRAFTS

The first Public Review Draft Housing Element was posted on the City's website on October 18, 2021, and an announcement of its availability was emailed to stakeholders. The Public Review Draft Housing Element was discussed at City Council meeting that was open to the public on October 26, 2021. The draft was submitted to HCD for the initial 60-day review on November 5, 2021. The City received a call from HCD on December 13, 2021 with preliminary comments on the draft. The City revised the draft in response to those comments and released a revised second Public Review Draft on December 21, 2021. HCD issued a formal Housing Element review letter on January 4, 2022. The City Council discussed HCD's review letter at a meeting on January 11, 2022. At this meeting, the City Council directed staff to schedule a public workshop to further discuss the Housing Element Update, including a draft inventory of housing sites. Public workshops were conducted on March 26, 2022, and May 3, 2022, including discussion of different housing site scenarios. At the May 3 Workshop, a majority of the City Council reached consensus on specific parcels to include in the City's housing site inventory and directed staff to prepare a revised third Public Review Draft Housing Element for consideration at the City Council's regularly scheduled meeting of May 24, 2022.

A summary of input from the public gained via the following avenues is described herein.

- Stakeholder consultations
- Online community outreach survey
- Letters received
- Workshops and meetings

SUMMARY OF INPUT

The City sought feedback in a variety of ways. Participants, which included residents and other stakeholders, identified and discussed challenges, opportunities, and resources related to housing in Laguna Hills. Comments received through the outreach activities have been considered in the development of the housing plan for the City of Laguna Hills. Public input on the selection of candidate rezone sites at City Council workshops was integral to the development of the sites inventory. Many action items were added to the programs based on input in letters from housing advocates, including greater emphasis on promoting available incentives and permit streamlining for residential development that includes affordable housing, a multifaceted effort to facilitate the production of accessory dwelling units and designing an inclusionary housing program.

Stakeholder Consultations

In January and February 2021, the City reached out to 12 stakeholders representing various public and private sectors and completed eight one-on-one consultations. Participants included two building industry experts, two homelessness service providers, and three community-based organizations. Additionally, the United States Department of Housing and Urban Development's (HUD's) Regional Office for Fair Housing and Equal Opportunity provided data on fair housing. The following is a list of stakeholders that the City consulted with.

- Orange County Business Council
- Mercy House
- Kennedy Commission
- Family Assistance Ministries
- Orange County Association of Realtors
- Regional Center of Orange County
- Building Industry Association of Southern California, Orange County chapter
- HUD's Regional Office for Fair Housing and Equal Opportunity

For organizations working with special-needs populations, the biggest barrier for securing decent, affordable housing is the lack of housing supply and assistance to provide the services needed. For developers and housing advocates, the challenge is the lack of incentive to build affordable housing,

considering the high construction costs, fees, and time required for California Environmental Quality Act (CEQA) compliance and council approval. Stakeholders shared similar sentiment about the lack of political support from government or community to prioritize affordable housing, including the pressures of individuals and groups who express opposition to homeless shelters, affordable housing development, and other housing services in their communities. The Housing Element includes programs that encourage the city to seek partnerships with affordable housing developers to expand housing opportunities in Laguna Hills, including the Urban Village Specific Plan Area (Programs H-6 and H-15). The City also intends to apply for CDBG funding to continue its partnership with Mercy House, a non-profit service provider to individuals and families experiencing homelessness (Program H-12).

Stakeholders identified strategic and innovative opportunities to help accelerate the production of housing. The most common opportunities are establishing partnerships amongst public agencies and community organizations and forming a regional approach to address housing issues. Developers and housing advocates also mentioned that the reuse of underutilized or vacant properties can serve as new sites for housing development. In terms of promoting an equitable approach for housing, community organizations mentioned inclusive housing policies and programming, and a plan for assisting families living in affordable housing to obtain homeownership or market-rate housing. The Assessment of Fair Housing (AFH) section of this Housing Element includes an analysis of fair housing choice in the city, identifies potential barriers to affordable housing, and sets meaningful actions to promote inclusive housing. These actions are enumerated in Program H-16.

Orange County is a highly desirable place to live. Stakeholders acknowledged that single-family housing is the housing type most in demand but building for all other housing types is needed. Regarding the types of housing density needed, stakeholders offered various perspectives. Community-based organizations stated that all types of housing densities could work. For affordable housing development, developers may need at least 60 units per project to be profitable. In Laguna Hills, the densities that work best for housing and that are desirable is attached housing with 18 to 23 dwelling units per acre (du/ac.), according to a developer. To ensure there is sufficient land available for higher density development to support affordable housing for lower income households, the City will rezone and/or increase the allowable density, as required by state law (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B))(Program H-11).

The COVID-19 pandemic resulted in various challenges and opportunities for stakeholders. Developers first faced a slower production process but have since recovered. Real estate leaders shared about the increase in home sales and housing boom now that employment trends have turned to more flexible and work-from-home opportunities. However, for the most vulnerable residents, the pandemic has increased housing insecurity and exposed the

existing disparities and systemic issues. Stakeholders working directly with vulnerable populations expect a shift in future discussion about how the City and county will address homelessness and prioritize policy and funding. The City commits to address homelessness and provide services to individuals and families that are at risk of homelessness through Programs H-3, H-4, H-12, and H-14.

Online Community Outreach Survey

The City's Planning Division created a survey for residents of Laguna Hills to determine how the Housing Element should plan for the City's share of the RHNA. The survey was available from June 15, 2021, to August 15, 2021. See Appendix B: Summary of Public Input for key findings.

Letters Received

Prior to the release of the Public Review Draft Housing Element

As of September 21, 2021, the City received four public comments from community representatives addressing current housing issues and providing recommendations for the Housing Element and development plans of the City.

- **Kennedy Commission** addressed the need to implement diverse community participation and outreach in the Housing Element planning process. Recommendations include community participation at all stages of the planning process, promotion of various levels of engagement, creation of a Housing Element workgroup, and engagement with the most vulnerable community members. (See Appendix B, Summary of Public Input.)
- **Providence Community Health Investment** encouraged the City Council to enact bold measures to increase the quality and quantity of affordable housing. Based on the results from their local community health needs assessment, the impact of stable housing is valuable for health and wellness. Providence encourages the City to increase affordable housing and leverage existing development opportunities to meet these goals. (Programs H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21)
- **Tapestry, a Unitarian Universality Congregation**, encouraged the City to consider the housing needs of the homeless and those in the workforce. Tapestry would like the City to implement an inclusionary housing policy that would require 15 percent of units to be reserved as affordable, implement density-bonus incentives, identify sites to repurpose or rezone for housing, ease governmental constraints (streamline process and offer flexibility in development standards), and explore new financial resources for affordable housing. (Programs H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21)

- A group of concerned organizations on the development and planning of the Village at Laguna Hills (former mall redevelopment) submitted public comment. The organizations, led by the **Kennedy Commission**, included **Tapestry, a Unitarian Universality Congregation, Orange County United Way, People for Housing Orange County, CLUE (Clergy and Laity United for Economic Justice), Homeless Advocacy Team from League of Women Voters of Orange Coast, Welcoming Neighbors Home, Christ Community Church, Neighborhood Church Laguna Beach, Affordable Housing Clearinghouse and Interfaith Council of Greater Rancho Santa Margarita**. The letter provided recommendations to increase the quality and quantity of attainable housing for those who live and work in Laguna Hills by increasing the number of units for extremely low-income and very low-income, prioritizing the production of all 225 units; increasing the total amount of affordable housing units, and updating the General Plan environmental impact report (EIR) with information on jobs/housing balance. (Programs H-7, H-8, H-11, H-13, H-15, H-16, H-19, H-20 and H-21)

After the release of the Public Review Draft Housing Element

Between the release of the Public Review Draft on October 18, 2021, and May 16, 2022, the City received 16 public comments from community representatives in response to the Public Review Draft Housing Element and City Council Workshops where candidate rezone sites were considered.

- **Welcoming Neighbors Home** submitted letters dated January 20, 2022, February 14, 2022 and May 13, 2022. The letters acknowledge that the City made little progress in facilitating the development of housing affordable to households with lower incomes in the 5th cycle. To remedy this situation and increase affordable housing production in the 6th cycle, Welcoming Neighbor Homes (in consultation with the Kennedy Commission) recommends an inclusionary housing ordinance, affordable, congregational, mixed-use housing overlay zones, an adaptive reuse ordinance, an affordable ADU program, a community land trust, density bonuses (for lower-income households), incentives for affordable housing, a land value recapture, and affordable housing linkage fee. Welcoming Home Neighbors urges the City to strengthen the potential inclusionary housing policy found in the latest draft of the Housing Element by committing the commission to a feasibility study within one year of the adoption of the housing element. Lastly, due to the No Net Loss Law (Senate Bill (SB) 166 – 2017), Welcome Home Neighbors would like the City to identify a surplus of available sites for lower income housing throughout the City so that all residents will have fair access to shopping, schools, transit, jobs, and other amenities.
- **Kennedy Commission** addressed the need to implement diverse community participation and outreach in the Housing Element planning process. Additional recommendations include the development of various affordable housing policies and strategies such as inclusionary

housing, increasing housing density, affordable housing, congregation housing, mixed-use housing overlay, and an affordable ADU program in order to serve lower income households. The Kennedy Commission also recommended the development of a community land trust, an adaptive reuse ordinance, and a program to incentive 100 percent affordable development on city own, private land, and surplus property.

- Ahead of a City Council workshop to discuss candidate rezone sites, several **residents in the La Paz and Cabot area and community representatives** submitted comments to discuss the candidate rezone sites in the La Paz and Cabot area. Most people who submitted comments were concerned that the rezoning sites in this area to allow high density housing would create more traffic in an already congested area, lower property value, generate crime and disturb the community character of this area. In addition, other community members voiced how more vehicles on the street will increase pedestrian accidents especially since this area is a school community. Others thought sites in the La Paz and Cabot area were ideal for a mixed-use overlay zone and wanted the City to include these sites in the housing element inventory and commit to requiring 15 percent of new housing units on these sites to be affordable to lower income households.

Workshops and Meetings

City staff include Spanish speakers who were available for translation at each of these workshops and meetings. No translation was requested.

- **November 10, 2020, City Council Workshop:** A workshop was held at a regularly scheduled City Council meeting where the public had the opportunity to address decision makers directly regarding housing issues, goals, and policies, as well as other general comments and concerns regarding housing. A presentation to the City Council and the public on the RHNA and Housing Element Update process and was provided. This meeting was advertised in a manner consistent with City policy for public meetings. No public comments were received.
- **June 30, 2021, Virtual Workshop:** A workshop was held virtually to share information and obtain public input. However, no public comment was received.
- **August 2021, Open House:** An in-person workshop was held at the Laguna Hills Community Center. See Appendix B: Summary of Public Input for more information.
- **October 26, 2021, City Council Meeting:** Public Review Draft Launch
- **January 11, 2022, City Council Meeting:** Discuss HCD's comments on the draft Housing Element
- **March 26, 2022, City Council Workshop:** Discuss candidate rezone sites (rescheduled from February 15)

- **City Council Workshop, May 3, 2022:** Discuss candidate rezone sites
- **City Council Meeting, May 24, 2022:** Discuss third Revised Public Review Draft
- **Date TBD, City Council Hearing to Adopt the Housing Element**

Housing Needs

This section of the Housing Element describes the supply and demand for housing in Laguna Hills and is divided into subsections that address the characteristics of population, employment, households, special-needs populations, housing stock, housing cost and affordability, and at-risk rental housing. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

Community Profile

The City of Laguna Hills is in the San Joaquin Hills in southern Orange County, approximately 60 miles south of Los Angeles and 70 miles north of San Diego. Laguna Hills is bounded by the cities of Irvine and Lake Forest to the north, Interstate 5 and the cities of Mission Viejo and Lake Forest to the east, the City of Laguna Niguel to the south, and the cities of Aliso Viejo and Laguna Woods to the west.

In 1991, the City of Laguna Hills incorporated with an original land area of 3,325 acres. Two subsequent annexations in 1995 and 2000 have increased the land area of the City to 4,234 acres or 6.6 square miles.

The City is predominantly residential in character and contains a variety of diverse residential neighborhoods, ranging from estate residences to high-density districts. The City is also home to over 500 businesses and contains a strong commercial base anchored by the Oakbrook Village Shopping Center and MemorialCare Saddleback Medical Center. The Laguna Hills Mall was a shopping mall that is being redeveloped by the owners as The Village at Laguna Hills. The proposed redevelopment includes residences (see Section 5, Housing Resources), a movie theater, a hotel, retail, office space, and parking structures.

Population Characteristics

POPULATION GROWTH TRENDS

According to the California Department of Finance, E-5 Population and Housing Estimates, the population of Laguna Hills was 31,131 in 2015 (Table H-1). In 2020, the most current data available, the total population in Laguna Hills was 31,508, representing a small increase in population from 2015 to 2020. In 2010, the population in the city was 30,270. The overall population growth rate in Laguna Hills was 4.1 percent from 2010 to 2020.

Only one of the surrounding cities, Laguna Woods, experienced a decline in population from 2010 to 2020. All other nearby cities, including the unincorporated area of Orange County, had a positive population growth rate between 2010 and 2020, similar to Laguna Hills. The population growth rate in Lake Forest, Aliso Viejo, and the unincorporated area of Orange County exceeded that of Laguna Hills during this period.

Table H-1
Orange County Population Growth, 2010-2020

City/Area	2010	2015	2020	Percentage Change 2010-2020
Laguna Hills	30,270	31,131	31,508	4.1%
Aliso Viejo	47,816	49,496	50,044	4.7%
Mission Viejo	93,174	95,953	94,267	1.2%
Laguna Woods	16,273	16,600	16,243	-0.2%
Laguna Niguel	62,979	64,457	65,316	3.7%
Lake Forest	77,395	79,376	84,711	9.5%
Unincorporated Orange County	121,160	123,635	128,421	6.0%

Sources: California Department of Finance E-5 Population and Housing Unit Estimates, SCAG Housing Element Data

AGE CHARACTERISTICS

The age distribution of a population is an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, income, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-aged householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents. As illustrated in Table H-2, Laguna Hills has a high percentage of people between the ages 45 and 74. Laguna Hills currently has two housing developments that provide housing explicitly for seniors. The Willows contains 152 ground-level housing units and Meridian contains 396 units with options for independent living, assisted living, and nursing care. Staff processed an application for a residential care facility for the elderly within the Alicia Gateway neighborhood. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021.

Table H-2 Total Population by Age, 2014-2018		
Age	Total	Percentage of Total Population
0 to 9	3,373	10.8%
10 to 19	3,739	12.0%
20 to 24	1,821	5.8%
25 to 34	3,522	11.3%
35 to 44	4,244	13.6%
45 to 59	7,064	22.7%
60 to 74	5,422	17.4%
75 to 84	1,186	3.8%
85 and over	814	2.6%
Source: 2014-2018 American Community Survey Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers. Due to rounding, totals may not equal 100%.		

RACE/ETHNICITY CHARACTERISTICS

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. These characteristics tend to correlate with other factors, such as family size, housing location choices, and mobility. As shown in Table H-3, the majority (70.0 percent) of the 2018 population in Laguna Hills was White, with Asians making up the next-largest ethnic group (15.0 percent). In Orange County, Whites also made up the majority of the population but constituted a slightly lower proportion (61.7 percent) of the population than in Laguna Hills. As shown in Table H-4, 21.0 percent of residents in Laguna Hills identified as Hispanic or Latino, compared with 34.1 percent of people county-wide.

Table H-3 Race and Ethnicity, 2014-2018				
Race	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
White	21,819	70.0%	1,950,902	61.7%
Black or African American	557	1.8%	54,732	1.7%
American Indian and Alaska Native	52	0.2%	14,466	0.5%
Asian	4,681	15.0%	635,672	20.1%
Native Hawaiian and Other Pacific Islander	15	0.0%	9,442	0.3%
Some Other Race	1,986	6.4%	370,679	11.7%
Two or More Races	2,075	6.7%	128,289	4.1%
Total	31,185	100%	3,164,182	100.0%
Source: 2014-2018 American Community Survey Notes: A portion of each of the race categories may also contain those identifying as Hispanic. See also Table H-4.				

Table H-4 Hispanic or Latino Population, 2014-2018				
	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
Total population	31,185	100.0%	3,164,182	100.0%
Hispanic or Latino (of any race)	6,540	21.0%	1,080,195	34.1%
Not Hispanic or Latino	24,645	79.0%	2,083,987	65.9%
Source: 2014-2018 American Community Survey				

Employment Characteristics

OCCUPATION AND LABOR PARTICIPATION

Employment has an important impact on housing needs. Different jobs and income levels determine the type and size of housing that a household can afford. In addition, employment growth within a region typically results in an increase in housing demand.

According to the American Community Survey (ACS), the unemployment rate in 2018 in Laguna Hills was 3.4 percent, which was similar to the county-wide rate of 3.3 percent, and lower than the state-wide rate of 4.2 percent.

Table H-5 Unemployment Rate, 2018			
	Laguna Hills	Orange County	California
Unemployment Rate	3.4%	3.3%	4.2%
Source: 2018 American Community Survey Notes: Data includes the civilian population ages 16 years and over. American Community Survey numbers are estimates; there is a variable margin of error for all numbers.			

According to the 2014-2018 American Community Survey, 16,348 Laguna Hills residents were in the civilian labor force. The labor force includes employed and unemployed persons aged 16 years and above. Table H-6 shows groups of occupations and the numbers of Laguna Hills and Orange County residents whose jobs are in these categories. Table H-7 shows average annual salaries by occupational title.

In both Laguna Hills and Orange County, a majority of residents were employed in the fields of professional services, education, social services, business, information, and arts. These categories include some of the highest-paying types of jobs, including those in architecture and engineering (\$183,039), management (\$139,225), healthcare (\$101,125), and legal (\$147,030). Approximately a third of the residents of both Laguna Hills and Orange County were employed in the fields of retail, public administration, manufacturing, transportation, and wholesale trade occupations. These categories include some of the lowest-paying types of jobs, including those in food preparation and serving (\$32,613), transportation and material moving (\$38,010), sales (\$51,402), and office support (\$47,191). Within Laguna Hills, Saddleback Memorial Medical Center is the largest employer of Laguna Hills residents. The Center for Demographic Research estimates that 1,636 residents work for the hospital, comprising approximately 10 percent of Laguna Hills residents in the civilian labor force based on 2014-2018 American Community Survey data. Other major employers include Valley Insurance Service, Inc. (approximately 458 employees), Productive Playhouse Inc (approximately 268 employees) and Allied Business Schools, Inc. (approximately 250 employees).

Table H-6 Employment Profile, 2014-2018				
Occupation	Laguna Hills		Orange County	
	Number	Percentage	Number	Percentage
Business, management, information, and arts occupations	3,808	23.3%	340,636	21.6%
Retail and public administration occupations	2,548	15.6%	209,865	13.3%
Professional services, education, and social services occupations	5,782	35.4%	531,713	33.7%
Manufacturing, transportation, and wholesale trade occupations	2,318	14.2%	310,297	19.7%
Agriculture, construction, and other occupations	1,892	11.6%	185,568	11.8%
Total	16,348	100.0%	1,578,079	100.0%
Source: 2014-2018 American Community Survey				
Notes: Data includes the civilian employed population ages 16 years and over. American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

Table H-7
Average Salary by Occupation, 2020

Major Occupations	Average Annual Salary
Architecture and Engineering	\$183,039
Arts, Design, Entertainment, Sports, and Media	\$65,620
Building and Grounds Cleaning and Maintenance	\$35,880
Business and Financial Operations	\$80,107
Community and Social Services	\$58,617
Computer and Mathematical	\$96,051
Construction and Extraction	\$62,616
Education and Library	\$72,247
Farming, Fishing, and Forestry	\$34,876
Food Preparation and Serving Related	\$32,613
Healthcare Practitioners and Technical	\$101,125
Installation, Maintenance, and Repair	\$56,597
Legal	\$147,030
Life, Physical, and Social Science	\$84,611
Management	\$139,225
Office and Administrative Support	\$47,191
Personal Care and Service	\$34,724
Production	\$42,181
Protective Service	\$57,788
Sales and Related	\$51,402
Transportation and Material Moving	\$38,010
All Major Occupations	\$72,455
All Occupations	\$61,720
Source: State Employment Development Department, 2020	
Notes: Data includes the Anaheim-Santa Ana-Irvine metropolitan statistical area (MSA).	

COMMUTE PATTERNS

Commute times can be an important indicator of the jobs-housing balance both within the city and the region. Long commute times can influence residents' quality of life and the affordability of their cost of living. Low-cost housing that is very far from job centers may have a net effect of being expensive, particularly if low-cost transportation options, such as high-frequency transit, are not available. The majority of employed Laguna Hills residents have a commute time of less than 24 minutes, and the mean commute time is 24.7 minutes. This suggests that while the City should still

be mindful of future development sites and their proximity to employment centers, most residents do not currently experience long commutes. A notable minority of residents (18.7 percent) have commutes of 35 minutes or more, suggesting that they may work in northern Orange County or the Los Angeles area.

Housing Characteristics

HOUSEHOLD TYPE AND SIZE

Household characteristics are important indicators of the type of housing needed in a community. The United States Census defines a household as all persons who occupy a housing unit, which may include families related by birth, marriage, or adoption, unrelated individuals living together, or individuals living alone. People living in group quarters, such as retirement or convalescent homes, dormitories, or other group living situations, are not considered households. The Census defines a family as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

In 2018, there were 10,555 households in Laguna Hills (Table H-8). Families constituted 72.7 percent of households in the City, a proportion slightly greater than in Orange County (71.8 percent). Families with children represented 26.5 percent of households in Laguna Hills and 31.5 percent in Orange County. Single-person households represented 19.6 percent of households in Laguna Hills, while there were slightly more single-person households in Orange County (21.1 percent).

Housing needs generally vary by household type. Families are more likely to occupy detached single-family homes than single-person households, particularly in suburban communities like Laguna Hills. However, some families are unable to purchase or rent a detached single-family home and may reside in multifamily apartments, condominiums, or townhome units. Single-person households, typified by seniors or young adults, tend to reside in apartment units, condominiums, townhomes, or smaller, detached single-family homes. The Laguna Hills housing stock (Table H-22) provides a range of unit types. The housing stock comprises 56.7-percent single-family detached units; 17.0 percent single-family attached units; 18.2 percent multifamily units, such as apartments and condominiums; and 3.1 percent mobile homes or other units.

Household size identifies sources of population growth and household overcrowding. A city's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may decline. The average household size for Laguna Hills in the 2014-2018 period was 2.9, which was slightly lower than Orange County, with an average household size of 3.0.

Table H-8 Household Characteristics, 2014-2018				
Household Type	Orange County		Laguna Hills	
	Number	Percent	Number	Percent
Families	741,721	71.8%	7,670	72.7%
With Children	324,922	31.5%	2,793	26.5%
Single Persons	217,407	21.1%	2,074	19.6%
65 Years and Older	93,044	9.0%	901	8.5%
Non-family	290,652	28.2%	2,885	27.3%
Total Households	1,032,373	100.0%	10,555	100.0%
Average Household Size	3.0		2.9	
Average Family Size	3.5		3.4	
Source: 2014-2018 American Community Survey				

HOUSEHOLD INCOME

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper-income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The California Department of Housing and Community Development (HCD) has developed the following income categories:

- Extremely low-income households earn between 0 and 30 percent of the County Area Median Income (AMI), adjusted for household size;
- Very low-income households earn between 31 and 50 percent of the County AMI, adjusted for household size;
- Low-income households earn between 51 and 80 percent of the County AMI, adjusted for household size;
- Moderate-income households earn between 81 and 120 percent of the County AMI, adjusted for household size; and
- Above-moderate/upper-income households earn over 120 percent of the County AMI, adjusted for household size.

Similarly, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulation by HUD income group and household type. This data set is known as the Comprehensive Housing Availability Strategy (CHAS). The federal CHAS data separates California's very low-income category into extremely low (0–30 percent AMI) and very low (31–50 percent AMI) incomes and combines California's moderate-income and upper-income categories.

CHAS income distributions for Laguna Hills and Orange County are presented in Table H-9. Laguna Hills is generally more affluent, as compared with Orange County as a whole. As seen in Table H-9, 35.1 percent of all households in Laguna Hills and 44.8 percent of all households in Orange County have low, very low, and extremely low-incomes; whereas 64.7 percent of all households in Laguna Hills and 55.2 percent of all households in Orange County have moderate and above-moderate incomes.

According to CHAS data, almost 10 percent of the City's households from 2013 to 2017 qualified as extremely low income (0–30 percent AMI) and very low income (31–50 percent AMI). During the same time, 15.6 percent of the city's households qualified as low income (51–80 percent AMI).

About 54 percent of renter households qualified as low income or below, compared with 27.2 percent of owner households. In Orange County, over 44 percent of households were considered low income or below, compared with 35.2 percent of households in the City of Laguna Hills.

During the planning period, the extremely low-income housing need is projected to be 284 units, which is derived from presuming 50 percent of the very low-income housing need (568 units) from the Regional Housing Need Assessment. The housing needs of households with extremely low incomes are discussed in the section below on Special-Needs Populations.

Table H-9
Households by Income Group, 2013-2017

City of Laguna Hills							
Income Group	Owner Households	Percentage of Owner Households	Renter Households	Percentage of Renter Households	Total Households	Percentage of Total Households	Orange County
Extremely Low Income (0-30% AMI)	470	6.4%	540	17.8%	1,010	9.7%	14.9%
Very Low Income (31-50% AMI)	635	8.7%	385	12.7%	1,020	9.8%	12.5%
Low Income (51-80% AMI)	885	12.1%	735	24.2%	1,620	15.6%	17.4%
Moderate and Above (greater than 80% of AMI)	5,330	72.8%	1,380	45.4%	6,710	64.7%	55.2%
Total	7,320	100.0%	3,040	100.0%	10,360	100.0%	100.0%
Source: CHAS Data, 2013-2017.							

OVERCROWDING

An overcrowded household is typically defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. According to the U.S. Census, a severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding results from either a lack of affordable housing and/or lack of available housing units of adequate size.

According to the American Community Survey estimates (2014-2018), approximately 479 households, or 4.5 percent, of the households in Laguna Hills were living in overcrowded conditions (Table H-10).

About 1.2 percent of households experienced severely overcrowded conditions. The rate of overcrowding in Laguna Hills is significantly lower than the rate in Orange County, which is approximately 9 percent. In both the City of Laguna Hills and county-wide, owner-occupied households experienced overcrowded or severely overcrowded conditions less than renter-occupied households.

Table H-10 Overcrowded Households, 2014-2018				
	Owner	Renter	Total	Percentage of Occupied Units
Occupied Units	7,567	2,988	10,555	100.0%
Overcrowded Units	135	344	479	4.5%
Severely Overcrowded Units	10	120	130	1.2%
Source: 2014-2018 American Community Survey Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

OVERPAYMENT

State and federal standards for housing cost burden (overpayment) consider a household as overpaying for housing if it spends more than 30 percent of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay for their housing costs more often than owner households because of their typically lower incomes.

Table H-11 shows the number and proportion of households with housing cost burden by income range and tenure. According to CHAS data, 40.7 percent of Laguna Hills households overpaid for housing. Approximately 51.3 percent of renter households and 36.3 percent of owner households in the City use more than 30 percent of their incomes to cover housing costs.

Not surprisingly, the percentage of households overpaying declines significantly as household income rises above the area median. Across Orange County as a whole, CHAS data indicate that approximately 40.5 percent of households overpaid for housing, which is approximately the same rate as Laguna Hills.

Table H-11
Overpayment by Income and Tenure, 2013-2017

Household Income	Renter Households			Owner Households			Total Households		
	Total	Overpaying	Percentage Overpaying	Total	Overpaying	Percentage Overpaying	Total	Overpaying	Percentage Overpaying
Extremely Low Income (0-30% AMI)	540	435	80.6%	470	400	85.1%	1,010	835	82.7%
Very Low Income (31-50% AMI)	385	355	92.2%	635	480	75.6%	1,020	835	81.9%
Low Income (51-80% AMI)	735	605	82.3%	885	650	73.4%	1,620	1,255	77.5%
Moderate and Above (greater than 80% of AMI)	1,380	165	12.0%	5,330	1,130	21.2%	6,710	1,295	19.3%
Total	3,040	1,560	51.3%	7,320	2,660	36.3%	10,360¹	4,220	40.7%

Source: CHAS Data, 2013-2017.

¹ Total number of households differs from other sections of the Housing Needs Assessment due to the use of different data sources (CHAS vs. ACS). Differences are typically due to the sample size for a particular category of data and are subject to sampling variability.

Special-Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special needs or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household size, among other things. As a result, certain segments of residents in Laguna Hills may experience a higher prevalence of overpayment, overcrowding, or other housing problems. According to the California Department of Housing and Community Development (HCD) "special needs" groups include senior households, agricultural workers, female-headed households, disabled persons, large households, extremely low-income households, and the homeless.

SENIOR HOUSEHOLDS

Senior or elderly households are those headed by individuals aged 65 or older. The special needs of the elderly are a function of their often lower or fixed incomes, disabilities or limitations, and dependency needs. There are four main concerns with this group of the population: limited and often fixed incomes, poor health and associated high healthcare costs, mobility limitations and transit dependency, and high costs of housing. In addition, housing for the elderly often requires special attention to design to allow greater access and mobility. Housing within the vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the American Community Survey estimates (2014-2018), Laguna Hills had 5,086 individuals aged 65 or older, representing 16.3 percent of the total population. In the same year, Laguna Hills had 2,744 senior households, constituting roughly 26 percent of the city's total households (Table H-12). Of the senior households, 74.4 percent were owner households, while 25.6 percent were renter households.

Table H-12 Senior Households by Age and Tenure, 2014-2018						
Householder Age	Senior Owner Households		Senior Renter Households		Total Senior Households	
	Number	Percentage	Number	Percentage	Number	Percentage
65 - 74 years	1,361	49.6%	308	11.2%	1,669	60.8%
75 - 84 years	528	19.2%	102	3.7%	630	23.0%
85 years plus	152	5.5%	293	10.7%	445	16.2%
Total	2,041	74.4%	703	25.6%	2,744	100.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data						

According to CHAS data, over 48 percent of all senior households had extremely low, very low, or low incomes (Table H-13). Approximately 73 percent of total senior renter households were of extremely low, very low, or low incomes, compared with 40 percent of total senior owner households.

Table H-13
Senior Households by Income and Tenure, Laguna Hills, 2012-2016

Income Group	Senior Owner Households		Senior Renter Households		Total Senior Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low Income (0-30% HAMFI)	265	9.3%	210	7.4%	475	16.7%
Very Low Income (31-50% HAMFI)	260	9.1%	110	3.9%	370	13.0%
Low Income (51-80% HAMFI)	340	12.0%	190	6.7%	530	18.6%
Moderate and Above (greater than 80% of HAMFI)	1,280	45.0%	190	6.7%	1,470	51.7%
Total	2,145	75.4%	700	24.6%	2,845	100.0%
Source: CHAS Data, 2012-2016, SCAG Housing Element Data						
Notes: HAMFI refers to Housing Urban Development Area Median Family Income.						

California Department of Finance projections indicate that the population aged 65 and over in Orange County may increase from 525,927 in 2020 to 802,158 in 2040, an increase of over 52 percent. By 2050, the senior population is projected to increase to 823,154, a 56.5-percent increase from 2020.

As the number of older people and life expectancies increase, the demand for a variety of senior housing options will also increase. In addition to traditional facilities that offer independent living units, demand for intermediate care and assisted living will also increase, as well as for facilities offering a full range of living arrangements.

Laguna Hills currently has two housing developments that provide housing explicitly for seniors. The Willows contains 152 ground-level housing units and Meridian contains 396 units with options for independent living, assisted living, and nursing care. Staff processed an application for a residential care facility for the elderly within the Alicia Gateway neighborhood. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021. The Housing Element contains programs that will benefit the senior population and provide additional senior housing opportunities (Programs H-3, H-6, H-7, H-8, H-14, H-16, and H-17).

AGRICULTURAL WORKERS

The special housing needs of farm workers result from their low wages and the seasonal nature of their employment. According to the American Community Survey (2014-2018), less than 1 percent of Laguna Hills residents were employed in farming, forestry, or fishing occupations. Therefore, demand for housing generated by agricultural workers in the city is nominal and could be addressed adequately by overall housing affordability programs in the city and county. The 2017 US Department of Agriculture Census of Farmworkers identifies 1,772 persons employed as agricultural workers in Orange County. Of these workers, 1,106 work less than 150 days per year and are considered seasonal farmworkers. The City's current Zoning Code does not presently specify regulation of farmworker or employee housing. As part of Program H- 7, the City will amend the Zoning Code to comply with the Employee Housing Act, Health and Safety Code Sections 17000-17062.5, permitting farmworker housing consisting of up to 36 beds in group quarters (farmworker housing complex) or up to 12 dwelling units subject to the same terms applicable to an agricultural use. Additionally, employee housing that serves six or fewer employees shall not be subject to regulations to which other family dwellings of the same type in the same zone are not likewise subject.

FEMALE-HEADED HOUSEHOLDS

Single-parent families with children often require special attention because of their needs for affordable childcare, healthcare, and housing assistance. Female-headed families with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the American Community Survey (2014-2018), of the 10,555 family households in Laguna Hills, 1,019 were female-headed family households, or 9.7 percent (Table H-14). In this period, approximately 3.7 percent of all families in Laguna Hills were under the poverty level. It is important to note, however, that only 1.3 percent of female-headed families were under the poverty level.

The Housing Element contains programs that could benefit single-parent, female-headed households. The Housing Element also contains programs targeted to low-income households, which may benefit female-headed households (Programs H-3, H-6, H-7, H-8, H-14, H-16, and H-17).

Table H-14 Female-Headed Family Households, 2014-2018		
	Estimate	Percentage under Poverty Level
Total Family Households	10,555	3.7%
Total Female-Headed Family Households	1,019	1.3%
Female-Headed Family Households with Children	125	1.2%
Female-Headed Family Households with 3 or more Children	106	1.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

PERSONS WITH DISABILITIES

Disability is a physical or mental condition that substantially limits one or more major life activities. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The American Community Survey defines six types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. A more detailed description of each disability is provided below:

- Hearing difficulty: Deaf or having serious difficulty hearing.
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses.
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs.
- Self-care difficulty: Having difficulty bathing or dressing.
- Independent living difficulty: Because of physical, mental, or emotional problem, having difficulty doing errands alone, such as visiting a doctor's office or shopping.

The 2014-2018 American Community Survey five-year estimates show approximately 2,508 people, or approximately 8.1 percent of Laguna Hills residents, reported having one or more disabilities (Table H-15). The senior population in Laguna Hills has a higher incidence of disability, with approximately 1,305 individuals, or 4.2 percent, of the population 65 and older reporting a disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most multistory single-

family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic home-buying services do not have offices or materials that are accessible to people with mobility, visual, or hearing impairments.

Table H-15 Disabled Population, 2014-2018		
	Estimate	% of Total Population
Total Population (civilian noninstitutionalized)	31,028	100.0%
<5 Years with Disability	0	0.0%
5 to 17 years with Disability	169	0.5%
18 to 64 Years with Disability	1,034	3.3%
65 Years + with Disability	1,305	4.2%
Total Population with Disability	2,508	8.1%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

Additionally, some disabilities may limit a person's ability to earn income, or to access higher-income jobs. Of the approximately 1,034 Laguna Hills residents between the ages of 18 and 64 with disabilities, over half (544 residents) are not in the labor force, and an additional 64 are in the labor force but unemployed, for a total of 58.8 percent of residents between the ages of 18 and 64 with disabilities that are either not in the labor force or are in the labor force but unemployed (Table H-16). This highlights the need for a variety of types of accessible housing that is affordable to individuals and households that cannot participate in the labor market.

Table H-16
Employment for Disabled Population, 2014-2018

	Estimate	% of Population Age 18-64
Total Population (Age 16-64)	19,588	100.0%
Employed with Disability	426	2.2%
Unemployed with Disability	64	0.3%
Not in Labor Force with Disability	544	2.8%
Total Population with Disability	1,034	5.3%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: (a) self-care, (b) receptive and expressive language, (c) learning, (d) mobility, (e) self-direction, (f) capacity for independent living, or (g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equated to approximately 473 persons in the City of Laguna Hills with developmental disabilities, based on the California Department of Finance population estimates.

According to the State’s Department of Developmental Services, approximately 230 Laguna Hills residents with developmental disabilities sought services at the Regional Center of Orange County. Almost two-thirds of these individuals are over the age of 18; however, about 37 percent are less than 17 years old.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional

environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of interdependence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 362,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in California that provides point-of-entry services for people with developmental disabilities. The RCOC is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include adult daycare programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to the RCOC January 2021 Facts and Statistics data, the RCOC currently serves approximately 22,000 individuals.

The Dayle McIntosh Center is a private, nonprofit organization serving Orange County that partners with people with disabilities to address barriers preventing individuals with disabilities from achieving independence and self-sufficiency. The Center is one of over 500 designated centers for independent living in the nation. Most of the staff and board members are individuals with disabilities who have achieved independence themselves. Although the Center does not own or operate any housing units nor have funds for emergency shelter, programs provided include community transition services, housing assistance, independent living skills for the deaf, independent living skills training, peer counseling, and more. From 2019-2020, the Center served a total of 804 individuals who received ongoing service delivery and provided resources to an addition 932 contacts.

Vocational Visions, a nonprofit organization in Mission Viejo, has provided services to south Orange County residents with developmental disabilities in partnership with Saddleback Valley Unified School District since 1974 when the program began with 30 clients and a staff of 5. This organization currently has over 500 clients and a staff of over 100 people.

Vocational Visions has helped thousands of men and women with disabilities obtain employment, further education, and reach both professional and personal goals. Effective treatment increases the level of functioning for many of these clients, thus maximizing their quality of life vocationally, economically, and socially. Services are provided to qualifying persons at no charge.

Vocational Visions is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) and is the only family-based program in south Orange County. It offers eight comprehensive programs, including Day Training Activity Program, Health Related Services Program, Emeritus Program, Adult Development Program, Work Activity Program, Vocational Rehabilitation Work Activity Program, Supported Employment, and South County Clubhouse.

As shown in Table H-17, just over half of the total disabled population is 65 years of age or older. In that group, the most common types of disability are ambulatory, independent living difficulty and hearing difficulty. Forty-one percent of the total disabled population is between the ages of 18 and 64. For this group, the most common types of disability are cognitive, ambulatory and independent living difficulty. People under 18 years of age with a disability make up 6.7 percent of the total disabled population. For this group, the most common type of disability is cognitive.

Table H-17 Persons with Disability by Type, 2014-2018		
	Persons with a Disability	Percentage of Disabled Population
Total Disabled Population	2,508	100.0%
Under 18 Years	169	6.7%
With a hearing difficulty	52	2.1%
With a vision difficulty	59	2.4%
With a cognitive difficulty	163	6.5%
With an ambulatory difficulty	52	2.1%
With a self-care difficulty	68	2.7%
18-64 Years	1,034	41.2%
With a hearing difficulty	289	11.5%
With a vision difficulty	277	11.0%
With a cognitive difficulty	631	25.2%
With an ambulatory difficulty	506	20.2%
With a self-care difficulty	393	15.7%
With an independent living difficulty	499	19.9%
65-Plus Years	1,305	52.0%
With a hearing difficulty	468	18.7%
With a vision difficulty	143	5.7%
With a cognitive difficulty	336	13.4%
With an ambulatory difficulty	733	29.2%
With a self-care difficulty	283	11.3%
With an independent living difficulty	547	21.8%
Source: 2014-2018 American Community Survey		
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.		

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can be used to make necessary improvements to remove architectural barriers to existing units. The Housing Element contains programs to create reasonable accommodations procedures and educate residents about housing services available to persons with disabilities (H-17), and to continue programs that provide rehabilitation assistance (H-3).

LARGE HOUSEHOLDS

Large households (with five or more persons) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Some large households are lower income, resulting in the overcrowding of smaller dwelling units and, in turn, accelerating unit deterioration. The American Community Survey (2014-2018) estimates that 1,288 households in Laguna Hills have five or more members, representing 12.2 percent of all City households. Among the large households, 58.9 percent were owner households and 41.1 percent were renter households.

Typically, the availability of adequately sized and affordable housing units is an obstacle facing large households. Since only 12.2 percent of Laguna Hills households are large households, Laguna Hills' housing stock should be adequate to meet the needs of larger households. According to American Community Survey estimates (2014-2018), Laguna Hills had 5,126 two or three-bedroom housing units and another 4,206 housing units with four or more bedrooms. However, lower-income large renter households may have greater difficulty securing adequately sized units than other large renter households.

HOMELESS

According to HUD, a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

The City has retained the nonprofit service provider Mercy House to help homeless individuals and families in Laguna Hills to obtain services and participates in regional efforts to address homelessness issues.

The City of Laguna Hills is part of the Orange County Continuum of Care System. HUD created the Continuum of Care process in 1994 to foster a single, coordinated, comprehensive planning process to create long-term solutions to the problem of homelessness and to serve as an application mechanism to apply for HUD homeless assistance program funds. Continuum of Care is an umbrella term that covers the planning process involving government agencies, service providers, and advocates in the creation of a plan to assess the needs of homeless people and to devise a plan for delivering housing and services to meet those needs.

Once a plan is developed, “the Continuum” or “the CoC,” as these planning bodies are called, apply for homeless assistance funds to develop and/or operate transitional housing, supportive services, and permanent housing for homeless people.

Orange County’s Continuum of Care System comprises a network of public, private, faith-based, for-profit, and nonprofit service providers. County agencies, such as the Housing and Community Services Department (HCS), Health Care Agency, Social Services Agency, and other county agencies, provide direct services for the homeless and/or significant resources for agencies serving the homeless. The region’s 34 municipalities also provide substantial resources for services that assist the homeless and those at risk of becoming homeless. A partnership exists between HCS’s Homeless Prevention Programs, 211 (formally known as Info Link Orange County), and OC Partnership (formerly known as Shelter and Hunger Partnership) to conduct community forums to focus on the entire system of care. These forums provide regional and coordinated meetings that focus on all issues relating to the County’s Continuum of Care System. Issues include temporary shelter and affordable housing, healthcare, case management, education, legal issues, transportation, supportive services, legislation, funding, and other related issues. Numerous public/private partnerships and collaboratives have been and continue to be developed and have enabled Orange County to expand the system of care through year-round, regional planning and coordinated efforts to better assist the homeless. When combined, these coordinated efforts decrease fragmentation and strengthen Orange County’s Continuum of Care System.

Table H-18 details the estimate of the homeless population in Orange County. According to the 2019 point-in-time survey (most current available data, as of March 2021), 6,860 persons were found to be homeless in shelters and on the streets in Orange County on January 22, 2019. Of those counted in the survey, 24 unsheltered and 0 sheltered residents were counted in Laguna Hills. According to the South County Street Outreach Program Monthly Report for May 2021 by Mercy House, sixty-one people moved from the streets into permanent housing and 119 people moved from the streets to temporary housing, emergency shelter or institutional care. From October 2019-May 2021 the outreach program served 26 clients, provided 124 services and 27 referrals in the City Laguna Hills. Program services include engagement, completing housing assessments to enter the Coordinated Entry System (CES) connecting individuals to the system of care including physical and mental health services, drug and alcohol rehabilitation, housing and other social services such as General Relief, CALFresh, Medi-Cal and addressing other conditions that may exist.

The South County Street Outreach Program is a regional approach funded by HEAP and City partners to address homelessness. Coordinated by Mercy House, the Outreach Program reported that for the month of November 2020, there was one person who exited the streets to permanent housing and three people exited the streets to temporary housing, emergency shelter, or institutional care. In Laguna Hills, the outreach program has served 19 clients

to date and provided 63 services and 18 referrals. Program services include engagement, completing housing assessments to enter to Coordinated Entry Systems, connecting individuals to the system of care for physical or mental services, drug and alcohol rehabilitation, housing, and other social services such as General Relief, CAL Fresh, and Medi-Cal. Friendship Shelter is a nonprofit organization that provides year-round shelter and rehabilitation to homeless adults in South Orange County and is focused on finding the most appropriate permanent housing solution for each individual. According to the organization's data analyst, Connor Stephenson, Friendship Shelter has a capacity for 91 beds in permanent supportive housing throughout south Orange County, largely funded by HUD. Friendship Shelter also has two emergency shelters in Laguna Beach with total capacity for 75 beds. The emergency shelters are funded by various sources, such as the City of Laguna Beach, County funding, private foundations, ESG (Emergency Solutions Grant), and a contract with Mission Hospital for six beds for their homeless discharges.

The COVID-19 pandemic intensified conditions for people experiencing homelessness. Friendship Shelter participated in Project Toolbelt, a program to house people experiencing homelessness during the pandemic and into hotels or other permanent housing. Since March 2020, there have been 143 individuals enrolled, according to the organization's data analyst, Connor Stephenson. Of the total enrollees, 35 individuals have ended their episode of homelessness and 64 are currently active in the program.

Family Assistance Ministries (FAM) is a faith-based charitable nonprofit organization assisting the homeless population in South Orange County with resources for food, shelter, and personalized supportive counsel. According to Chief Executive Director Elizabeth Andrade, FAM has a total of 10 permanent housing units, which are at capacity year-round. FAM provides emergency shelter for families with young children and for single women. The emergency shelter has 12 total units and 38 total beds available, of which, 90 to 95 percent of beds are used throughout the year. There is a 92-percent success rate of clients who move from an emergency shelter into permanent housing. For the emergency shelter, funding is provided through First Five of Orange County. For the permanent supportive housing, FAM is a recipient of a grant held by Mercy House. Common referral services are made to Social Services, CalWorks or CalFresh, Child Guidance Center, and One Stops. From July 2019 to June 2020, FAM is expected to serve over 200 clients or households in rental assistance.

Since the COVID-19 pandemic increased housing insecurity, FAM partnered with Orange County on Project Room Key, a program intended to house homeless individuals. FAM can refer clients that have tested positive for COVID or that have been exposed to hotels. There is capacity for 10 clients or households at a time. Since May, FAM has had capacity to house 17 households and could house more if they had more staff available. As of 2021, \$750,000 has been allocated with an additional \$1 million to be provided.

Table H-18
Summary of Homeless Estimates, 2019

Homeless Episodes Source	Estimate of Homeless
Point-in-time Count* Orange County	6,860 (one day)
Point-in-time Count Orange County, unsheltered	3,961
Point-in-time Survey Laguna Hills, unsheltered	24
Point-in-time Survey Laguna Hills, sheltered	0
*Point-in-time count occurred on January 22, 2019. Source: www.ocpartnership.net.	

The 2019 Orange County Sheltered Point-in-Time Count and Survey provides a snapshot of the Orange County Continuum of Care's inventory of housing resources. These housing resources include emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing that are dedicated to serve people who are homeless and specific subpopulations (Table H-20). The total number of beds provided on a given night for emergency shelters was 2,539, and for transitional housing it was 1,135 (Table H-19).

The 2019 Sheltered Point-in-Time numbers are based on surveys received from 32 Orange County homeless provider agencies regarding clients served on the night of January 22, 2019. Final Sheltered Point-in-Time numbers were tabulated from 76 different Emergency Shelter and Transitional Housing projects targeting homeless clients in Orange County. Point-in-Time data was received from 99 percent of the projects expected to provide a response. Major homeless facilities/providers in Orange County and resources they provide are listed in Table H-21.

Table H-19
Sheltered Count and Bed Occupancy, Orange County, 2019

Housing Type	2019 Point-in-Time Sheltered People	Vacant Beds	Total Beds	Average Occupancy
Emergency Shelter	2,011	528	2,539	79.2%
Transitional Shelter	888	247	1,135	78.2%
Total Shelter Inventory	2,899	775	3,674	78.9%
Source: 2019 Orange County Sheltered Point-in-Time Count and Survey				

Table H-20 Housing Inventory Chart, Orange County, 2019			
Household Type	Individuals	Families	Total
Emergency Shelters	1,798 (400 seasonal)	590	2,388
Transitional Housing	319	816	1,135
Rapid Rehousing	159	615	774
Permanent Supportive Housing	1,711	516	2,227
Other Permanent Housing	88	16	104
Total	4,075	2,553	6,628
Source: 2019 Orange County Sheltered Point-in-Time Count and Survey			

Table H-21 Major Homeless Facilities/Providers in Orange County			
Name	Location	Type	Resources Available
Families Forward	Irvine	Housing Assistance	Housing placement and case management. Food assistance and low-cost counseling services.
Family Promise of Orange County	Orange	Emergency Shelter, Transitional Housing	Provides emergency shelter, transitional housing, and case management.
Homeless Intervention Services (HIS)	Placentia	Transitional Housing	Runs HIS House, a non-emergency sober transitional housing environment. Also, case management services and job training. Manages a home-share program for homeless students and housing placement program.
Laura's House	Ladera Ranch	Emergency Shelter	Provides emergency shelter and counseling for those fleeing domestic violence.
Mercy House	Santa Ana	Emergency Shelter, Permanent Supportive Housing	Navigation center, rapid rehousing, and permanent supportive housing locations across Orange County. Also runs the South County Outreach program to connect homeless residents with housing services.
Pathways of Hope	Fullerton	Emergency Shelter, Permanent Supportive Housing	Emergency shelter, rapid rehousing, bridge housing, and permanent supportive housing.
Project Hope Alliance	Costa Mesa	Rapid Rehousing	Rapid rehousing for families facing homelessness, combined with early education and literacy programs for school-aged children.
Serving People in Need (SPIN)	Costa Mesa	Rental Assistance	Provides move-in costs for individuals moving into permanent housing.
Women's Transitional Living Center (WTLC)	Fullerton	Rapid Rehousing	Immediate housing for individuals fleeing domestic violence.
Source: Families Forward Community Resource Guide, 2018.			

During the COVID pandemic, Orange County contracted with a 76-bed hotel at 23061 Avenida de la Carlota in Laguna Hills as a temporary housing and medical facility for homeless residents at risk of exposure to COVID. This temporary housing was part of the State's Project Room Key program and was closed on October 16, 2020.

The City's Zoning Ordinance defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, or as may be amended by Health and Safety Code Section 50801(e). No individual or household may be denied emergency shelter because of an inability to pay." The City permits supportive and transitional housing facilities for six or fewer persons in all residential zones as a residential use. Emergency shelters are permitted by right in the Mixed-Use zone and are subject to development and management standards. As of February 2022, the City has not received applications to construct emergency shelters, and none have been constructed. The Housing Element includes Program H-7 to update the Zoning Ordinance for emergency shelters to ensure compliance with Government Code Section 65583(a)(4)) and to allow transitional and supportive housing (including transitional and supportive housing with seven or more residents) as a residential use in all zones allowing residential uses.

EXTREMELY LOW INCOME

Lower-income households generally have a higher incidence of housing challenges and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Households that earn 30 percent or less than the County's median income (up to \$40,350 for a family of four in 2021, based on HCD Income Limits) are considered "extremely low-income." Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, and farmworkers. To estimate the number of households in this income category, the City reviewed 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data for the number of households in the extremely low-income (ELI) range.

As shown in Table H-9, there are a total of 1,010 ELI households in Laguna Hills, comprising 9.7 percent of the total number of households. ELI households represent a smaller percentage of households in Laguna Hills when compared to the County as a whole, where ELI households comprise 14.9 percent of the total number of households. In Laguna Hills, ELI households are more likely to be renters than owners. Based on 2013-2017 CHAS data, ELI households comprise 6 percent of owner-occupied households (470 of 7,325 total owner-occupied units), compared to comprising 18 percent of renter-occupied households (540 of 3,040 total renter-occupied units). ELI households are particularly susceptible to cost burden, or paying at least 30 percent of gross monthly income toward housing-related costs, reducing the ability for households to have money available for other necessities and emergency expenditures. Severe cost

burden, or paying at least 50 percent of monthly income toward housing costs, further constrains a household's ability to pay for necessities while maintaining housing. Cost-burdened ELI households are particularly vulnerable to displacement and experiencing homelessness. When looking at rates of cost burden in housing units occupied by ELI households, approximately 83 percent of housing units occupied by ELI households pay at least 30 percent of monthly income toward housing costs. Among ELI households in owner-occupied housing units, 86 percent (405 units) are occupied with households experiencing cost burden. Of these units, 83 percent (335 units) are severely cost-burdened, paying at least 50 percent of monthly income toward housing costs. Again, over 80 percent of ELI households in renter-occupied units overpay for housing costs (435 units), with nearly all of these units experiencing severe cost burden (395 units, or 91 percent of renter-occupied units). The majority of ELI, cost-burdened households in owner-occupied housing units are seniors aged 62 and above (51 percent or 210 units). In renter-occupied units, small families (between 2-4 persons) comprise 37 percent of ELI housing units experiencing cost burden and large families (5 or more persons) comprise 36 percent. Further, the small families and large families are all experiencing severely cost burden and vulnerable to displacement if housing costs increased.

In the past 10 years, the City undertook the following actions to support extremely low-income households, including seniors and families:

- From 2013-2021, the City retained the non-profit service provider Mercy House to help homeless residents obtain services. Mercy Housing connects persons/households at-risk for homelessness to services, including to social services, CalWorks or CalFresh, Child Guidance Center, and One Stops.
- The City updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Residential second units can provide additional affordable housing opportunities for lower-income seniors, single persons, or small households within existing neighborhoods.
- From 2013-2021, City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County.
- In December 2012, City Council adopted an amendment to the City's Municipal Code to allow supportive housing and transitional housing as residential uses in all residential zones.
- The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows, one of two publicly-assisted housing development in Laguna Hills.

The extremely low-income housing need is projected to be 284 units, which is derived from presuming 50 percent of the very low-income housing need (568 units) from the Regional Housing Need Assessment. The City has

included Implementation Program H-11 to undertake a rezoning effort to accommodate the 284 units for ELI households. Additionally, the City has included Implementation Programs H-3, H-4, H-13, H-14, H-16 and H-21 to further provide assistance to ELI households, through the following actions:

- Facilitate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair (H-3).
- Provide Technical Assistance to preserve 51 at-risk units, preparing “Risk Assessment” reports and work with responsible entities to ensure tenants receive education of housing rights and preservation/acquisition status (H-4).
- Develop partnerships with mainstream and/or special-needs affordable housing developers that could result in set-asides in existing and planned lower income housing projects. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned lower income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability (H-13).
- Continue to provide referral services and information on Housing Choice Vouchers to the City’s residents (H-14).
- Continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations (H-13).
- Develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promoting equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods and neighborhoods along Via Lomas. Additionally, develop affirmative marketing strategies to promote services for persons at-risk of homelessness or experiencing homelessness through partnership with Mercy House, aimed at protecting residents from risk of displacement (H-16).
- Encourage development of affordable housing that meets the needs of diverse households and family structures, including affordable units with three or more bedrooms, during meetings with prospective developers (H-16).
- Investigate the potential adoption of an Inclusionary Housing Ordinance (H-8).
- Facilitate housing on identified sites and ensure that housing is developed that is appropriate for identified income categories on identified sites (H-21)

Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Laguna Hills in an attempt to identify how well the current housing stock meets the needs of current and future residents of the city.

HOUSING GROWTH TRENDS

The California Department of Finance reported that Laguna Hills had a total of 11,298 housing units (Table H-22). From 2010 to 2020, the housing stock increased in Laguna Hills by approximately 252 units. As of January 2020, single-family homes constituted over 73 percent of the city's housing stock. Multifamily units constituted 23.3 percent, while mobile homes constituted 3.1 percent of the city's housing stock (Table H-22). This section relies on a variety of data sources. Table H-22 shows total housing units by type with 2020 data from the California Department of Finance (DOF). The most recent data available on tenure by number of units in the structure (Table H-23) and numbers of units built by year (H-25) is from the 2014-2018 American Community Survey (ACS). Variation in the total number of units is due to different sampling methods used by DOF and ACS, and the time frames that the data pertain to. Additionally, the total housing units in tables H-23 and H-25 are different because H-23 shows all occupied housing units, while H-25 shows all housing units.

Table H-22 Housing Stock Composition, 2020		
Housing Type	January 2020	
	Number	Percentage
Single-family Detached	6,404	56.7%
Single-family Attached	1,917	17.0%
Multifamily 2–4 Units	573	5.1%
Multifamily 5+ Units	2,052	18.2%
Mobile Homes and Other	352	3.1%
Total Units	11,298	100%
Source: SCAG Housing Element Data, CA DOF E-5 Population and Housing Unit Estimates, 2020		

TENURE

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households, is far more prevalent among renters.

Tenure status is primarily related to household income, composition, and age of the householder.

Table H-23 details tenure by housing unit type for Laguna Hills and Orange County for 2014-2018. As shown in Table H-23, 71.7 percent of Laguna Hills residents owned the units they occupied, while 28.3 percent rented. This rate of homeownership is 14.3 percentage points higher than the county-wide rate.

Table H-23 Housing Tenure by Units in Structure, 2014-2018				
	Laguna Hills		Orange County	
	Estimate	Percentage	Estimate	Percentage
Owner-occupied housing units:	7,567	71.7%	592,269	57.4%
Single-family (attached or detached)	6,893	65.3%	527,962	51.1%
2-4 units	233	2.2%	14,643	1.4%
5 or more units	253	2.4%	28,247	2.7%
Mobile home	188	1.8%	21,238	2.1%
Other	-	0.0%	179	0.0%
Renter-occupied housing units:	2,988	28.3%	440,104	42.6%
Single-family (attached or detached)	1,060	10.0%	127,816	12.4%
2-4 units	601	5.7%	74,197	7.2%
5 or more units	1,327	12.6%	230,643	22.3%
Mobile home	-	0.0%	7,144	0.7%
Other	-	0.0%	304	0.0%
Total:	10,555	100.0%	1,032,373	100.0%
Source: 2014-2018 American Community Survey				
Notes: American Community Survey numbers are estimates; there is a variable margin of error for all numbers.				

VACANCY

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2 percent for ownership housing and 5 to 6 percent for rental housing are considered optimal to balance demand and supply for housing. A higher vacancy rate may indicate an excess in the supply of units and a softer market, which results in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

The 2014-2018 American Community Survey indicated that the overall vacancy rate in Laguna Hills was approximately 3.9 percent (Table H-24). Specifically, the vacancy rate for ownership housing was 0.6 percent, while the rental vacancy rate was 2.9 percent.

The low ownership housing vacancy rate in Laguna Hills could be attributed to the lack of developable land for additional housing construction.

Table H-24 Vacancy Rates, 2014-2018		
	Number	Percentage
Total Housing Units	10,980	100.0%
Occupied	10,555	96.1%
Vacant	425	3.9%
For rent	89	0.8%
For sale only	0	0.0%
Rented or sold, not occupied	49	0.4%
For seasonal, recreational, or occasional use	24	0.2%
For migrant workers	263	2.4%
Other vacant	0	0.0%
Ownership Vacancy Rate	0.6%	
Rental Vacancy Rate	2.9%	
Source: 2014-2018 American Community Survey		

AGE AND HOUSING STOCK CONDITIONS

The age of housing is commonly used as a measure of when housing may begin to require major repairs. Without proper maintenance, housing units deteriorate over time. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing.

As depicted in Table H-25, 13.9 percent of the City's housing stock was constructed after 1990, while 86.1 percent of the housing stock in Laguna Hills was constructed before 1989. Therefore, the majority of the housing stock may be susceptible to deterioration and require maintenance or some type of rehabilitation. However, homeowners in Laguna Hills have a track record of maintaining their properties. As of December 2021, approximately a third of a percent of the total housing stock in Laguna Hills is in need of rehabilitation (37 homes out of 10,980). The City's annual average for rehabilitation permits is approximately 1,300 permits, demonstrating there is a relatively small percentage of homes in need of rehabilitation. Although a high percentage of the city's homes are more than 30 years old, and as such may require more regular maintenance and repair, this consistent average confirms that property owners are maintaining their homes. No homes needed replacement. Program H-3 is included to assist low- and moderate-income homeowners and rental property owners, including senior/disabled households, to access rehabilitation loans and grants through the Orange County Housing and Community Services Department, particularly in the Via Lomas neighborhood.

Table H-25
Housing Units by Year Built, 2014-2018

	Number	Percentage
1939 & Earlier	44	0.4%
1940-1949	48	0.4%
1950-1959	182	1.7%
1960-1969	847	7.7%
1970-1979	4,031	36.7%
1980-1989	4,303	39.2%
1990-1999	1,077	9.8%
2000-2009	303	2.8%
2010-2013	54	0.5%
2014 & Later	91	0.8%
Total	10,980	100.0%
Source: 2014-2018 American Community Survey, SCAG Housing Element Data		

Between January 2013 and October 2020, 1,343 building permits were issued for building alterations or additions, and 945 building permits for roof work were issued. Additionally, 5 permits were issued for plumbing repair in residential buildings and 2,769 building permits were issued for alterations to residential electrical systems during this time period. The age, scope of repair required, and overall condition of the houses for which the permits were issued varies; however, this indicates that many property owners undertake regular maintenance to maintain their properties.

The majority of the City's housing stock is not considered substandard or in need of rehabilitation or replacement. Beginning in 2013 and continuing through Fiscal Year 2014-2015, the City used Community Development Block Grant (CDBG) funds to renovate 21 housing units in the 248-unit Aliso Meadows Condominium Development. The City has identified the Via Lomas neighborhood as an area of the City that might exhibit a small percentage of housing with some deferred maintenance. The City will focus future housing rehabilitation efforts under Program H-3 in this neighborhood.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Laguna Hills residents.

HOMEOWNERSHIP MARKET

Prices for single-family homes and condominiums in Laguna Hills were collected using list prices available on Zillow in February 2021. These are shown by housing type, price range, and median sale price in Table H-26. According to Zillow, the median sale price for condominiums was \$505,950 and the median sale price for single-family homes was \$659,000. The overall median sales price for both condominiums and single-family homes was \$599,988, which is higher than the affordable purchase price for very low- and extremely low-income households of four.

As is shown in Table H-27, the majority of single-family homes sold between 2017 and 2020 were either three- or four-bedroom homes, and most condominiums sold had either two or three bedrooms. Compared to 2021 listings, homes sold from 2017 to 2020 had a lower mean sale price, indicating that some homes that were previously listed were sold at prices that lower-income households could afford.

Table H-26 House and Condominium Listings, February 2021		
Unit Type/Size	List Price	Median List Price
Homes (single-family detached)	\$82,000 - \$4,990,000	\$659,000
2 BR	\$82,000 - \$659,000	\$459,500
3 BR	\$119,900 - \$850,000	\$559,999
4 BR	\$169,000 - \$1,765,000	\$850,000
5+ BR	\$1,550,000 - \$4,990,000	\$2,975,000
Condominiums	\$340,000 - \$585,000	\$505,950
1 BR	\$340,000	\$340,000
2 BR	\$360,000 - \$559,900	\$488,500
3+ BR	\$539,000 - \$585,000	\$545,000
Total	\$82,000 - \$4,990,000	\$599,988
Source: Zillow, February 2021		

Table H-27 Single-Family Detached Homes and Condominium Sales, 2017-2020		
Unit Type/Size	Number Sold	Mean Sale Price
Homes (single-family detached)		
2 BR	108	\$347,279
3 BR	541	\$367,411
4 BR	822	\$511,942
5 BR	258	\$633,781
Condominiums		
1 BR	172	\$184,249
2 BR	409	\$236,663
3 BR	407	\$276,120
Source: City of Laguna Hills, 2021.		

RENTAL MARKET

With renters constituting approximately 28 percent of the City's households, it is important to understand the rental market in Laguna Hills. Rental price information was collected for five apartment communities in February 2021 by using Zillow to search apartment rental rates, as shown in Table H-28. The rental range for one-bedroom units ranged from \$1,315 to \$2,825. Two-bedroom units were offered at rents ranging from \$1,630 to \$3,000.

Table H-28 Sample Apartment Rental Rates, 2021	
Apartment Complex	Rental Price Range
Reata Oakbrook Village	
1 Br	\$2,092-\$2,230
2 Br	\$2,397-\$2,800
Meridian	
1 Br	\$2,100-\$2,825
2 Br	\$3,000
Sofi Laguna	
1 Br	\$1,861-\$2,039
2 Br	\$2,352-\$2,444
Villa Solana	
1 Br	\$1,847-\$1,895
2 Br	\$2,243-\$2,387
Prado at Laguna Hills	
1 Br	\$1,315-\$1,345
2 Br	\$1,630-\$1,675
Average	
1 BR	\$1,955
2 BR	\$2,325
Source: Zillow, February 2021	

At present, two properties with deed-restricted affordable units are available in the City: Rancho Moulton and Rancho Niguel, which both explicitly accept Housing Choice Vouchers (Section 8). According to a comment letter submitted to the City by a community organization (Welcoming Neighbors Home) in June 2021, neither apartment complex had vacancies. As of that time, Rancho Niguel was not adding names to its waiting list, as the waiting list was estimated to be between 5 and 10 years in length.

The Welcoming Neighbors Home letter also included surveys of apartment buildings in neighboring jurisdictions, including Mission Viejo, Laguna Niguel, Lake Forest, and Aliso Viejo. As in Laguna Hills, deed-restricted affordable properties throughout the region either indicated that they had no vacancies or that they had closed waitlists, including some waitlists of as many as six years. Higher-end rental properties tended to have more vacancies throughout the region, as did several mid-range apartment properties in Laguna Niguel with rental rates similar to those of Reata and Meridian in Laguna Hills (see Table H-29). Apartments in this range are likely to be affordable to moderate-income households and some larger low-income households. Properties with rental rates that might be affordable to very low-income households did not have many vacancies as of June 2021.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability is dependent on income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2020, the Area Median Income (AMI) in Orange County was \$103,000 (adjusted for household size). Assuming that the potential homebuyer within each income group has sufficient credit, down payment (10 percent), and maintains affordable housing expenses (i.e., spends no more than 30 percent of their gross income on the mortgage, taxes, and insurance), the maximum affordable home price can be determined for each income group. Table H-29 shows the maximum affordable housing and rental prices for the various income groups. Households in the lower end of each category can afford less by comparison than those at the upper end. The market affordability of Laguna Hills' housing stock for each income group is discussed below.

Extremely Low-Income Households: Extremely low-income households earn 30 percent or less of the AMI. The maximum affordable rental payment is \$667 per month for a family of four. The maximum affordable home purchase price for extremely low-income household is \$82,000 for a four-person household (Table H-29).

Based on the data presented in Tables H-28 and H-26, extremely low-income households would be unlikely to secure adequately sized and affordable rental or ownership housing in Laguna Hills.

Very Low-Income Households: Very low-income households are classified as those earning 31-50 percent of the AMI. The maximum affordable rental payment is \$1,141 per month for a family of four. The maximum affordable home purchase price for very low-income households is \$150,999 for a four-person household (Table H-28).

Based on the rental data presented in Table H-25, very low-income households typically cannot afford rental housing available in Laguna Hills. According to Zillow, a limited number of condominiums or houses are available at a sales price affordable to very low-income households (Table H-26). However, with the low vacancy rates in the City, finding available homes at affordable prices can be a challenge.

Low-Income Households: Low-income households earn 51 to 80 percent of the County AMI. The maximum home price that a low-income household can afford is \$232,300 for a four-person family. An affordable rental rate for low-income households is \$1,699 for a four-person household.

Based on sale listings available on Zillow, low-income households can afford some condominiums and houses in Laguna Hills (Table H-26). Many low-income households can afford rental housing within Laguna Hills (Table H-27). However, with the low vacancy rates in the city, finding available homes at affordable prices can be a challenge.

Moderate-Income Households: Moderate-income households earn up to 120 percent of the County AMI. The maximum affordable home price for moderate-income households is \$451,010 for a four-person household. A moderate-income household can afford rent of \$3,202 per month for a four-person household.

Based on the maximum affordable home price and listing sale prices available on Zillow presented in Table H-26, moderate-income households could afford a number of condominiums and single-family homes for sale in Laguna Hills. Moderate-income households can afford rental housing within Laguna Hills (Table H-27).

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing in Laguna Hills and to assist renters and homeowners who cannot afford housing (see Programs H-3, H-6, H-14, H-15, and H-16).

Table H-29 presents a summary of housing affordability and availability in Laguna Hills. As described, the table indicates that extremely low-income households typically cannot afford to rent market-rate rentals in Laguna Hills. Extremely low-income households may have difficulty finding an affordable single-family home that could accommodate their household size at a price they can afford; households at the lower end of this income range would be unlikely to find housing for sale at prices affordable with their income. Very low-income households can afford some rental housing available at a lower rate in Laguna Hills, as well as some condominiums or single-family detached homes but may have difficulty finding a home that is both affordable at their income level and sized appropriately for their household. Low-income and moderate-income households in Laguna Hills can generally afford market-rate rentals. Additionally, there were single-family detached homes and condominiums available for purchase at list prices within these income category ranges according to sale price listings on Zillow. It should be noted that at the extremely low and very low-income levels, housing stock for sale is expected to be much more limited than at higher income levels.

Table H-29 Summary of Housing Affordability and Availability, 2020			
Income Group	Annual Income (Family of Four)	Maximum Affordable Rent (Monthly)	Maximum Affordable Sales Price
Extremely Low (0–30% AMI)	\$38,450	\$961	\$82,000
Very Low (31–50%)	\$64,050	\$1,601	\$150,999
Low (51–80% AMI)	\$102,450	\$2,561	\$232,300
Moderate (81–120% AMI)	\$123,600	\$3,090	\$451,010
Calculation of affordable home sales prices assumes affordable payment, down payment of 3.5%, highest national average mortgage interest rate from 2019, 30-year mortgage, private mortgage insurance premium, property tax rate of 1.1%, homeowners' insurance, 1% of sales price for maintenance, customary costs for water, sewer and waste removal. Income limits based on HCD Maximum Income Limits, 2020			

At-Risk Rental Housing

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. This section identifies the publicly assisted rental housing in Laguna Hills, evaluates the potential for those units to convert to market rates during a 10-year period (2021–2029), and analyzes the cost to preserve those units. Laguna Hills has two assisted housing developments that provide 101 affordable housing units (Table H-30).

ASSISTED HOUSING INVENTORY

State housing element law requires cities to prepare an inventory including all assisted multifamily rental units that are eligible to convert to market-rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

Table H-30 is an inventory of assisted rental housing projects in Laguna Hills. A total of 101 assisted units are provided by the Rancho Moulton and Rancho Niguel developments. Both Rancho Moulton and Rancho Niguel are projects built in the early 1980s with Section 8 construction funds. The projects were approved in one action by the County of Orange in 1980 as affordable to low- and moderate-income residents.

Project approval included first-time homebuyer/renter qualifications, an anti-speculation program, and a method of assuring continued affordability of the units to low- and moderate-income individuals or families.

Furthermore, project approval mandated that 29 percent of total units be made available to individual or families earning 80 percent and below AMI, 30 percent of total units be made available to individuals or families earning

81 percent to 100 percent of AMI, and 41 percent of total units be made available to individuals or families earning 101 to 120 percent AMI.

Table H-30 Inventory of Assisted Rental Housing, 2021							
Project Name	Type	Total Units	Assisted Units	Number of Bedrooms	Funding Source	Earliest Potential Conversion Date	At Risk?
Rancho Moulton	Family	51	51	40 – 2 BR 6 – 3 BR 5 – 4 BR	HUD Section 8	2022	Yes
Rancho Niguel	Family	51	50	40 – 2 BR 6 – 3 BR 5 – 4 BR	HUD Section 8 and LIHTC	2059	No
Source: Orange County Housing Authority 2021							

AT-RISK HOUSING

During the 2021-2029 planning period, the Rancho Moulton federally assisted housing project in Laguna Hills is at risk of converting to market-rate housing. The Section 8 contract for Rancho Moulton was set to expire in 2012 and was renewed for 10 years. The current contract will expire in 2022, near the beginning of the planning period. This project, totaling 51 affordable units, is assisted with project-based Section 8 rental assistance. The Section 8 contract for Rancho Niguel was recently extended and is due to expire in 2059. The City continues to pursue the extension of affordability controls with the owners of the Rancho Moulton development.

The City will continue to monitor the status of at-risk units. Should a notice of intent to convert to market rate be filed, the City will work with potential purchasers to preserve the units and ensure that tenants are properly notified of their rights under California law. See Program H-4).

PRESERVATION OPTIONS

Preservation of the at-risk units can be achieved in several ways: (1) facilitate transfer of ownership of these projects or purchase of similar units by nonprofit organizations; (2) purchase of affordability covenant; and (3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership

Long-term affordability of low-income units can be secured by transferring ownership of these projects to nonprofit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. While no multifamily apartment buildings were for sale in Laguna Hills in June 2021 to provide a cost comparison, a nearby 10-unit apartment building in Irvine was for sale for \$3,200,000, or a cost of \$320,000 per unit. At a similar rate, the Rancho Moulton project would cost approximately \$16,320,000 to purchase and transfer to a nonprofit. Unless some form of mortgage assistance is available to interested nonprofit organizations, rental income alone from the low-income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels.

Rent Subsidy

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, may provide a voucher to lower-income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the fair-market rent for a unit minus the housing cost affordable by a very low-income household.

Table H-31A estimates the rent subsidies required to preserve the housing affordability for the residents of the 51 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$565,881 in rent subsidies would be required annually.

Table H-31A
Rent Subsidies Required

Project Units	Rancho Moulton	Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	Fair Market Rent	Monthly Subsidies Required per Unit	Annual Subsidy per Unit	Annual Subsidy, All Units
2 BR (954 sq. ft.)	40	\$1,441	\$2,216	\$775	\$9,297	\$371,880
3 BR (1,187 sq. ft.)	6	\$1,730	\$3,098	\$1,368	\$16,416	\$98,496
4 BR (1,420 sq. ft.)	5	\$1,986	\$3,578	\$1,592	\$19,101	\$95,505
Total	51					\$565,881
Average subsidy per unit is estimated with the following assumptions: A 2-BR unit is assumed to be occupied by a three-person household, a 3-BR unit by a five-person household, and a 4 BR unit by a seven-person household. Based on 2020 AMI in Orange County, affordable monthly housing cost for a three-person very low-income household is \$1,441, \$1,730 for a five-person household, and \$1,986 for a seven-person household.						

REPLACEMENT COSTS

The cost of developing new housing depends on a variety of factors such as density, size of units, location, related land costs, and type of construction.

COST COMPARISON

The 2020 University of California, Riverside, study, *Demystifying the High Cost of Multifamily Housing Construction in Southern California*, estimated that the cost to construct a multifamily building in nearby Anaheim was \$477,293 per unit. Using this estimate, the cost to build new housing to replace the 51 at-risk units was estimated to be \$24,341,943. This cost estimate is higher than the cost associated with transfer of ownership (\$16,320,000). This analysis indicated that providing rent subsidies similar to Section 8 vouchers for 20 years (\$11,317,620) could cost less than building new housing and transferring ownership.

ADD discussion of the option for the City to join a Joint Powers Authority to support Work-force Housing, allowing a multi-family property to be acquired by a third-party with publicly supported bond funds. City loses property tax but gains ownership and the ability to sell the property 15 – 30 years later.

QUALIFIED ENTITIES

Owners of government-assisted developments cannot terminate subsidy contracts, prepay a federally assisted mortgage, or discontinue use restrictions without first providing an exclusive "notice of opportunity to submit an offer to purchase" to qualified entities (California Government Code, Section 65863.11). Qualified entities in Orange County, CA are listed in Table H-31B with contact information.

Table H-31B Qualified Entities in Orange County, CA			
Organization	Address	Phone Number	Contact Person
Neighborhood Housing Services of Orange County Inc.	350 Hillcrest La Habra, CA 90631	(562) 694-2051	Diane Stewart
Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210 Santa Ana, CA 92701	(714) 835-0406	Helen Brown
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209 Long Beach, CA 90803	(562) 434-3333	H. Kim Huntley
Housing Corporation of America	31423 Coast Highway, Ste. 7100 Laguna Beach, CA 92677	(323) 726-9672	Carol Cromar
Nexus for Affordable Housing	1572 N. Main Street Orange, CA 92867	(714) 282-2520	Bruce Solari
Orange Housing Development Corporation	414 E. Chapman Avenue Orange, CA 92866	(714) 288-7600	Todd Cottle
Riverside Chartable Corporation	3803 E. Casselle Ave Orange, CA 92869	(714) 628-1650	Kenneth S. Robertson
Hart Community Homes	2807 E. Lincoln Ave, Anaheim, CA 92086	(714) 630-1007	William Hart
Jamboree Housing Corporation	17701 Cowan Ave, #200 Irvine, CA 92614	(949) 214-2395	Roger Kinoshita
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110 Irvine, CA 92612	(949) 863-9740	Patricia Whitaker
Source: HCD, 2021			

POTENTIAL FUNDING SOURCES TO PRESERVE AFFORDABLE HOUSING

The funding sources that can potentially be used to preserve affordable housing are listed herein.

Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes (“low income” is defined as household income at 80 percent or less of AMI and includes the local and State definition of “very low income”). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower income households earning up to 80 percent of the Orange County AMI. The Orange County Housing Authority (OCHA) oversees HUD public housing programs for participating jurisdictions, including the City. The OCHA administers the Section 8 Program, providing affordable housing, for low-income households, seniors, and people with disabilities.

Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9 percent and 4 percent credits, respectively. The competition for each type is fierce. Because 9 percent credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome. Tax credits of 4 percent derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC). The California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State LIHTCs are integrated into 9 percent tax credit projects, while the remainder are reserved for 4 percent tax credit projects. As of 2020, the trend has been that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding.

ESTIMATES OF HOUSING NEEDS

The CHAS (Comprehensive Housing Affordability Strategy) developed by the Census for HUD provides detailed information on housing cost burden by tenure and income level for households with an elderly householder, large families (five or more members), and small families (less than five members). Detailed CHAS data based on the 2013-2017 American Community Survey for households in Laguna Hills are displayed in Table H-32. CHAS classifies households paying more than 30 percent of their income on housing costs as cost burdened and households paying more than 50 percent of their income as severely cost burdened. Trends shown in Table H-32 include:

- Cost burdens and severe cost burdens were extremely common among large families, including renter and ownership households and especially for extremely low- and very low-income households (earning less than 50 percent of the HAMFI [Housing Urban Development Area Median Family Income]).
- Housing cost remains a significant issue for extremely low- and very low-income households (earning less than 50 percent of the HAMFI). For these households, paying more than 30 or more than 50 percent of a household's income was very common. However, for low-income households (earning 51-80 percent of the HAMFI), while paying more than 30 percent of a household's income on housing remained very common, paying more than 50 percent of income on housing costs was much less common, including for elderly, large households, renters, and owners.

Table H-32
Housing Cost Burdens by Income, Tenure, and Household Type,
Laguna Hills, 2013-2017

	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% HAMFI)	170	160	155	540	270	50	470	1,010
% with cost burden >30%	61.8%	100.0%	100.0%	80.6%	77.8%	100.0%	86.2%	83.2%
% with cost burden >50%	38.2%	100.0%	100.0%	73.1%	27.8%	100.0%	71.3%	72.3%
Very Low Income (31-50% HAMFI)	110	150	20	385	270	15	635	1,020
% with cost burden >30%	94.5%	100.0%	100.0%	90.6%	83.3%	100.0%	75.4%	81.2%
% with cost burden >50%	81.8%	56.7%	100.0%	51.9%	42.6%	100.0%	61.4%	57.8%
Low Income (51-80% HAMFI)	160	290	205	735	310	65	885	1,620
% with cost burden >30%	81.3%	86.2%	68.3%	82.3%	72.6%	84.6%	25.4%	51.2%
% with cost burden >50%	18.8%	17.2%	4.9%	13.6%	37.1%	23.1%	30.5%	22.8%
Total Households	660	1,295	520	3,040	2,195	609	7,325	10,370

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Notes: Notes: HAMFI refers to Housing Urban Development Area Median Family Income. Data presented is based on tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100.0% count due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households experiencing cost burdens rather than on precise numbers

Regional Housing Needs Assessment Allocation

The Regional Housing Needs Assessment (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing issues. The RHNA plan allocates a “fair share” of the region’s projected housing needs to each city and county. These allocations are provided per household income group and are for the upcoming housing element planning period from October 2021 through October 2029.

Table H-33 shows the Southern California Association of Governments (SCAG) RHNA plan allocation for Laguna Hills. As shown in the table, the RHNA plan allocated 1,985 new housing units to Laguna Hills for the planning period. Of the 1,985 new housing units for which the City must plan for during this period, 284 units are to be affordable to extremely low-income households, 284 units are for very low-income households, 353 units are for low-income households, and 1,064 units are for moderate and above-moderate income households.

Table H-33 Regional Housing Need Allocation		
Income Category	2013-2021 RHNA	2021-2029 RHNA
Extremely Low	0	284
Very Low	1	284
Low	1	353
Moderate	0	354
Above Moderate	0	710
Total	2	1,985
Source: SCAG RHNA, 2014, 2021		

Constraints on Housing Production

Governmental Constraints

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of state and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City. The City does not have a short-term rental ordinance, inclusionary requirements, moratoriums on development, or other local ordinances that may constrain the development of housing.

LAND USE CONTROLS

The Laguna Hills General Plan and Zoning Ordinance provide for a wide range of residential land use designations/zoning districts in the City, as illustrated in Table H-34. Information about land use controls is available on the City's website. Laguna Hills as it is known today was largely developed between 1960 and 1990, before the City's incorporation in 1991. Under the land use controls imposed by the County of Orange, single-family neighborhoods were the predominant type of development, with very limited amounts of high-density housing built. The **cumulative impact of the land use controls** in place during the buildout of what is now the City of Laguna Hills is a limited variety of housing types to meet a range of incomes. To facilitate a variety of housing types and address the housing needs of households at all income levels, the City has included several Housing Element Programs including H-6, H-8, H-9, H-10, H-11, H-15 and H-21.

**Table H-34
Residential Land Uses and Zones**

General Plan Land Use Designation	Maximum-Use Intensity	Corresponding Zoning District
Estate Residential	3.5 du/ac	Estate Residential (ER)
Low Density	3.0 to 6.5 du/ac	Low-Density Residential (LDR)
Medium-Low Density	6.5 to 12.5 du/ac	Medium/Low-Density Residential (MLDR)
Medium Density	12.5 to 18.0 du/ac	Medium-Density Residential (MDR)
High Density	18.0 to 30.0 du/ac	High-Density Residential (HDR)
Mixed-Use	20.0 du/ac	Mixed-Use (MU)
Neighborhood Mixed-Use ¹	0.08 FAR residential	Neighborhood Mixed-Use (MX-UN)
Planned Community ²	0.5 to 18.0 du/ac	Laguna Hills Planned Community (PC)
Planned Community ² Residential	up to 600 units	Planned Community - Via Lomas (PCR)
Village Commercial ²	30 to 50 du/ac ³	Village Commercial (VC)
Public/ Institutional ²	1 DU/2,500 sq. ft. of floor area of associated use	Community/Private Institution
Notes: du/ac = dwelling units per acre. 1. General Plan Land Use Designation. 2. These nonresidential General Plan land use designations allow residential development. 3. The allowed development intensity is regulated based upon trip generation limits to ensure that the City's General Plan Circulation Element level of service standard "D" is not exceeded at any of the intersections within the area.		

ZONING DISTRICTS ALLOWING RESIDENTIAL DEVELOPMENT

The intent and purpose of the zoning districts allowing residential development are as follows:

- **Community/Private Institution** – The Community/Private Institution district includes City facilities; public and private schools; fire and sheriff stations; hospitals; libraries; post offices; and other public, quasi-public, and institutional uses. Multifamily residential is allowed in association with other uses.
- **Estate Residential (ER)** – The Estate Residential district includes low-density, rural, and equestrian-oriented residential neighborhoods in hillside areas. This district is characterized by large-lot, single-family homes permitting large animal husbandry.

- **Low-Density Residential (LDR)** – The Low-Density Residential district includes low-density, single-family detached housing neighborhoods. Typically, this district is characterized by medium- to large-lot single-family homes.
- **Medium/Low-Density Residential (MLDR)** – The Medium/Low-Density Residential district provides medium low-density attached or detached residential neighborhoods. This district is characterized by small-lot single-family homes, patio homes, duplexes, condominiums, and townhouses.
- **Medium-Density Residential (MDR)** – The Medium-Density Residential district includes medium-density attached or detached residential neighborhoods. This district is characterized by condominiums, apartments, and townhouses.
- **High-Density Residential (HDR)** – The High-Density Residential district includes high-density attached or detached residential neighborhoods compatible with adjacent or abutting urban uses. This district is characterized by condominiums, apartments, and residential towers.
- **Mixed-Use District (MXU)** – The Mixed-Use district includes areas where a variety of goods and services can be obtained within an overall planned environment. This zone permits commercial, recreational, residential, and light industrial uses.
- **Neighborhood Mixed-Use District (NMU)** – The intent of the Neighborhood Mixed-Use designation is to provide a variety of compact, multifamily housing types close to jobs and services; create a more active, vibrant street life; increase pedestrian activity and reduce vehicular traffic; provide storefront-style shopping streets; and/or encourage walking and social interaction. Within the Neighborhood Mixed-Use designation, appropriate land uses include mid-box anchors; administrative and professional uses; grocery and specialty stores; business support uses; eating and drinking establishments; cinemas; personal services; residential condos, apartments, and townhomes; and mixed-use structures.
- **Planned Community (PC)** – The Planned Community districts provide the authority, regulations, and procedures whereby large land areas can be planned, zoned, developed, and administered as individual integrated communities.
- **Planned Community Residential (PCR)** – The Planned Community Residential district provides for a wide range of medium/low-density to high-density multifamily housing types, which include apartments, attached townhomes, condominiums, and clustered multifamily arrangements. Appropriate land uses include residential and recreational land uses, such as parks and open space, as set forth in the Land Use Element in the City's General Plan.

- **Village Commercial (VC)** – The Village Commercial district is established to develop an urban core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an urban village. All development within the Village Commercial district is subject to the Urban Village Specific Plan.

Development standards for residential development established in the City's Zoning Ordinance are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the General Plan. These standards also help preserve the character and integrity of existing neighborhoods.

The City's General Plan, which was updated in 2009, added additional development capacity in the Urban Village Specific Plan (UVSP) area of 117,000 square feet of retail space, and included an Implementation Program requiring that the information be inserted into the UVSP. The General Plan's fourth-cycle Housing Element update (2008-2014) also required that the UVSP be amended to establish a minimum residential density of 30 units per acre and reduce high open space standards that discourage affordable housing. In 2011, the City amended the UVSP to ensure consistency with the General Plan and to help implement the General Plan goals and policies.

The development standards in Table H-35 influence the ability of property owners to construct and maintain housing. Laguna Hills has very few opportunities for new development, as there is almost no vacant, buildable land remaining in the city. As discussed in the Housing Resources section, the City must rezone land to meet the Regional Housing Needs Assessment (RHNA). Program H-11 commits the City to doing so. As a part of this program, the City will evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights. The City will ensure these standards are not so restrictive that they constrain residential development. Generally, building heights are restricted to 35 feet in low- and medium-density zones in Laguna Hills.

Overall, the City's development standards for residential development have not constrained housing development in the City as development can still occur up to the maximum densities allowed by the General Plan and zoning regulations. Lack of vacant land is the primary constraint.

Urban Village Specific Plan

The UVSP, adopted in November 2002, is a 240-acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and Interstate 5 on the east.

The UVSP provides for a continuing mixture of land uses, including retail, residential hotel, medical offices, and general offices. The UVSP allows residential development at high-density development only, up to 50 dwelling units per acre. The UVSP area is designated in the City's General Plan and Zoning Ordinance as Village Commercial (VC). All new development within the Village Commercial district is subject to the UVSP.

Existing Use. Existing uses include a mix of retail, office, financial, medical, residential, and transportation uses.

Proposed Use. The purpose of the UVSP area is to develop an urban core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an urban village. The UVSP area allows residential development at high-density development only, at a maximum of 50 dwelling units per acre. The City amended the UVSP in 2011 to establish a minimum residential development density of 30 dwelling units per acre in the UVSP area. No pre-established limit of residential units previously existed in the UVSP.

The allowed development intensity in the UVSP area is regulated based on trip generation limits to ensure that the City's General Plan Circulation Element Level of Service Standard D is not exceeded at any of the intersections within the area. A traffic study analyzed "trip budgets" available to accommodate new development within the UVSP area. Prior to redevelopment or new development, project proponents must provide an analysis that indicates that the proposed project does not exceed the remaining trip budgets allowed in the UVSP area.

The City has taken steps toward attracting residential development to the UVSP area. The City has worked with real estate and development interests to develop residential mixed use in the UVSP area. Over the past eight years, the City has held numerous meetings with property owners and residential builders to promote new residential development in the UVSP area.

The City continues to engage residential builders about development opportunities that exist in the UVSP area, and other locations in the community.

Concessions and Incentives. The Regulatory Concessions and Incentives section of this Housing Element (see Constraints on Housing Production section) describes the numerous regulatory concessions and incentives available to developers of affordable housing in Laguna Hills. These concessions and incentives include density bonuses, opportunities to develop housing in certain nonresidential districts of the City, fiscal incentives, and procedural incentives. Refer to the Regulatory Concessions and Incentives section for a detailed discussion.

Potential UVSP Area Housing Development Summary

Density:	Minimum 30 dwelling units per acre; Maximum 50 dwelling units per acre; high-density residential only
Maximum Units:	Maximum determined by trip limits
Potential Units:	At least 489
Affordability:	Extremely low income through moderate income and above

Table H-35
Basic Standards for Residential Development

Characteristic of Lot, Location, Height	ER	LDR	MLDR	MDR	HDR	VC	MXU	NMU ²	C/PI
Minimum Lot Size (sq. ft.)	10,000	7,200	7,200	7,200	7,200	10,000	7,200	10,000	-. ⁸
Minimum Lot Width (sq. ft.)	80	60	60	50	50	100	60	50	-. ⁸
Cul-de-sac	30	30	30	30	30	-	-	-	-
Flag	20	20	20	20	20	-	-	-	-
Minimum Lot Depth (sq. ft.)	100	80	80	100	100	100	100	100	-. ⁸
Maximum Lot Coverage (%)	35	35	60	50	40	70 ⁷	40	50	-. ⁸
Maximum Density (du/gross acre)	0–3.5	3.0–6.5	6.5–12.5	12.5–18.0	18.0–30.0	30.0-50.0	20.0	0.08 FAR	1 DU / 2,500 sq. ft. of floor area
Maximum Building Height (ft.)	35	35	35	35	65	75	35 ⁹	40	-. ⁸
Minimum Front Setback	20 15 - - -	20 15 - - -	20 15 - - -	20 15 - - -	20 15 - - -	- - 20 ^{1,2}	- - 20		-. ⁸
From Ultimate Right-of-Way									-. ⁸
From Access Connection to Main Lot								-	-. ⁸
for Flag Lots								-	-. ⁸
From Parking Lot, Structure, or Building								10 ^{2,5}	-. ⁸
Minimum Side Yard Setback									-. ⁸
Interior Street	8 10	5 10	5 10	5 15	5 15	10 ^{2,3} 10 ²	5 15	10	-. ⁸
Flag	10	10	10	10	10	-	0		-. ⁸
Minimum Rear Yard Setback									-. ⁸
Standard	25	20	25	25	25		20		-. ⁸
Through Cul-de-sac/ Gore Shaped Lots	25 15	20 15				20 ^{2,3}	- -	20 ⁶	-. ⁸
Laguna Terrace Tracts	-	15					-		-. ⁸
Minimum Open Space (percentage)	-	-	-	-	40	10 ⁴	35	N/A	N/A

- Parking lots shall be setback 10 feet from the property line.
- The setbacks may be modified in connection with a site development permit or a precise plan of development to promote increased pedestrian activity, provide for unified street frontage, ensure privacy and light for residential uses, provide for public spaces, and promote compatibility with existing development and the goals of the Urban Village Specific Plan.
- The minimum interior side setback is 10 feet when abutting residential and zero feet when abutting nonresidential.
- The open space requirement is in addition to the minimum landscape coverage requirements (15 percent).
- Parking structures shall be setback 20 feet from the property line.
- The minimum rear setback is 20 feet when abutting residential and 10 feet when abutting nonresidential.
- Unlimited for projects with density over 30 du/ac.
- Residential uses only allowed in concert with other allowed use and subject to those development standards.
- The City will review development standards in the MXU, particularly height limits and adjust as needed to remove barriers to producing housing (Programs H-7 and H-11).

Table H-36 compares the allowable densities and densities of representative projects. Built densities tend to be approximately at the midpoint of each specified range.

Table H-36 Typical Built Densities										
Density (du/ gross acre)	ER	LDR	MLDR	MDR	HDR	VC	MXU	NMU	UVSP ³	C/PI
Maximum	0– 3.5	3.0– 6.5	6.5– 12.5	12.5– 18.0	18.0– 30.0	30.0– 50.0	20.0	0.08 FAR	30.0 – 50.0	1 DU / 2,500 sq. ft. of floor area ²
Typical Built	1.3	6.1	8.9	9.6	19.7	N/A	N/A ¹	N/A	44.2	N/A
Representative Project(s)	Nellie Gail	Sunset Place	Willows, Bella Vista	Acacia Knolls, Alicia Plaza	Quail Creek	N/A	N/A	N/A	Reata	N/A
Source: City of Laguna Hills, 2021 1. The proposed Mall redevelopment project is likely to have a density of approximately 20 units per acre. 2. DU/2,500 sq. ft. of floor area of associated use. 3. UVSP refers to the Urban Village Specific Plan area which is located in the VC zone.										

PARKING STANDARDS

Excessive parking requirements can reduce the number of housing units that can be achieved on a given site. The City's parking requirements are illustrated in Table H-37. For affordable housing projects qualified for a density bonus, the City has adopted the parking requirements mandated by state density bonus law (refer to Section 9-72.030 of the Laguna Hills Municipal Code). Covered parking is not considered a constraint by local developers.

Table H-37 Parking Requirements for Residential Uses			
Use	Parking Requirement		
Single-family, Detached Up to 4 BR Over 4 BR	2 garage spaces 2 garage spaces, plus 1 covered stall for every 2 BR over 4 BR		
Single-family, attached	2 assigned and covered parking stalls within a garage or parking structure, plus 0.3 stalls unassigned per dwelling unit		
Duplex	2-car garage (for each unit)		
Accessory Dwelling Unit (ADU)	1 parking space ¹		
Mobile Home Park	1 covered and assigned parking stall, plus 2 visitor stalls per mobile home		
Senior Citizen Housing Complex	1 covered and assigned parking stall, plus 2 visitor stalls per dwelling unit, plus 1 stall for the resident manager		
Multifamily Units	Covered ²	Uncovered ²	Visitor
1 BR or less	1.0	0.5	0.2
2 BR	1.0	1.0	0.2
3 BR	2.0	0.5	0.2
More than 3 BR	2.0	0.5 ³	0.2
Source: City of Laguna Hills Municipal Code, 2021. 1. The required parking space may be permitted in setback areas in locations approved by the Community Development Director or through tandem parking. Program H-8 is included to bring the City's zoning code into compliance with California Accessory Dwelling Unit (ADU) law. 2. Covered stalls shall be assigned; uncovered stalls shall not be assigned. 3. Plus 0.5 uncovered stall per additional bedroom in excess of three bedrooms.			

PROVISION FOR A VARIETY OF HOUSING

The City recognizes the need for a variety of housing types to meet the needs of the City's diverse population, particularly segments with special housing needs. The following analysis reviews the City's Zoning Ordinance to evaluate potential constraints to developing housing for persons with Special Needs. Table H-38 summarizes the key zoning provisions for various housing types in the city. As shown, the City's zoning provisions for special-needs housing are flexible and offer ample opportunities for such uses.

SINGLE-FAMILY DWELLINGS

Detached, single-family dwellings are permitted in the estate, low-density, medium/low-density, and high-density residential zoning districts. Additionally, detached, single-family dwellings are permitted in the planned community zoning district with an approved site development permit.

SINGLE-FAMILY ATTACHED DWELLINGS

Attached single-family dwellings are permitted in the MLDR, MDR, VC, and PCR zoning districts by right; and permitted in the HDR, MXU, and PC zoning districts with an approved site development permit. Attached single-family dwellings are permitted in the NMU zone, but only as a part of a mixed-use project.

DUPLEX DWELLINGS

Duplex dwellings are permitted in the MLDR, MDR, HDR, and PCR zoning districts of the city by right. Duplex dwellings require an approved site development permit to be located in PC zoning districts.

MULTIFAMILY DWELLINGS

Multifamily developments are permitted in the MLDR, MDR and HDR zoning districts of the city, subject to a site development permit. The maximum density in these districts ranges from 12.5 dwelling units per acre in the MLDR district to 30.0 dwelling units per acre in the HDR zone. Multifamily development in the UVSP area is permitted at a minimum density of 30.0 dwelling units per acre to a maximum density of 50.0 dwelling units per acre. Multifamily development is permitted by right in the NMU zoning district, but only as a part of a mixed-use project. Multifamily is only permitted in the Community/Private Institution (C/PI) and MXU zoning districts with an approved conditional use permit. As discussed in the Housing Resources section, the City must rezone land to meet the RHNA. Program H-11 commits the City to doing so. As a part of this program, the City will evaluate permit requirements for multifamily developments for the rezone sites. The City will ensure these requirements are not so restrictive that they constrain residential development.

Table H-38
Provisions for a Variety of Housing³

Housing Type	Housing Type													
	ER	LDR	MLDR	MDR	HDR	OP	VC ¹	FC	CC	MXU	C/PI	PC	PCR	NMU
Accessory Dwelling Unit / Second Unit Housing	P	P	P	P	P		_ ⁴			__ ⁴	__ ⁴	__ ⁴	__ ⁴	_ ⁴
Boarding House			C	C	C	S	P	S	S	S				
Community Care Facilities (≤6)	P	P	P	P	P					P	P	P	P	
Residential Care Facility for Elderly (7+)							C			C				C
Drug Abuse & Alcoholism Recovery Facility							C			C				
Dependent & Neglected Children Home (7+)							C							C
Facilities for Persons with HIV or AIDs							C			C				
Homes for Mentally & Physically Disabled (7+)							C			C				
Facilities for Ward of Juvenile Court (7+)							C			C				
Social Rehabilitation Facility (7+)							C			C	C			
Intermediate Care Facility/Nursing Facility (7+)							C			C				
Duplex			P	P	P							S	P	
Family Day Care Home – Large	C	C	C	C	C		C				C	C	C	C
Family Day Care Home – Small (≤8)	P	P	P	P	P		P			P	P	P	P	P
Manufactured Housing	S	S	S	S	S							S	P	P ²
Mobile Homes	S	S	S											
Mobile Home Park				C	C					C		S		
Multifamily Dwellings			S	S	S		P			C	C	S	P	P ²
Single-family, Attached			P	P	S		P			S		S	P	P ²
Single-family Detached	P	P	P	P	P							S		
Single-Room Occupancy Housing Facility						S	C	S	S	C				
Transitional Housing (≤6)	P	P	P	P	P		P				P	P	P	P
Transitional Housing (7+)	C	C	C	C	C		C				C	C	C	C
Supportive Housing (≤6)	P	P	P	P	P		P				P	P	P	P
Supportive Housing (7+)	C	C	C	C	C		C				C	C	C	C
Emergency Shelter										P				

**Table H-38 (continued)
Provisions for a Variety of Housing³**

P = Permitted; C = Conditional Use; S = Site Development Permit Required

1. All Development in the village commercial district shall be subject to the Urban Village Specific Plan.
2. Allowed only in conjunction with a mixed-use project.
3. See Program H-7. Zoning Ordinance Update.
4. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed Program H-7.

Accessory Dwelling Unit

A structure attached to or detached from a principal building or incorporated within such buildings located on the same Second Unit Housing lot and customarily incidental to the principal structure, including living areas, such as employee quarters and second-unit housing.

Boarding House

A dwelling unit or part thereof in which, for compensation, lodging and meals are provided; personal and financial services may be offered as well.

Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and/or adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.

Community Care Facility

Community care facilities for six or fewer individuals include: (1) residential care facilities for the elderly; (2) drug abuse and alcoholism recovery facilities; (3) intermediate care facilities; (4) dependent and neglected children's homes (foster homes); (5) social rehabilitation facility; (6) congregate living health facility; (7) facilities for people with HIV or AIDS; (8) home for the mentally and physically disabled; and (9) transitional shelter care facilities/emergency shelters.

Duplex

A building containing two single-family dwelling units totally separated from each other by a common wall (the wall may only go to the ceiling)

A building on a single lot containing two or more dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Single-family, Attached

Residential housing units where independent units are created but are attached by common walls such that not more than three units are so joined.

Single-family, Detached

A building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space and yards.

Family Day Care Home – Large

A home that provides family day care for 7 to 14 children, including children under the age of 10 years who reside at the home.

MANUFACTURED HOUSING (MOBILE HOMES)

Manufactured housing offers an affordable housing option to many low- and moderate-income households. According to the California Department of Finance, there were 352 mobile homes in Laguna Hills in January 2020. The City permits manufactured housing placed on a permanent foundation in all residential districts, subject to a site development permit. The City also conditionally permits mobile home parks in the MDR, HDR, and MXU districts, and permits mobile home parks in the PC zoning district with an approved site development permit. Laguna Hills Estates is the City's only mobile home park. It is located at 23301 Ridge Route Drive. According to its website, it has 252 spaces. Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. Program 7 commits the City to addressing this.

BOARDING HOUSE

The City's Zoning Ordinance defines a boarding house as a residence other than hotel or single-family housekeeping unit, wherein three or more rooms are rented under three or more separate written or oral rental agreements, leases, subleases, or combination thereof, whether or not the owner, agent, or rental manager resides within the residence. Meals and lodging may be provided as part of the compensation paid by the tenants, as well as personal and financial services.

The City permits boarding homes in the VC district. In the Freeway Commercial (FC), Community Commercial (CC), and mixed-use (MXU and NMU) districts, boarding homes are permitted subject to a site development permit. Boarding houses require an approved conditional use permit in the MDR, MLDR, and HDR districts.

ACCESSORY DWELLING UNITS

An ADU is defined as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. An ADU also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.

These units may be an alternative source of affordable housing for lower-income households and seniors. The City will promote and incentivize ADU construction through Program H-8.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (California Government Code, Section 65852.2). Program H-7 is included to bring the City's code into compliance with all recent ADU laws.

ADUs are permitted in the estate residential, low-density, medium/low-density, medium-density and high-density residential zones in Laguna Hills pursuant to Section 9-68 of the Zoning Ordinance. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed and update its Municipal Code to bring it into compliance with all recent ADU laws. (Programs H-7 and H-8). At the time of Housing Element preparation, the City's Municipal Code, Section 9-68 contains the following standards and criteria for ADUs:

- The ADU is not intended for sale and may be rented.

- Attached ADUs shall not exceed 50 percent of the existing dwelling unit living area.
- Detached second units shall not exceed one 1,200 sq. ft. of floor area.
- ADUs must conform to development standards and all other applicable requirements of the zone in which developed.
- One parking spot per unit is required, except in the following circumstances: the unit is located within one-half mile of public transit; the unit is located within an architecturally and historically significant district; the unit is part of the proposed or existing primary residence or an existing accessory structure; when on-street parking permits are required but are not offered to the occupant of the unit; or, when there is a car-share vehicle located within one block of the unit.
- The owner of both units shall occupy either the primary or the ADU.
- The owner shall record a use restriction with the Orange County Recorder's Office so that all present and future property owners understand the obligations and limitations of these standards and criteria (Section 9-68 of the Zoning Ordinance).

The City's criteria and standards for second unit developments are not considered overly excessive. Between 2016 and 2021, ten ADUs were constructed in Laguna Hills (see Table H-39). According to City staff, all the constructed units are only affordable to above-moderate income households.

Table H-39 Accessory Dwelling Units Constructed 2016-2021					
Year	Total Units	Affordability level			
		Very Low	Low	Mod	Abv. Mod
2021 ¹	2	0	0	0	2
2020	2	0	0	0	2
2019	3	0	0	0	3
2018	0	0	0	0	0
2017	1	0	0	0	1
2016	2	0	0	0	2
Source: City of Laguna Hills, 2021					
¹ Through October, 2021					

SINGLE-ROOM OCCUPANCY HOUSING FACILITY

The City's Zoning Ordinance defines a single-room occupancy housing facility (SRO) as a housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities. As of August 2021, no SROs, have been constructed in the City.

The City provides opportunities for the location of SROs in nonresidential districts. SROs are permitted in the VC district with a conditional use permit subject only to those restrictions or conditions that may apply to other residential uses of the same type in the same zone. In the OP, FC, MXU, and CC districts, SROs are permitted with a site development permit. Site development permits involving projects that have four or fewer residential units and nonresidential uses of less than 20,000 square feet may be processed by the Community Development Director administratively. Anything above those thresholds must go to the City Council acting as the Planning Agency. However, whether a project goes to the City Council or is approved by staff (administratively), the findings are the same:

1. That the site design complies with standards of the Development Code;
2. That the site is suitable for the proposed development;
3. That the project is consistent with the general plan and applicable design guidelines;
4. That the site design and structural components are appropriate for the site and function of the proposed uses.

The findings for a site development permit do not require "that the use be compatible with surrounding uses/properties." Therefore, it is not considered discretionary from a "use" perspective.

Chapter 9-72 of the Zoning Ordinance describes housing development incentives that are available to developers of affordable housing, which could include SROs. Incentives include both fiscal and procedural incentives, such as:

- A maximum of 50-percent reduction in application fees;
- Waiver or reduction in building permit fees;
- Financial assistance for acquisition of property, mortgage assistance, sale of housing bonds, rent subsidies, or provision of improvements to serve the site;
- Low-interest loans or subsidies to promote rehabilitation or remodeling of housing units to serve very low- or low-income residents;
- Combining all required applications for one review hearing;
- Fast-tracking; and
- Providing priority processing and scheduling for review.

These procedural incentives ensure priority processing of SROs. With the City's already streamlined review process (1-2 months for administrative and 2-3 months for discretionary projects) and the ability for priority processing, no governmental constraint to developing SROs exists in Laguna Hills.

COMMUNITY CARE FACILITIES

Community Care Facilities for six or fewer individuals include any state-licensed facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and/or adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may also include family day care homes and day care centers. Chapter 9-64 of the Municipal Code contains a list of such facility types.

Community care facilities for six or fewer individuals consist of the following, per the City's Zoning Ordinance:

- Residential care facilities for the elderly;
- Drug abuse and alcoholism recovery facilities;
- Intermediate care facilities;
- Dependent and neglected children's homes (foster homes);
- Social rehabilitation facility;
- Congregate living health facility;
- Facilities for people with HIV or AIDS;
- Homes for the mentally and physically disabled;
- Supportive housing facilities;
- Transitional housing facilities; and
- Facilities for wards of the juvenile court.

These facilities are permitted by right in all residential zones, with the exception of facilities for wards of the juvenile court, which require a conditional use permit.

Table H-40 shows where various community care facilities for seven or more individuals may be permitted or conditionally permitted in Laguna Hills. The table also indicates when a conditional use permit may be required. Supportive and transitional housing are permitted in all residential zones with a conditional use permit. Residential care homes for the elderly with seven or more residents are permitted with a conditional use permit in the VC, MXU, and NMU zones.

Table H-40 Required Permit for Community Care Facilities (≥ Seven Individuals)			
Land Use	Zones	Permitted ¹	Permits Required ¹
Large Family Day Care (14 children maximum)	All Residential Zones	C	CUP*
Day Care Center	OP	C	CUP
	VC	C	CUP
	MXU	C	CUP
	C/PI	C	CUP
Residential Care Facility for the Elderly	VC	C	CUP
	MXU	C	CUP
	NMU	C	CUP
Drug Abuse and Alcoholism Recovery Facility (Community Treatment/ Rehabilitation Facility)	VC	C	CUP
	MXU	C	CUP
Dependent and Neglected Children's Homes (Foster Homes)	VC	C	CUP
	MXU	C	CUP
Facilities for People with HIV or AIDS	VC	C	CUP
	MXU	C	CUP
Homes for the Mentally and Physically Disabled	VC	C	CUP
	MXU	C	CUP
Facilities for Wards of the Juvenile Court	VC	C	CUP
	MXU	C	CUP
Social Rehabilitation Facility	VC	C	CUP
	MXU	C	CUP
	C/PI	C	CUP
Intermediate Care Facility/ Nursing Facility	VC	C	CUP
	MXU	C	CUP
Supportive Housing	All Residential Zones	C	CUP
Transitional Housing	All Residential Zones	C	CUP
Source: City of Laguna Hills, 2021 P = Permitted; C = Conditional Use; CUP = Conditional Use Permit. Zoning District Key: OP = Office Professional VC = Village Commercial MXU = Mixed-Use C/PI = Community/Private Institution NMU = Neighborhood Mixed-Use ¹See Program H-7. Zoning Ordinance Update. *Refer to Chapter 9-92 of the Laguna Hills Zoning Ordinance for special process requirements.			

TRANSITIONAL CARE FACILITIES/ EMERGENCY SHELTERS

The City's Zoning Ordinance provides definitions for "supportive housing," "transitional housing," and "emergency shelter" that are consistent with the California Health and Safety Code. Supportive housing and transitional housing for six or fewer individuals are treated as residential uses subject only to those restrictions that apply to other residential uses in the same zone.

The following community care facilities are located in the City of Laguna Hills as of September 21, 2021.

- Adult residential facility (developmentally disabled) – 3 facilities
- Childcare center (commercial) – 8 facilities
- Large family day care homes – 11 homes
- Small family day care homes – 11 homes
- Infant centers (commercial) – 2 facilities
- Residential care for the elderly – 30 facilities
- Alcoholism or drug abuse recovery, residential (state licensed) – 4 facility
- Alcoholism or drug abuse recovery, commercial/office (state licensed) – 8 facilities
- Sober living homes – 1 home

As noted previously, the City does not require permits for community care facilities serving six or fewer individuals. Therefore, additional community care facilities may exist within the City.

In accordance with Senate Bill 2, the Municipal Code was amended to allow emergency shelters "by right" within the MXU district subject to objective development standards without a conditional use permit or other discretionary approval. The MXU district encompasses approximately 260 acres. There are no vacant parcels in the MXU zone; however, a portion of the sites are considered underutilized and could potentially accommodate an emergency shelter. 124 underutilized sites are shown in Table H-48: Candidate Rezone Sites, with a total of 215 acres. The average size is 1.73 acres. None of the individual parcels are smaller than a half-acre (except a few that comprise a larger site, with the same combined address). The MXU zone contains primarily offices and businesses. As identified in the City's Land Use Element, the MXU zone contains underutilized parcels with one-story, tilt-up buildings. One-story tilt-up concrete buildings are very easy to convert to other uses. Additionally, larger and better-designed buildings could be built, which would also provide opportunities for emergency shelters. This area is also served by transit and is located within an area providing significant employment resources and commercial services.

Development Code Section 9-64.040.(D) establishes the following standards for emergency shelters:

- An emergency shelter shall be located at least 500 feet from any residential use, public or private park, public or private K-12 school, church, or other religious institution. An emergency shelter shall be located at least 300 feet from other emergency shelters. The City will amend the Zoning Ordinance (Program H-7) to ensure compliance with California Government Code Section 65583(a)(4)), including siting requirements in relationship to schools and other emergency shelters.
- The cumulative total of the number of beds provided by all emergency shelters established within the mixed-use zone shall not exceed 20. (As noted in Section 2, Housing Needs Assessment, according to the 2019 point-in-time survey there were 24 homeless individuals counted in Laguna Hills. The limit of 20 total beds in the MXU zone would be insufficient to shelter these individuals. Through Program H-7, the City will update standards for emergency shelters to allow a greater number of beds.
- The maximum stay at the emergency shelter shall not exceed 180 consecutive days.
- Off-street parking shall be provided in the ratio of one space for every three beds, plus one parking space for each staff member. Through Program H-7, the City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the MXU district, per California Government Code Section 65583(a)(4).
- A client intake and waiting area shall be provided that is at least 200 square feet in size. A client intake and waiting area less than 200 square feet may be provided if it can be demonstrated that the size of the intake and waiting area is sufficient to accommodate the demand for the facility.
- Lighting shall be provided in accordance with the standards set in Sections 9-40.170 and 9-44.060(I) of the Development Code.
- An operational plan shall be provided prior to the issuance of a certificate of use and occupancy for review and approval by the Community Development Director. At a minimum, the plan shall contain provisions addressing the following:
 - 1 **Security and Safety.** The plan shall include provision of on-site management, facility rules, and procedures for maintaining a safe environment within and outside the shelter.
 - Management of Outdoor Areas.** The plan shall describe procedures for admittance and discharge of clients, and describe measures aimed at minimizing the congregation of clients outside the shelter when not accepting clients.

Staff Training. The plan shall describe the staffing required for the shelter and outline required training programs that provide staff with the knowledge and skills to assist clients in obtaining permanent shelter.

Referral Service. The plan shall include provision of a kiosk providing information on other programs available to clients for obtaining permanent shelter, mental and health counseling, job placement, educational, legal, and other supportive services.

FARM WORKER HOUSING

No land within the City of Laguna Hills is designated for agricultural use. According to 2019 American Community Survey (ACS) 5-year estimates, there are 66 persons in Laguna Hills employed in agriculture, forestry, fishing and hunting, and mining occupations. These persons may work outside of Laguna Hills. Therefore, Laguna Hills has no specific need for farm worker housing.

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in Table H-38 and previous discussions, the City's Zoning Ordinance complies with the Lanterman Act and permits small community care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones. Depending on the specific subtype of facility, facilities for more than six persons are conditionally permitted in most of the VC and MXU districts, as well as the NMU, and C/PI districts in some cases (Table H-38). Potential conditions for approval of a conditional use permit may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

Definition of Family: The City's Zoning Ordinance defines "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. To ensure that the City does not unduly restrict or constrain the development of housing for persons with disabilities, per Program H-7, it will update the definition

of family to “One or more persons, related or unrelated, living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”

Reasonable Accommodation: Under state and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. The City has codified a procedure for reviewing and approving requests for reasonable accommodation for persons with disabilities and special housing needs (Chapter 9-93 of the Zoning Ordinance). The Community Development Director has approval authority for requests for reasonable accommodation, unless the applicant seeks concurrent approval of a project that will be reviewed by the Planning Agency, then the Planning Agency will also act as the authority for the reasonable accommodation application.

The appropriate review authority must make the following findings for approval. The review authority may also impose conditions of approval.

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws;
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not impose an undue financial or administrative burden on the City;
4. The requested accommodation will not result in a fundamental alteration in the nature of a City program or law, including, but not limited to, land use or zoning; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

Development Fees and Entitlements

Various types of development impact fees and entitlement fees to cover the cost of processing permits to provide necessary services and facilities may add substantially to the cost of housing. These include road assessments, where applicable, park, and permit/development processing fees. The City’s Planning Fee Schedule is available online on the City’s website. The City does not charge library development impact fees. Additionally, an applicant pays water and sewer fees directly to the provider(s). Development impact fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The Laguna Hills City Council has adopted three types of development impact fees that it imposes on development projects:

- Public Art Fees provide funding for Public Art throughout the Urban Village, thereby enhancing the cultural and aesthetic environment of the City and to encourage creativity, education, and the appreciation of the arts.
- Traffic Mitigation Fees provide funding for additional or improved traffic signal, operation, and infrastructure improvements for which the need is generated by new development within the Urban Village.
- Quimby Act Fees. Quimby Fees are fees authorized by State law which the City collects to build new park and recreation facilities, or rehabilitate existing facilities, when new multi-family residential development occurs.

Chapter 8-06 of the City's Municipal Code establish the procedures for requiring the dedication of land, the payment of fees in-lieu thereof (or a combination of both) to serve new residential subdivisions that are approved by the City Council in accordance with the requirements of the City's General Plan. For the Quimby Act Fees, the amount of the fee is based upon the residential density classification of the proposed subdivision and the fair market value of undeveloped residential real property as applicable to the density classification of the proposed subdivision. The formula for the in-lieu Quimby fee is calculated by multiplying the acreage amount of land, using the formula from Municipal Code Section 8-06.050A by the fair market value of undeveloped residential property as applicable to the density classification of the proposed subdivision ($A = 5(DU \times PPD) / 1000$) (*In - Lieu Fee = A × FM*). For the fiscal year ending June 30, 2019, there was no revenues from Quimby Act Fees. The City of Laguna Hills makes development impact fees available for public review through an annual report.

The City's fee schedule is provided in Table H-41A. A comparison of a selection of the City's fees is included as Table H-41B. Examples of fee amounts for example single-family and multi-family projects are included in Table H-41C.

Table H-41A Planning and Development Fees	
Impact Fees and Exactions	Fee/Deposit
School (Saddleback Valley Unified School District Fees)	\$3.20/sq. ft. on new residential development except for areas already within community facilities districts
Water Improvement Fees	Applicant pays directly to provider
Sewer Impact Fees	Applicant pays directly to provider
Processing and Permit Procedures	
Annexation/Detachment	\$10,874 deposit
Conditional Use Permit	\$8,148 deposit
Development Agreement	\$10,982 deposit
Environmental Impact Report	\$20,065 deposit
Extension of Time	\$1,143 deposit
General Plan Amendment	\$7,547 deposit
Lot Line Adjustment	\$1,136 deposit
Precise Plan (Mixed-Use District Only)	\$10,975 deposit
Preliminary Project Review	\$637 set fee
Site Development Minor (Administrative)	\$1,095 deposit
Site Development Major (Planning Agency)	\$6,488 deposit
Specific Plan	\$30,472 deposit
Specific Plan Amendment	\$14,832 deposit
Tentative Tract Map	\$9,182 deposit
Tentative Parcel Map	\$9,182 deposit
Variance to Planning Agency	\$6,293 deposit
Zone Change	\$10,522 deposit
Source: City of Laguna Hills Community Development Department, 2021.	

Separate from the fee schedule in Table H-41A, development activity within the Urban Village Specific Plan area is subject to a Trip Budget and the payment of a Trip Impact Fee, where applicable. Table H-4B provides a comparison of fee types and costs in Laguna Hills and surrounding cities, including Laguna Woods, Laguna Niguel, and Lake Forest. Overall, development fee costs slightly vary between cities; however, Laguna Hills's fees tends to be higher in cost. The City uses funds accumulated through these fees to maintain the quality and efficiency of our planning and public services. Program H-15 commits the City to incentivizing residential development with affordable housing by reducing, waiving, and/or deferring fees, where feasible.

Table H-41B Comparable Fees (Other Cities)				
Fee Type	Laguna Hills	Laguna Woods	Laguna Niguel	Lake Forest
Conditional Use Permit	\$8,148	\$4,000	\$3,800	\$2,400-5,000
Variance	\$6,293	\$3,500	\$3,800	\$5,000
Zone Change	\$10,522	\$10,000	\$3,800	\$10,000
General Plan Amendment	\$7,547	\$10,000	\$5,000	\$10,000
Tentative Tract Map	\$9,182	Varies	• Preliminary Screen check - \$1,425 (Flat) • Filing: \$2,925 + \$25/ each lot (Deposit) • Added lots to Filed Map: \$36/ each lot (Flat) • Changed Map: \$370 (Flat) • Appeal to City Council: \$585 (Flat) • Amendment to Conditions: \$155 (Flat) • Amend Approved Map: \$1,000 + \$36/each numbered lot (Deposit)	\$7,500
Tentative Parcel Map	\$9,182	Varies	• Preliminary Screen check: \$980 (Flat) • Filing: \$2,080 (Deposit) • Appeal to City Council: \$235 (Flat) • Amendment to Conditions: \$155 (Flat) • Amend Approved Map: \$1,000 + \$36/ each numbered lot (Deposit)	-
Sources: City of Laguna Woods (2020); City of Laguna Niguel (2020); City of Laguna Hills (2020); City of Lake Forest (2020). Note: The fees listed above are generally approximated base fees or deposits; if the cost of providing the service exceeds the base fee or deposit, the balance is collected from the applicant.				

Table H-41C displays the City's current costs of two example residential projects, single-family and multi-family, based on recent developments. Development fees typically represent approximately five percent of a

residential project's total valuation in Southern California. The City's fees are consistent with this industry trend. As previously mentioned, the City maintains its fees to be able to provide adequate planning and public services within the City's jurisdiction.

Table H-41C Permit/Development Impact Fees		
Building Permits		
	Single-Family ¹	Multi-Family ²
Plan Check	\$9,948.15	\$30,530.01
Permit Issuance	\$92.08	\$26.00
Permit/Inspection Fee	\$8,397.44	\$18,820.24
Electrical	\$3,623.52	\$57,141.60
Mechanical	\$1,787.27	\$54,667.70
Plumbing	\$1,787.27	\$54,667.70
CASp	\$4.00	--
State Title 24	\$72.00	\$1,571.00
Strong Motion Imp. Program (SMIP)	\$234.00	\$10,883.64
Grading Permits		
Grading Plan Check/Permit (est.)	--	\$256,578
Impact Fees		
Park In-lieu Fees (Quimby Act)	N/A	\$2.2M
Public Art In-lieu Fees	N/A	\$196,363.00
School Facilities	Assessed by School District	Assessed by School District
CARITS	\$3,035.00	\$292,424.52
Moulton Pkwy Road Fees	\$625.00	\$6,491.00
SJHTC Zone A Fee	\$6,050.00	\$256,234.50
Water	Assessed by Water District	Assessed by Water District
Sewer	Assessed by Water District	Assessed by Water District
1. The single-family example is based on a new single-family residence that is 5,718 square feet with a 1,432 square foot garage, a 1,296 square foot patio cover, and a 184 square foot deck. 2. The multifamily example is based on 298 unit apartment project using the 2014 fee schedule. Source: City of Laguna Hills, 2022		

On-and Off-Site Improvement Requirements

The City adopted the County of Orange subdivision ordinance and manual as the City's subdivision ordinance upon incorporation on December 20, 1991.

Commonly required on-site improvements for residential projects include the following:

- Internal circulation system – public/private roads, drives, curbs, gutters, vehicle (including fire protection and emergency vehicle) turnarounds
- Water and wastewater disposal systems
- Utilities systems
- Walls/fencing
- Landscaping
- Recreational facilities for multifamily projects
- Parking facility (covered/uncovered)

Commonly required off-site improvements for residential projects include the following:

- Traffic signalization
- Roadway improvements
- Water and wastewater disposal systems
- Schools (fee program)

Since vacant parcels do not exist, previously developed sites will be redeveloped. These sites typically already have on- and off-site improvements. Therefore, the costs of on-site and off-site improvements do not serve as constraints on development.

The City's street improvement requirement and/or dedication requirements are determined as part of the process for a tentative subdivision map and/or conditions of approval. Improvement and/or dedication requirements must be consistent with public streets in the area. The requirements are necessary to achieve the health and safety requirements of the City and are not considered a constraint to affordable housing development.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The City of Laguna Hills has adopted the 2019 California Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on the unique local conditions. The code is designed to protect the public health, safety, and welfare of Laguna Hills' residents. Due to climate, topographic, and soil conditions in the area, the City elected to adopt minor amendments to the 2019 California Building Code, primarily related to wildfire risk exposure and mitigation, and are not considered a constraint to development. Code enforcement in the city is performed on a complaint basis.

Processing and Permit Procedures

The City's Zoning Ordinance defines requisite discretionary permits and establishes requirements for submission of applications for the discretionary permits. The City's Community Development Department prepares and maintains information and materials for each permit required by the Zoning Ordinance. These materials include application forms, questionnaires, and other information that addresses content of applications, fee information, and general processing procedures and requirements.

The City's established processing and permit procedures are designed to expedite project approvals to avoid unnecessary timing constraints on development. For a typical project, Community Development Department staff conduct an initial discussion with applicants/developers and provide information about the subject property's zoning, permitted uses, development standards, approval authority (administrative or discretionary), and required environmental documentation. During the next step of the process, initial plan review, Planning Staff review the project site plan and determine if the project complies with the Zoning Code, development standards, and design guidelines. Project applicants then formally submit materials to the Community Development Department, where Planning Staff has 30 days to determine the completeness of the application. Once the application is deemed complete, it goes through staff review. Once it is approved by either the Community Development Director or City Council, plan check, is initiated. Initial plan check takes approximately three weeks. Plan check two, if necessary, takes one to two weeks, while subsequent plan checks require approximately one week of processing time.

If an applicant submits a building permit application the day after entitlement is granted, the typical amount of time between entitlement and pulling building permits is approximately six months. Factors that influence the time period include civil engineering requirements (grading plan check, water quality management plan (WQMP) and hydro-modification requirements. Typically, the building plan check is finished by the time project civil engineering is ready.

The City does not currently have a Senate Bill (SB) 35 streamlined permit process in place. Program H-10 is included to address this. Additionally, objective design standards have not yet been established as part of the City's design review process, but the City received an Senate Bill (SB) 2 grant to fund the development of these standards. Program H-9 is included to address this.

Those discretionary permits pertaining most closely to provision of housing affordable to low- and moderate-income and special-needs populations are general plan amendments, precise (specific) plans, conditional use permits, site development permits, and variances. The permit, processing time, and approval bodies are described herein. (Note that the Planning Agency refers to the City Council serving in its dual role as the planning commission or hearing body for planning-related matters.)

- **General Plan Amendments** – A general plan amendment may be proposed to change general plan land use designations. A general plan amendment may require a processing time of 9 to 12 months or more, depending in part on the environmental determination accompanying the amendment processing. The City Council is the approval body for both major and minor general plan amendments, while the Community Development Director approves technical general plan amendments.
- **Precise (Specific) Plan** – A precise (specific) plan is required for developments within the Mixed-Use and Neighborhood Mixed-Use districts whenever more than one variety of land use is proposed for a single property or a limited collection of abutting properties.

Processing time is approximately 6 to 12 months or more, depending in part on the environmental determination. The City Council approves specific plans and amendments to specific plans.

Conditional Use Permit – A conditional use permit is used to evaluate uses that may have a moderate to high potential for adverse impact to adjacent or abutting uses or the surrounding community because of operating characteristics. Processing time is approximately three to four months. Conditional use permits are approved by the Planning Agency. To approve an application for a CUP for a multifamily development, the following findings must be made:

- 1 That the proposed use is consistent with the general plan;
- 2 That the nature, condition and development of adjacent uses, buildings and structures have been considered and the proposed

- conditional use will not adversely effect or be materially detrimental to the adjacent uses, buildings, or structures;
- 3 That the proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity;
 - 4 That all required development standards prescribed by this code can be achieved;
 - 5 That the conditions and limitations placed upon the use are necessary to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare.

(Laguna Hills Municipal Code, Section 9-92 Application Process and Submittal Requirements, 2021)

Site Development Permit – A site development permit is used to evaluate site planning and design considerations and is the lowest-level planning permit for development projects. A site development permit is required for most development projects, is issued in absence of any other specified permit or approval, and may be required in addition to other approvals. Detached single family homes do not require an site development permit, they are permitted by-right through building permit plan check only.

For residential projects, a major site development permit that is approved by the Planning Agency is required as follows:

- Estate Residential district – manufactured housing
- Low-Density Residential district – manufactured housing and multifamily dwellings
- Medium/Low-Density Residential district – manufactured housing and multifamily dwellings
- Medium-Density Residential district – manufactured housing and multifamily dwellings
- High-Density Residential district – manufactured housing, multifamily dwellings, and single-family attached dwellings

Program H-7 is included to commit the City to updating its Municipal Code to allow both manufactured housing and mobile homes in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.

A minor site development permit takes four to six weeks to review. A major site development permit takes two to three months to review and requires that a noticed public hearing be held prior to a decision on the application by the Planning Agency. The notice must be published/provided at least 10 days prior to the public hearing. Minor site development permits are approved by the Community Development Director, while major site development permits are approved by the Planning Agency.

The Community Development Director has the authority to review and approve all site development permits meeting the following criteria:

- Developments of nonresidential uses and or buildings not exceeding 20,000 square feet whether in one or more structures on a single parcel;
- Four or fewer residential structures or dwellings in a single project;
- Temporary uses not involving use of public facilities or rights-of-way;
- Master sign programs for properties containing less than five nonresidential units;
- Change plans, or minor changes to any plan or permit previously approved provided such change does not exceed 10 percent of the gross square footage of the original project; and
- Site development permits for retaining walls that are greater than 30 inches in height.

The Planning Agency has jurisdiction and review authority over all site development permits exceeding the criteria specified above. Additionally, the Community Development Director may forward any project over which he or she has authority or which he or she shall deem of sufficient interest on a broader land use policy scale to the Planning Agency for their consideration. The Community Development Director reviews and makes recommendations regarding all site development permits forwarded to the Planning Agency and ensures all environmental and notice requirements are met.

Prior to issuing a site development permit, the Community Development Director or Planning Agency shall make the following findings:

- a. That the site design complies with standards of the development code;
- b. That the site is suitable for the proposed development;
- c. That the project is consistent with the general plan and applicable design guidelines;
- d. That the site design and structural components are appropriate for the site and function of the proposed uses.

(Laguna Hills Municipal Code, Section 9-92 Application Process and Submittal Requirements, 2021) The findings relate back to whether or not the site is suitable for development and is limited to physical development of the site. Since the site design process relies exclusively on the Development Code for determining whether or not the project complies with the Development Code, it also incorporates Chapter 9-72 of the Development Code, which identifies housing development incentives available to a developer who may want to develop affordable housing. These incentives are consistent with state law.

During the previous planning period, the City approved 97 percent of the site development permits that were submitted. Further, none of the site development permit applications were referred to the Planning Agency, suggesting that most development projects can receive approval in up to six weeks and avoid the public hearing process. Because the City does not have a Planning Commission or a design review board, it helps keep the process moving.

- **Variance** – A variance may be granted from any development standard or criteria affecting establishment of a use in a zoning district but may not be granted to approve a use that would otherwise be prohibited by a zoning district. A variance takes approximately three weeks to three months to review. The Planning Agency is the approval body for variances.

Findings to be made in order to grant a variance shall address the following as a minimum.

1. That the strict application of the development code deprives the property owner of privileges enjoyed by other properties in the vicinity and in an identical land use designation because of special circumstances applicable to the subject property or intended use of the property that do not generally apply to other properties in the same zoning district such as size, shape, topography, location or surroundings;
2. That the grant of the variance does not constitute the grant of special privilege not available to other properties under similar circumstance in the same zoning district;
3. That the variance is granted upon hardship and not convenience;
4. That the grant of variance will not be detrimental to the public health, safety, and welfare of the community, nor be injurious to properties, uses, or improvements in the vicinity;

That the variance does not grant a use not permitted by the zoning district.

The City has not received requests to develop housing at densities below those identified or intended for a particular Zoning District, General Plan Area or Specific Plan Area.

DISCRETIONARY PERMIT(S) PROCESSING TIMES

Laguna Hills does not have a separate Planning Commission (the City Council acts as its own Planning Agency) so the processing of all projects is more streamlined than in other municipalities. Permit processing times differ for various discretionary permits in the city. Typically, in Laguna Hills, a project receives a final decision within two to three months of having submitted a complete application. Projects requiring an environmental impact report (EIR) generally take six to nine months.

A general plan amendment may take 12 or more months to process should

an EIR be required. A precise plan (specific plan) may take between 6 to 12 months to process, depending on the required and appropriate environmental documentation.

The precise plan is required for developments with more than one proposed land use for a single property or for a limited collection of abutting properties. The processing time for a conditional use permit is approximately two to three months, unless detailed environmental documentation is required that would lengthen the processing time. This permit evaluates uses that may adversely impact adjacent or abutting uses or the surrounding community from operating characteristics of the proposed use. A major or discretionary (Planning Agency) site development permit takes two to three months to process in the city. This permit type is required for some residential (and nonresidential) development projects and is issued in absence of another specified permit or approval. A site development permit may be required in addition to other discretionary or ministerial permits. A discretionary variance application takes two to three months to process. The Planning Agency may grant a variance from any development standard or criteria affecting the establishment of a use in a zoning district but may not be granted to approve a use that would otherwise be prohibited by a zoning district.

As indicated previously, the processing time for various land use actions within the city depends on the type of development or action requested and whether environmental documentation is required and the scope of that environmental documentation. Each development project does not necessarily require multiple discretionary actions (i.e., small-scale projects consistent with general plan and zoning designations do not generally require general plan amendments, rezones, or variances).

The City does not have a backlog of development applications and is able to process applications in a timely manner. As already indicated, the city has very little vacant land available for development. According to the City's Building Division, the single-family residential development applications typically involve redevelopment/demolition of existing single-family homes and construction of typically larger single-family homes.

Processing Times for New Housing

As indicated in the Housing Resources section, underutilized land in Laguna Hills will be rezoned and used to meet the City's Regional Housing Need Assessment requirements. The underutilized areas include the Urban Village Specific Plan area and North Laguna Hills. Within the UVSP area, high-density, multiple-family housing or single-family attached housing can be constructed. Both multiple-family and single-family attached projects in the Urban Village Specific Plan area are permitted uses, subject only to a site development permit. A major site development permit is required for five or more residential units. A minor site development permit is required for four or fewer residential structures or dwellings in a single project. Development

requests for the UVSP area would likely involve more than five units; hence, a major site development permit would be required. Once the application is deemed complete, a major site development permit typically requires two to three months for approval by the Planning Agency; three to four months if a negative declaration is prepared; and six to nine months if an EIR is required. A minor site development permit typically requires one to two months for approval because limited environmental review is required and the Community Development Department Director is the approval authority. See the preceding pages for information on the site development process and findings that are required for approval.

The existing Mixed-Use Zone requires a conditional use permit for multiple-family housing and a site development permit for single-family attached housing. The processing time is typically the same for a major site development permit and a conditional use permit. See the preceding pages for information on the conditional use permit process and findings that are required for approval.

The City's processing and permit procedures do not appear to unduly constrain the development of housing. Nevertheless, the City will continue to monitor its development review procedures to ensure a streamlined processing procedure. Section 9-92 of the City's Zoning Ordinance details the specific application process and submittal requirements for various land use actions in the City.

Measure M

In November 1990, Orange County voters approved the Revised Traffic Improvement and Growth Management Ordinance (Measure M).

Measure M implemented a half-cent local transportation sales tax to fund transportation improvements. The Measure M sales tax includes an apportionment to local jurisdictions for street maintenance and improvements. The Orange County Transportation Authority (OCTA) is the agency responsible for administering proceeds of the Measure M sales tax. Measure M is not considered to be a constraint on the production of housing.

On November 7, 2006, Orange County voters approved the renewal of Measure M, for an additional 30 years beginning in 2011 until 2041. Renewed Measure M is expected to raise \$11.8 billion to improve Orange County's transportation system.

Every year, OCTA determines if a local jurisdiction is eligible to receive Measure M turnback funds. Prior to the renewal of Measure M, the City received approximately \$500,000 per year in turnback funds. Under the Measure M renewal, the City anticipates receiving an increased allocation of \$750,000 per year beginning in 2011. In addition, the Measure M renewal will enable the City to compete for discretionary Measure M funding, for which the City has historically been very successful. To date, the City of Laguna Hills has received approximately \$11.4 million from Measure M funds to improve its transportation. Among the several requirements a local jurisdiction must satisfy to receive turnback funds, they must comply with the requirements of a Countywide Growth Management Program. Each local jurisdiction is required to produce a Growth Management Element as part of its participation in the Countywide Growth Management Program. The Growth Management Element has eight required components. Three of these components relate directly to the Laguna Hills Housing Element: a development phasing program; a development mitigation program; and a program addressing balanced housing options and employment opportunities within the City. The Laguna Hills General Plan Growth Management Element, found within the City's General Plan Mobility Element, aims to reduce traffic congestion, mitigate traffic impacts of new development by requiring new development to pay its fair share toward local and regional roadway/transportation improvements, and tie timing of new development to availability of facilities needed to support that development.

The City of Laguna Hills has based its approach to the Measure M requirement for adoption of a Growth Management Element on the Model Growth Management Element developed jointly by the County of Orange and the Orange County Division of the League of California Cities. The Growth Management Element of the Laguna Hills General Plan encompasses all required policy provisions necessary to comply with Measure M. The City's Growth Management Element contains an implementation plan to ensure that required programs (Development Mitigation Program, Development Phasing Program, Annual Monitoring Program) in the Growth Management Element are applied consistently to the City development review process.

Implementation of the City of Laguna Hills Growth Management Element – Growth Management Program will result in a more equitable balance between housing opportunities and employment opportunities within the City, which will allow residents to live closer to their jobs and thereby reduce commuting distance and times. A complementary commitment of development mitigation, development phasing, and performance monitoring is necessary to achieve a coordinated land use development and transportation infrastructure. The City of Laguna Hills will ensure that the actions described below will be applied to applicable development projects and a citywide assessment of land use development/transportation infrastructure capacity will be conducted in conjunction with fee program implementation and capital improvement program development.

Development Mitigation Program – To compensate the public for any increased burden on public services attributed to new development, jurisdictions have the authority to impose reasonable fees or required related improvements. The County of Orange and the City of Laguna Hills have imposed development fees on development transportation improvements within the City. The City of Laguna Hills Development Mitigation Program requires that development proposals be reviewed so new development may pay its share of costs associated with that development on existing and planned transportation facilities.

Development Phasing Program – The City of Laguna Hills will review traffic levels of service on City arterials, contrast operating levels of service with General Plan performance standards, and program necessary improvements in conjunction with the annual development of its Capital Improvement Program. This information will be shared with participating jurisdictions in applicable Growth Management Area Interjurisdictional Planning Forums.

The City of Laguna Hills will also maintain adopted traffic performance standards by outlining and coordinating necessary transportation improvements, including a 7-Year Capital Improvements Program, and Traffic Improvement/Public Facilities Development Agreements consistent with the Growth Management Element, and its implementing ordinances, plans, and programs. In addition, the City is an active participant in interjurisdictional forums for Orange County jurisdictions that address area-

wide transportation improvement projects. Furthermore, the City of Laguna Hills endorses alternative transportation modes and strategies to reduce vehicular trips and has adopted programs to reduce trip generation, including a Transportation Demand Management Ordinance to assist in reducing trips to and from employment.

The goals and implementation programs described here enable the City of Laguna Hills to attain the most equitable balance possible between housing opportunities and employment opportunities within the city. This balance is maintained further by planning and housing opportunities affordable to low-income and moderate-income families within the Urban Village Specific Plan area of Laguna Hills because this additional housing opportunity is located close to a collection of land uses (existing and planned) that are employment intensive. The urban village context represents land uses within the area designated on the City of Laguna Hills General Plan land use map as Village Commercial that would create pedestrian-oriented mixed-use retail, office service, and multifamily residential area.

Regulatory Concessions and Incentives

To mitigate the impacts of government policies, rules, and regulations on the development and improvement of housing, the City offers a number of regulatory concessions and incentives to help offset the costs.

In 2005, the City amended its Zoning Ordinance to define specific housing development incentives, to implement General Plan Housing Element objectives, including incentives for the production of housing for very low to moderate income, and senior citizens in accordance with state density bonus law under Section 65915 of the California Government Code. Chapter 9-72 of the City's Zoning Ordinance enumerates the housing development incentives approved by the City. The City will amend its Density Bonus ordinance to address recent updates to address recent updates to state law (Program H-7).

The City offers a density bonus and/or concessions or incentives for developments that meet the following:

- (1) at least 10 percent of the total units of a housing development are affordable to lower-income households; (2) at least 5 percent of the total units of a housing development are affordable to very low-income households;
- (3) senior citizen housing developments; and
- (4) at least 10 percent of the total units in a condominium project or in a planned development are affordable to moderate-income households.

The City also offers a density bonus for condo conversions, where 33 percent of the total units of the proposed condominium project are affordable to low- or moderate-income households, or 15 percent of the total units are affordable to low-income households.

The City also provides opportunities to develop housing in certain nonresidential districts of the City, which includes boarding homes, community care facilities, emergency shelters, single-room occupancy housing facilities, and mobile home parks. Chapter 9-72.030(C) of the Zoning Ordinance details the requirements and location of housing in nonresidential districts throughout the City.

Fiscal incentives available to developers of affordable housing include waiver or reduction in fees, low-interest loans or subsidies, and financial or mortgage assistance for acquisition of property.

Procedural incentives available to developers of affordable housing include consolidation of applications for consideration at one hearing, fast tracking of all housing development projects, and priority processing and scheduling for review of housing projects.

Program H-15 is included to commit the City to promoting and offering incentives to facilitate affordable housing development and/or preservation throughout the City. Program H-6 is included to focus these efforts in the Urban Village Specific Plan (UVSP) area.

Market Constraints

Locally and regionally, there are several constraints that hinder the ability to accommodate affordable housing demand in Laguna Hills. The high cost of land and lack of developable land that is either vacant or underutilized, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers.

LAND COSTS

The cost of land is another major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, unique features, and the availability of public utilities. The cost of land in Laguna Hills reflects its proximity to major employment centers and the rapid appreciation of land cost throughout Southern California in the past decade.

CONSTRUCTION AND LABOR COSTS

The cost of construction is dependent primarily on the cost of labor and materials. Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. Table H-42 summarizes the estimated construction costs based on type of development in the City of Laguna Hills.

Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such fluctuations do not usually result in favoring development in one geographic area over another and, therefore, are not considered a major constraint to housing production.

According to a construction cost data estimation tool (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Laguna Hills is estimated to cost approximately \$292,365, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction including a two-car garage and forced-air heating. Table H-42 summarizes the projected construction costs.

Table H-42 Single-Family Construction Cost Estimates (2020)				
	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$113,175	\$120,140	\$5,096	\$238,411
Indirect Job Costs (e.g., insurance, plans, and specifications)	\$18,740	\$1,836	-	\$20,576
Contractor Markup	\$33,378	-	-	\$33,378
Total Cost	\$165,293	\$121,976	\$5,096	\$292,365
Source: Building-Cost.net, September 2020				

According to a study by the University of California at Riverside, the typical per-unit cost to construct a multifamily house within the City of Anaheim was \$477,293 in 2020. This is based on a prototype 75-unit building with a floor-area ratio (FAR) of 2.5, 113 parking spaces, and no affordability requirement. This estimate also included land and financing costs. Within the five jurisdictions included in this study, Anaheim's estimated construction cost was over \$100,000 per unit less than the highest estimated cost, that of Los Angeles, which was largely due to significantly higher land costs and approximately \$2,000 lower than the next-highest (Riverside), which was partly due to slightly lower direct costs.

FINANCING

Construction Financing

The financing of a residential project, particularly affordable housing, is quite complex. No firm threshold determines an acceptable “return” on investment or the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Laguna Hills.

Mortgage Financing

The availability of financing affects a person’s ability to purchase a home or to perform necessary maintenance and repairs. The affordability of owning a home is greatly influenced by mortgage interest rates. Increases in interest rates decrease the number of persons able to purchase a home. Conversely, decreasing interest rates result in more potential homebuyers introduced to the market. Mortgage interest rates for new home purchases ranged from 3 to 5 percent for a fixed-rate, 30-year loan between 2016 and 2020, with an average rate of approximately 3.11 percent in 2020.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. First-time homebuyers are the group impacted the most by financing requirements. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages. However, variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments.

Flexible loan programs, such as those for first-time homebuyers, still offer flexible down payment requirements between 5 and 20 percent. Such programs provide a method to bridge the gap between a required down payment and potential homeowner’s available funds. The Federal Housing Administration (FHA) offers loan programs for first-time home buyers, including low down payments, around 3.5 percent, low closing costs, and easy credit qualifying.

At this time, the greatest impediment to homeownership is creditworthiness. According to the FHA, lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit ratings. Persons with poor credit ratings will likely be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income

residents who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to reestablish a good credit history.

Many communities have experienced a pattern where households looking to purchase a home have had more difficulty in obtaining financing in lower-income neighborhoods. The Community Reinvestment Act was passed in an effort to address this issue. In tandem with the Home Mortgage Disclosure Act (HMDA), lenders must now disclose information on the disposition of home loan applications by the income, gender, and race/ethnicity of the applicants.

The Federal Financial Institutions Council (FFIEC) compiles HMDA data according to the income characteristics of the census tracts where the dwelling units are located, based on the following FFIEC definitions. Income limits are determined based upon the median family income (MFI) for the relevant Metropolitan Statistical Area (MSA). Low- to moderate-income tracts have an MFI below 80 percent of the MFI for the MSA. Middle-income tracts have an MFI from 80 to 120 percent of the MFI for the MSA. Finally, upper income tracts have an MFI above 120 percent of the MFI for the MSA.

Table H-43 illustrates the disposition of home purchase loans by census tract based on information provided by the FFIEC for loan applications in 2019. During 2019, 477 applications were filed for home purchase loans in the City of Laguna Hills. Overall, the upper-income census tracts showed the highest loan origination rate (68 percent). Just under two-thirds (65.6 percent, or 313 applications) of home purchase loan applications made in Laguna Hills during 2019 were originated, meaning that the loan was approved by the lender and bought by the applicant. Approximately one-quarter (24.9 percent, or 119 applications) were neither denied nor originated, such as those where the applicants withdrew their application, or the file was closed before a decision was made. Census tract 423.33, which represents the southern end of Laguna Hills, had a notably higher rate of application denials than surrounding tracts, more than three percentage points higher than the next highest rate of denial. This may correspond to higher home prices within this neighborhood in the city as compared to neighboring Census tracts during 2019.

Many borrowers who purchased homes in the mid-2000s, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these more expensive markets (such as Laguna Hills), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), federally chartered financial institutions that purchase the bulk of residential

mortgages in the United States. Individuals who could qualify to purchase high-priced homes with jumbo loans in the past have found it increasingly difficult to find willing lenders. Reliance on jumbo loans appears to have slowed in recent years, possibly as a result. Of the total 477 loan applications submitted in Laguna Hills in 2019, 349 were for conforming loans and 128 were for jumbo loans. According to the real estate listing website Redfin, as of March 2021, the median sale price for a home in Laguna Hills was \$625,000. The 2021 conforming loan limit for Orange County was \$822,375. This indicates that higher-priced, non-conforming loans are not necessary to purchase a home at the median sale price.

Table H-43
Disposition of Home Purchase Loans by Census Tract, 2019

Census Tract ³	Total Applications	Originated ¹		Approved but not Accepted		Denied		Other ²	
		Number	Percentage of Total in Tract	Number	Percentage of Total in Tract	Number	Percentage of Total in Tract	Number	Percentage of Total in Tract
423.07	114	80	69.6%	5	4.3%	4	3.5%	25	22.0%
423.27	90	60	65.9%	1	1.1%	8	8.8%	21	23.4%
423.28	42	27	62.8%	2	4.7%	1	2.3%	12	28.7%
423.33	91	53	57.6%	3	3.3%	11	12.0%	24	26.5%
626.25	83	52	61.9%	2	2.4%	7	8.3%	22	26.6%
626.47	51	41	78.8%	0	0.0%	1	1.9%	9	17.7%
City Total	471	313	65.6%	13	2.7%	32	6.7%	113	23.7%

Source: Home Mortgage Disclosure Act (HMDA) data for 2019, FFIEC.

1. Originated applications are those approved by the lenders and bought by the applicants.
2. "Other" includes applications that were withdrawn by the applicants and those closed by the lenders because of incomplete information.
3. Census Tract numbers changed for the 2020 Census; the above tracts correspond to those used in the 2010 Census.

Environmental Constraints

Laguna Hills is impacted by various environmental hazards that include steep slopes/hillsides, flooding, and earthquakes.

Hillsides: The City has special development regulations that apply to all property within the City having a slope gradient, whether natural or manufactured, of 15 percent or greater.

Flooding: Portions of the City's Open Space – 2 Drainage Facilities District may be located in the floodplain overlay zone established by the Federal Emergency Management Administration (FEMA) maps. The City does not allow any permanent building or structure development to occur within a floodplain except those that meet FEMA standards and criteria.

Earthquakes: There are no active or potentially active faults known within the City of Laguna Hills. However, the active Newport-Inglewood Fault Zone is 3 miles southwest of the City.

Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect public health and safety. No vacant, developable land and no infill development is planned in the city that is in proximity to areas subject to flooding or in areas subject to special hillside development regulations. Potential infill or redevelopment sites within the City are in areas that are generally level. Infill and/or redevelopment activities within Laguna Hills would be subject to seismic activity, as is all of Southern California.

Infrastructure Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure, such as streets, curbs, gutters, sidewalks, water and sewer lines, storm drains and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. However, since Laguna Hills is built out, new housing will be developed by redeveloping sites that have existing access to streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting. As redevelopment or infill development occurs within the city, infrastructure may need to be upgraded to accommodate intensification, which could present a constraint to development.

The availability of dry utilities is not considered a constraint to development in Laguna Hills. Electricity and natural gas, telephone, and cable and internet service are available throughout the City. Electricity is provided by Southern California Edison and San Diego Gas and Electric, depending upon location. Natural gas is provided by Southern California Gas Company. Telephone, cable, and internet are provided by AT&T and Cox Communications. Several major cell phone service providers are available.

Wastewater services are provided to the City of Laguna Hills by the El Toro Water District (ETWD) and Moulton Nigel Water District (MNWD), under the purview of the South Orange County Wastewater Authority (SOCWA). MNWD and ETWD also provides water to Laguna Hills, under the purview of the Municipal Water District of Orange County (MWDOC) who is a wholesale importer of water from the Metropolitan Water District of Southern California (MET). According to the 2018 Integrated Regional Water Management (IRWM) Plan by SOCWA, the capacity for water and wastewater for Laguna Hills is influenced by many factors such as population growth, economic conditions, and hydrologic conditions. Per Program H-21, The City will provide the adopted Housing Element to the South Orange County Wastewater Authority (SOCWA). The City will Assist South Coast Water District (SCWD) in adopting written procedures to provide priority service to lower income residential projects.

The MNWD water demand is estimated to grow by 0.45 percent from 2025 to 2040 while the ETWD water demand is estimated to decrease by 1.2 percent. One of the ways the IRWM plan aims to tackle disruption in water supply is through the implementation of water usage effectiveness (WUE) programs as well as developing local supply sources. The Orange County Model Water Efficient Landscape Ordinance was developed and adopted in 2015. In addition, the ETWD is expanding its existing Water Recycling Plant. The project is called the Recycled Water System Expansion Project and aims to increase the treatment and delivery of recycled water from 500 acre-feet to up to 1,400 acre-feet per year. In addition, about 100,000 feet or 19 miles of recycled water pipeline is being constructed beneath the roadways in portions of Laguna Woods (the city adjacent to Laguna Hills to the north) and the northwest portion of Laguna Hills. There is sufficient water and wastewater capacity for current and anticipated residential growth in Laguna Hills.

Fair-Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires all jurisdictions in the state to complete three major requirements as part of the housing element update:

1. Include a program that Affirmatively Furthers Fair Housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
3. Prepare the Housing Element Land Inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing.

In order to comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the Orange County Regional Analysis of Impediments (AI) that was completed in 2020.

Outreach

As discussed in the Introduction, multiple workshops, stakeholder consultations, and hearings were conducted in conjunction with the preparation of this Housing Element. A City Council Meeting took place on November 10, 2020. Public workshops were held (1) virtually on June 30, 2021, and (2) in person on August 5, 2021. All events were open to the public, organizations providing community and social services in the city, and affordable housing developers. Spanish translation was available upon request. From January to February 2021, the City met with local stakeholders to learn about the housing conditions, barriers to access affordable housing, and fair housing issues in Laguna Hills. The consultations were conducted one-on-one with stakeholders, which included two building industry experts, two homelessness service providers, and three community-based organizations. Letters from community members and housing advocates were received and considered throughout the Housing Element update process.

Additionally, outreach completed for the Orange County Regional Analysis of Impediments to Fair Housing was incorporated and considered through the Housing Element update process. The Orange County Regional Analysis of Impediments to Fair Housing was prepared by the Lawyers' Committee for Civil Rights Under Law ("Lawyers' Committee") (a civil rights organization), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process. Outreach was conducted through community meetings, focus groups, and public hearings with tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County. Beginning in October, 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials. Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI will be translated into Spanish and Vietnamese. Public hearings and City Council meetings were held throughout the County during the Spring. Due to the prohibition of gatherings due to COVID, hearings and meetings were held remotely.

1) Public Comments

As described previously, comments were received before, during, and after public workshop events, which included fact sheets, maps, and other information directly related to the Assessment of Fair Housing and affirmatively furthering fair housing. Several comments were made with specific relevance to fair housing issues. Residents commented on locations they felt future housing should and should not be built and the types of housing that could potentially be built, and expressed concerns regarding limited resources for new developments, and the desire to preserve Laguna Hills's suburban characteristics. Several attendees expressed support for housing development, especially affordable housing and mixed-use, where those developments are "responsibly planned" and provide appropriate resources and infrastructure to ensure the continued quality of life that Laguna Hills residents enjoy. Several residents expressed support for mixed-use developments and developments that account for increased transportation and infrastructure demands. Residents expressed a need for housing for low-income residents, and for senior citizens, veterans, and essential workers who are unable to afford housing and commute from outside of the City. Residents expressed a need for housing for residents

living with disabilities, as well as teachers, healthcare workers, and young adults. Residents expressed support for ADUs and other means of assisting lower- and moderate-income homeowners with housing costs. The City has incorporated comments received through public workshops with relevance to fair housing issues in the development of **Programs H-4, H-8, H-9, H-15, H-16, and H-17.**

2) Stakeholder consultations

Comments were received from several local stakeholders with specific relevance to fair housing issues. A list of stakeholders can be found under “Stakeholder Consultations”. The Welcoming Neighbors Home (WNH) Initiative expressed a need for lower-income housing dispersed more evenly rather than concentrated in a particular area, ensuring that all residents have fair access to shops, schools, transit, jobs, and other resources and amenities. The Kennedy Commission emphasized the importance of support for affordable and inclusionary housing, mixed-use housing, adaptive reuse, and affordable ADUs. The Commission also comments on City-owned sites and surplus property, and density bonus law. Organizations working with residents who live with disabilities identified a need for more housing supply and assistance for these populations. Stakeholders emphasized the need to promote an equitable approach for housing, inclusive housing policies and programming, and ways to assist families living in affordable housing to obtain homeownership or market-rate housing. The City has incorporated comments received through stakeholder consultations with specific relevance to fair housing issues in the development of **Programs H-5, H-6, H-7, H-8, H-13, H-16, and H-17.**

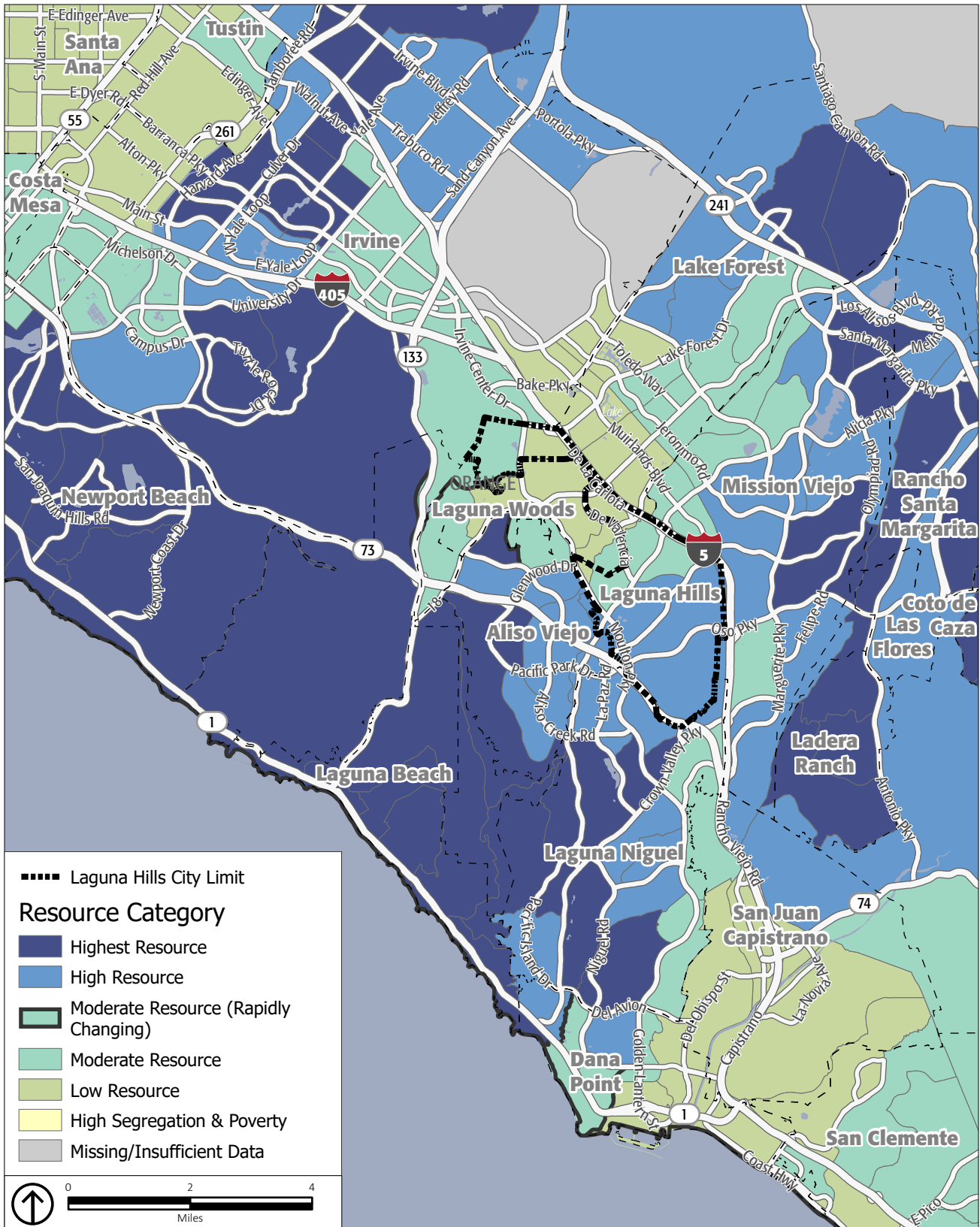
3) Online Community Outreach Survey

The City’s Planning Division created a survey for residents of Laguna Hills to determine how the Housing Element should plan for the City’s share of the RHNA. The survey was available from June 15, 2021, to August 15, 2021. Several responses to the online community outreach survey had specific relevance to fair housing issues. Residents expressed the importance of considering the needs of senior citizens, people with disabilities, veterans, young people (particularly those who grew up in Laguna Hills and who cannot afford to raise their children near family members) and those earning “working class” salaries. The City has incorporated comments received through the online community outreach survey with specific relevance to fair housing issues in the development of **Programs H-6, H-8, H-13, H-15, H- 15, and H-17.**

Assessment of Fair Housing Issues

The California Government Code Section 65583 (10)(A)(ii) requires the City of Laguna Hills to analyze areas of racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the California Department of Housing and Community Development (HCD) and the California Tax Credit Committee (TCAC) Opportunity Map (Figure H-1, *HCD/TCAC Opportunity Areas*), Laguna Hills contains a mix of high-resource, moderate-resource, and low-resource areas. The HCD/TCAC Opportunity Map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Specifically, the HCD/TCAC Opportunity Map uses a composite score based on education, economic, and environmental indicators to categorize areas as “high resource,” “medium resource,” and “low resource.” HCD describes its approach to assigning resource areas as follows:

Calculating index scores for non-filtered areas. The TCAC/HCD Opportunity Map calculates regionally derived opportunity index scores for non-filtered tracts and rural block groups using twenty-one indicators described later in [the Methodology for the 2021 TCAC/HCD Opportunity Map document]. These index scores make it possible to sort each non-filtered tract or rural block group into opportunity categories according to their rank within the region or rural county. To allow TCAC and HCD to incentivize equitable development patterns in each region to the same degree, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts or rural block groups in each region or rural county, respectively, with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region thus ends up with 40 percent of its total tracts with reliable data as Highest or High Resource (or 40 percent of block groups in rural counties). The remaining non-filtered tracts or rural block groups are then evenly divided into “Low Resource” and “Moderate Resource” categories.



Source: HCD, 2020; Esri, 2020.

Figure H-1
TCAC/HCD Opportunity Areas

The distribution of resource categorization within Laguna Hills reflects the public outreach feedback from residents and stakeholders that Laguna Hills is a desirable area in south Orange County. The city is predominantly comprised of single-family neighborhoods, primarily built before the City's incorporation in 1991. Laguna Hills as it is known today was largely developed between 1960 and 1990 to meet the growing demand for single-family suburban development in southern California. There is limited high-density housing in Laguna Hills. As such, residential lot size, proximity to commercial centers, and access to proficient schools and greenspace influence housing affordability in Laguna Hills' single-family neighborhoods.

Laguna Hills' high-resource areas are concentrated in the southern half of the city, south of Alicia Parkway, Paseo de Valencia, and La Paz Road. This area is largely residential, made up of single-family homes and expansive green spaces. Laguna Hills' high-resource area is adjacent to Laguna Niguel and Aliso Viejo, which are predominantly made up of high- and very high-resource areas.

Alicia Parkway, Paseo de Valencia, and La Paz Road serve as a boundary between high-resource areas to the south and moderate-resource areas to the north. These areas have access to many of the same resources as the high-resource areas, but residents may have longer commutes, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators. Laguna Hills' moderate resources areas are predominantly single-family residential, typified by smaller lot sizes, as compared with south Laguna Hills, leading to denser neighborhoods. Commercial shopping centers are integrated within the residential subdivisions, such as the Laguna Hills Plaza and the Alicia Center on Alicia Parkway. Similar development patterns exist in the moderate-resource area in north Laguna Hills bounded by Moulton Drive to the west, Lake Forest Drive to the north, and Santa Maria Avenue to the south. The Via Lomas neighborhood, the location of Laguna Hills' two assisted housing developments (the Rancho Moulton apartments and Rancho Niguel apartments), is categorized as a moderate-resource area. This neighborhood includes Laguna Hills High School and the Laguna Hills Community Center, which likely attribute to neighborhoods moderate resource designation. As will be discussed, the Via Lomas neighborhood has the highest diversity of any neighborhood in the city (Figure H-4), as well as the highest concentration of poverty and linguistic isolation (Figure H-7), limited access to proficient schools, and coincided with high rates of cost burdened renting households (Figure H-12). While designated as moderate resource, the limited access to opportunity within the Via Lomas neighborhood reinforce the spatial segregation of low-income communities of color, particularly residents in the assisted housing developments. Currently, both Rancho Moulton and Rancho Niguel do not have any available units, according to the 2021 Welcoming Neighbors Home Initiative, which conducted research in April, May, and June of 2021. The waitlist for Rancho Niguel is 5 to 10 years long and is not accepting new potential residents.

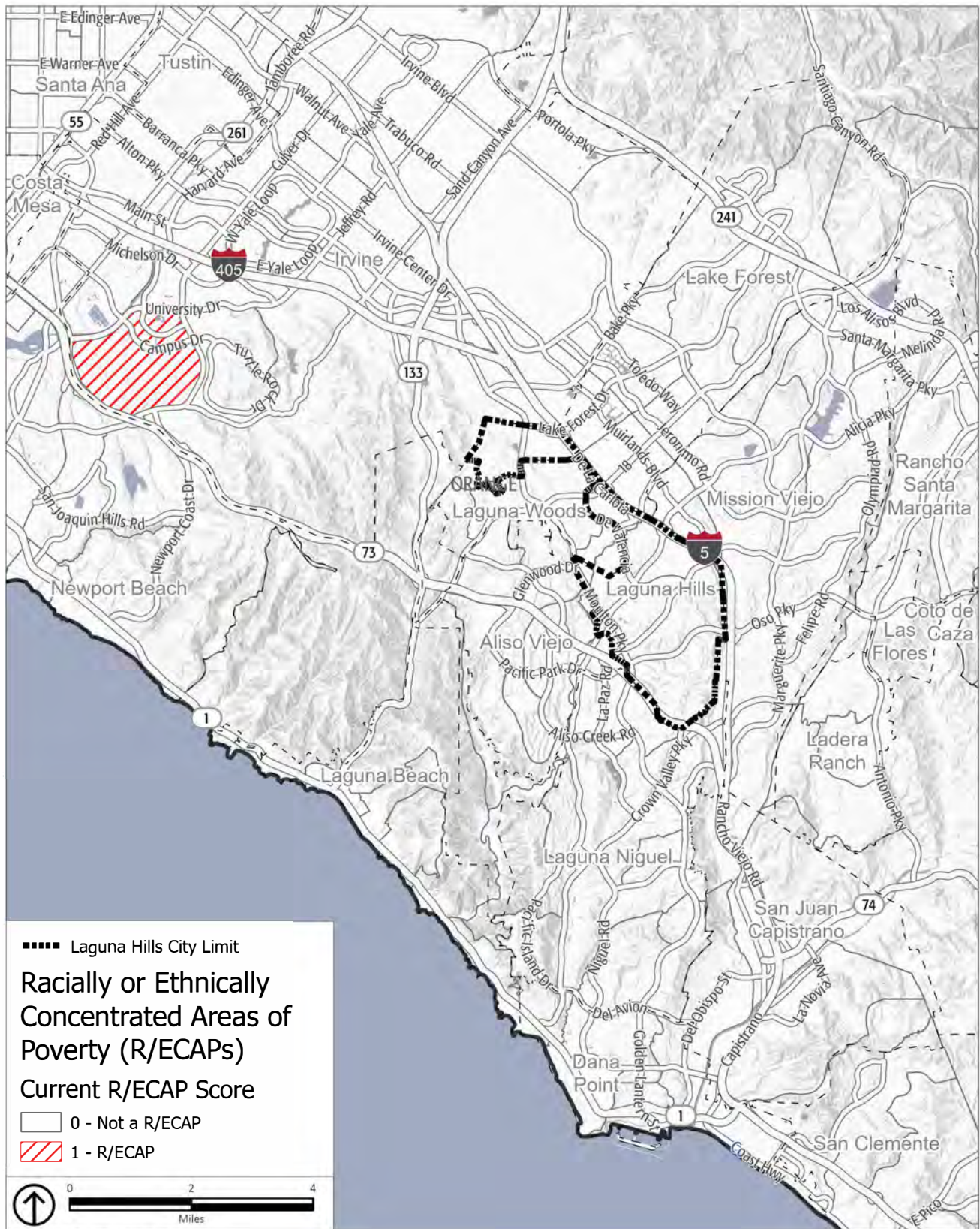
Laguna Hills' low-resource areas are primarily commercial areas that encompass isolated residential developments, such as the Laguna Hills Estate mobile home park and the multifamily apartments, Prado, south of the former Laguna Hills Mall. Low-resource areas typically have limited access to education and employment opportunities and may have poor environmental quality. Based on the HCD/TCAC methodology, Laguna Hills does not have an area of high racial/ethnic segregation and poverty. In an area of high racial/ethnic segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. The low-resource areas do coincide with low median income and high percentage of overpayment by renters. The City also individually analyzed these factors and several other factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair-housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas Map. Data for disability, poverty, and familial status was available at the census-tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The City has used the most localized level of data available for the analysis.

1. *Patterns of Integration and Segregation*

To assess patterns of segregation and integration, the City analyzed six characteristics: diversity, household median income, poverty status, linguistic isolation, familial status, and disability. Household median income, poverty status, familial status, and disability rely on American Community Survey (ACS) 2015-2019 data, and diversity and linguistic isolation rely on CalEnviroScreen 3.0 data from 2018. While there are not any racially or ethnically concentrated areas of poverty (R/ECAPs) in the City of Laguna Hills, there are concentrated areas of poverty that correspond with areas of high racial/ethnic diversity and concentrated areas of affluence that correspond with White majority population (Figure H-2). Racially concentrated areas of affluence (RCAAs), while not formally defined, signify the opposite of R/ECAPs; that is, areas in Laguna Hills that are largely exclusive to non-Hispanic White households who earn the highest incomes. RCAAs are typically understood to be an area made up of at least 80 percent White households earning a median income exceeding 150 percent of the 2021 HCD median income for a four-person household. Since Orange County's median income trend is nearly 20 percent higher than the statewide median, this analysis relies on the 150 percent (\$160,050) of the median income for a four-person household in Orange County. Laguna Hills racial and ethnic composition has remained largely unchanged since 2010, with the majority of Laguna Hills population in 2018 identifying their race as White (70.0 percent). Areas with a predominant White-majority population are primarily concentrated in south Laguna Hills, coinciding with the City's highest-resource areas, suggesting Laguna Hill's White population have greater access to educational and economic mobility than any other race or

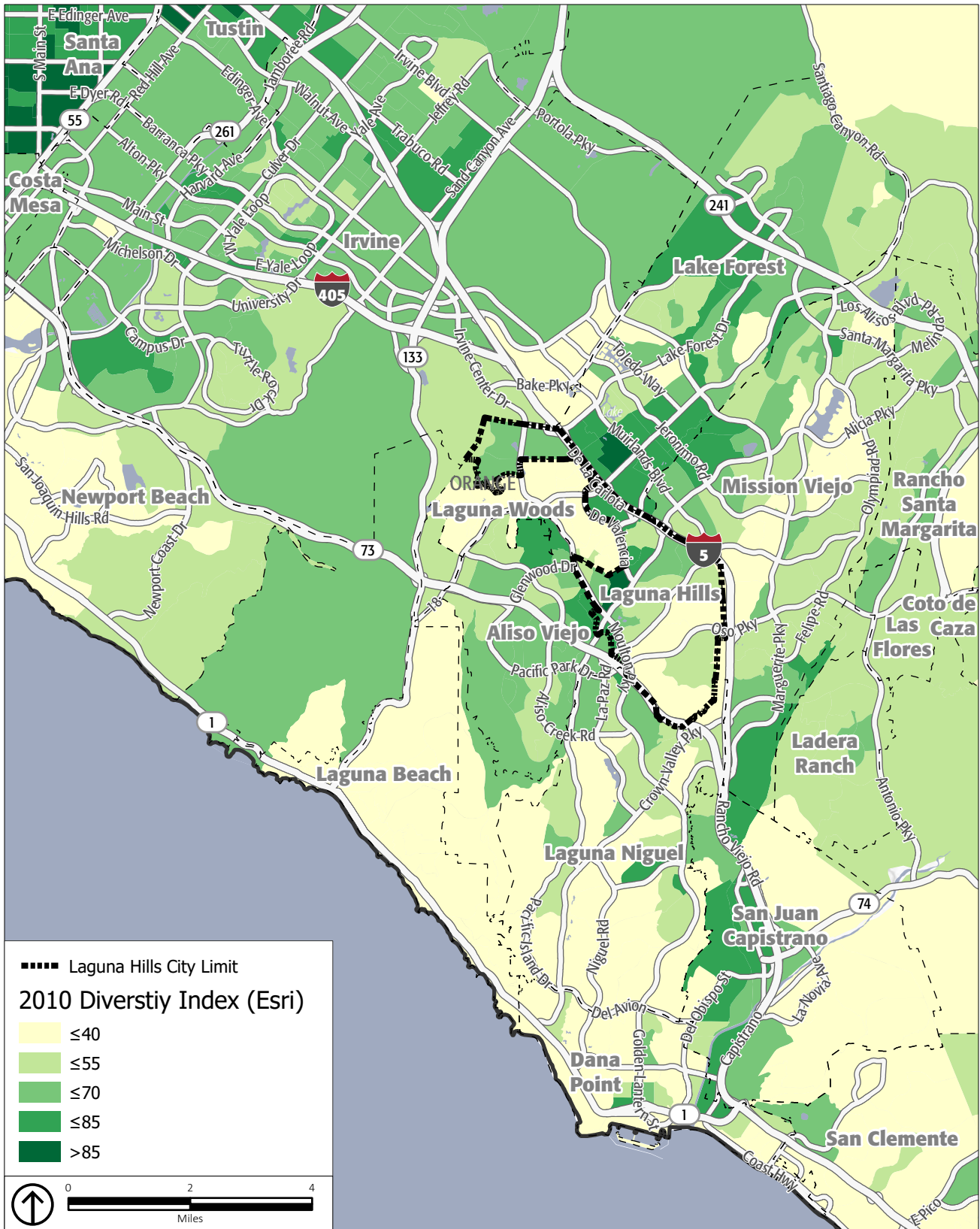
ethnicity in Laguna Hills. In the high resource areas south of La Paz Road, all but one block group earn a median income over \$160,050 (the remaining block group has a median income of \$152,857). While no block group in Laguna Hills has a White population exceeding 80 percent, the White population comprise at least 75 percent in block groups with a median income greater than \$160,050. The percentage of Laguna Hills' population that identify as Hispanic has remained at approximately 21 percent since 2010. Laguna Hills' Asian population has grown slightly from 12.6 percent in 2010 to 15 percent in 2018. According to the Orange County Regional AI, Laguna Hills' Filipino population and Hispanic population are concentrated in central and north Laguna Hills, coinciding with the City's low- and moderate-resource areas adjacent to Interstate 5. Within Orange County, the existing R/ECAPs are in the City of Santa Ana and coincide with areas of high diversity with a predominantly Hispanic-majority population. Additionally, these areas received a TCAC low-resource designation, correlating with negative educational and economic outcomes. While Orange County does contain some concentrated areas of poverty that correspond with areas of high diversity, Laguna Hills is situated within a largely affluent, predominantly White part of Orange County. Neighboring cities of Laguna Beach and Laguna Niguel are largely designated as high or highest resource on the HCD/TCAC Opportunity Map with predominantly White-majority populations. For example, as a highly desirable coastal city, Laguna Beach contains block groups earning more than \$160,050 with a White population exceeding 80 percent that could be considered RCAAs.



Source: HUD, 2009-2013.

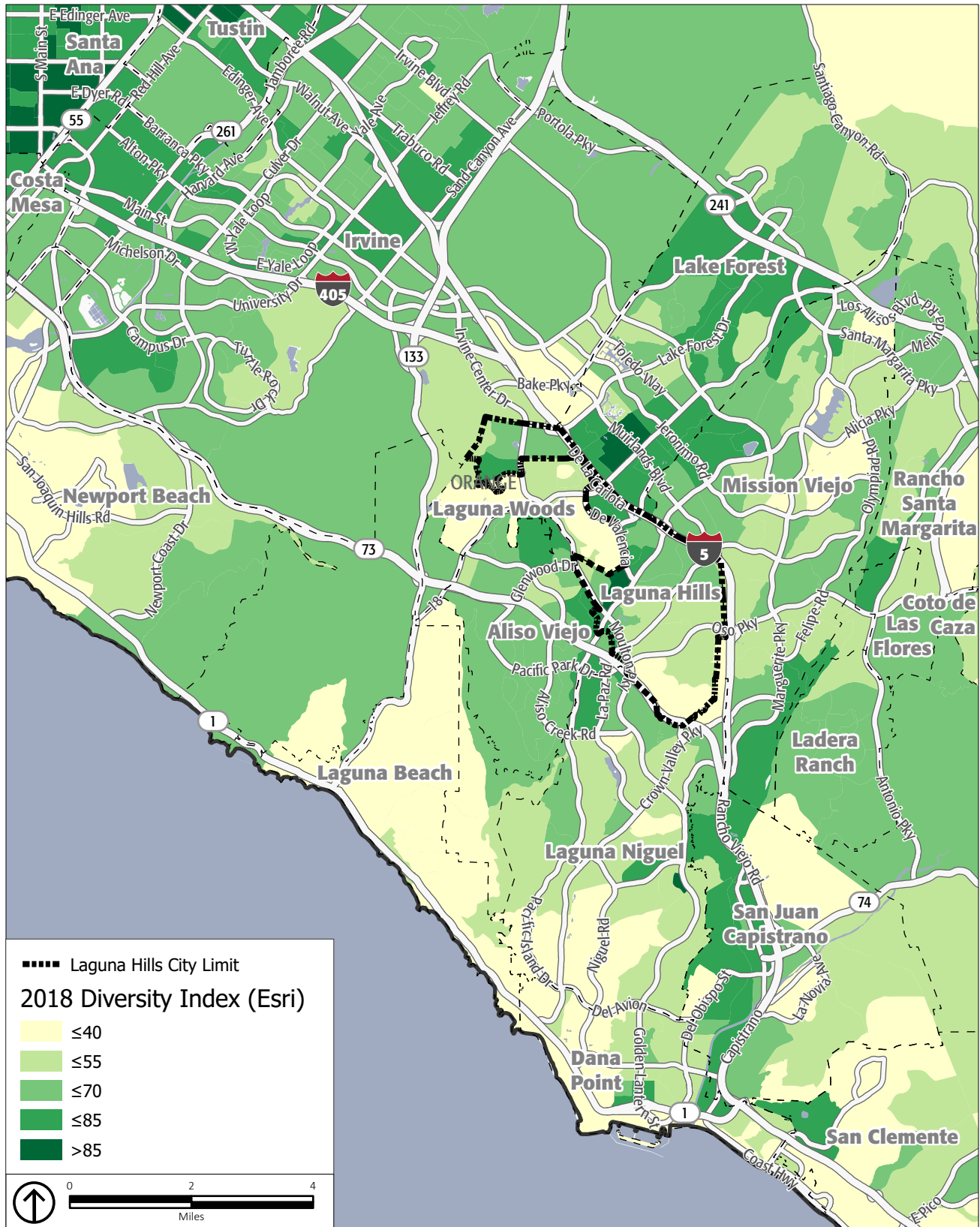
Figure H-2
Regional R/ECAPs

The 2010 Diversity Index (Figure H-3) largely matches the patterns of opportunity seen in the HCD/TCAC map. The diversity analysis assigns a diversity score based on the probability that two persons within a block group will be of differing races and ethnicities, signaling levels of integration or segregation. In Laguna Hills in 2010, diversity increased moving northward, with areas of least diversity coinciding with Laguna Hills' high-resource areas in the south and areas of high diversity located in low-resource areas, including around the low-resource areas adjacent to Interstate 5. The 2018 Diversity Index (Figure H-4) shows diversity increased citywide since 2010, including in the high-resource areas in south Laguna Hills, suggesting that Laguna Hills neighborhoods are moving towards greater integration. Consistently since 2010, the Via Lomas neighborhood has the highest diversity in the city (Diversity Index score of greater than 85), which is designated as a moderate-resource area on the HCD/TCAC map. The Via Lomas neighborhood has a predominantly Hispanic population, with 83 percent of the population identifying as Hispanic. This is the only neighborhood with a majority Hispanic population. The former Laguna Hills Mall and neighborhood south of Stockport Park and north of Alicia Parkway each have a Hispanic population greater than 30 percent, but the White population is still the predominant population in the block group (Figure H-5). This history of high diversity within the Via Lomas neighborhood compared to the rest of the city suggests high rates of racial and/or ethnic concentration persist and coincides with the location of the city's two assisted housing developments. Laguna Hills and surrounding cities of Aliso Viejo, Laguna Niguel, and Mission Viejo have higher diversity than the coastal cities of Laguna Beach and Dana Point, which are predominantly low diversity. While Laguna Hills and surrounding areas-maintained neighborhoods of low diversity since 2010, the larger, denser cities in northern Orange County, such as Irvine, Garden Grove, Anaheim, and Buena Park are predominantly highly diverse, with diversity scores of 70 and above. To address factors that result in the high rates of racial and/or ethnic concentration in the Via Lomas neighborhood, the City will encourage the development of publicly assisted units in moderate and high resource areas of the city (Program H-4), promote development (particularly housing affordable to lower-income households) in the USVP area (H-6), and develop affirmative marketing strategy targeted at property owners in moderate and high resources areas to expand Housing Choice Voucher acceptance (H-16). The City will focus its Rehabilitation Program in the Via Lomas neighborhood (Program H-3).



Source: Esri, 2010.

Figure H-3
Diversity Index (2010)



Source: Esri, 2018.

Figure H-4
Diversity Index (2018)

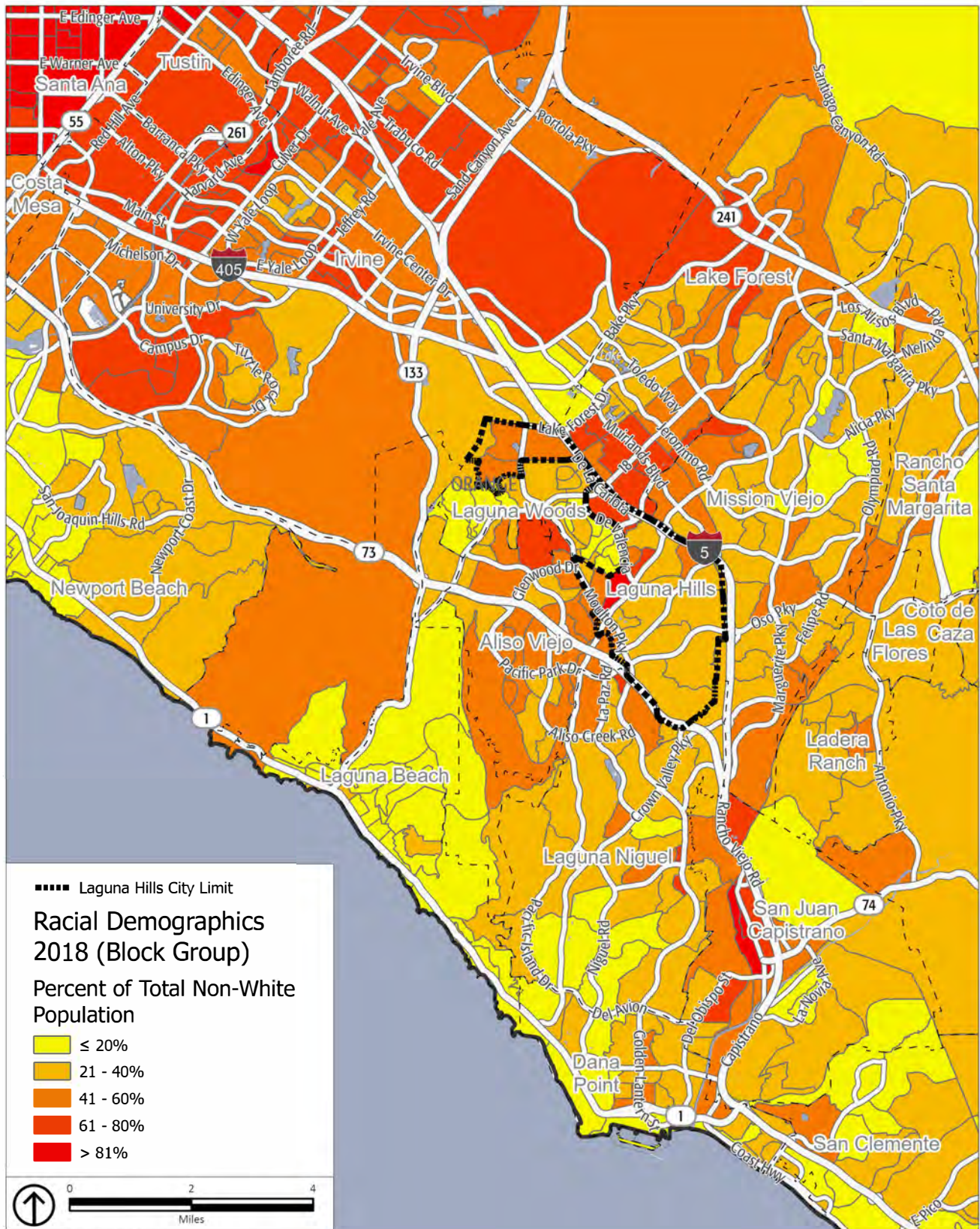


Figure H-5
Racial Demographics (2018)

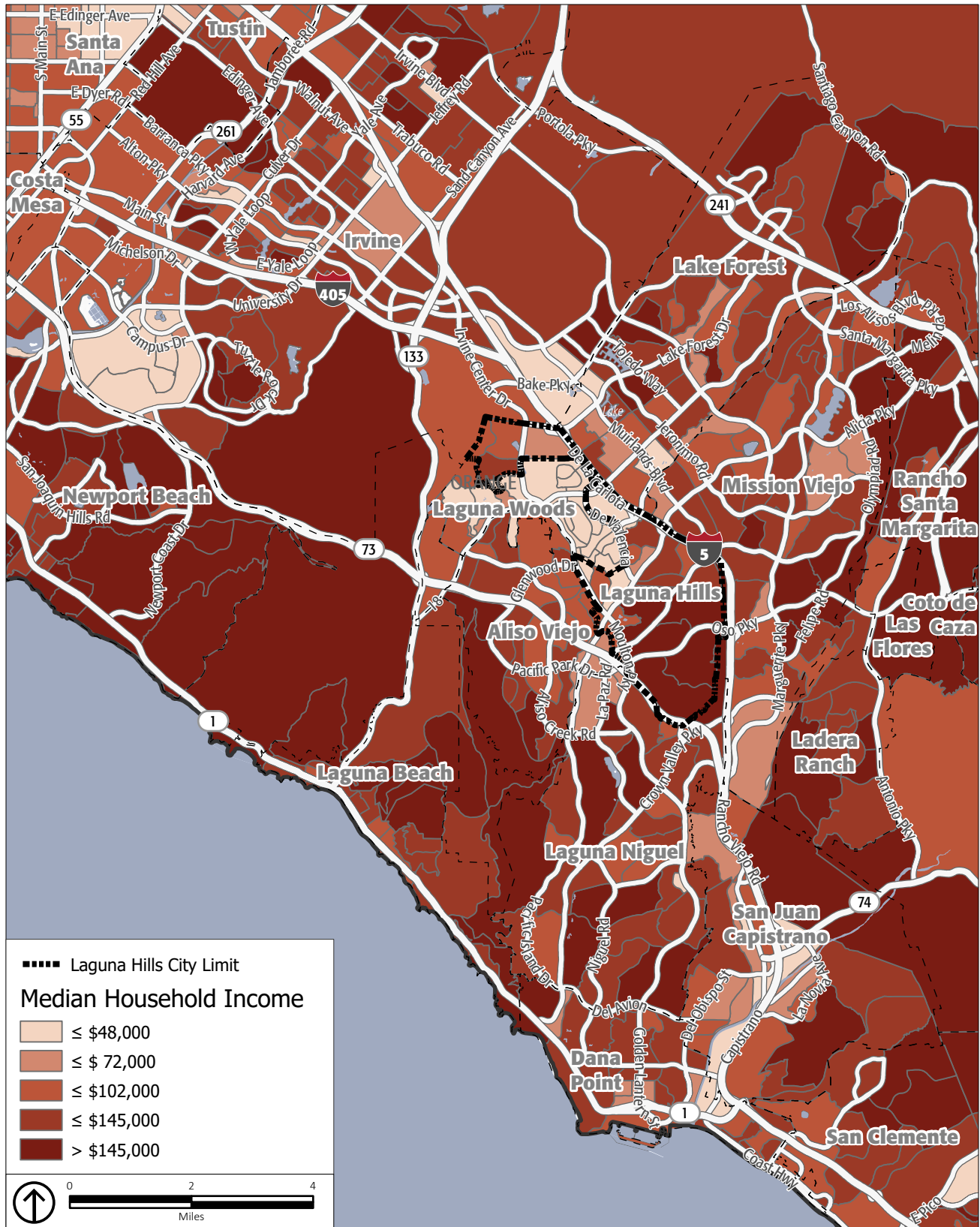
As shown in Figure-H-6, *Median Household Income (2015-2019)*, the areas with the highest median household income (over \$145,000) are concentrated in Laguna Hills' southern, high-resource areas. Areas with the lowest median household income (up to \$48,000) are concentrated in low-resource areas, including the housing adjacent to Interstate 5 and the former Laguna Hills Mall, and areas of high diversity. Households in the Via Lomas neighborhood, the neighborhood with the highest diversity in the city, have the lowest median income. While Laguna Hills largely maintains low rates of poverty within the city, poverty has increased in Laguna Hills since 2010. In 2010, Laguna Hills' individuals experiencing poverty was concentrated in the Via Lomas neighborhood (about 10-20 percent of the neighborhood); by 2018, poverty status grew to include the low resource areas along Interstate 5 in central and north Laguna Hills, where between 10 and 20 percent of residents in these neighborhoods experienced poverty. As one of few neighborhoods with affordable housing, the concentration of low median income in the Via Lomas neighborhood reflects concerns shared by both stakeholders and some residents that the lack of affordable housing limits access to securing housing for lower-income residents (such as seniors, veterans, and essential workers), resulting in creating income-exclusive neighborhoods. Overall, Laguna Hills households and the surrounding areas have very high incomes, especially moving westward toward the coast. This contrasts drastically with north Orange County, particularly the denser, urban cities of Santa Ana, Garden Grove, and Anaheim, where many households earn less than the 2020 HCD State Median Income (\$87,100). This may be an indication that Laguna Hills and surrounding cities may be generally unaffordable to those living in poverty, restricting housing opportunities in south and west Orange County. To address potential fair housing issues with respect to areas of homogeneous incomes, the City will implement Program H-15, committing the City to develop partnerships with affordable housing developers to expand affordable housing opportunities, including projects that could offer ownership opportunities to lower income households. The City will also seek out partnerships with Orange County Housing and Community Services Department or other non-profits to create programs offering first-time homebuyer assistance program (Program H-16).

Laguna Hills' areas of concentrations of poverty and high diversity are also consistent with areas of linguistic isolation, as shown in Figure H-7, *Percentage of Population Linguistically Isolated*, particularly in the Via Lomas neighborhood and the low-resource areas adjacent to Interstate 5. Up to 80 percent of the population in the Via Lomas neighborhood and the Laguna Hills Estate mobile home park experience linguistic isolation. Wealth inequality can result in areas of homogeneous incomes. Factors affecting wealth inequality include access to education, transportation, social networks, and primary language. Laguna Woods, Mission Viejo, and San Juan Capistrano similarly have neighborhoods along the Interstate 5 corridor that experience linguistic isolation. Conversely, the coastal cities of Newport Beach and Laguna Beach have low rates of linguistic isolation, likely due to the conformity of languages spoken in these areas (English). The City will address potential fair housing issues related to linguistic barriers through offering resources in

multiple languages and providing translation services (Program H-1, H-3, H-16, and H-17)

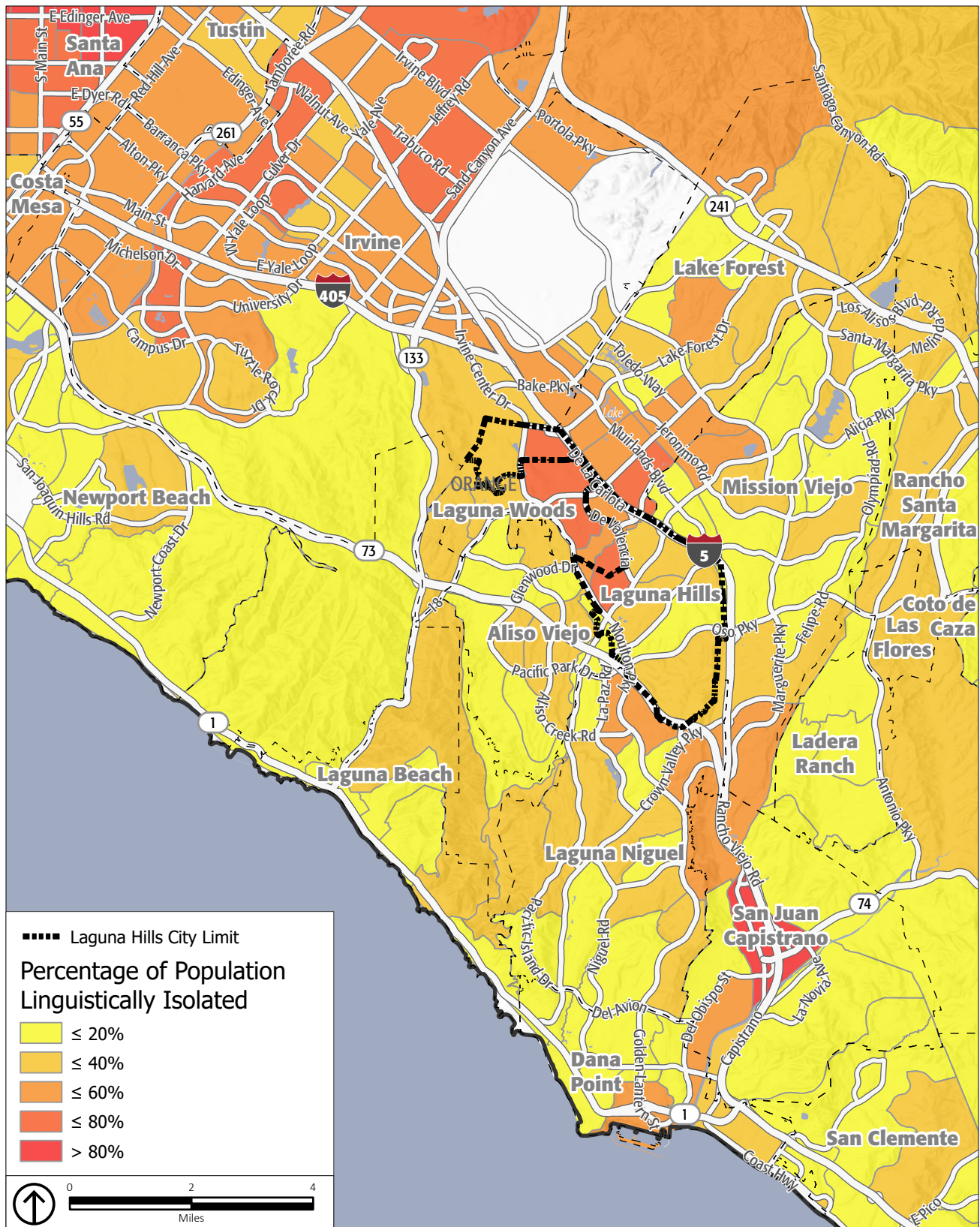
As shown in Figure H-8, *Percentage of Population 18 Years and Over Living Alone*, the percentage of Laguna Hills residents over 18 years living alone (versus with a spouse and/or children) increases in the City's low-resource areas along Interstate 5 and the Via Lomas neighborhood, with single-person households comprising up to 35 percent of the resident population in these areas and exceeding 35 percent in the Laguna Hills Estate mobile home park neighborhood. Single-person households only comprise up to 10 percent of resident population living in the moderate- and high-resource areas in south Laguna Hills. The excessive concentration of single-person households in Laguna Hills indicates an uneven distribution of unit types and reflects concerns shared by Laguna Hills residents during public outreach events that seniors and young adults (including young adults that grew up in Laguna Hills) have limited affordable housing opportunities in Laguna Hills. The low-resource areas adjacent to Interstate 5 and the Via Loma neighborhood provide multifamily residential in addition to single-family homes, which are more likely to provide studio and one-bedroom units appropriately sized for a single-person household. The moderate- and high-resource areas in south Laguna Hills are characterized by single-family residential that may be both inappropriately sized for a single-person household and unaffordable for a single income. Single-person households are more integrated in the cities surrounding Laguna Hills, with single adults typically comprising between 15 and 25 percent of the resident population, suggesting these cities provide a more even distribution of housing types. This includes high-resource coastal cities of Laguna Beach, Laguna Niguel, and Dana Point.

Single-parent households are at particular risk of fair housing access issues and displacement due to income and childcare challenges. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty and displacement than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs. As shown in Figure H-9, Laguna Hills and the surrounding region sees generally low rates of children in single-parent female-headed households, with higher rates in Laguna Hills found in the Via Lomas neighborhood, the Urban Village Specific Plan area, and in the eastern half of North Laguna Hills. These areas coincide with TCAC/HCD Opportunity area designations indicating low and moderate-resource access. The City will implement Program H-15 to develop partnerships with affordable housing developers and Program H-7 to update the Zoning Code to facilitate the development of housing, ensuring the development of a variety of affordable housing types, including in high-resource areas.



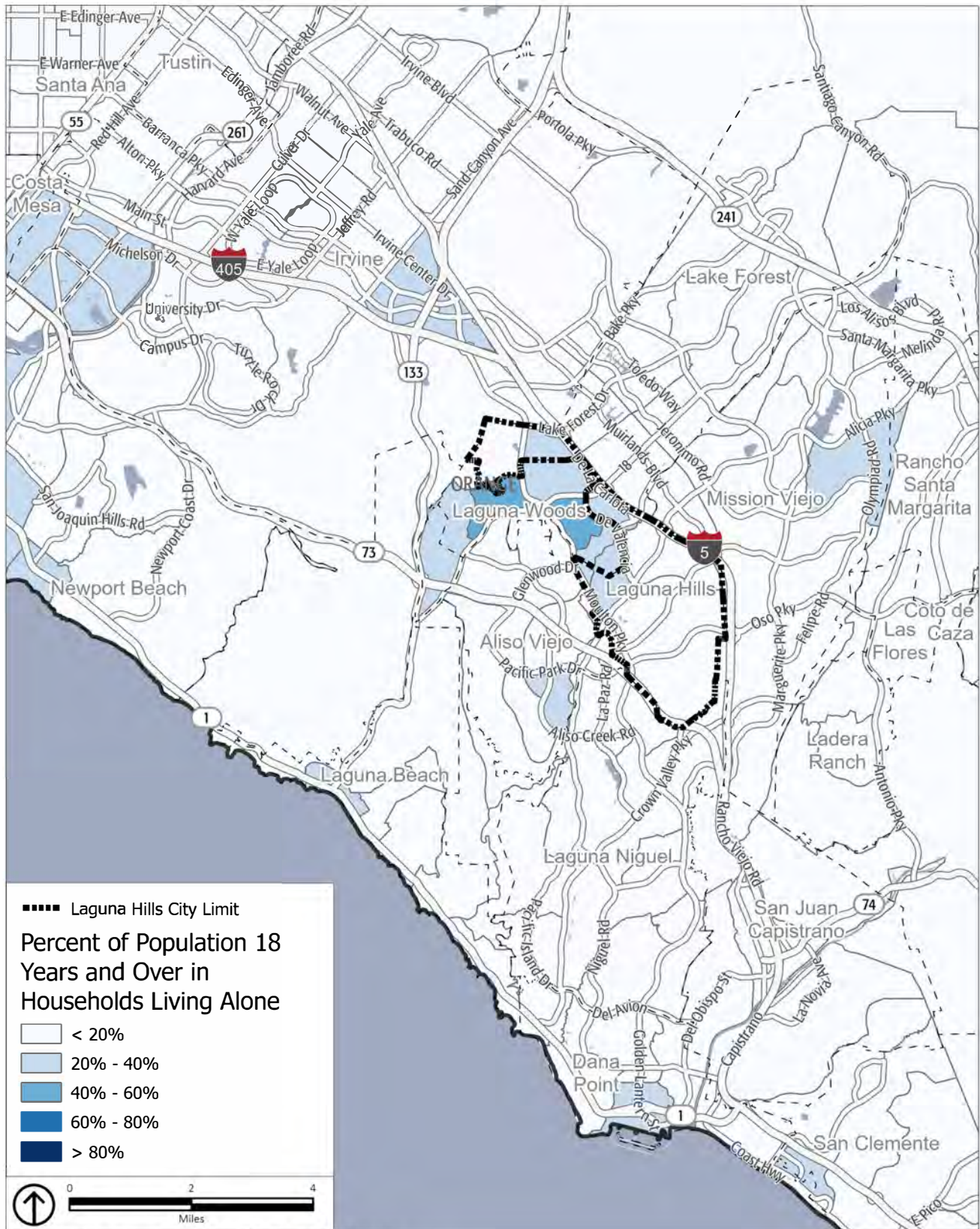
Source: ACS 5-year estimate (2015-2019), by tract.

Figure H-6
Median Household Income (2015-2019)



Source: CalEnviroScreen 3.0, June 2018.

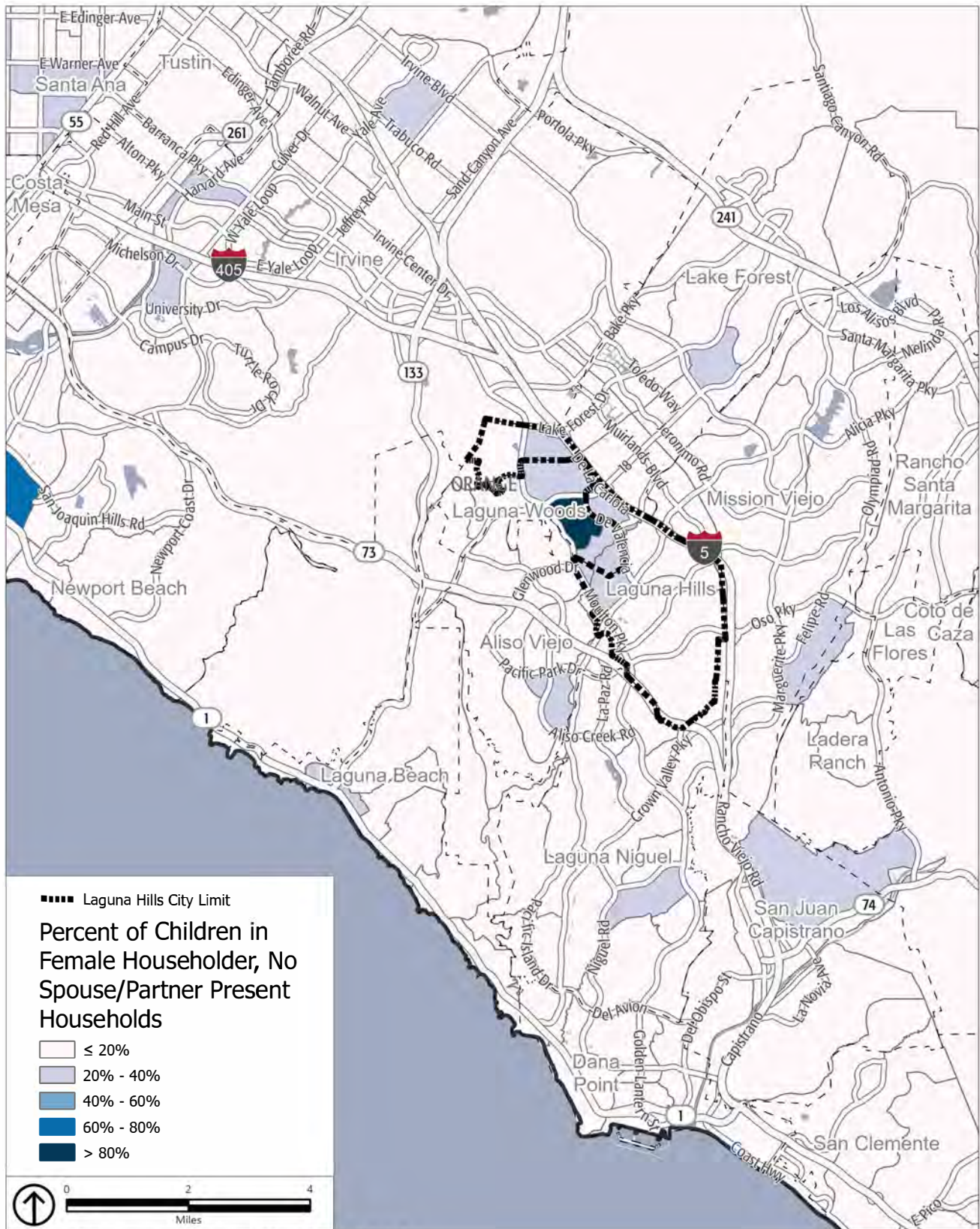
Figure H-7
Percent of Population Linguistically Isolated



Source: ACS 5-year estimate (2015-2019), by tract.

Figure H-8

Percent of Population 18 Years and Over Living Alone

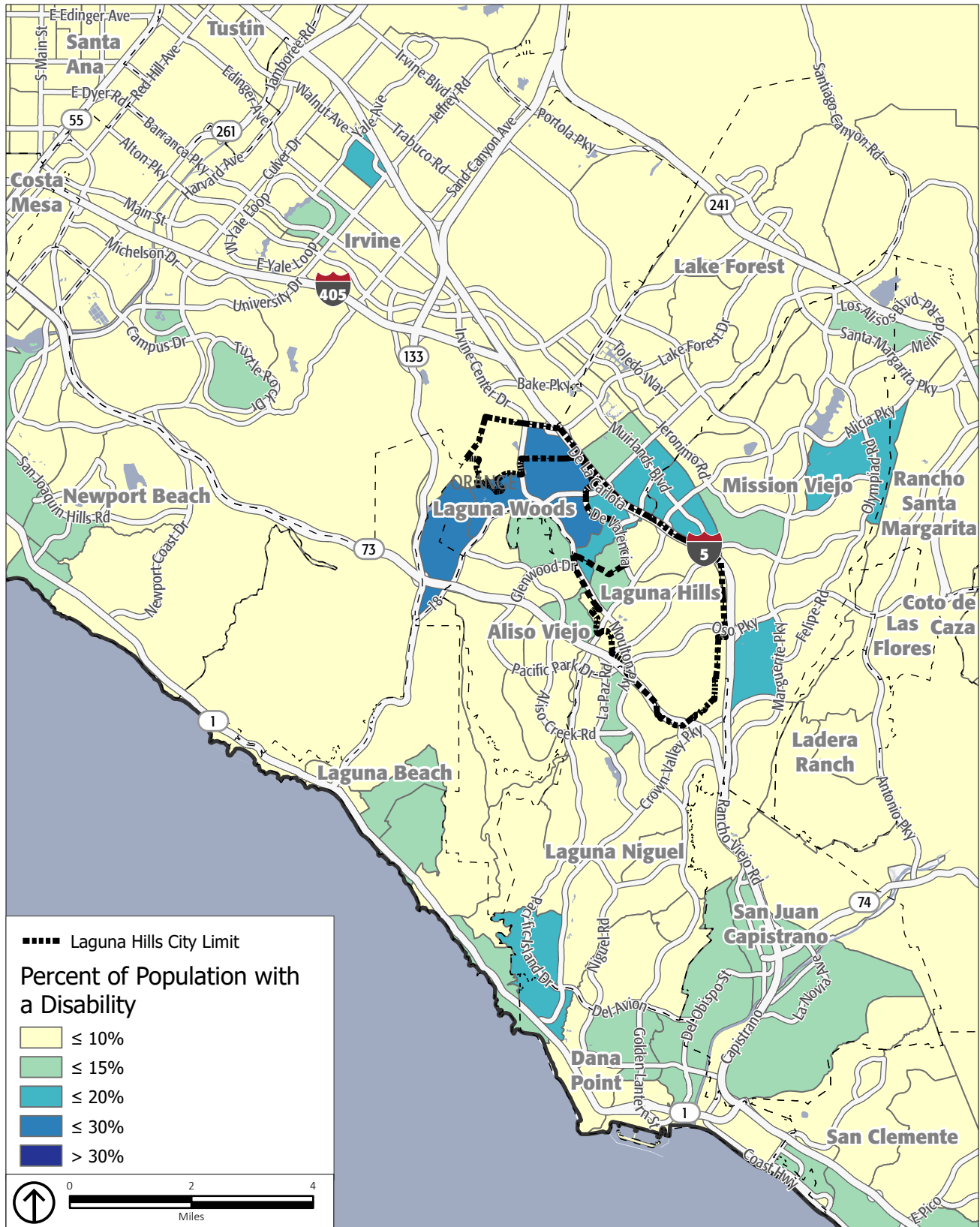


Source: ACS 5-year estimate (2015-2019), by tract.

Figure H-9

Percentage of Children Living in Single-Parent Female-headed Households (2015-2019)

Similarly, residents of Laguna Hills living with a disability primarily reside in the low-resource areas along Interstate 5, with between 20 and 30 percent of the resident population in these neighborhoods living with a disability (see Figure H-10, *Population with Disability [2015-2019]*). Less than 10 percent of residents in the moderate and high resource neighborhoods in south Laguna Hills live with a disability. Individuals living with disabilities are particularly vulnerable from a fair housing perspective because of accessibility concerns or risk of discriminatory actions from landlords. Further, individuals with disabilities can have specific considerations for housing, such as affordability for fixed incomes, accessibility features, and access to transit and other resources, that limit access to available housing types. The type and affordability of housing available in the moderate- and high-resource areas in south Laguna Hills may preclude disabled individuals from residing in these neighborhoods. The adjacent city of Laguna Woods has a higher population of persons with a disability (between 20 and 30 percent), likely from the significant senior population that live in Laguna Woods Village, a private gated retirement community that comprises about 90 percent of the city. Outside of Laguna Woods, higher percentages of persons with disabilities are concentrated in the low-resource areas in northern Orange County, particularly Westminster, Stanton, Fountain Valley, and Cypress. This indicates that Laguna Hills and surrounding high-resource cities of Aliso Viejo and Laguna Niguel do not have sufficient housing available and/or do not have housing appropriate for persons with disabilities. Respondents of an online survey that were supportive of increasing housing supply expressly identified the need for housing for senior citizens and persons with disabilities, suggesting that housing needs for seniors and persons with disabilities are not fully met in Laguna Hills. For these reasons, this Housing Element includes programs to ensure that existing housing may be appropriately retrofitted for Americans with Disability Act (ADA) accessibility through continuing code enforcement and rehabilitation programs and developing informational material on housing services available for persons with disabilities (Program H-1, H-3, H-16, and H-17).



Source: ACS 5-year estimate (2015-2019), by tract.

Figure H-10
Population with a Disability (2015-2019)

2. *Displacement Risk*

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City indicates an increased risk of displacement due to housing costs outpacing wage increases, a trend that is felt throughout the region, state, and nation. The American Community Survey reported 5-year estimates for median rent gross rent in Laguna Hills as \$2,111 in 2019, \$1,819 in 2015, and \$1,727 in 2010, with median household incomes of \$102,358 in 2019, \$89,754 in 2015, and \$87,337 in 2010. During this period rent increased 22.2 percent, while median household income increased only 17.2 percent. This data indicates that increases in rental prices have outpaced rises in income in Laguna Hills, suggesting that renting residents, comprising most the City's lower-income households, may be at risk of displacement.

The Urban Displacement Project has developed a database identifying neighborhoods in Southern California that are vulnerable to gentrification and displacement as a part of their project to predict trends of gentrification and displacement based on community-engaged research process of market trends, housing, and jobs growth. The Urban Displacement Project defines gentrification as “a process of neighborhood change that includes economic change in a historically disinvested neighborhood — by means of real estate investment and new higher-income residents moving in — as well as demographic change — not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents”.¹ Renewed interest in city neighborhoods can lead to or accelerate the displacement of city residents, typically low-income communities of color, due to rising commercial and residential rents.

The final version of the database (updated in July 2018) includes Los Angeles, Orange, and San Diego Counties, with gentrification and sociodemographic indicators based on 2015 data from the American Community Survey. It shows whether each Census tract comprising these three Southern California counties gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a “disadvantaged” tract that did not gentrify between 1990 and 2015.

As of 2018, the Urban Displacement Project found that census tracts in Laguna Hills coinciding with moderate, high, and highest TCAC/HCD Opportunity MAP designations are in a stage of “Stable/Advanced Exclusive” status, indicating that these tracts were high income in 2000 and 2018, were affordable to high or mixed high-income households in 2018, and have seen marginal change in housing cost over time. Census tracts coinciding with low-resource designations in the TCAC/HCD Opportunity Map are in a stage of “Low Income/Susceptible to Displacement,” indicating that these were low-income tracts in 2018. This data indicates that residents living in low-resource areas may be at higher risk of displacement, while moderate and higher-resource areas are also areas of less housing accessibility.

3. *Access to Opportunity*

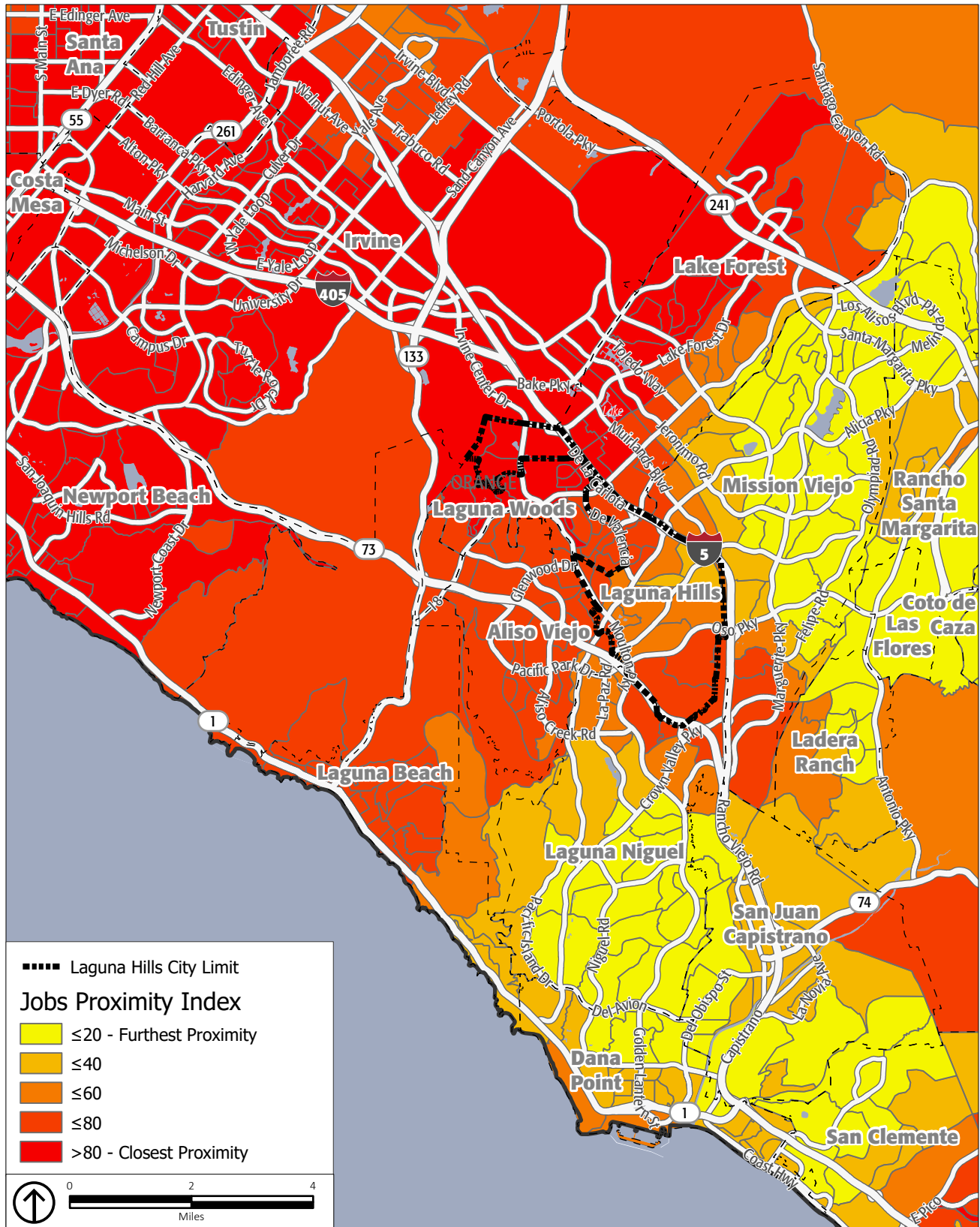
Access to proficient schools was a significant compelling factor in the development of suburban cities in Southern California between the 1960s and 1980s, and continues to hold considerable influence in housing choice. A New York Times article from 1977 titled “Los Angeles Schools Plan Busing Amid White Flight” suggested that middle-class families that could not afford private school transplanted to suburban areas, such as Orange County, to avoid court-ordered busing (Lindsey, 1977). During the in-person workshop for the Housing Element, the potential for decreased school quality was a frequently expressed concern among Laguna Hills residents that opposed more housing development, suggesting that retaining access to high quality schools is a high priority for residents. There are four public schools within Laguna Hills city limits, three of which are located in south Laguna Hills (two elementary schools and a high school) and one located in north Laguna Hills (an elementary school). All four schools are within the Saddleback Valley Unified School District, which encompasses all of Laguna Hills as well as Mission Viejo, Lake Forest, Rancho Santa Margarita, and Foothill Ranch. In a state review of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, the three schools located in south Laguna Hills are ranked in the 74th percentile or higher when compared to other similar schools across the state. The elementary school located in north Laguna Hills is only ranked in the 34th percentile and serves students residing in the low- and moderate-resource areas of north Laguna Hills, including the low-resource areas adjacent to Interstate 5. According to data provided on School-Ratings.com, the ethnicity of a majority of the student population of the elementary school located in north Laguna Hills is Hispanic or Latino (61 percent). The other two elementary schools serve central and south Laguna Hills; however, this does not include the Via Lomas neighborhood despite its location in west-central Laguna Hills. Elementary students residing in the Via Lomas neighborhood attend elementary school in Mission Viejo, located east of Laguna Hills. The assigned elementary school is over two miles from the Via Lomas neighborhood, exceeding reasonable walking or cycling distance for students. This school ranked in the 35th percentile, indicating that 65 percent of similar schools performed higher than this school, including the two elementary schools located closer to the Via Lomas neighborhood. The high school, which ranked in the 89th percentile, serves all of Laguna Hills. While all Laguna Hills residents have access to a high-performing high school, residents of the low-resource areas in north Laguna Hills and the Via Lomas neighborhood have limited access to proficient school opportunities for early education because of the quality of the schools. To address this, the City will engage with the local school district to create a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood (Program H-16).

Laguna Hills is served by the OC Bus system, which provides public transportation for Orange County, and Metrolink, a train system providing connection across Southern California. The Laguna Hills Transportation Center (located close to the former Laguna Hills Mall) serves as the central transportation hub in the city with bus lines running north-south and east-west to connect the city. The OC Bus system has three lines that run north-south (lines 90, 83, and 91) and three lines that run east-west (lines 177, 87, and 89). However, there are no lines within Laguna Hills that offer 15 minutes weekday rush-hour frequency, which is offered in north and west Orange County. Standard fare for OC Bus is \$2.00 to board and \$5.00 for a one-day pass (unlimited transfers). Seniors, individuals with disabilities, and youth are eligible for discounted fares; and unlimited 30-day passes are available for \$69.00. The local Metrolink station (Laguna Niguel/Mission Viejo Station) is located in south Laguna Hills and provides transport through north Orange County to the Los Angeles Union Station. Residents in north Laguna Hills are closer to the Irvine station and would need to travel there to access Metrolink. Metrolink lines provide service Monday through Friday from roughly 4 a.m. to 8 p.m. on weekdays. A reduced schedule is offered on weekends.

As a suburban city of Los Angeles, Santa Ana, and other urban areas in North Orange County and Los Angeles County, Laguna Hills as it is known today was developed to provide middle-class families a separation between urban employment centers and suburban residential areas, relying on a network of freeways to provide access to employment centers. Laguna Hills is predominantly comprised of single-family residential subdivisions with limited commercial areas, but has grown to offer employment opportunities for range of incomes and education level. The MemorialCare Saddleback Hospital, located near the former Laguna Hills Mall, is the largest employer of Laguna Hills residents, employing approximately 10 percent of Laguna Hills civilian labor force. Figure H-11, *Jobs Proximity Index*, shows that low-wage workers across Laguna Hills, including the city's low-resource areas, benefit from greater access to nearby job centers based on the United States Department of Housing and Urban Development's (HUD's) job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance in the region. No areas of Laguna Hills receive scores falling into "furthest proximity" categories, indicating low-wage workers would have to travel long distances to access jobs or job centers. North and south Laguna Hills have very close proximity to local job centers that can employ low-wage workers, most notably to the job centers in Irvine, Santa Ana, and other areas of north Orange County. The mean commute time for Laguna Hills is 25 minutes, which is less than the mean travel time for the Los Angeles-Long Beach-Anaheim Metro Area (31 minutes), which includes Orange County, and the national average (27 minutes). Neighboring cities, including Mission Viejo, Laguna Woods, Laguna Beach, and Laguna Niguel have respective mean commute times of approximately 28, 23, 27, and 28 minutes. In the wake of the pandemic in 2020, local real estate leaders shared through consultations that shifting to work-from-home has accelerated home



sales and selling prices. While Laguna Hills features relatively good access to employment centers locally and in the County, flexible work schedules renewed interest in suburban cities like Laguna Hills since access to employment centers is less of a priority.

Figure H-11
Jobs Proximity Index

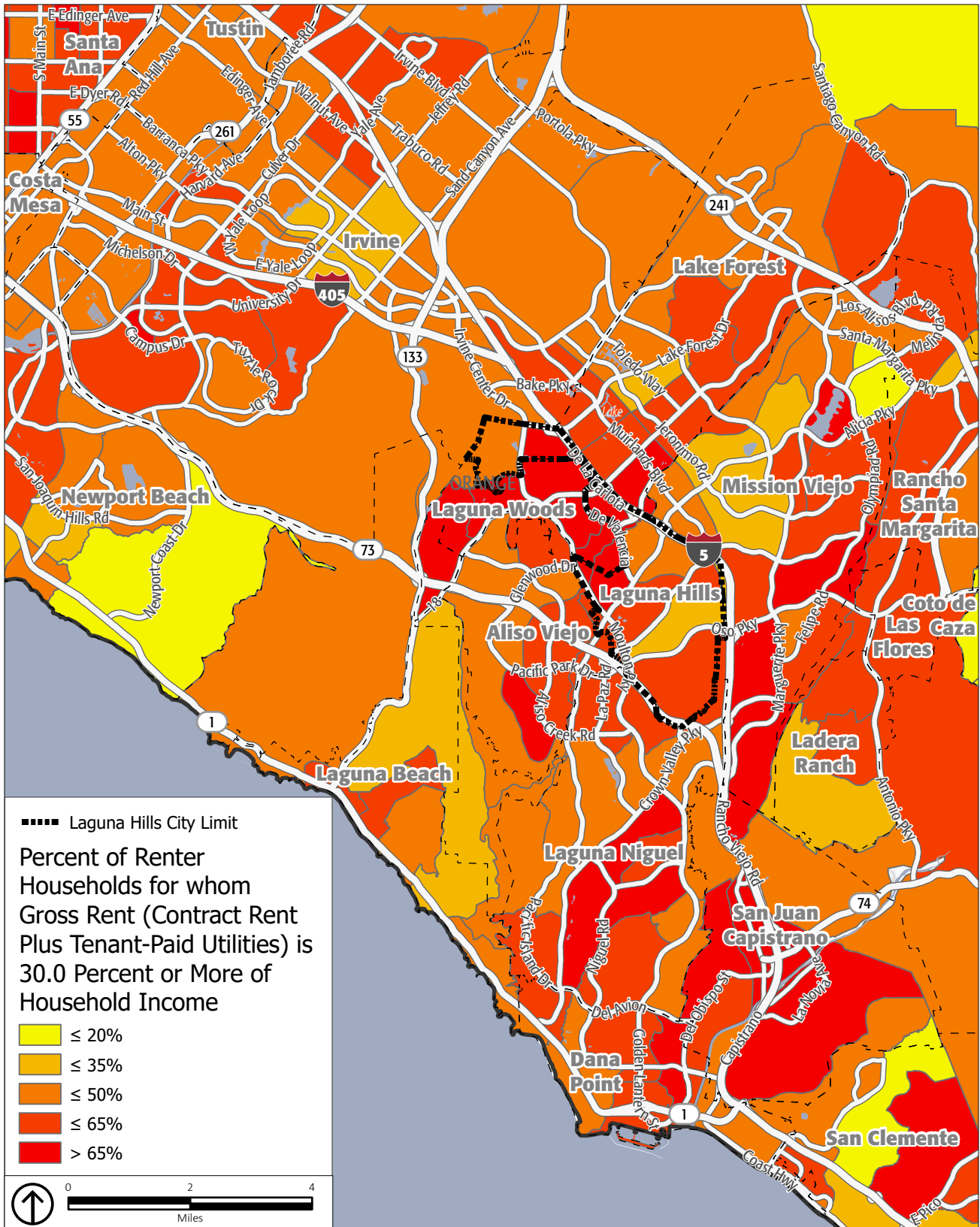
As discussed in the Housing Needs Assessment section (see Table H-2, *Total Population by Age, 2014-2018*), Laguna Hills has a high percentage of residents between the ages of 60 and 74 (17 percent of the resident population). To meet the needs of the older population, there are two housing developments that provide housing specifically for seniors: the Willows, which contains 152 ground-level units, and Meridian, which contains 396 units with options for independent living, assisted living, and nursing care. Additionally, Laguna Hills offers a Dial-A-Taxi program for seniors to provide curb-to-curb transport within Laguna Hills, Mission Viejo, and Laguna Woods. The Dial-A-Taxi program includes vans with lift equipment and standard sedans. The Orange County Transportation Authority (OCTA) provides Access Paratransit for seniors and individuals with disabilities for transport throughout Orange County. Laguna Hills residents living with disabilities can access resources for housing referrals, adult day programs, employment programs, therapy, and vocational training through the Regional Center of Orange County (RCOC), which serves as the point of entry for Laguna Hills residents with developmental disabilities. The closest RCOC office is located in Santa Ana. The City requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Furthermore, the City ensures that existing housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Program H-3).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score has higher levels of pollution and other negative environmental indicators. Laguna Hills largely scored below the 40th percentile, with the highest scores (between 1 and 10 percent) concentrated in southern Laguna Hills within the City's high-resource areas. The only area to exceed the 40th percentile is the low-resource area along Interstate 5, which received a score of 54th percentile. This implies that compared to the rest of Laguna Hills, residents of this area are disproportionately burdened by multiple sources of pollution, possibly from the proximity to a major interstate. On the whole, Laguna Hills' environmental conditions reflect the surrounding coastal communities that offer access to open space, coastal areas, and parks, including the Orange County-managed park Aliso and Wood Canyons Wilderness, which has over 30 miles of trails. The dense, urban cities in north Orange County received drastically higher scores and are highest in the low-resource areas of Santa Ana, Stanton, Anaheim, and Buena Park. To address environmental justice concerns in Laguna Hills, the City is concurrently

updating its Safety Element, which includes an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the General Plan.

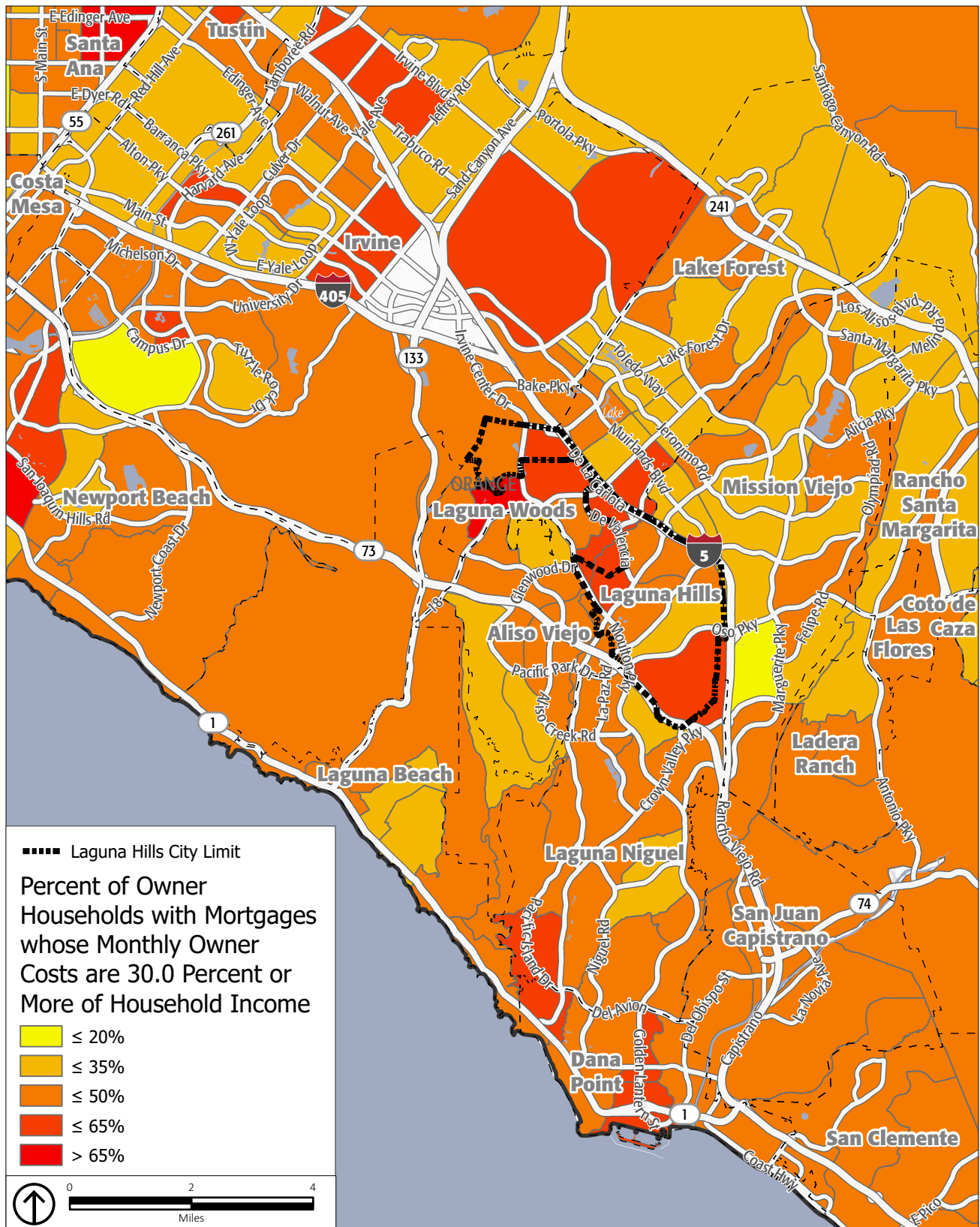
4. *Disproportionate Housing Need*

As discussed in the Housing Needs Assessment chapter, overpayment is a significant issue for Laguna Hills residents, with 40.7 percent of Laguna Hills households with housing cost burden. Housing cost burden impacts a majority of renting households (51.3 percent) and over a third of owner households (36.3 percent). As shown in Figure H-12, *Overpayment by Renters (2015-2019)*, housing cost burden for renting households is experienced across the city, with up to 50 percent of renting households paying over 30 percent of monthly income toward housing expenses in most areas of the city. In the low-resource areas along Interstate 5, the Via Lomas neighborhood, and the high-resource area in south Laguna Hills, cost-burdened renting households exceed 65 percent of the population. Overpayment in Laguna Hills impacts extremely low-, very low-, and low-income households (see Table H-11, *Overpayment by Income and Tenure, 2013-2017*, in the Housing Needs Assessment chapter). This pattern can be seen geographically, with highest levels of cost-burdened renters observed in the Via Lomas neighborhood and in the low-resource areas along Interstate 5. While less severe citywide, Laguna Hills owner households in the Via Lomas neighborhood, low-resource areas along Interstate 5, and the high-resource areas in south Laguna Hills experience the highest levels of cost burden in the city (Figure H-13, *Overpayment by Owners [2015-2019]*). Rates of overpayment in Laguna Hills are consistent with trends countywide, with about 40.5 percent of Orange County households overpaying for housing. The significant portion of cost-burdened Laguna Hills residents across the city may indicate that housing is unaffordable for all income levels. As described in the Housing Needs Assessment chapter, very low- and low-income households can afford some rental housing in Laguna Hills; however, fewer options are available for homeownership (see Tables H-26 through H-29). The City will seek to address overpayment by helping to facilitate the development of below-market rate housing and addressing the overall need for increased housing. The following programs, enumerated in greater detail in other sections, would work together to address affordable housing creation and mitigate displacement through land use changes, preserving at-risk units, density bonuses, Section 8 rental assistance, and other means: Program H-1, Program H-3, Program H-4, Program H-7, H-14, H-15, and H-16.

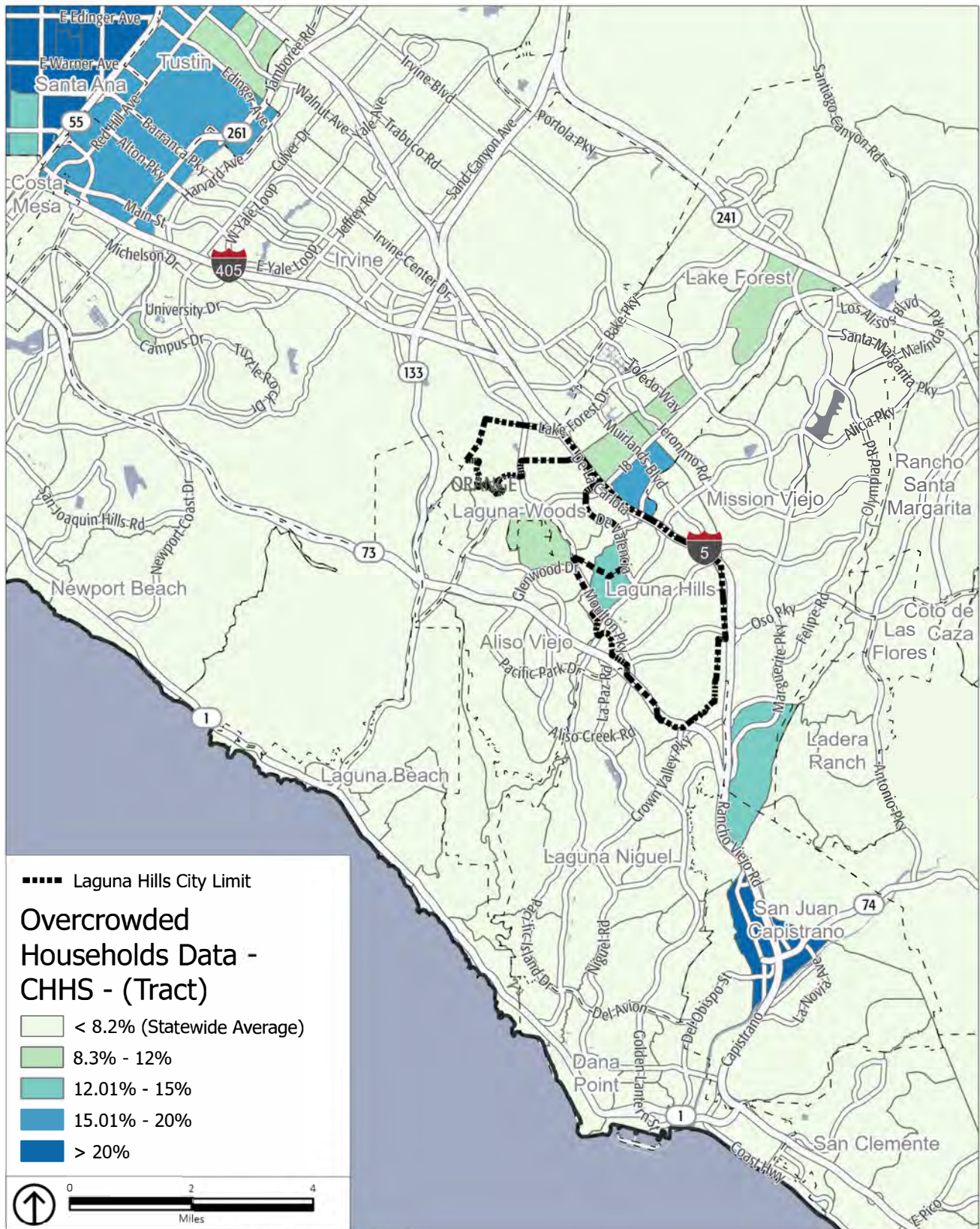


Source: ACS 5-year estimate (2015-2019), by block group.

Figure H-12
Overpayment by Renters (2015-2019)

Figure H-13
Overpayment by Owners (2015-2019)

Overcrowding is not a significant issue in Laguna Hills, with less than 5 percent of households living in an overcrowded living situation and less than 2 percent living in a severely overcrowded situation (Table H-10, *Overcrowded Households, 2014-2018*, in the Housing Needs Assessment chapter). In Orange County as a whole, the rate of overcrowding is very high (9.51 overall and 15.97 among renters), according to the 2020-2024 Orange County Regional AI, but found that “most housing units in the county contain 2 (28%), 3 (30%), or 4 (21%) bedrooms, indicating that on paper, accessing housing units with enough bedrooms to house families or live-in aides using a voucher is likely.” However, when overcrowding is reviewed by race countywide, White, Black, and Asian American residents live in overcrowded conditions at a rate of 6 or 7 percent, while Hispanic residents are overcrowded at a rate of 26 percent. As shown in Figure H-14 Laguna Hills exhibits very low rates of overcrowding citywide, the rate of overcrowding increases to 13 percent of households in the Via Lomas neighborhood, coinciding with a concentrated, predominantly Hispanic neighborhood (83 percent Hispanic). This pattern of overcrowding matches the region, with higher rates of overcrowding observed in areas characterized by higher amounts of multifamily housing, which tends to be more affordable, such as the dense, urban cities in north Orange County. The rate of overcrowding in the Via Lomas neighborhood could indicate that appropriately sized housing is unaffordable to current residents. Laguna Hills has supply of housing units to accommodate larger households, including 5,126 two or three-bedroom housing units and another 4,206 housing units with four or more bedrooms (ACS 2014-2018). However, lower-income large renter households may have greater difficulty securing adequately sized units than other large renter households. As discussed, in the Housing Needs Assessment, much of Laguna Hills’ single-family housing is unaffordable to low-income households: low-income households can afford some condominiums and houses (Table H-26) and rental housing (Table H-27), but low vacancy rates compound an already competitive market. As higher density and affordable single-family houses was not a priority at the time of development, they are underrepresented in Laguna Hills today. Overcrowding in the Via Lomas neighborhood demonstrates a greater need for affordable, larger housing units in Via Lomas neighborhood and access to affordable larger housing units citywide. The City anticipates that Programs H-11 and H-21 will ensure adequate housing sites are provided and encourage a variety of housing types to meet the needs of diverse households and family structures.



Source: ACS 5-year estimate (2015-2019), by block group.

Figure H-14
Percent of Households Experiencing Overcrowding

Although the housing stock in Laguna Hills tends to be between 30 and 50 years of age (Table H-25, *Housing Units by Year Built, 2014-2018*, in the Housing Needs Assessment chapter), the city is not characterized by major deficiencies regarding housing deterioration or livability issues. As discussed in the Housing Needs Assessment, less than 10 percent of the City's housing units were built prior to 1970. As discussed, the majority of housing stock in Laguna Hills is well maintained and in good condition. The Aliso Meadows condominiums were renovated with Community Development Block Grant (CDBG) funds during the 2014-2015 program year. As the housing stock ages, need for repair and rehabilitation may become more common, thus increasing the risk of displacement for occupants of those units. Countywide, disproportionate housing needs, including substandard housing, impact a majority of Hispanic households according to the 2020-2024 Orange County Regional AI. Over 60 percent of Hispanic households experience at least one of the four housing problems, which is a higher rate of incidence than any other racial or ethnic group in the county. The cities of Anaheim, Buena Park, Costa Mesa, Fullerton, Garden Grove, Laguna Niguel, Lake Forest, Orange, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana and Tustin all exhibited at least 60 percent of Hispanic households experiencing at least one housing problem. In Laguna Hills, the Via Lomas neighborhood has the highest concentration of Hispanic households and as discussed, has the highest rates of overcrowding, which can exacerbate substandard housing conditions. Therefore, while the Aliso Meadows condominiums were renovated in 2014-2015, other housing in the Via Lomas neighborhood may benefit from repair, maintenance, or rehabilitation. The City will continue to use its code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in Laguna Hills (Program H-1). The City will continue to work with the Orange County Housing and Community Services Department to help secure rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program H-3).

5. *Enforcement and Outreach Capacity*

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies. The City complies or intends to comply with fair housing laws through the following:

- Density Bonus Law (Government Code Section 65915). The City demonstrates compliance with Density Bonus through Chapter 9-72 of the Municipal Code, which currently allows for an increase of up to 35 percent over the maximum allowable residential density. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The City has included Program H-7 to update the density bonus ordinance to be consistent with the most recent State laws.

- No-Net-Loss (Gov. Code Section 65863). The City intends to continue to comply with No-Net-Loss law by identifying a surplus of sites available to meet the County's RHNA allocation. In total, the City's surplus unit capacity is 1,381, composed of 924 lower-income units, 51 moderate-income units, and 406 above moderate-income units.
- Housing Accountability Act (HAA) (Gov. Code, Section 65589.5). The City intends to comply with the Housing Accountability Act by allowing emergency shelters by right in residential zones through Program H-7.
- Senate Bill (SB) 35 (Gov. Code Section 65913.4). The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects within two years of Housing Element adoption (Program H-10).
- Senate Bill (SB) 330 (Gov. Code Section 65589.5). The City complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.
- California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act. The City provides protections to residents through referrals to legal assistance organizations regarding housing discrimination based on protected characteristics.
- Review Processes (Government Code Section 65008). The City will review affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to AB 1397 (Programs H-10, H-15).
- Assembly Bill (AB) 686 (Government Code Section 8899.50): The City will comply with AB 686 by completing an updated Assessment of Fair Housing (AFH) and will identify strategies to alleviate fair housing issues.
- Equal Access (Government Code Section 11135 et seq.). The City will comply with Equal Access law by ensuring all programs and activities are accessible and that translation services are made available. (Program H-17)

Laguna Hills refers fair housing complaints to the Fair Housing Council of Orange County. The Fair Housing Council investigates housing discrimination complaints, assists complainants with referrals to government enforcement agencies and assists in, or becomes a party to, litigation aimed at halting illegal discriminatory housing practices. In addition, the Fair Housing Council provides fair housing education, landlord/tenant counseling, mediation, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, Spanish, and Vietnamese and provided free of charge to low- to

moderate-income clients and to others for a moderate donation. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints. The City will continue to ensure that fair-housing literature is available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library (Program H-16).

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that six cases were filed by residents of the City of Laguna Hills between January 1, 2013, and March 23, 2021. Among these cases, three were based on national origin and three bases were unknown. Of these six cases, five resulted in a no-cause determination and one failed to respond. None of these fair-housing agencies provided specific location information for cases; either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair-housing cases to identify any patterns or concentrations of fair-housing issues in the city. Countywide, the 2020-2024 Orange County Regional AI identified "lack of local private fair housing outreach and enforcement," "lack of local public fair housing enforcement" and "lack of resources for fair housing agencies and organizations" as contributing factors to fair housing issues that analysis was able to identify. The Regional AI established a countywide goal to increase fair housing enforcement, education, and outreach, recognizing the critical role nonprofit fair housing organizations and legal service providers play to address fair housing issues but face limitations due to financial and staff capacity. The Regional AI finds that by "supporting these organizations, jurisdictions can help ensure that these organizations can address existing and critical emerging issues, like those that have stemmed from the passage of S.B. 329, which extends source of income protections to Housing Choice Voucher holders, and A.B. 1482, which caps annual rent increases in at five percent plus the regionally-adjusted Consumer Price Index and requires landlords to have "just cause" in order to evict tenants. It would also make proactive audit testing of housing providers rather than reactive complaint-based testing more feasible." The Cities of Aliso Viejo, Anaheim, Buena Park, Orange, Costa Mesa, Garden Grove, Irvine, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, City of Santa Ana, and Tustin all committed to jurisdiction-specific efforts to increase access to fair housing education and services.

6. Land Use

Laguna Hills incorporated and officially became a city in 1991. At the time of incorporation, the City was primarily built out, with single family residential development subdivisions approved for construction by Orange County in remaining undeveloped areas. Even Laguna Hills' two assisted housing developments (the Rancho Moulton apartments and Rancho Niguel apartments) and the mobile home development in North Laguna Hills pre-existed the City's incorporation. Laguna Hills' growth can be characterized as

a conglomeration of pre-existing uses, with residential development primarily taking place in the 30 years prior to incorporation. Similar to much of southern California, the Laguna Hills area and surrounding cities have their roots in ranching for cattle grazing and developed as a suburban, predominantly single-family residential city in the latter half of the 20th century. Laguna Hills is built on one of the major land grants developed during the Rancho Era following Mexico's independence from Spain in 1821. Laguna Hills and the surrounding cities were owned by the Moulton Family for dry farming and raising sheep and cattle. Residential development began in earnest during the 1960s when the Moulton Ranch was first subdivided, likely propelled by the exodus of White families from urban centers to pursue suburban life and higher-performing schools, including Los Angeles, between 1960 and 1980¹. During this time, Orange County's population grew by 174 percent, starting at 703,925 in 1960 and growing to 1,420,386 in 1970 (with the White population comprising 88 percent of County's population) and 1,932,709 in 1980 (Schneider, 2008). Following incorporation in 1991, the City approved two annexations, which were fully built out at the time of annexation. In 1995, the City Council approved annexation of North Laguna Hills and in 2000 City Council approved annexation of the "Westside," which added 149 acres of residential land.

Stakeholders acknowledged the overall desirability of Laguna Hills as a suburban community, and the continued demand for single-family homes within Laguna Hills and the surrounding area. As higher-density housing was not a priority or in demand at the time of development, and consequently underrepresented in Laguna Hills today, stakeholders encouraged redevelopment to incorporate housing at a variety of densities that could be affordable to lower income households. Local developers indicated that for affordable housing development, developers may need at least 60 units per project to be profitable.

7. *Mortgage Lending*

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Laguna Hills exceeds City boundaries and encompasses surrounding areas, including parts of Laguna Woods, Aliso Viejo, and Laguna Niguel. In 2020, White applicants accounted for 43 percent of all mortgage loan applications for home purchase and 46 percent of all originated loans in the Laguna Hills and surrounding area. Asian applicants made up 14 percent of loan applications and 15 percent of originated loans. This reflects Laguna Hills' racial composition, which is predominantly White with a growing Asian population. While Hispanic residents make up 20 percent of Laguna Hills' racial composition, Hispanic

¹ Schneider, Jack. (2008). Escape From Los Angeles: White Flight from Los Angeles and Its Schools, 1960-1980. *Journal of Urban History* - J URBAN HIST. 34. 995-1012. 10.1177/0096144208317600.

applicants (applicants of any race indicating their ethnicity as “Hispanic or Latino”) made up only 6 percent of loan applications and 6 percent of total applications originated. Black, American Indian, and Native Hawaiian applicants each represented less than 1 percent of loan applications and originated loans, reflecting a similar representation in Laguna Hills’ population. However, the low rate of applications from these groups may indicate difficulty building capital necessary to pursue home ownership. In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loans. In 2020, Asian applicants had the lowest denial rate across all loan types. Asian applicants primarily applied for conventional loans; of 151 total applications made by Asian applicants, 107 were originated (71 percent) and 4 were denied (3 percent). Few Asian applicants applied for FHA or VA loans; of those who did, none were denied by the financial institution. White applicants had the highest participation in each of the loan types and similar success rate across the three loans, with a denial rate of 7 percent for conventional, 8 percent for FHA, and 6 percent for VA, indicating relative ease for White applicants to purchase a home with any loan type. Similar to Asian applicants, Hispanic applicants had very low participation in applying for home purchase with FHA and VA loans, primarily applying for conventional loans. The denial rate for Hispanic applicants (18 percent) is over double the White applicant denial rate, suggesting that Hispanic applicants have less success originating loans, which can deny access to securing housing in high-resource areas. The overall lack of applications for FHA and VA loans by groups other than Whites implies communities of color, particularly low- or moderate-income communities of color that cannot afford a conventional loan, have less access to capital to access homeownership compounded by limited availability of affordable housing. Homeownership is a primary means of building equity and intergenerational wealth. Overall, White households experience low barriers to homeownership in Laguna Hills utilizing all loan types and Asian households have the most success in originating conventional loans, allowing for economic mobility through homeownership. Communities of color, including low- and moderate-income communities of color, have limited access to economic mobility through homeownership. To address this disparity in access, the City of Laguna Hills will partner with local non-profits to provide education and support through the home buying process (Program H-16).

Sites Inventory

Government Code Section 65583(c)(10)(A) added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of opportunity. The location of housing in relation to resources is integral in fostering inclusive communities and addressing disparities in access to opportunity.

To assess whether sites improve or exacerbate fair housing conditions and whether sites are isolated by income group, the City examined the 2021 Opportunity Areas map prepared by TCAC and HCD (**Figure H-15**), which identifies areas where characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income households and positive long-term outcomes for children in particular. As seen in **Figure H-15**, Laguna Hills includes census tracts with TCAC/HCD designations including Low, Moderate, Moderate (Rapidly Changing), High, and Highest Resource. Sites identified to accommodate the RHNA are found in Low, Moderate, and Moderate (Rapidly Changing) areas. Low-income units are well distributed across census tracts designated as low, moderate, and moderate (rapidly changing). Moderate-income units are primarily found in low-resource areas. There is no available vacant land in areas designated high-resource – in these areas, the City will pursue an strategy aimed at the promotion of ADU development. The City has introduced sites in an effort improve fair housing conditions to the greatest extent possible in the context created by City's existing development. As will be described in this section, in cases where identified sites may introduce the potential to exacerbate existing fair housing issues, the City will promote greater access to opportunity and quality of life improvements in these areas through the place-based anti-displacement and community revitalization strategies as reflected in Policies **H1.1, H1.3, and H3.2**, and implemented through Programs **H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, H-16, and H-17**. **Figures H-15 through H-24** and accompanying charts included in this sites inventory analysis present the number of projected units by income category and overall site acreage and assess how the sites' locations will affirmatively further fair housing in terms of the sites' impacts on patterns of segregation and integration and access to opportunity for Laguna Hills residents.

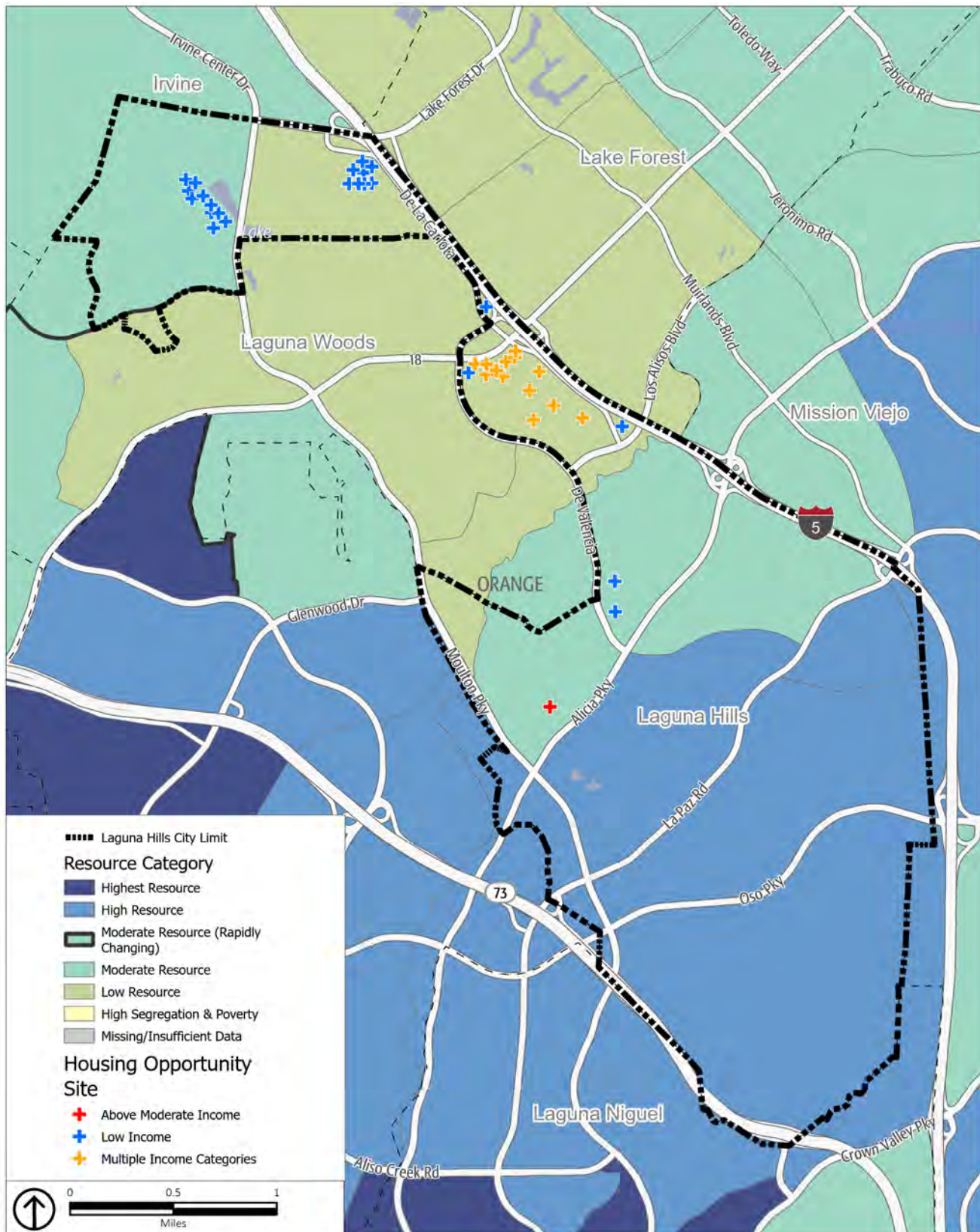
Laguna Hills' 6th Cycle RHNA allocation totals 1,985 units, separated by income level and number of units as follows: very low, 568; low, 353; moderate, 354; above moderate, 710 (Table H-45). There are no vacant parcels suitable for development in Laguna Hills, so the City has identified underutilized sites to accommodate the RHNA allocation resulting in a total unit count of 3,348, exceeding the City's allocation. Additionally, the City will promote the development of ADUs in all residential areas, pursuant to **Programs H-7 and H-8**. As shown in **Figure H-15**, the City has committed to a distribution of sites across different neighborhoods and districts in an effort to prevent a concentration of sites in any single section

of the City. Identified housing opportunity sites comprise a total of 161 acres, approximately 4 percent of the City's total acreage. As described in the Housing Resources section and shown on Figures H-25 and H-26, three categories of underutilized sites are included to meet the City's RHNA:

1. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas (PCV)
2. Underutilized Sites, Candidates for Rezoning
3. Underutilized Sites, VC Zone

Pursuant to **Program H-7**, sites planned for rezoning must allow for a density of at least 30 units per acre, meeting the mandatory minimum requirement for low-income housing density. As described in the Housing Resources section, while 30 units per acre is the default density for lower-income units assigned to Laguna Hills by the State, the City intends to rezone sites to allow up to 50 units per acres. Redevelopment of the underutilized sites is considered likely due to a confluence of several factors. Refer to the subsection "Underutilized Sites Analysis" in the Housing Resources chapter for detailed descriptions of these factors. Units on identified sites are distributed across different sections of the City and are targeted for affordability across multiple income categories pursuant to **Program H-6** and **Policies H-2.1, H2.2, and H2.3**. **Table H-44A** shows the distribution of total unit capacity on identified sites organized by TCAC/HCD Opportunity Area.

Table H-44A Identified RHNA Site Unit Capacity by TCAC/HCD Opportunity Area					
Opportunity Area	Site Acreage	Lower-Income Units	Moderate-Income Units	High-Income Units	TOTAL
Low Resource	102	689	400	863	1,952
Moderate Resource	38	597	0	250	847
Moderate Resource (Rapidly Changing)	22	549	0	0	549
Total	161	1,835	400	1,113	3,348
Source: HCD Regional Housing Needs Allocation, TCAC/HCD Opportunity Area Maps, City of Laguna Hills.					



Source: HCD, 2018; Esri, 2018.

Figure H-15
Sites Inventory Analysis by TCAC/HCD Opportunity Areas

POTENTIAL EFFECT ON PATTERNS OF INTEGRATION AND SEGREGATION

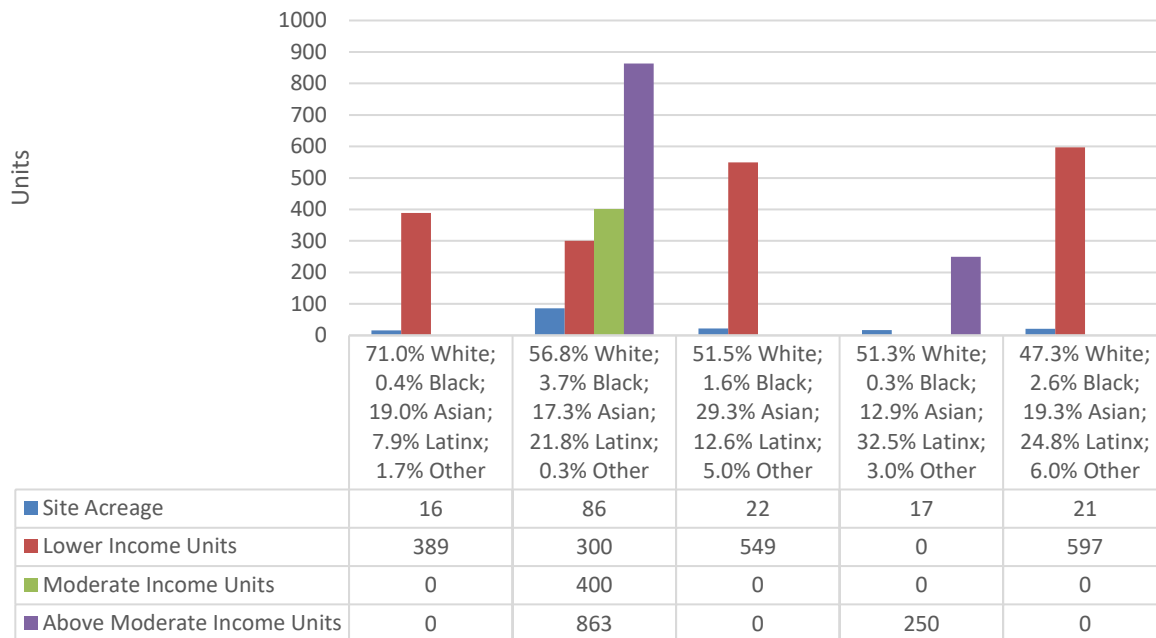
Racial/Ethnic Demographic Composition

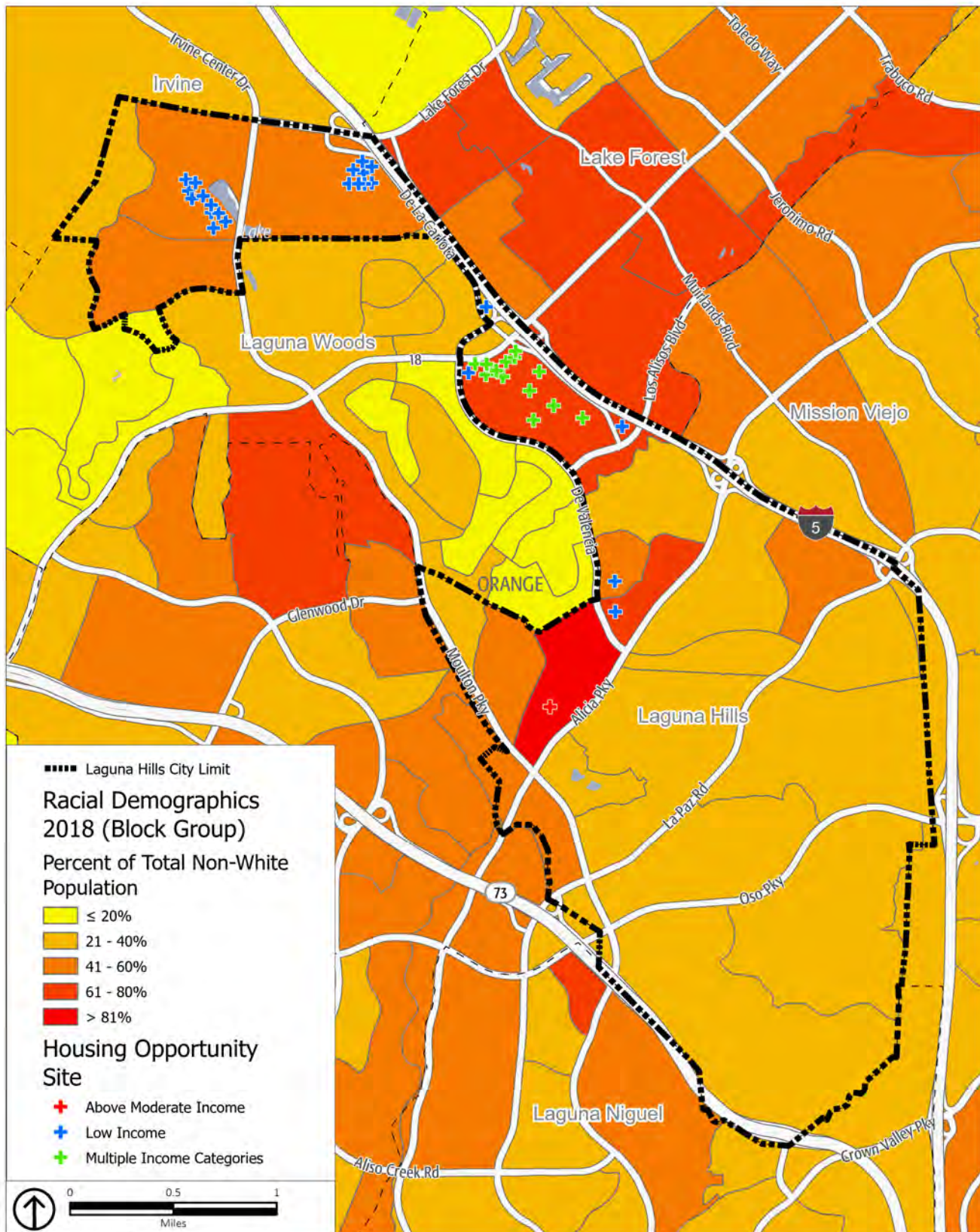
As described previously, Laguna Hills has become an increasingly diverse city between 2010 and 2018 (see “Patterns of Integration and Segregation”). However, residents identifying as White continue to comprise the majority citywide and in all census tracts other than the Via Lomas neighborhood. As described previously, the City’s most diverse census tracts include the areas in and around the Via Lomas neighborhood, the Urban Village Specific Plan area, and North Laguna Hills (**Figure H-16**). The City’s least diverse areas are found south of the Alicia Parkway in residential areas characterized by concentrations of single-family residences (**Figure H-17**). All of the sites identified to meet the RHNA are found in census tracts where the proportion of non-White residents is 40 percent or higher. The City’s relatively less diverse neighborhoods do not have land available for development – in these areas, the City will pursue an ADU promotion strategy pursuant to **Program H-8**. As shown in **Charts 1** and **2**, sites identified to accommodate above-moderate income units are located in areas of relatively higher diversity. Of these above-moderate income units, 863 units are located in high diversity tracts, and 250 units are located in highest diversity tracts. Moderate- and low-income units are found in areas of the City characterized primarily as high diversity or moderate diversity tracts. By distributing units affordable to households of different incomes across neighborhoods with different median household incomes, the City will help integrate households of varied incomes. Sites in North Laguna Hills and the Urban Village Specific Plan Area are identified to accommodate mixed-incomes and low-income households and are located in areas of relatively high diversity. In instances where introducing additional low-income sites into neighborhoods where these units have the potential to exacerbate patterns of isolation by racial/demographic group, the City will pursue anti-displacement strategies and place-based revitalization initiatives through Policies **H1.1**, **H1.3**, and **H3.2**, and **Programs H-1**, **H-2**, **H-3**, **H-4**, **H-5**, **H-6**, **H-7**, **H-9**, **H-15**, and **H-16**.

Chart 1: Sites Inventory Analysis by Diversity Index (2018)



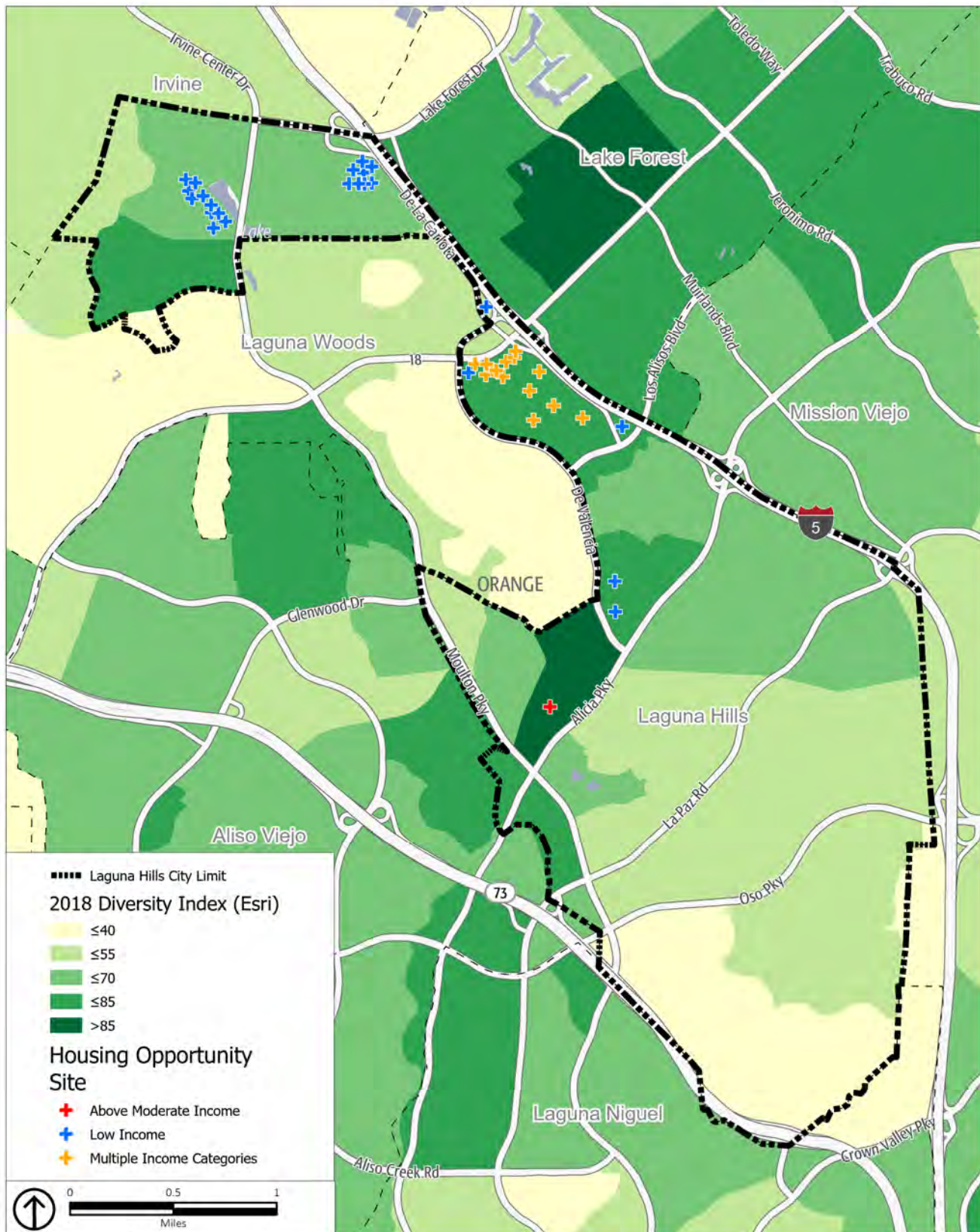
Chart 2: Sites Inventory Analysis by Racial/Ethnic Demographic Composition (2018)





Source: Esri, 2010.

Figure H-16
Sites Inventory Analysis by Racial Demographics

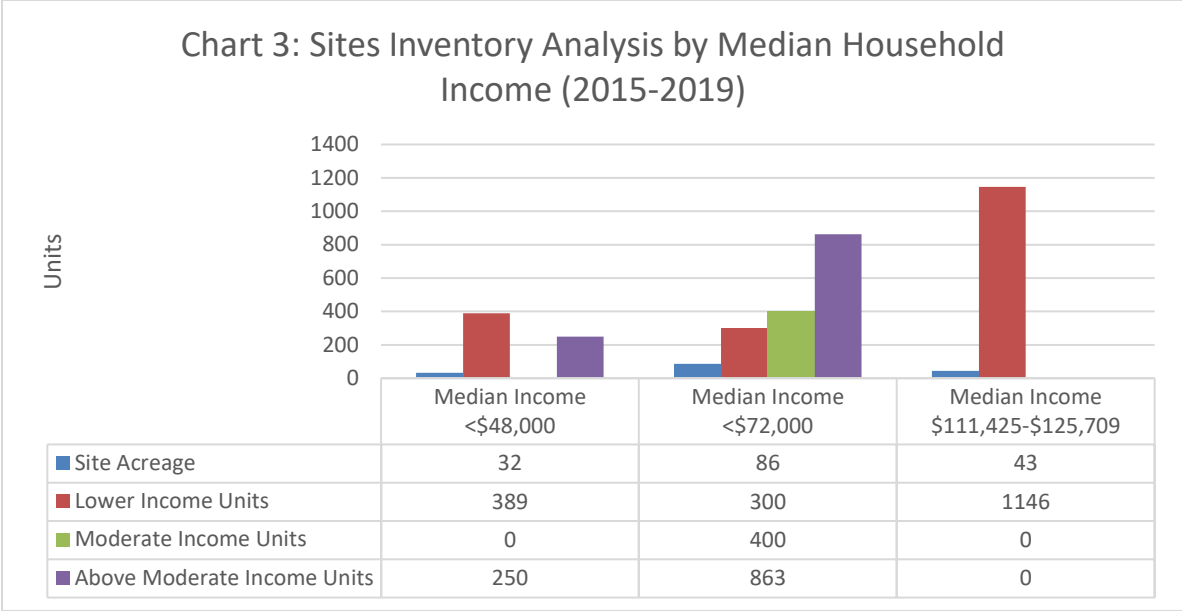


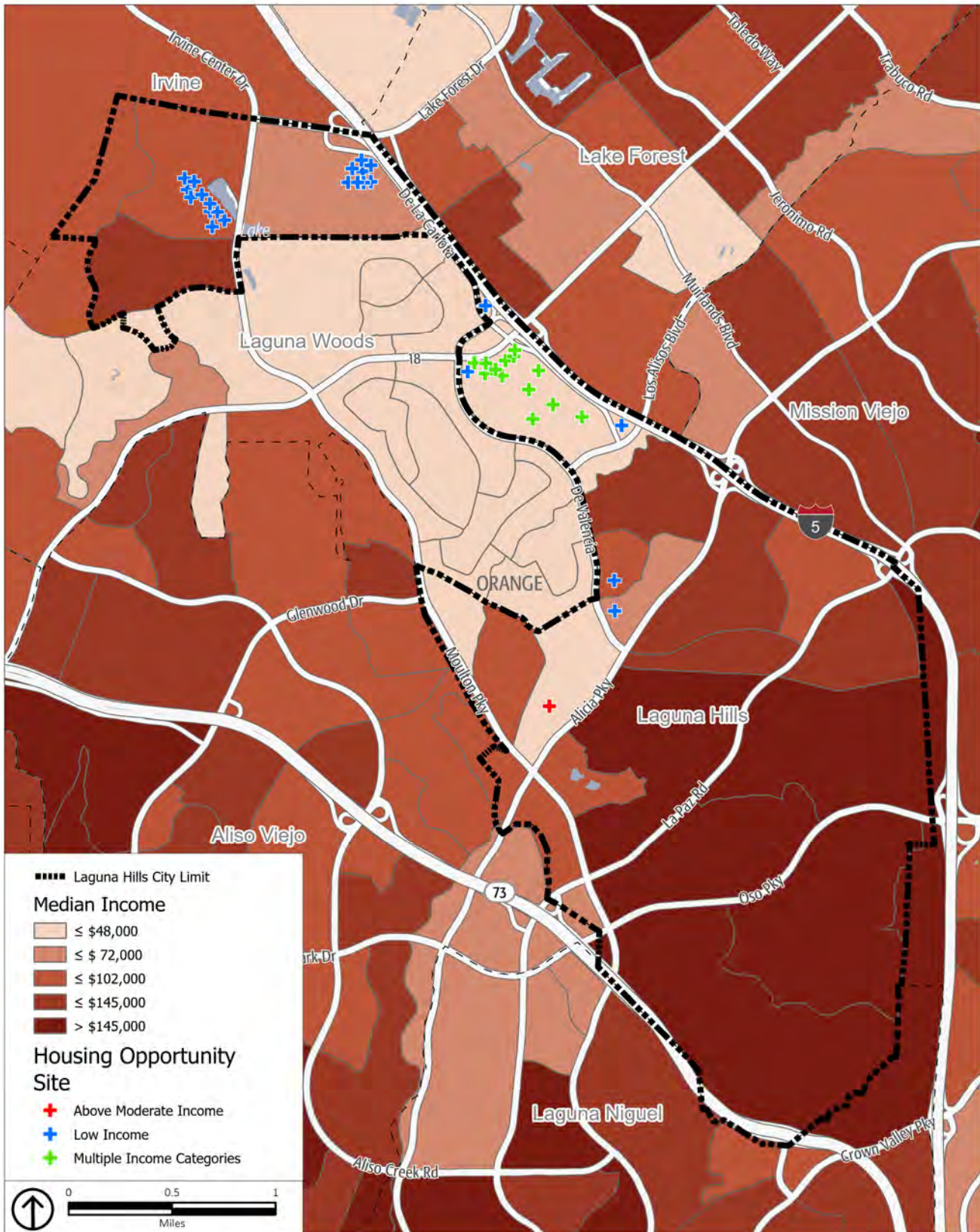
Source: Esri, 2018.

Figure H-17
Sites Inventory Analysis by Diversity Index

Median Income

As described previously, Laguna Hills sees a range of median household incomes, with the highest-income households concentrated in the less-diverse southern part of the City and the lowest income households concentrated in more diverse northern parts of the City (**Figure H-18**). The City will introduce the most lower income units (1,146 units) in census tracts with median household incomes between \$111,425 to \$125,709, promoting a greater mix of household incomes in communities which have historically been exclusively high-income neighborhoods and helping to promote integration in the City. In areas of relatively lower income for Laguna Hills, including the Via Lomas neighborhood and the primarily mixed-use areas within the Urban Village Specific Plan area, the City will introduce a wide range of income-targeted households, as shown in **Chart 3**. Units in the mixed-income North Laguna Hills area are primarily targeted for low-income households. In accordance with the TCAC/HCD Opportunity categories designated for these areas and their relatively lower median incomes in comparison with the highest-income parts of the City, the City will pursue anti-displacement strategies and place-based revitalization initiatives through Policies **H1.1, H1.3, and H3.2**, and **Programs H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, and H-16**. Due to an absence of vacant land available for development in the City's highest-income areas south of Alicia Parkway, there are no identified sites in these areas. Nonvacant sites in these areas are unlikely to redevelop. In this area, the City will pursue an aggressive ADU promotion strategy pursuant to **Program H-8**. The City will further the integration of households of differing incomes by distributing units affordable to households of different incomes across neighborhoods with different median household incomes.





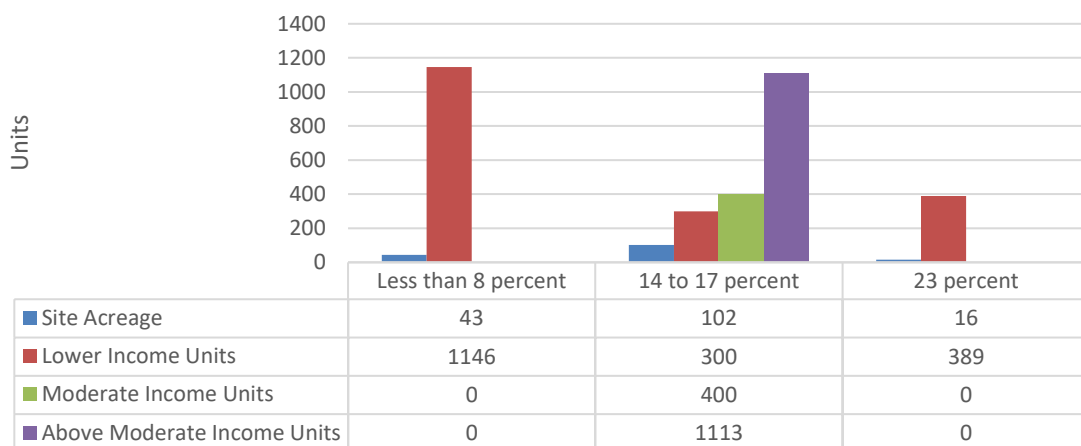
Source: ACS 5-year estimate (2015-2019), by tract.

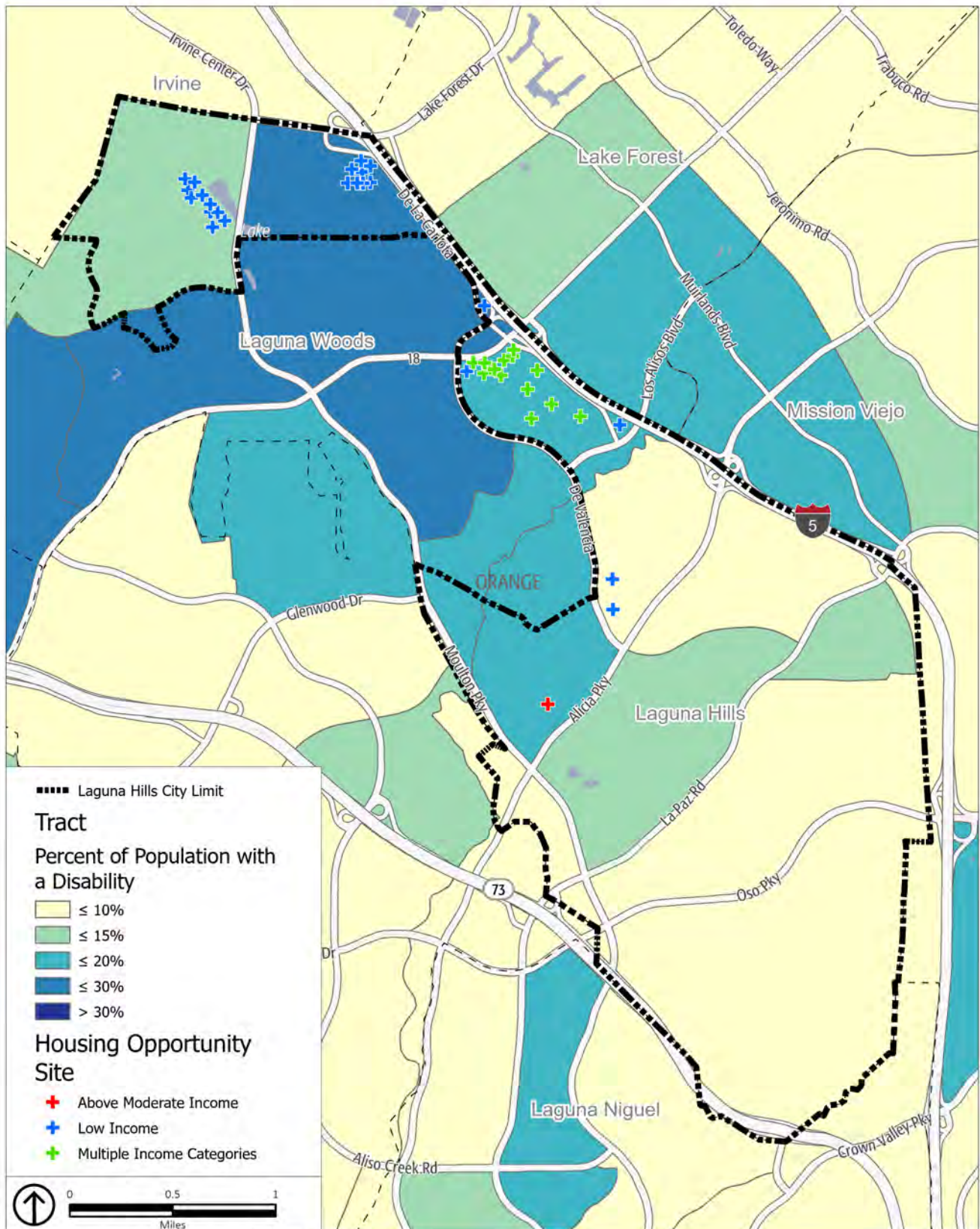
Figure H-18
Sites Inventory Analysis by Median Household Income

Persons with Disabilities

As described previously, residents of Laguna Hills living with disabilities primarily reside in low-resource areas along Interstate 5. Rates of disability are higher in areas north of Alicia Parkway and in North Laguna Hills east of Moulton Parkway. As shown in **Chart 4**, a total of 1,146 low-income units have been identified on sites in areas with relatively low rates of disability (less than 8 percent); 389 low-income units are located in areas of relatively higher rates of disability (23 percent). The majority of units on sites identified to meet the RHNA allocation (1,813 units) are found in neighborhoods where rates of disability range between 14 and 17 percent. Although the census tract with the highest rate of disability in the City (23 percent) coincides with several low-income sites, this tract also extends into the neighboring jurisdiction of Laguna Woods, likely capturing elevated rates of disability due to age among residents in the Laguna Woods Village senior community. This data indicates that units introduced through identified sites will not exacerbate concentrations of low-income housing in neighborhoods with high rates of disability. The City has committed to **Programs H-16** and **H-17** to promote fair access to accessible housing for Laguna Hills residents living with disabilities.

Chart 4: Sites Inventory Analysis by Percentage of Population Living with a Disability





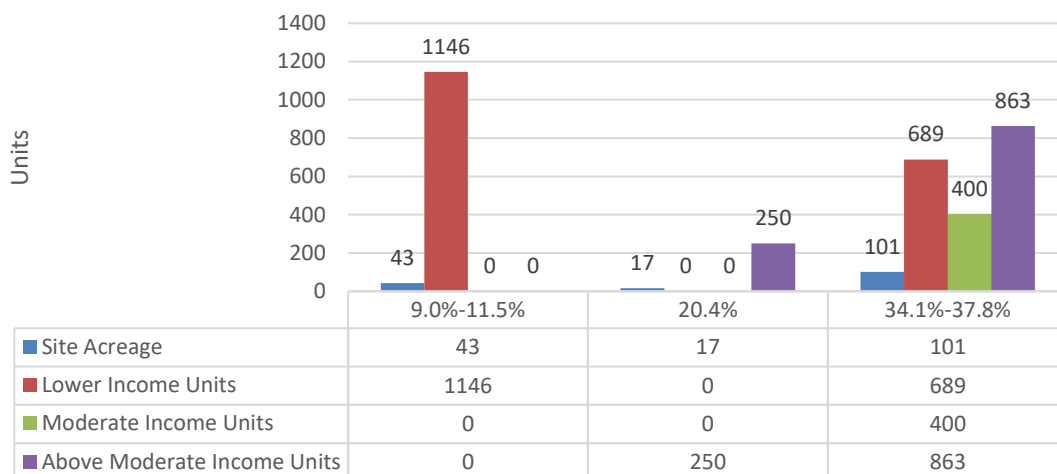
Source: ACS 5-year estimate (2015-2019), by tract.

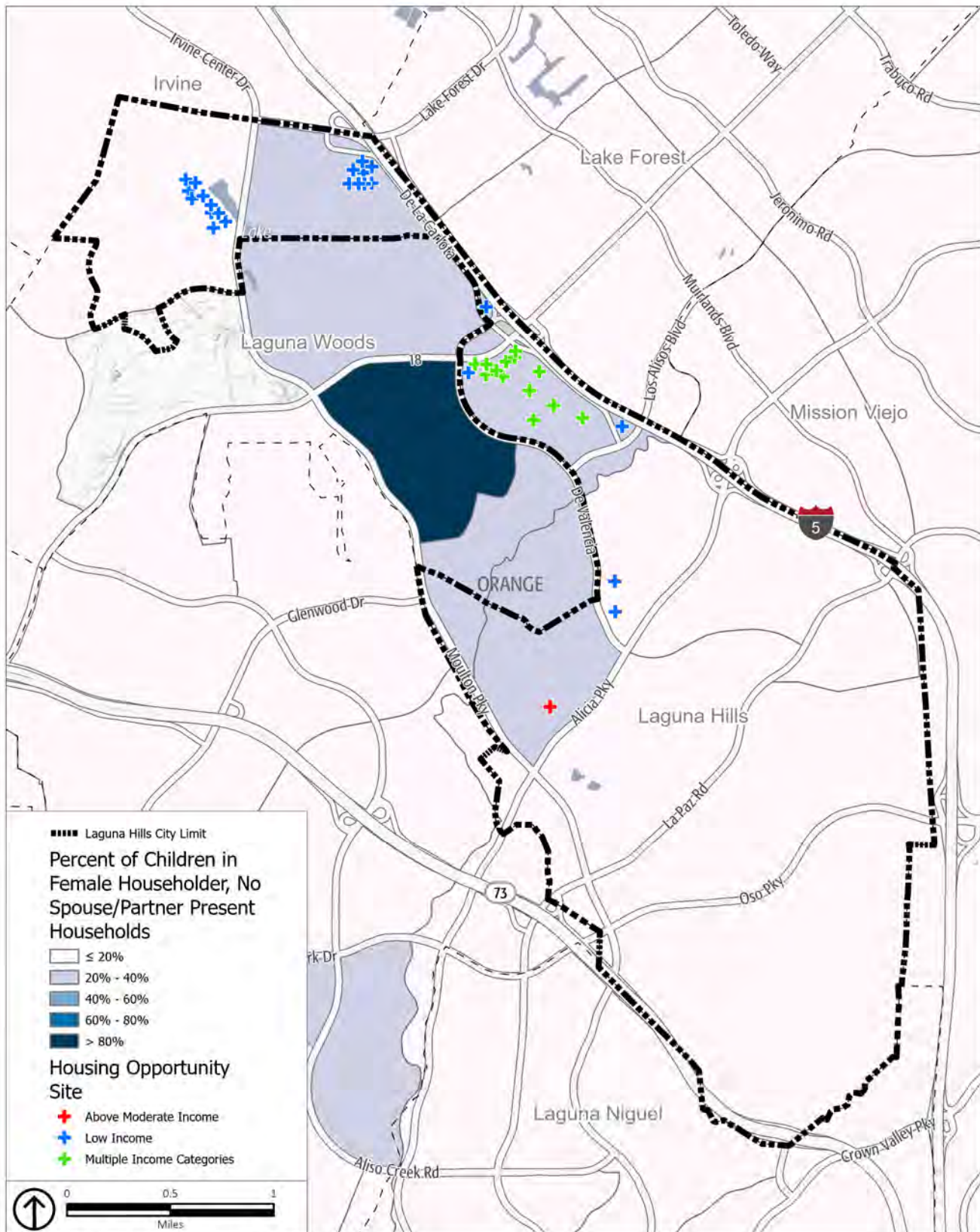
Figure H-19
Sites Inventory Analysis by Disability Rate

Familial Status

Single-parent female-headed households are considered to be at elevated risk of housing insecurity due to several factors including gender-based wage disparities and other types of employment discrimination. As described previously and shown in **Figure H-20**, Laguna Hills sees generally low rates of children in single-parent female-headed households. However, slightly higher rates are found in the Via Lomas neighborhood, the Urban Village Specific Plan area, and in the eastern half of North Laguna Hills, areas where some housing opportunity sites have been identified. As shown in **Figure H-20** and **Chart 5**, the City is introducing a variety of housing targeted at low, moderate, and above-moderate income households into census tracts with relatively higher rates of children living in single-parent female headed households. Approximately 64 percent of low-income units are anticipated on housing opportunity sites identified in census tracts with rates of children in single-parent female-headed households below 11.5 percent, indicating that these identified sites are not exacerbating a concentration of low-income housing in areas with high rates of such households. In cases where the introduction of additional low-income units in areas with elevated rates of children living in single-parent female-headed households has the potential to exacerbate patterns of concentration for this household type, the City will implement **Program H-15** to develop partnerships with affordable housing developers and **Program H-7** to update the Zoning Code to facilitate the development of housing affordable to single-parent female-headed households.

Chart 5: Sites Inventory Analysis by Children in Single-Parent Female-Headed Households





Source: ACS 5-year estimate (2015-2019), by tract.

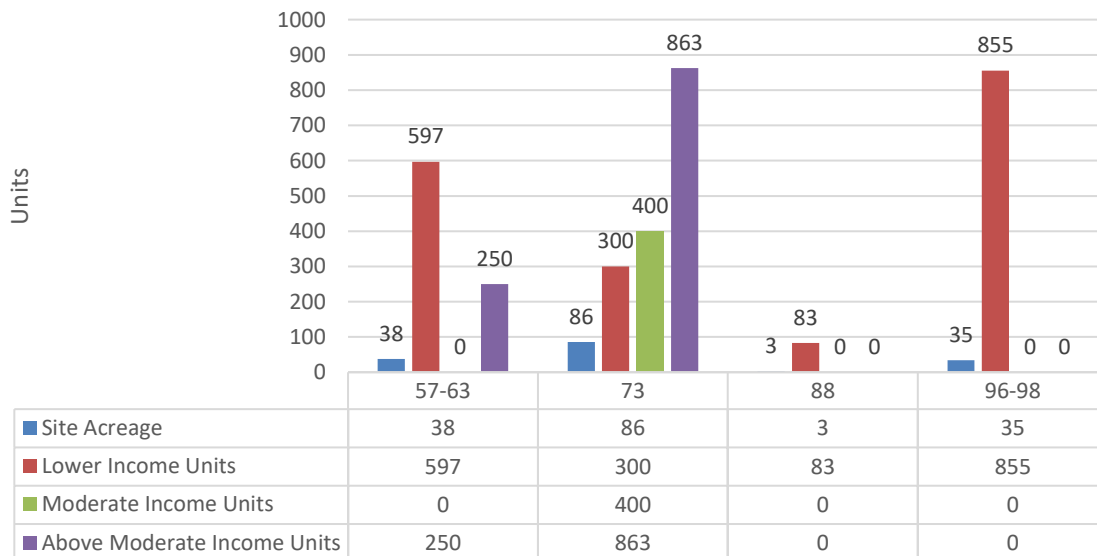
Figure H-20
Sites Inventory Analysis by Percentage of Children Living in Single-Parent Female
Headed Households (2015-2019)

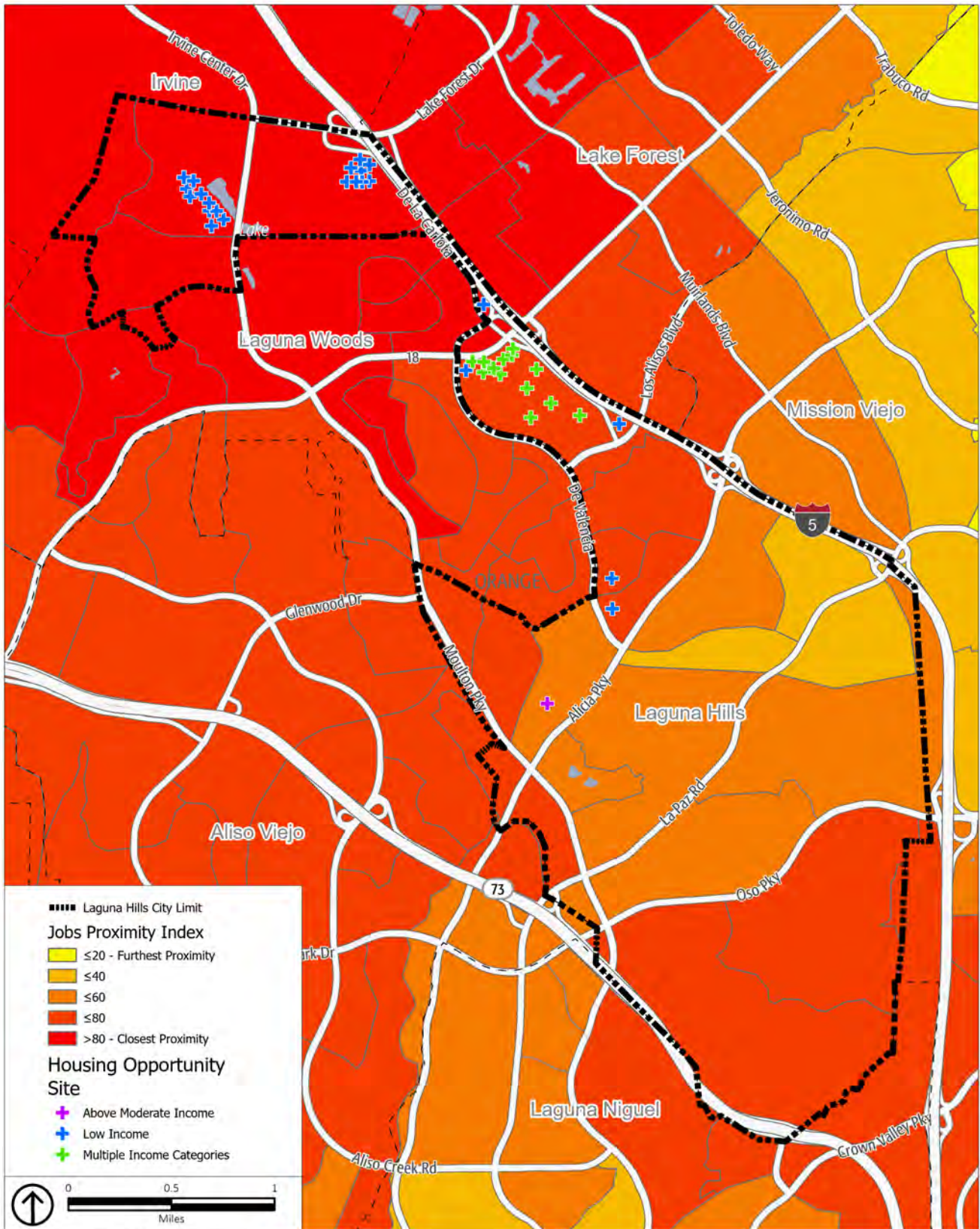
POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

Employment Opportunities

Residents in Laguna Hills enjoy consistently strong access to employment opportunities throughout the City. As described previously, low-wage workers living in Laguna Hills, including in low-resource areas, benefit from access to nearby job centers based on the United States Department of Housing and Urban Development's (HUD's) job proximity index for 2014-2017. As shown in **Chart 6**, identified sites are primarily located in areas with access to employment meeting criteria to receive Jobs Proximity index scores of 73 or higher, with almost half of low-income sites located in areas with scores between 96-98. The MemorialCare Saddleback Hospital is the City's largest employer and is located near the site of the recently approved Villages at Laguna Hills project within the Urban Village Specific Plan area and in close proximity to several mixed-income housing opportunity sites (**Figure H-21**). Most residents in Laguna Hills do not have long commutes (see "Commute Patterns"), and no areas of Laguna Hills receive Jobs Proximity Index scores falling into "furthest proximity" categories, indicating low-wage workers would have excessive commutes. North and south Laguna Hills have very close proximity to local job centers in Irvine, Santa Ana, and other parts of the County. The introduction of additional low-income units in a community with generally strong access to employment centers will help improve employment access conditions and housing access for low-wage workers regionally who live and/or work in Laguna Hills and may experience barriers to access to employment elsewhere related to housing and employment proximity.

Chart 6: Sites Inventory Analysis by Jobs Proximity Index





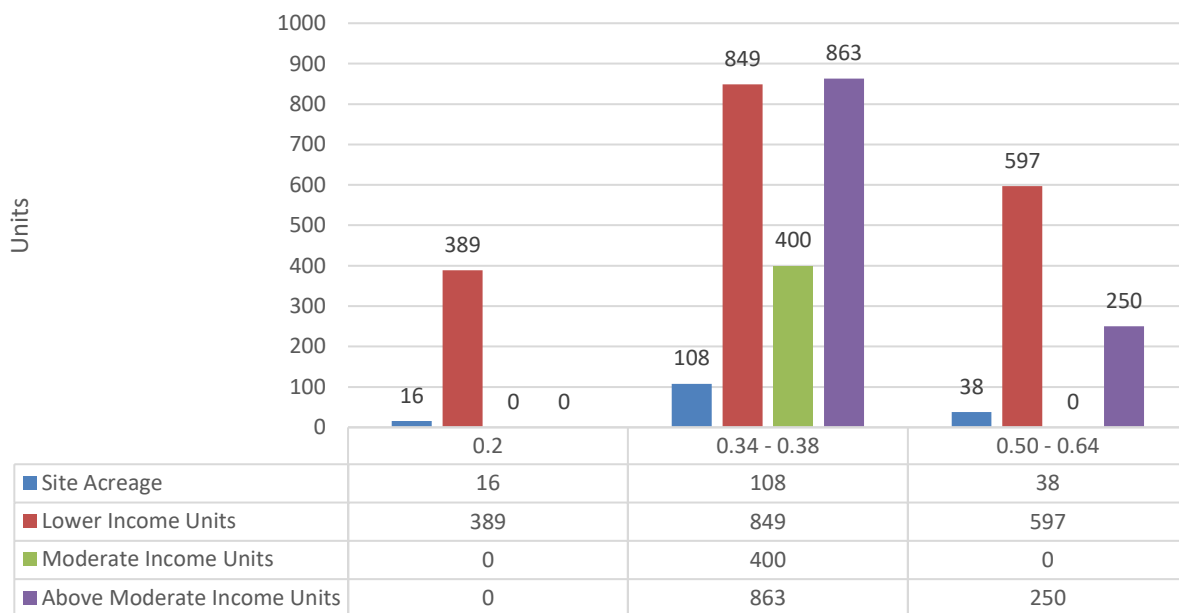
Source: ESRI, 2018.

Figure H-21
Sites Inventory Analysis by Jobs Proximity Index

Educational Opportunities

As described previously (see “Access to Opportunity”), four public elementary schools are sited within Laguna Hills city limits, with state reviews reporting that students at the three schools in higher-resourced south Laguna Hills experience better education outcomes than students at the single school located in relatively lower-resourced North Laguna Hills in state reviews. Additionally, students at the lower-performing school in North Laguna Hills are disproportionately Hispanic or Latino (61 percent). Students living in the Via Lomas neighborhood attend school in Mission Viejo, at a school that is also lower-performing than schools in south Laguna Hills. Although there is significantly disparate access to proficient elementary schools between different parts of Laguna Hills, all students in Laguna Hills attend the same high school which ranks in the 89th percentile, indicating that it is among the highest performing schools among comparable schools. While sites identified to meet the RHNA are primarily located in areas with relatively lower performing elementary schools, all sites identified to meet the RHNA provide residents access to a high-performing high school, creating an opportunity to improve educational outcomes for low-income households (**Chart 7**). In areas where the introduction of low-income units has the potential to exacerbate patterns of relatively lower access to proficient elementary schools for low-income households, the City will engage with the local school district to create a program to address school boundaries and access to proficient education, with an emphasis on the Via Lomas neighborhood (**Program H-16**).

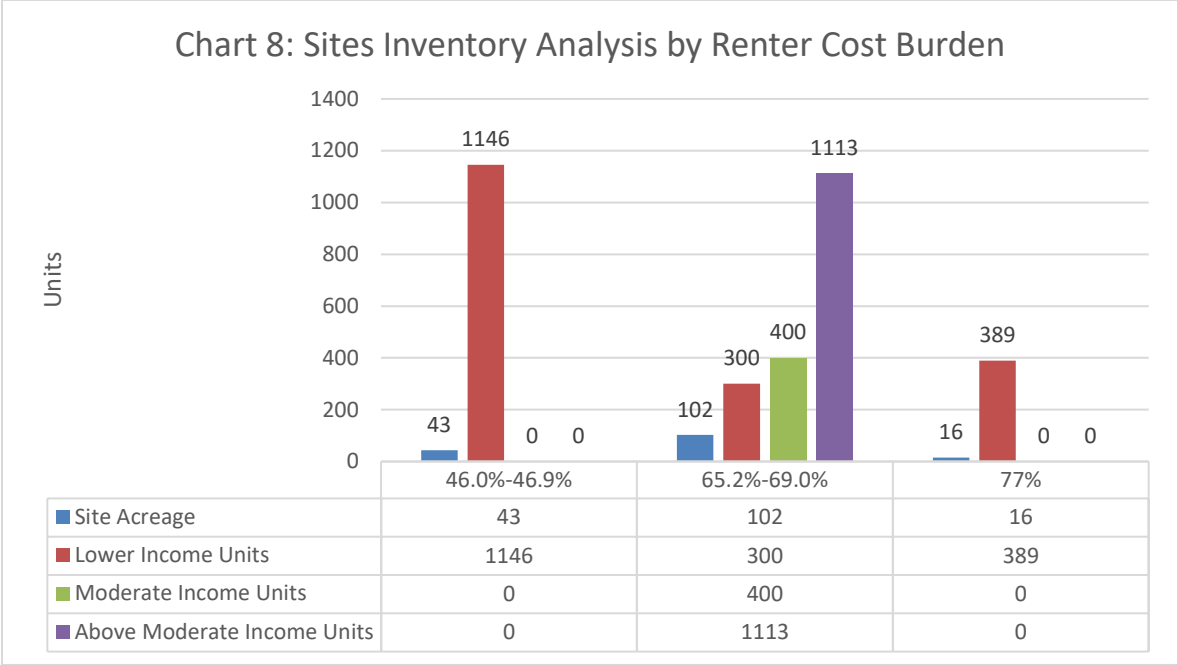
Chart 7: Sites Inventory Analysis by TCAC Education Domain Score

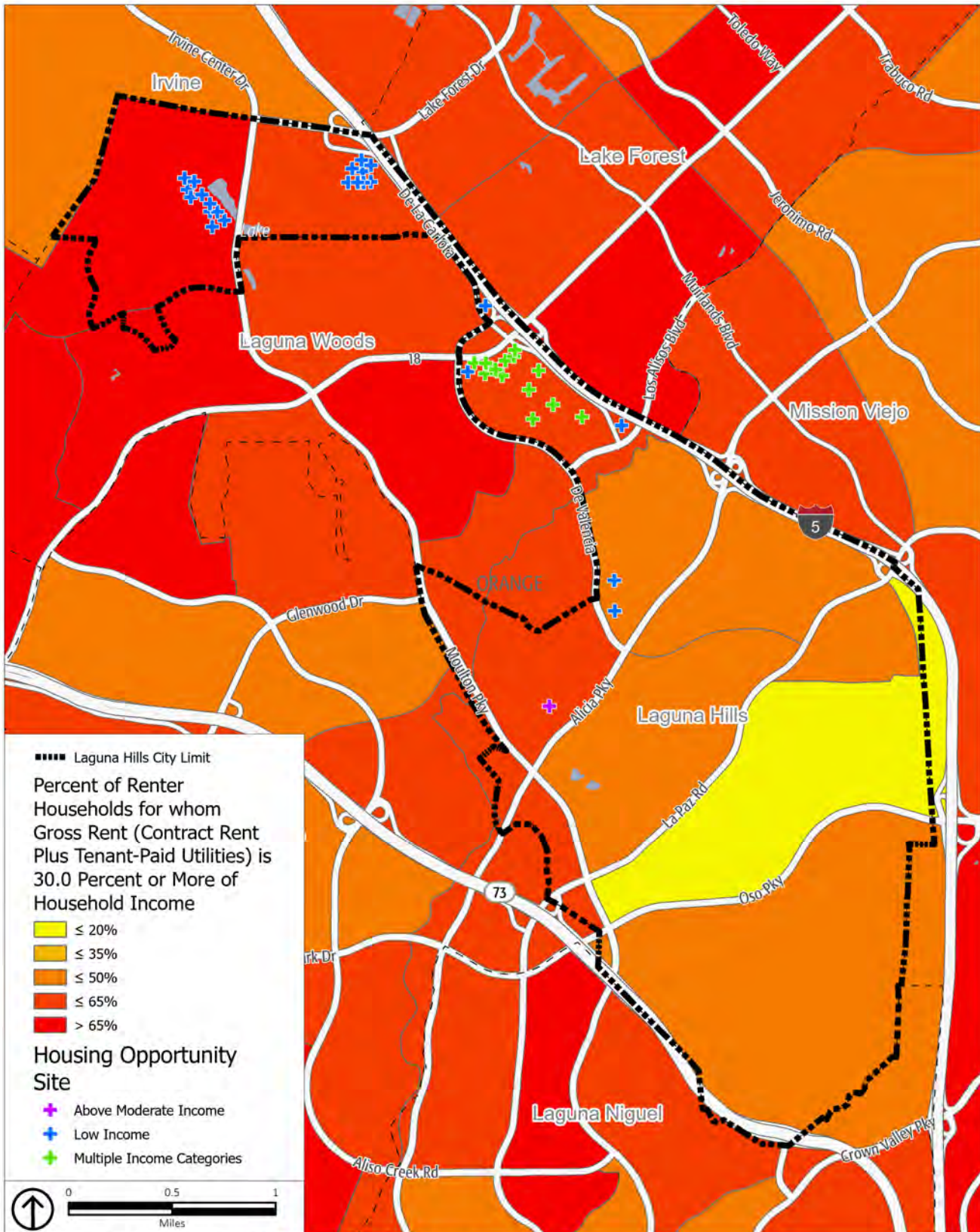


POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

Overpayment/Cost Burden

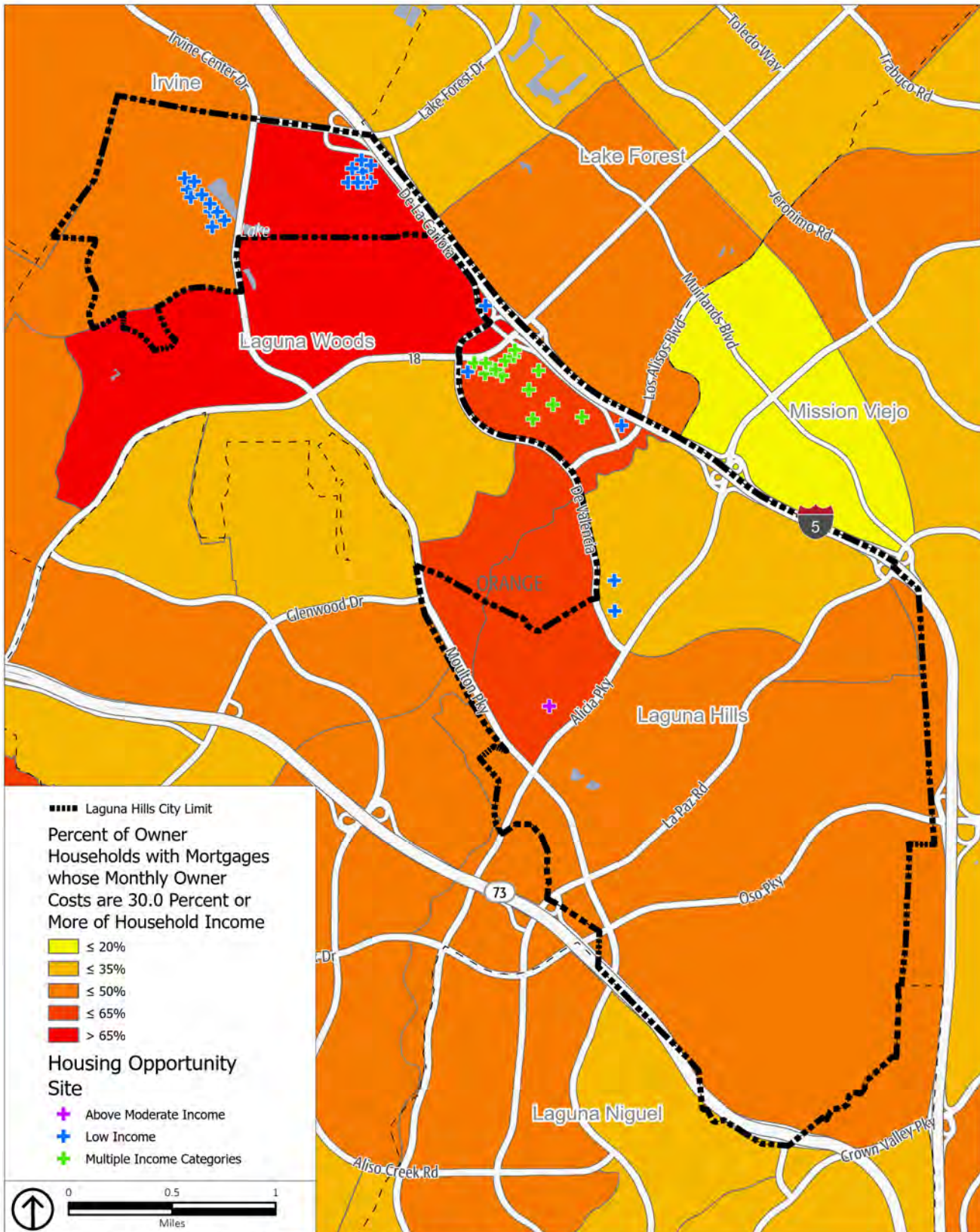
As described previously, overpayment is an issue that impacts all Laguna Hills and Orange County residents, and disproportionately impacts low-income renting households. Citywide, up to 50 percent of renting households paying over 30 percent of monthly income toward housing expenses in most areas of the city, meeting the criteria for overpayment. This pattern generally coincides with TCAC/HCD opportunity area designations, with highest levels of cost-burdened renters observed in the Via Lomas neighborhood and in the low-resource areas along Interstate 5. In these neighborhoods, the rate of cost-burden among renting households exceeds 65 percent. As shown in **Chart 8**, All housing opportunity sites identified are in areas where renter overpayment exceeds 46 percent. The City will seek to address overpayment by helping to facilitate the development of below-market rate housing and addressing the overall need for increased housing. Approximately 64 percent of low-income units are anticipated on housing opportunity sites located in areas where rates of renter overpayment are approximately 46.0 percent to 46.9 percent. Moderate and above-moderate units are anticipated in areas within which rates of renter overpayment range between 65.2 and 69 percent. An additional 389 low-income units are anticipated in areas where rates of renter overpayment are approximately 77.0 percent. Units added on identified sites will help to increase available housing supply in neighborhoods with high rates of overcrowding, helping to improve conditions for overcrowded households. The following programs, address affordable housing creation and mitigate displacement through land use changes, preserving at-risk units, density bonuses, Section 8 rental assistance, and other means: **Programs H-1, H-3, H-4, H-7, H-14, H-15, and H-16.**





Source: ACS 5-year estimate (2015-2019), by block group.

Figure H-22
Sites Inventory Analysis by Overpayment by Renters (2015-2019)

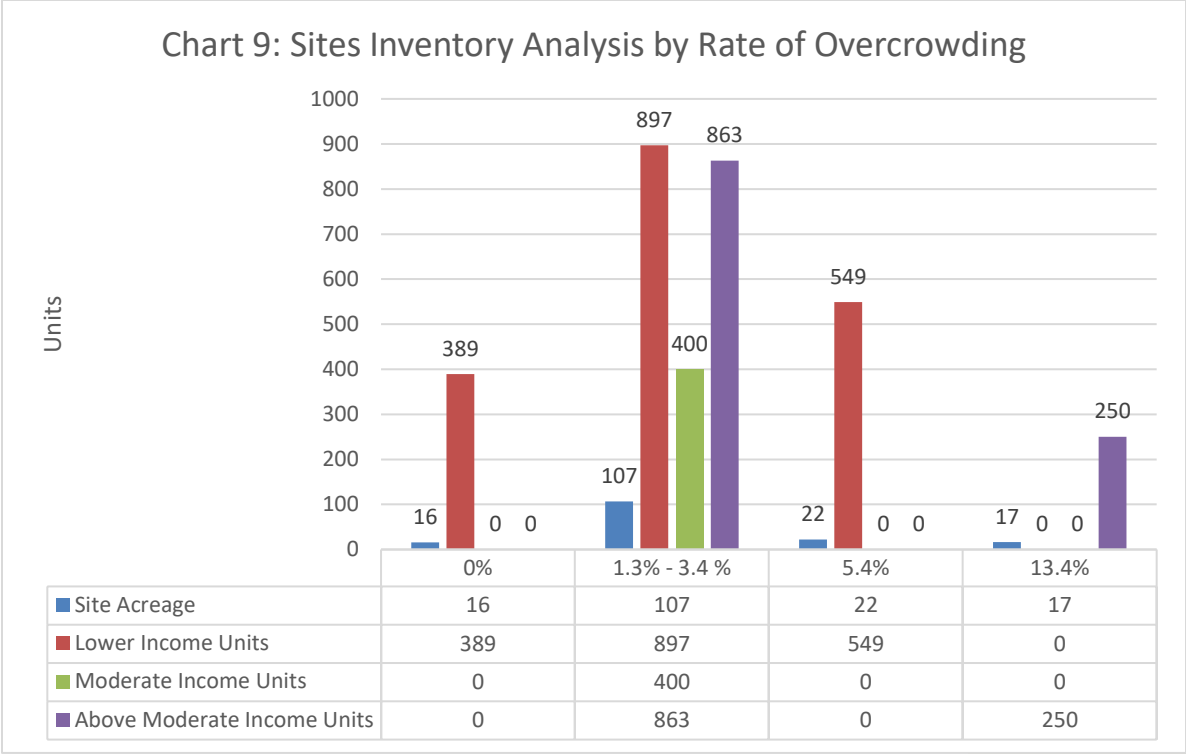


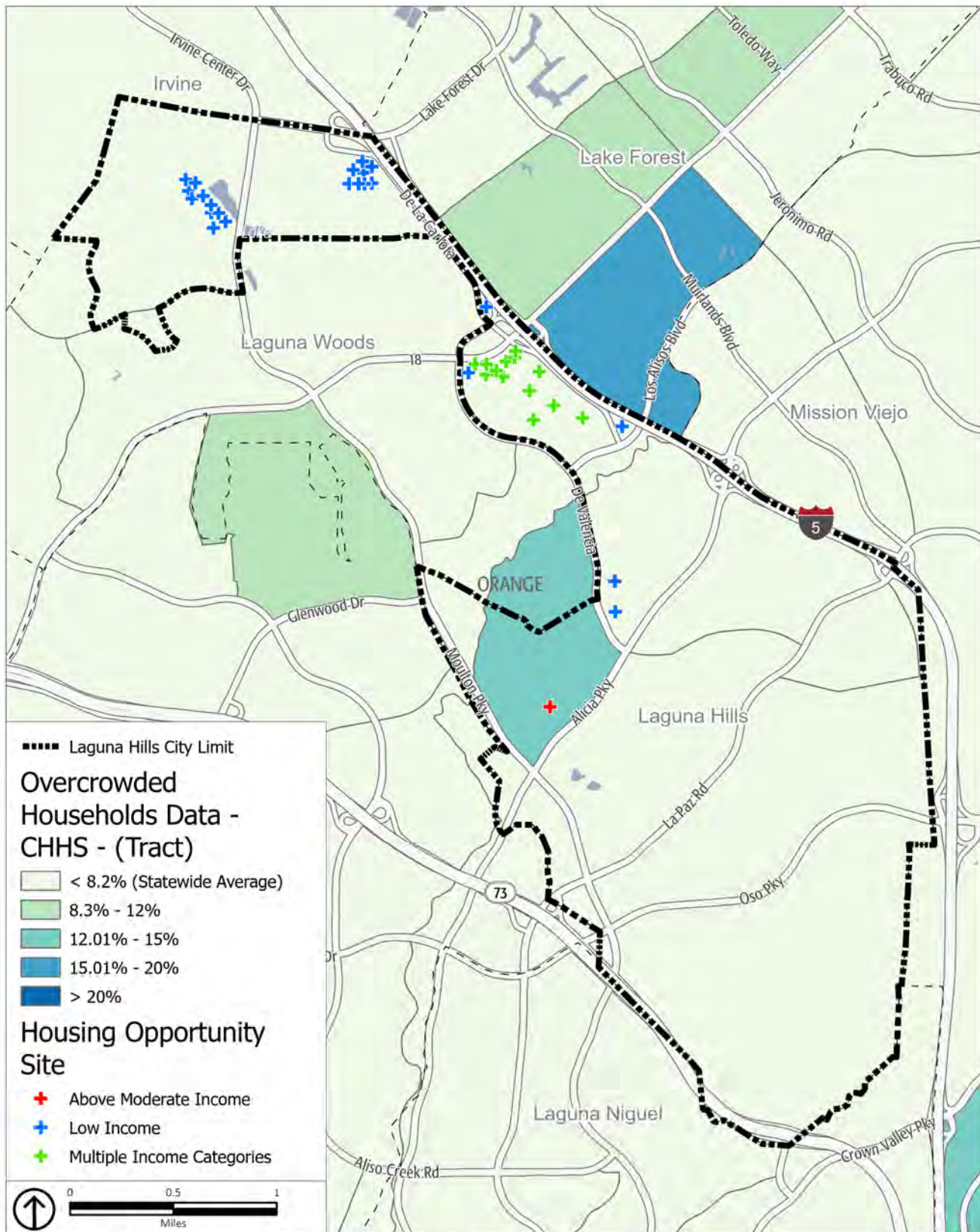
Source: ACS 5-year estimate (2015-2019), by block group.

Figure H-23
Sites Inventory Analysis by Overpayment by Owners (2015-2019)

Overcrowding

As described previously, approximately 4.5 percent of Laguna Hills households experience overcrowding, with approximately 11.5 percent of renting households experiencing overcrowding (see “Disproportionate Housing Need”). A majority of housing opportunity sites are identified in areas where the rate of overcrowding is between 1.3 percent and 3.4 percent (**Chart 9**). Overcrowding is more prevalent in Orange County as a whole, where on average 9.5 percent of all households experience overcrowding, with a higher rate of 15.9 percent among renting households only. The rate of overcrowding in Laguna Hills is generally consistent and low outside of the Via Lomas neighborhood, where the rate of overcrowding rate increases to 13 percent of households. Via Lomas is also home to a concentration of Hispanic residents (83 percent). This pattern of is consistent with the region, with higher rates coinciding with areas characterized by higher amounts of multifamily housing which tends to be more affordable. The rate of overcrowding in the Via Lomas neighborhood could indicate that appropriately sized and/or affordable housing is not accessible or available to current residents. Overcrowding in the Via Lomas neighborhood demonstrates a greater need for affordable, larger housing units in the area and access to affordable larger housing units citywide. Through housing opportunity sites, the City anticipates 597 low-income units in close proximity to the Via Lomas area (**Figure H-24**). An additional 250 units are identified on Site 3 within the Via Lomas area. In an effort to promote greater access to opportunity and quality of life improvements in the Via Lomas area, the City will implement place-based anti-displacement and community revitalization strategies as reflected in Policies **H1.1, H1.3, and H3.2**, and Programs **H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-15, H-16, and H-17**.





Source: ACS 5-year estimate (2015-2019), by block group.

Figure H-24

Sites Inventory Analysis by Households Experiencing Overcrowding

As is described in the Housing Resources section, the City cannot rely on vacant sites to meet its RHNA. Therefore, the City's approach to accommodate its RHNA is comprised of underutilized sites throughout the City where redevelopment is likely. The sites include anticipated projects (Table H-47), underutilized sites that do not require rezoning (Table 48A) and underutilized sites that are candidates for rezoning (Table H-48B). These are shown on Figures H-25 and H-26.

The sites with anticipated projects provide important opportunities to both expand affordable housing (including affordable ownership opportunities) and increase access to opportunity in the Urban Village Specific Plan area (see sites 1 and 2 on Figure H-26), which is designated as a low resource area, and the Via Lomas neighborhood (see site 3 on Figure H-26), which is designated as moderate resource area but currently supports the City's two publicly assisted housing developments.

Although the Urban Village Specific Plan area (Village Commercial zone) is in an area designated by TCAC/HUD as a low resource area, locating affordable housing in this area will support the needs of low-income residents by providing convenient access to employment centers, public transit, essential services, and commercial areas, most within walking distance. The Village at Laguna Hills redevelopment site is adjacent to MemorialCare Saddleback Medical Center and surrounding medical complex, which can provide jobs for residents with varying levels of education and access to essential health services. The commercial uses within the Village at Laguna Hills redevelopment project provide additional employment opportunities and access to necessities, including a grocery store within walking distance of the sites. Laguna Hills' transit hub, the Laguna Hills Transportation Center, is also adjacent to the former Laguna Hills Mall site (Village at Laguna Hills project), allowing residents to access all commuter routes and local routes serving the city. The Village at Laguna Hills redevelopment project is an infill project, currently served by utilities and sidewalk. The existing sidewalk supports pedestrian access to the services and commercial areas stated previously and the Aliso Creek Riding and Hiking Trail, a series of bike paths and hiking trails less than a half-mile from the Laguna Hills Mall site. Despite the low-resource designation, locating affordable housing as a part of the Village at Laguna Hills redevelopment project furthers fair-housing choice by providing convenient access to job centers, essential services, and amenities, supporting economic mobility of low-income residents.

The General Plan designation for the Via Lomas neighborhood, Planned Community Via Lomas, provides an opportunity for a total 600 units within the area through a variety of densities. This neighborhood is located in the center of the City, near the intersection of Alicia Parkway and Moulton Parkway. As an area with concentrated poverty and higher diversity, introducing a mixture of units targeted at multiple income levels in the Via Lomas neighborhoods will help address issues of concentrated median income citywide. Expanding residential development in the Via Lomas

neighborhood can provide additional resources to the neighborhood that could address existing discrepancies in access to opportunity, such as access to proficient schools and expanding park and recreational opportunities.

As shown in Figure H-25, candidate rezone sites are located in north Laguna Hills, in an area that largely supports business-park development with limited resources (access to grocery stores, schools, and essential services) accessible to the existing mobile park, Laguna Hills Estates, leaving residents of Laguna Hills Estates isolated from essential resources. Through rezoning this area to permit higher densities within the existing mixed-use zone existing and future residents would benefit from convenient access to commercial services than the area currently provides.

The City's commitment to the rezoning effort to meet its RHNA is addressed in Program H-11.

Contributing Factors

Through an evaluation of the Regional AI, input from City staff, the Fair Housing Council of Orange County, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues in Laguna Hills, as shown in Table H-44B. These contributing factors have been incorporated into programs that specifically address anti-displacement, housing mobility, preservation of affordable housing, and tenant protections, among other fair housing issues, including Programs **H-3, H-4, H-5, H-6, H-12, and H-16**. Prioritized **contributing factors** are bolded in the table.

Table H-44B Factors that Contribute to Fair-Housing Issues		
AFH Identified Fair - Housing Issues	Contributing Factor	Meaningful Action
Displacement/ exclusion of lower- income residents and overpayment for housing by renters and homeowners	Housing shortages regionally in Orange County Unaffordable rents and home prices Neighborhoods in south Laguna Hills are more desirable, therefore more costly, than neighborhoods in central and north Laguna Hills Lack of partnerships with affordable housing developers Concentrated areas of poverty in low-resource areas	Require property owners to proactively relocate tenants while addressing code enforcement violations (Program H-1) Preserve 51 at-risk units and seek out opportunities for publicly assisted units in high resource areas of the city (Program H-4) Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16)
Concentration of low-income households	Availability of affordable units in a range of sizes Availability of rentals that accept Housing Choice Vouchers Linguistic isolation of non-English-speaking households Concentration of more affordable housing (e.g., multifamily, mobile home park) in north Laguna Hills and the Via Lomas neighborhood Neighborhoods in south Laguna Hills are more desirable, therefore more costly, than neighborhoods in central and north Laguna Hills	Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16) Rehabilitate at least 30 homes during the planning period through rehabilitation programs (H-3) Develop informational/educational material on housing services in multiple languages (H-1, H-3, H-16, H-17)
Concentration of single-person households	Limited variety of housing types to meet a range of incomes Availability of affordable units in a range of sizes Concentration of more affordable housing (e.g., multifamily, mobile home park) in north Laguna Hills and the Via Lomas neighborhood	Promote development opportunities in the UVSP area, encouraging affordable housing development (H-6) Expand HCV acceptance in high-resource areas (H-15) Develop first-time homebuyer assistance program through partnership with local non-profits and Orange County Housing and Community Services Department (H-16)

Table H-44B
Factors that Contribute to Fair-Housing Issues

AFH Identified Fair - Housing Issues	Contributing Factor	Meaningful Action
Concentration of persons with disabilities	Limited variety of housing types to meet a range of incomes Availability of affordable units in a range of sizes Availability of rentals that accept Housing Choice Vouchers Cost of rehabilitation or repair	Promote accessibility programs focused on improving access to housing, transit, public buildings, and facilities through developing partnerships with local non-profits and services providers (H-16 and H-17) Expand HCV acceptance in high-resource areas (H-15) Rehabilitate at least 30 homes during the planning period through rehabilitation programs and develop informational materials for assistance programs to support rehabilitation projects (H-3)
Access to proficient schools	Availability of high-ranked elementary schools to serve north Laguna Hills and the Via Lomas neighborhood	Engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood (H-16)
Note: Prioritized contributing factors are shown in bold text.		

Housing Resources

State law (California Government Code Section 65584) requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because state law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. This section summarizes the resources available for the development of housing in Laguna Hills. The analysis includes an evaluation of the adequacy of the City's land inventory to accommodate Laguna Hills' regional housing need goals for the 2021-2029 planning period. This section also analyzes the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Finally, this section documents the City's accomplishments during the 2013-2021 Housing Element planning period.

Available Sites for Housing

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth in the Southern California region. Approximately every eight years, the Southern California Association of Governments (SCAG) is authorized to set forth specific goals for the amount of new housing that should be planned in each jurisdiction over a specified time period, in this case, 2021-2029. This section discusses how Laguna Hills will plan for the provision of housing for all economic segments by 2029.

FUTURE HOUSING NEED

For the 2021-2029 Housing Element cycle, the California Department of Housing and Community Development (HCD) projected a need for 1,341,827 new housing units in the six-county Southern California region (encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). SCAG developed a RHNA that determines each jurisdiction's share of the forecasted growth based on several factors, including recent growth trends, income distribution, access to high-quality transportation corridors and capacity for future growth. The allocation for Orange County is 183,861 new units. Of Orange County's 183,861 units, 1,985 were allocated to Laguna Hills. Laguna Hills' share of the regional housing need for the 2021-2029 period is allocated by SCAG.

As shown in Table H-45, the RHNA is divided into four income groups established by HCD. Pursuant to state housing element law, a jurisdiction must demonstrate in its housing element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. See Program H-21. Facilitating Housing on Identified Sites.

Table H-45 Regional Housing Needs Allocation, 2021–2029		
Income Level	Allocation	Percentage of Total
Very Low-Income	568*	29%
Low-Income	353	18%
Moderate-Income	354	18%
Above Moderate-Income	710	36%
Total	1,985	100%
Sources: SCAG 2021–2029 Regional Housing Needs Plan, July 2021		
*Assumes 50 percent of the very low-income need is allocated for extremely low-income households.		

PROGRESS TOWARDS RHNA

There are no vacant sites in Laguna Hills suitable to meet the RHNA; however, there are many underutilized sites throughout the City where redevelopment is likely. For the Housing Element, underutilized parcels are defined as property that is either developed but could accommodate greater intensity or vacant land that is not currently zoned for residential uses. Three categories of underutilized sites are described here and shown on Figures H-25 and H-26:

1. Underutilized Sites with Anticipated Projects
 - a. Oakbrook Village
 - b. The Village at Laguna Hills
 - c. Planned Community Via Lomas (PCV)
2. Underutilized Sites, Candidates for Rezoning
3. Underutilized Sites, VC Zone

As described in the Constraints chapter, there is sufficient water and sewer capacity for current and anticipated residential growth in Laguna Hills. Dry utilities are readily available throughout the city.

Accessory Dwelling Units (ADUs)

Ten accessory dwelling units (ADUs) were built between 2016 and October 2021. This analysis assumes that the number of ADU applications and permits will increase slightly during the 2021-2029 projection period, averaging 1.9 ADU's per year, for a total of 18 ADU's during the planning period. To promote ADU's, the City has included Program H-8 to comply

with state law and make construction of ADU's feasible for more property owners. To determine assumptions on ADU affordability in the SCAG region, SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Orange County jurisdictions that allocate 68 percent of ADU's to lower-income households, 30 percent to moderate-income households, and 2 percent to above moderate-income households. Affordability of ADU's projected to be built within the city during the planning period were based on the SCAG analysis. Of the 18 ADU's projected to be built, it is estimated that 10 will be for lower-income households, 5 for moderate income households, and three for above moderate-income households. In many of these instances the units may be occupied by low and moderate income seniors who may be related to the owners of the principal dwelling. Anticipated ADUs are shown in Table H-46.

Table H-46 Progress Towards RHNA										
Income Category	RHNA	VC Zone Sites	Anticipated Projects			Anticipated ADUs	Subtotal Progress Towards RHNA	Remaining Need	Candidate Rezone Sites	RHNA Surplus
			Oakbrook Village	The Village at Laguna Hills	Planned Community Via Lomas (PCV)					
Lower	921	283	0	100	0	10	393	528	1,452	924
Moderate	354	0	50	350	0	5	405	-51		51
Above Moderate	710	0	150	713	250	3	1,116	-406		406
Total	1985	283	200	1,163	250	18	1,914	528	1,452	1,381
Note: No sites identified in the 6 th cycle land inventory for lower income were identified in the 5 th or 4 th for lower income.										

ANTICIPATED PROJECTS

There are a total of 1,613 anticipated units at the Oakbrook Village (site 1), Village at Laguna Hills (site 2), and Planned Community Via Lomas (PCV) (site 3). These projects are described in greater detail herein. Site-specific information is shown in Table H-47. The sites are mapped in Figure H-25.

The total 1,613 anticipated units at these three sites are counted towards the City's RHNA by income categories:

- Lower-income: 100 deed-restricted units at the Village at Laguna Hills,
- Moderate-income: 100 deed-restricted units and 250 market-rate units at the Village at Laguna Hills and 50 market-rate units at Oakbrook Village (see affordability analysis herein),

Above moderate-income: all market-rate units, 713 at the Village at Laguna Hills, 150 at Oakbrook Village and 250 at Planned Community Via Lomas (PCV) Affordability of Market-Rate Moderate-Income Units

HUD considers a household's housing costs to be affordable if they are no more than 30 percent of the household's income. According to HCD's income limits for 2021, at the moderate-income level (earning between 81 and 120 percent of AMI), monthly rental costs are considered affordable if they are:

- \$2,241 or less for one-person households,
- \$2,561 or less for two-person households, and
- \$2,881 or less for three-person households.

As shown in Table H-28, in a survey of rental listings on Zillow.com in February 2021, out of five rental developments in Laguna Hills, the average rent for a one-bedroom apartment was \$1,955 and the average rent for a two-bedroom apartment was \$2,325. Based on this analysis, it is reasonable to assume that at least 250 units at the Village at Laguna Hills and 50 units at Oakbrook Village will be affordable to moderate-income households at a market-rate.

Oakbrook Village: In 2012, the City worked with the Fritz Duda Company (owner of the Oakbrook Village Shopping Center) for almost a year to approve plans for a two-phased, mixed-use, redevelopment project of a portion of the Oakbrook Village Shopping Center. At that time, 289 market-rate units were built. The owner has not exercised their rights under the development agreement to build the remaining 200 units. The development agreement expires in December 2023. However, due to the high demand for housing, it is likely that these 200 units will be built. Of the 200 anticipated market-rate units, 150 are anticipated to be affordable to households with above moderate incomes and 50 are anticipated to be affordable to households with moderate incomes. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA.

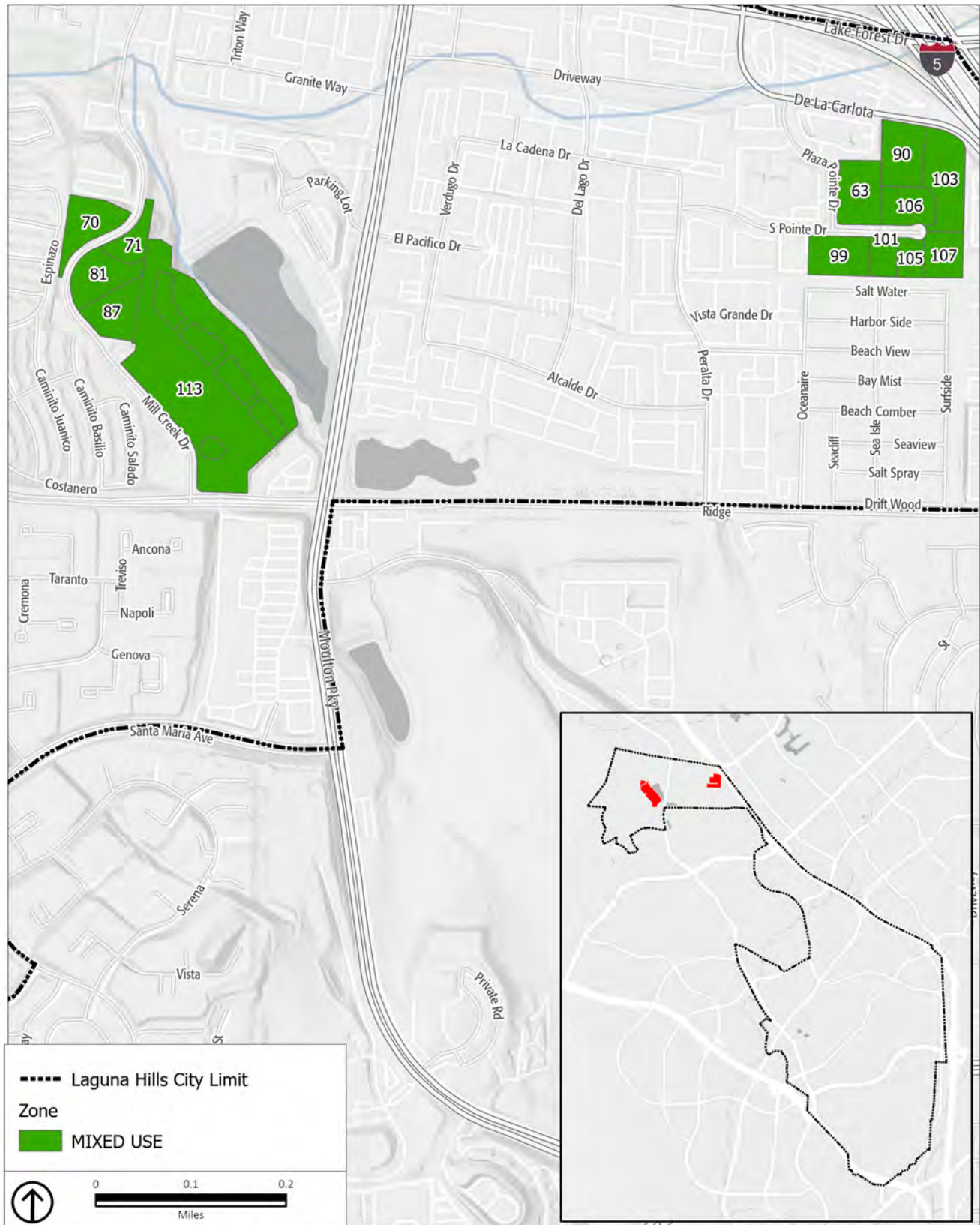
The Village at Laguna Hills (Formerly Five Lagunas): In March 2016, the City originally approved a plan for the renovation of the Laguna Hills Mall, which included approximately 880,000 square feet of new and renovated commercial retail space, movie theaters, restaurants, and 988 residential units. The approved plan was known as Five Lagunas. Subsequently, the property owner of Five Lagunas, Merlone Geier Partners (MGP), informed City staff that they could not move forward with the approved 2016 plan because they did not think the market would support the approved Five Lagunas project. Since then, several revised configurations have been discussed for the project, renamed as The Village at Laguna Hills. Most recently (April 2022), the City approved a revised proposal that contains increased the development's capacity, including approximately 250,000 square feet of retail and restaurants, up to 465,000 square feet of commercial office, up to 1,500 residential units and a hotel with 100-150 rooms. Five multi-story residential buildings, one mixed-use retail/residential building and four residential buildings, will support the anticipated 1,500 proposed units.

Of the approved 1,500 units, there will be 200 deed-restricted affordable units, (100 moderate income and 100 low income units). The rental priority for the affordable units will be given to seniors, veterans, and City residents. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA. For the purposes of this housing element, 1,163 units of the total 1,500 units anticipated during this cycle, including all 200 affordable units. As indicated in the approved proposal, the last building to be built will not contain any of the affordable units. Of the remaining 963 anticipated units (1,163-200), 713 are anticipated to be affordable to households with above moderate incomes and 250 are anticipated to be affordable to households with moderate incomes.

Planned Community Via Lomas (PCV): As described in the City's Land Use Element of its General Plan, the Planned Community Via Lomas (PCV) is located along Via Lomas in the west-central portion of the City and consists of 39 acres. The area is currently developed with 350 apartments and condominiums, consisting of one-story cluster condos and two-story apartments. A total of 102 units are within the Rancho Moulton and Rancho Niguel apartment complexes (51 units each). Both Rancho Moulton and Rancho Niguel were built in the early 1980s with Section 8 construction funds and provide affordable housing to low- and moderate-income residents. The Aliso Meadows condominiums have 248 units and provide an affordable home ownership opportunity for low- and moderate-income households. The General Plan designates this site as Planned Community Via Lomas. This designation will allow a maximum of 600 dwelling units through a variety of different densities, which is an increase of 250 dwelling units over existing conditions. Building height will be a combination of two- and three-

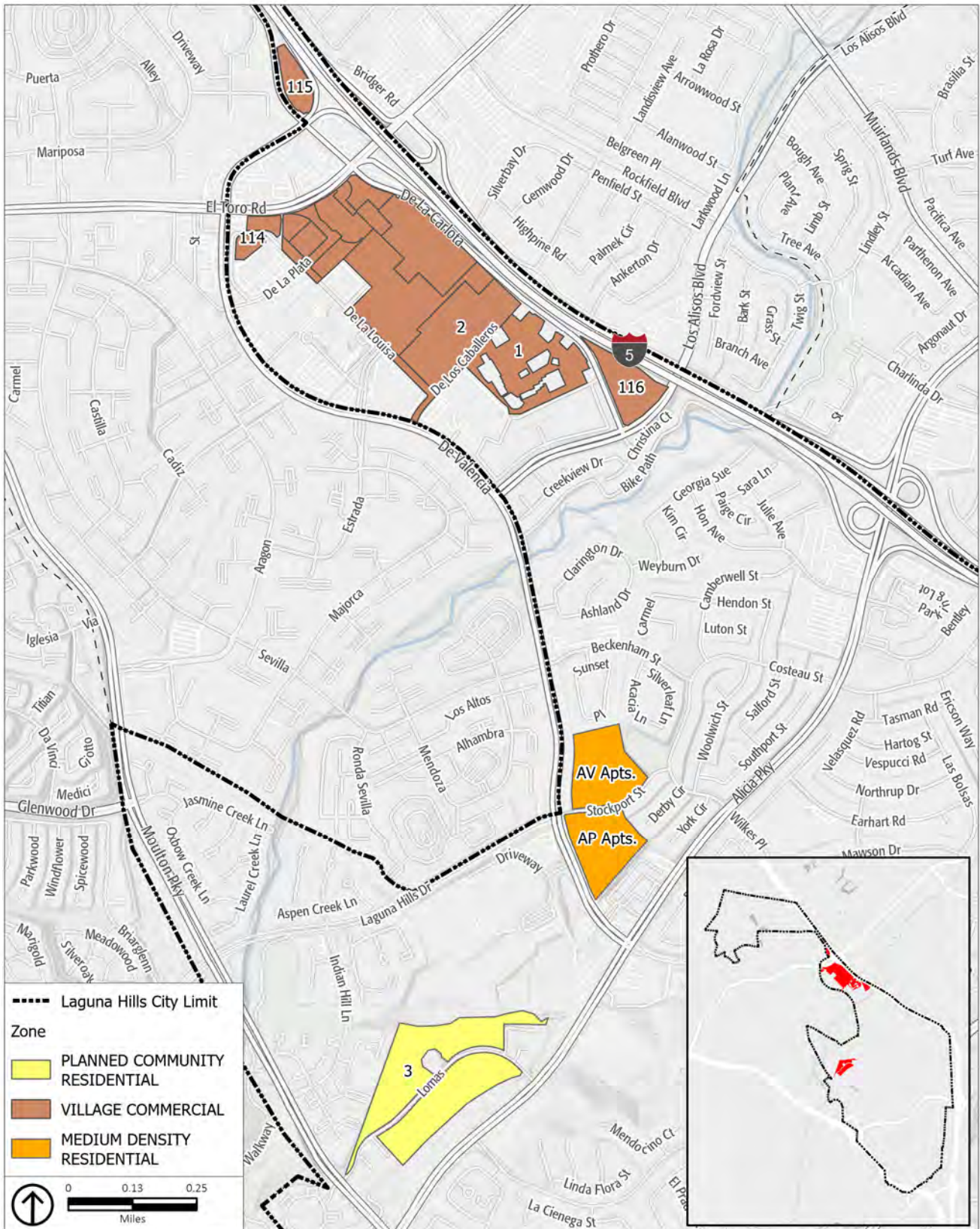
story structures. Additionally, up to approximately 13 acres of parks and recreation amenities will be added.

The 250 units anticipated in the City's Land Use Element of its General Plan, for the Planned Community Via Lomas (PCV) area are anticipated to be affordable to households with above-moderate incomes. More information on the site is shown in Table H-47: Anticipated Projects. The total units are shown in Table H-46: Progress Towards RHNA.



Source: City of Laguna Hills, PlaceWorks, 2021; Esri, 2018.

Figure H-25
Sites Inventory (1 of 2)



Source: City of Laguna Hills, PlaceWorks, 2021; Esri, 2018.

Figure H-26
Sites Inventory (2 of 2)

**Table H-47
Anticipated Projects**

Map ID #	Location	APN	Address	Zoning and General Plan		Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units	Existing Uses	Area	
1	Oakbrook Village	62049121	West side of Avenida de la Carlota, north of Los Alisos Blvd.	VC		13.35	30	50	0	50	150	200	Strip Mall	UVSP	
2	Village at Laguna Hills	62114181	24100 and 24126 Laguna Hills Mall	VC		3.19	30	50	100	350	713	1,163	Retail, restaurants and services	UVSP	
		62105129		VC		15.41	30	50						UVSP	
		62114150		VC		1.89	30	50						UVSP	
		62114153		VC		0.63	30	50						UVSP	
		62105133	23531 and 24300 Calle De La Louisa 24032 El Toro Road 24102 Ronda Del Rossmore	VC		16.43	30	50						UVSP	
		62114154		VC		1.80	30	50						UVSP	
		62114158		VC		1.29	30	50						UVSP	
		62114155		VC		1.20	30	50						UVSP	
		62114149		VC		2.42	30	50						UVSP	
		62105135		VC		12.23	30	50						UVSP	
		62114151		VC		3.53	30	50						UVSP	
		62105125		VC		2.18	30	50						UVSP	
		62105134		VC		2.11	30	50						UVSP	

Table H-47
Anticipated Projects

Map ID #	Location	APN	Address	Zoning and General Plan		Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units	Existing Uses	Area	
3	Planned Community Via Lomas (PCV)	62521105	South side of Via Lomas, between Moulton Pkwy. and Alicia Pkwy.	PCR		16.73	N/A	24 units/ ac. on a project; average of 15.3 units/ ac. across PCR zone	0	0	250	250	Residential	Via Lomas	
	TOTAL					94.39			100	400	1,113	1,613			
VC = Village Commercial UVSP = Urban Village Specific Plan PCR = Planned Community Residential															

UNDERUTILIZED SITES

Village Commercial (VC) Zone

Table H-48A shows three underutilized sites, totaling 11.4 acres. They are shown as sites 114, 115 and 116 on Figure H-26. They are located in the Urban Village Specific Plan (UVSP). The UVSP allows projects that are 100-percent residential; however, there is no required residential component for mixed-use projects. 50 units per acre is the maximum residential density. The realistic capacity is calculated at 50 percent of the maximum allowed units for each site, given its size. A 50 percent assumption is reasonable, given the market demand for housing development and the numerous examples of high-density mixed-use developments in Laguna Hills and surrounding cities (see the subsection Recent Development Trends, after Table H-48B and the subsection with the underutilized analysis). As seen in Table H-46, 283 units are counted towards the lower income RHNA categories. Because these three sites are not vacant, an underutilized analysis is included. All underutilized sites are described and analyzed following Table H-48B.

Table H-48A Underutilized Sites, VC Zone												
Map ID #	APN	Address	Zoning and General Plan		Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses		Specific Plan
114	62114127	23511 Paseo de Valencia	VC		1.30	30	50	0.5	32	Commercial		UVSP
115	61602203	23802 Avenida de la Carlota	VC		3.35	30	50	0.5	83	Religious		UVSP
116	62049201	24422 Avenida de la Carlota	VC		6.73	30	50	0.5	168	Commercial		UVSP
	Total				11.37				283			

CANDIDATES FOR REZONING

As shown in Table H-46: Progress Towards RHNA, after accounting for anticipated development from ADUs, Oakbrook Village, The Village at Laguna Hills, the Planned Community Via Lomas (PCV), and underutilized sites in the VC zone, for the moderate and above moderate-income categories have been met and there is a remaining unaccommodated need of 528 units in the lower-income categories. The City does not have land adequately zoned to accommodate these units. This section describes the plan for meeting the City's RHNA by rezoning underutilized sites. Redevelopment with new mixed-use buildings is anticipated in several areas of the city. New mixed-use developments will likely have apartments and/or condominiums with a range of sizes and price points. Density is one of the most important factors that affect the feasibility of affordable housing. Higher density reduces the land cost for each housing unit, thereby reducing total development cost. "Default" densities that are presumed to be suitable for lower-income housing are set by California statute Section (65583.2(c)(3)(B)). For Laguna Hills, like most cities in metropolitan areas, the default density is 30 housing units per acre. The remaining unaccommodated 528 units in the lower-income category can be accommodated on 17.6 acres rezoned to allow 30 units per acre. However, the City is interested in allowing up to 50 units per acre on the rezoned sites. For the sake of this analysis, it is assumed that the remaining unaccommodated 528 units in the lower-income category will be accommodated by rezoning certain sites in certain zones to allow 50 units per acre. At 50 units per acres, a minimum of 10.56 acres would need to be rezoned. Although 50 units per acre is greater than the default density assigned by the State, the City's Village Commercial zone already allows 50 units per acre. The realistic capacity is calculated at 50 percent of the maximum allowed units for each candidate rezone site, given its size. A 50 percent assumption is reasonable, given the market demand for housing development and the numerous examples of high-density mixed-use developments in Laguna Hills and surrounding cities (see the subsection Recent Development Trends, after Table H-48B and the subsection with the underutilized analysis). Two of the candidate rezone sites (Map ID# AV Apts and AP Apts) are calculated differently. As described in the underutilized analysis following Table H-48B, these two sites have existing apartment buildings at built densities of 23 and 20 units per acre, respectively. The realistic capacity of these two sites is calculated at 100 percent of the unit yield given the proposed density of 50 units per acre and their size, minus the number of existing residences (252 and 205, respectively). All candidate rezone sites are non-vacant and included in the underutilized analysis that follows Table H-48B.

Figures H-25 and H-26 and Table H-48B show underutilized, candidate rezone sites.

Table H-48B
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/ acre)	Current Maximum Density (units/ acre)	Proposed Maximum Density (units/ acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
70	58814208	23201 Mill Creek Dr 3	MXU	1.77	N/A	20	50	0.5	44	Commercial		North Laguna Hills
71	58814108	23212 Mill Creek Dr	MXU	1.01	N/A	20	50	0.5	25	Commercial		North Laguna Hills
81	58814111	23272 Mill Creek Dr 330	MXU	1.81	N/A	20	50	0.5	45	Commercial		North Laguna Hills
87	58814112	23282 Mill Creek Dr 100	MXU	1.66	N/A	20	50	0.5	41	Commercial		North Laguna Hills
113	58816110	23332 Mill Creek Dr	MXU	0.70	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816109	23382 Mill Creek Dr	MXU	0.71	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816108	23422 Mill Creek Dr	MXU	0.71	N/A	20	50	0.5	17	Commercial	Yes	North Laguna Hills
	58816107	24411 Mill Creek Dr	MXU	0.57	N/A	20	50	0.5	14	Commercial	Yes	North Laguna Hills

Table H-48B
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/ acre)	Current Maximum Density (units/ acre)	Proposed Maximum Density (units/ acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
	58816106	24411-24461 Ridge Route	MXU	0.29	N/A	20	50	0.5	7	Commercial	Yes	North Laguna Hills
	58816113	24411-24461 Ridge Route	MXU	12.89	N/A	20	50	0.5	322	Commercial	Yes	North Laguna Hills
63	58811119	23172 Plaza Pointe Dr	MXU	1.94	N/A	20	50	0.5	48	Commercial		North Laguna Hills
90	58811117	23297 S Pointe Dr	MXU	1.93	N/A	20	50	0.5	48	Commercial		North Laguna Hills
99	58811113	23342 S Pointe Dr B	MXU	1.69	N/A	20	50	0.5	42	Industrial		North Laguna Hills
101	58811108	23402 S Pointe Dr	MXU	0.76	N/A	20	50	0.5	19	Industrial	Yes	North Laguna Hills
105	58811107	23432 S Pointe Dr	MXU	0.74	N/A	20	50	0.5	18	Industrial	Yes	North Laguna Hills
103	58811115	23421 S Pointe Dr	MXU	2.58	N/A	20	50	0.5	64	Commercial		North Laguna Hills

Table H-48B
Underutilized, Candidate Rezone Sites

Map ID #	APN	Address	Zoning/ General Plan	Acres	Minimum Density (units/acre)	Current Maximum Density (units/acre)	Proposed Maximum Density (units/acre)	Realistic Capacity (Percent Maximum)	Lower Income Units	Existing Uses	Potential for Lot Consolidation	Area
106	58811116	23441 S Pointe Dr	MXU	1.45	N/A	20	50	0.5	36	Commercial		North Laguna Hills
107	58811106	23456 S Pointe Dr	MXU	1.27	N/A	20	50	0.5	31	Industrial		North Laguna Hills
AV Apts.	62033102	25211 Stockport St.	MDR	10.92	N/A	18	50	1	294	Residential		Central Laguna Hills
AP Apts.	62025102	25212 Stockport St.	MDR	10.17	N/A	18	50	1	303	Residential		Central Laguna Hills
			Total	55.57					1,452			

Underutilized Sites Analysis

All underutilized sites have access to commercial and retail shopping opportunities, schools, transit and transportation networks and job centers.

Site 114: 23511 Paseo de Valencia

This 1.3-acre site is currently used as a bank. According to County Assessor records, the site is improved with a 13,688-square-foot, two-story bank building constructed in 1980, currently occupied by Union Bank. Since US bank has acquired Union Bank, and there is a newer US bank building less than three-fourths of a mile away on El Toro Road, US Bank has indicated the bank at the subject property will likely be closed, but no final decision has been made as of April 2022. This is an ideal redevelopment site because the existing use is expected to discontinue soon. This site has a low as-built floor area ratio (FAR), 0.24, indicating that the site is underutilized.

Site 115: 23802 Avenida de la Carlota

This 3.35-acre site is currently used by a religious institution, St. George's Episcopal Church. According to County Assessor records, the site is improved with a 14,163 square foot building, built in 1969. It has come to the City's attention that the church is looking for a new location, making the site potentially available once it is unoccupied. This is an ideal redevelopment site because the existing use is expected to discontinue if the church finds the new location they are seeking. This site has a very low as-built FAR of 0.97, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 36 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. Because the site is likely to be redeveloped with mixed-uses, the realistic unit yield is calculated at 50 percent of the maximum allowed (50 units per acre) under current zoning.

Site 116: 24422 Avenida de la Carlota

This 6.73-acre site is known as Oakbrook Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site is improved with a 119,900-square-foot, four-story office building constructed in 1983. There are approximately 478 surface parking spaces occupying 85 percent of the site. There is a low as-built FAR of 0.41, indicating that the site is underutilized. Lot coverage is 10 percent; however, 70 percent lot coverage is allowed on the site. There is an opportunity with this site to use all or some of the 6-acre parking lot to develop housing. Because the site is likely to be redeveloped with mixed-uses, the realistic unit yield is calculated at 50 percent of the maximum allowed (50 units per acre) under current zoning.

Site 70: 23201 Mill Creek Drive 3

This 1.77-acre site is known as Professional Land Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 60 parking spaces and a three-story professional office building built in 1982 and renovated in 1992. Current tenants include counseling services and real estate offices. As patterns of employment in professional occupations shift to virtual and remote work, office culture is evolving and the use of in-person office spaces can be predicted to decline. There is a low as-built FAR of 0.35, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 49 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. Because the site is likely to be redeveloped with mixed-uses, the realistic unit yield is calculated at 50 percent of the maximum allowed (50 units per acre) under current zoning.

Site 71: 23212 Mill Creek Drive

This 1.01-acre site is known as Vacation Resorts International. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of a 50 parking spaces and a three-story professional office building with built in 1983. Current tenants include an attorney office. As patterns of employment in professional occupations shift to virtual and remote work, office culture is evolving and the use of in-person office spaces can be predicted to decline. According to a search on Property Shark, an online real estate information website, on May 11, 2022, approximately two-thirds of the suites in the existing building were empty and are available for lease. This site currently has a low as-built FAR of 0.26, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 47 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 81: 23272 Mill Creek Drive 330

This 1.81-acre site is known as Summit Office Plaza (West). Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 140 parking spaces and a three-story professional office building built in 1984. Tenants include a massage therapist, financial office, and software developer. This site has a low as-built FAR of 0.75 FAR, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 44 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 87: 23282 Mill Creek Drive 100

This 1.66-acre site is known as Summit Office Plaza (East). Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 140 parking spaces and a three-story professional office building

built in 1984. Tenants include environmental consultants, mortgage lenders, and a financial office. This site has a low as-built FAR of 0.42, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 44 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 113: 23332 Mill Creek Dr, 23382 Mill Creek Dr, 23422 Mill Creek Dr, 24411 Mill Creek Dr, and 24411-24461 Ridge Route

This 15.9-acre site is known as HERE (formerly Lakehills Corporate Park). Existing uses are commercial. This site consists of five 2-story professional office buildings totaling to 223,888 square feet constructed in 1988 and renovated in 2017. It also consists of a parking lot containing 865 spaces. The owners are very interested in the possibility of residential use of the property. The City has had several meetings with Ron Harari, President and CEO of Tova Capital, Inc., and have received a letter of support for future residential development of the site. As of May 11, 2022, the property is being actively marketed for sale. Staff has been contacted by at least a half-dozen developers interested in developing some type of residential use on the property. There are active long leases on site, however, the size and layout of the site has the opportunity for phasing, subdividing, and grouping remaining office uses in the same building(s) while allowing the site to incrementally realize residential development potential. This site has a low as-built FAR of 0.32 indicating that the site is underutilized. This property has lakefront views, is located very close to services and primary arterials for regional accessibility.

Site 63: 23172 Plaza Pointe Drive

This 1.84-acre site is known as Plaza Laguna Hills. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 147 parking spaces and a two-story, 35,437 square foot office building built in 1989. This site has a low as-built FAR of 0.41, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 52 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely. City staff spoke with the property owner who expressed interest in developing the site with residential uses and support for rezoning the property to allow 50 units per acre.

Site 90: 23297 S Pointe Drive

This 1.93-acre site is known as Water Garden Business Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site consists of 64 parking spaces and a two-story, 23,724 square foot office building built in 1980. This site has a low as-built FAR of 0.28, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 35 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 99: 23342 S Pointe Drive

The 1.69-acre site is known as the Antoyan Industrial Park. Existing uses are commercial. According to County Assessor records, the site is improved with three one-story tilt-up construction buildings totaling to approximately 43,800 square feet, constructed in 1980. The building currently appears to be 25 percent to 30 percent vacant. With vacancies, and no significant investment since original construction, the property appears suitable for redevelopment. This site has a low as-built FAR of 0.39, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 37 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 101: 23402 S Pointe Drive

This 0.76-acre site is known as Park West. Existing uses are industrial. According to County Assessor records, the site is improved with a two-story office and warehouse building totaling 11,640 square feet constructed in 1980. It has the same owner, Adams-Voit LLC, as the adjacent parcel, site 105, providing the opportunity for lot consolidation. This site has a low as-built FAR of 0.35, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 65 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 105: 23432 S Pointe Drive

This 0.74-acre site is known as the SiteOne Landscape Supply. Existing uses are industrial. According to County Assessor records, the site is improved with a two-story office and warehouse building totaling 11,542 square feet constructed in 1980. This site has the same owner, Adams-Voit LLC as site 101 providing the opportunity for lot consolidation. This site has a low as-built FAR of 0.36, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 64 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 103: 23421 S Pointe Drive

This 2.58-acre site is known as the Fountain Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, it consists of 205 parking spaces and a three-story, 54,677 square foot office building built in 1981. This site has a low as-built FAR of 0.49, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 56 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 106: 23441 S Pointe Drive

This 1.45-acre site is known as the Water Garden Business Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, it consists of 85 parking spaces and a two-story, 22,556 square foot office building built in 1988. This site has a low as-built FAR of 0.36, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 43 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site 107: 23456 S Pointe Drive

This 1.27-acre site is known as ACPro & Decision Point. Existing uses are industrial. According to County Assessor records, the site is improved with a two-story office and warehouse building totaling 27,498 square feet constructed in 1979. This site has a low as-built FAR of 0.49, indicating that the site is underutilized. According to the Orange County Office of the Treasurer-Tax Collector, the assessed improvement value on this site is 39 percent of the total assessed value (land plus improvements), which also indicates that redevelopment is likely.

Site AV Apts.: 25211 Stockport Street

This 10.92-acre site is known as the Alicia Village Apartments. Existing uses are residential. According to County Assessor records, the site is improved with 252 apartment units clustered in two-story buildings constructed in 1974 at a density of 23 dwelling units per acre. No significant improvements have been made since the buildings were constructed. Current leases are maximum of one year. The owner has provided verbal support for upzoning, particularly if 50 units per acre are allowed, which would make redevelopment financially feasible. This site is large enough for development to occur on a portion of the site, and/or in phases to allow current tenants to stay on site and minimize disruption. These are the oldest apartments in the City and were built at medium density. In order for an upzone to 50 units per acre to occur, a 150 percent increase in allowed density must be made.

Site AP Apts.: 25212 Stockport Street

This 10.17-acre site is known as the Alicia Plaza Apartments. Existing uses are residential. According to County Assessor records, the site is improved with 205 apartment units clustered in two-story buildings constructed in 1975 at a density of 20 dwelling units per acre. No significant improvements have been made since the buildings were constructed. Current leases are maximum of one year. The owner has provided verbal support for upzoning, particularly if 50 units per acre are allowed, which would make redevelopment financially feasible. This site is large enough for development to occur on a portion of the site, and/or in phases to allow current tenants to stay on site and minimize disruption. These are the oldest apartments in the City and were built at medium density. In order for an upzone to 50

units per acre to occur, a 150 percent increase in allowed density must be made.

Recent Development Trends

Recent planned and entitled projects in Southern California demonstrate that developed retail uses are redeveloping into new, more intense mixed-use and stand-alone residential projects. Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently (2021) capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020), find that the current retailers will likely be substantially reduced by 2030, with predictions that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated past trends.

As retail stores opt to relocate or retail properties become due for major reinvestments/improvements, property owners find few retailers looking to replace existing tenants or can find greater value in the development of new residential uses. This even includes grocery stores, once thought to be insulated from the impacts of online retail, are closing stores in Southern California (e.g., such as Kroger (parent company of Ralphs and Food4Less) and Northgate Market). An example of grocery-store mixed-use redevelopment can be found in Santa Ana, a northern City in Orange County, (4th and Mortimer, Santa Ana), where two parcels (one containing an existing Northgate Market) were consolidated into a 2.72-acre site to be redeveloped into 169 housing units and 11,361 square feet of commercial space. Laguna Hills can even plan a redevelopment that retains a grocery component, as was done in a North Hollywood mixed-use development (5101 Lankershim, opened 2020), where 297 units, including 25 very low income units, and a 26,000-square foot Amazon Fresh grocery store were built on a 1.37-acre site.

As the City considers mixed-use development as an opportunity to develop more housing, it has the responsibility to also evaluate the implications of the City's requirement for multifamily to be developed above a ground floor consisting of commercial, office, or other nonresidential uses. Development potential has previously been limited by three factors, including the absence of developers and builders familiar with the mixed-use development process, reluctance from lending institutions and/or equity investors to finance or fund mixed-use buildings, and community concern about high density multifamily projects. However, mixed-use projects have increasingly been developed over the past few decades and minimized or eliminated the challenges presented by the previously mentioned factors.

Mixed-use residential projects that include affordable housing are less common. Although there is no difference in construction complexity compared to market-rate projects, the availability of community concern and funding may still present some challenges. While lending institutions and equity investors are familiar with and have a track recording of funding

both mixed-use residential and affordable housing, Local trends of mixed-use affordable housing developments incorporate nonresidential into most, if not all, of the ground floor demonstrating the willingness of equity partners and lenders to invest in such projects.

Several other multifamily and mixed-use residential projects have redeveloped or plan to redevelop existing commercial areas within or near Laguna Hills during the past several years. These projects include:

- The Village at Laguna Hills (3 buildings: 49.9 units per acre, and 2 buildings: 50.0 units per acre), 24155 Laguna Hills Mall, Laguna Hills
- Reata/Oakbrook Village (289 units at 48 units per acre), 4391 Avenida De La Carlota #100, Laguna Hills
- Los Olivos at Irvine Spectrum (1,750 units), 350 Gitano, Irvine
- Apex (284 units), 27960 Cabot Rd, Laguna Niguel
- Broadstone Cavora (348 units with 5,900 square feet of commercial space, 26033 Cape Dr, Laguna Niguel
- Blu Laguna Niguel (233 units), 27930 Cabot Rd, Laguna Niguel
- Vantis (435 units), 90 Vantis Dr, Aliso Viejo
- Paseo Adelanto Mixed-Use (50 units with 3,800 square feet of community space and office), 32400 Paseo Adelanto, San Juan Capistrano
- La Placita Cinco (51 units above 3,360 square feet of community space with an additional 13,000 square feet of retail) 2239 W 5th St, Santa Ana

PROGRAM TO ADDRESS UNACCOMMODATED NEED

Program H-11 commits the City to updating its zoning code to make sufficient acreage available to meet the RHNA. As a part of this program, the City will evaluate allowable uses and development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these standards are not so restrictive that they constrain residential development.

Per California Government Code Section 65583.2(h), if a jurisdiction does not have adequate capacity for lower-income housing, the following requirements apply:

- Must rezone within one year of the beginning of the planning period, which started October 15, 2021
- Zoning must have 20 units/acre minimum density
- Minimum density and development standards must permit at least 16 units per site
- Residential uses must be allowed by-right:
 - No conditional use permit
 - No planned unit development permit

- No discretionary review that would constitute a project under the California Environmental Quality Act (CEQA)
- Design review is allowed but it must be limited to the design and not the use itself

See also Program H-21. Facilitating Housing on Identified Sites.

Financial and Administrative Resources

The City of Laguna Hills has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be used based on the eligibility and requirements of each project or program. The City leverages, to the maximum extent feasible, local funds with federal and state funds in meeting its housing and community development objectives.

The City has retained the non-profit service provider Mercy House to help homeless residents obtain services.

COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) program is administered by the United States Department of Housing and Urban Development (HUD). Through this program, the federal government provides funds for certain kinds of community development and housing activities.

Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low and moderate income. Each activity must meet one of the three broad national objectives:

- 1 Benefit low- and moderate-income families
- 2 Aid in the prevention or elimination of slums or blight
- 3 Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

Over the past eight years, the City has been awarded CDBG funds totaling approximately \$2.1 million. These funds were used to renovate over 136 housing units in the 248-unit Aliso Meadows Condominium Development, which primarily houses low-income households, although this development is not deed restricted as such.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice (Section 8) voucher program (HCVP) is the federal government's major program for assisting very low-income families, seniors, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses, and apartments from landlords who accept vouchers.

The Orange County Housing Authority (OCHA) coordinates and administers Section 8 rental assistance on behalf of the City of Laguna Hills. According to OCHA, approximately 17 households are receiving Section 8 assistance in Laguna Hills. The City will continue to encourage OCHA to provide vouchers in Laguna Hills (Program H-14) and coordinate with OCHA to develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promote equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods (Program H-16).

Like many other urban areas, the demand for rental assistance in Orange County is very high. For the first time in more than seven years, OCHA opened the HCVP waiting list during the month of February 2021. As of March 2021, this was the most recent time that the list was opened. More than 48,000 applications were received in a two-week period. At this time, approximately 8,600 applicants remain on the list.

SENATE BILL 2

As part of the 2017 Housing Package, the State Legislature enacted a \$75 recording fee on all real estate documents that funded two phases of a planning grant program along with funding for homelessness programming and state-administered funding for housing. This program is referred to as the Senate Bill (SB 2) Planning Grant program. In its first year, funds were awarded on a non-competitive basis for planning projects with a demonstrated nexus to streamline housing approvals and accelerating housing production. The City submitted an application in the 2019 funding cycle and was awarded \$160,000 to be used for the development of objective design standards and implementing a program to encourage the development of ADUs or other innovative building strategies.

LOCAL EARLY ACTION PLANNING GRANT

As part of the 2019-20 Budget Act, the State allocated \$250 million to assist planning activities that accelerate housing production, including \$119 for the Local Early Action Planning (LEAP) Grant. LEAP Grant awards fund a variety of housing-related planning activities that are expected to accelerate housing production. The City has applied for a grant of \$100,000 to help fund the City's sixth-cycle Housing Element and associated CEQA documentation.

HOME BUYER ASSISTANCE

The Orange County Housing and Community Development's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers. The guidelines allow the County to support first-time homebuyers with a maximum of \$80,000 down payment assistance loans to qualified individuals.

Additional Funding Sources for Affordable Housing

In addition to the funding programs available through the City and County, there are several county, state, and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table H-49. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities."	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low-Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate, or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: - Accelerate housing production - Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Transit Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
Homekey Program	Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types.	Site Acquisition Rehabilitation
Housing opportunities for People with AIDS	Provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families.	Housing Social services Program planning Development costs Site Acquisition Housing Rehabilitation New construction Facility operations Rental assistance
Golden State Acquisition Fund (GSAF)	Combined with matching funds, the GSAF makes up to five-year loans to developers.	Site Acquisition Preservation of Affordable Housing
Housing for a Healthy California	Provides funding on a competitive basis to deliver supportive housing opportunities to developers.	Supportive housing for Medi-Cal Recipients
Housing Navigators Program	Allocates \$5 million in funding to counties for the support of young adults in the foster care system.	Rental assistance
CalHFA Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care

Table H-49 Federal, State, and Private Housing Funding Programs		
Program Name	Description	Eligible Activities
Special-Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
Local Programs and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax-Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation
Orange County Housing Finance Trust (OCHFT)	The OCHFT has the ability to leverage additional state funding sources and provides additional gap funding.	Permanent supportive housing Affordable housing development projects for low-income households

Energy Conservation

California Government Code Section 65583(a)(78) requires that the City of Laguna Hills Housing Element include an analysis of opportunities for energy conservation with respect to residential development.

The City of Laguna Hills fully enforces provisions of Title 24 of the California Administrative Code, which requires energy conservation measures in all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stores and hotels. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of nondepleting energy sources, such as solar energy or wind power. Standards in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the Title 24 enactment.

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design, reduced dependence on vehicles, and reduced greenhouse gases.

The City updated its General Plan and incorporated sustainability measures into the General Plan, including energy conservation opportunities.

The City will adopt a sustainable development program (Land Use Implementation Program LU-8) with the goal of reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas emissions.

The current General Plan incorporates sustainability by establishing implementation programs that address the following: green building standards; mixed-use; additional bikeways, sidewalks, walkways, crosswalks to reduce driving; increasing transit use by coordinating with the Orange County Transportation Authority; drafting a climate action plan; increasing water conservation; increasing recycled and reclaimed water; and promoting community gardens. In addition to the above implementation programs in the General Plan, the City will also consider incorporating additional components into the Sustainable Development Program not directly addressed in these implementation programs, such as:

Adopting a formal green building program, such as Leadership in Energy and Environmental Design (LEED), GreenPoint Rated, and/or other programs applicable to Laguna Hills.

Providing developer incentives for green buildings.

Adopting a native tree preservation ordinance and encourage planting of new, drought-tolerant trees.

Promoting and incentivizing alternative energy, such as wind and solar in new development and revitalization projects.

Instituting green purchasing practices in all City operations, including alternative or very fuel-efficient vehicles.

Establishing a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high-efficiency lighting and appliances, and alternative energy, such as wind and solar.

Measuring annual progress in City operations and private development, as applicable.

Participating in utility-sponsored (e.g., Southern California Edison) sustainability programs.

Housing Plan

Evaluation of Accomplishments under Adopted Housing Element

California Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county, or city and county in implementation of the housing element.

This section documents the City's achievements under the 2013-2021 Housing Element and describes the relative success of the City's efforts to implement the programs identified in the previous housing element. This section contains recommendations for program retention, revision, deletion, or addition to address current and projected needs and state requirements between 2013 and 2021.

Table H-50 lists the housing programs found in the 2013-2021 Housing Element and provides a summary of accomplishments.

2013–2021 Special Housing Needs: Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table H-50, the 2013-2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- The City approved plans for a residential care facility. As of October 2021, it was under construction and expected to open in the fourth quarter of 2021.
- From 2013-2021, the City retained the non-profit service provider Mercy House to help homeless residents obtain services.
- The City updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Residential second units can provide additional affordable housing opportunities for lower-income seniors, single persons, or small households within existing neighborhoods.
- From 2013-2021, City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County.
- In December 2012, City Council adopted an amendment to the City's Municipal Code to allow emergency shelters by-right in the mixed-use zone and to allow supportive housing and transitional housing as residential uses in all residential zones.
- The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows.

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Program: Neighborhood and Housing Preservation		
H-1. Code Enforcement Program The City of Laguna Hills will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. Responsible Agency: Community Development Funding Source: General fund Time Frame: Ongoing	The City's Code Enforcement staff continues to monitor and address complaints related to property maintenance. Staff investigated hundreds of complaints associated with housing or property maintenance and took appropriate steps to work with the property owner to resolve code violations or referred unresponsive owners to the City Attorney's office for prosecution and/or issue Administrative Citations. The City's program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. Complaints can be submitted to the City anonymously, which encourages residents to submit them.	Continue and modify: Code enforcement program will require that owners proactively plan for tenant relocation during renovations and minimize displacement. The code enforcement program will provide information with a notice of violation, including available funding programs.
H-2. State Franchise Tax Board Code Enforcement To promote maintenance of existing rental properties, the City shall work with the California State Franchise Tax Board to enforce provisions of California Revenue and Taxation code Sections 17274 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions of state income tax. The City will notify the State Franchise Tax Board if substandard rental housing is identified. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City is not aware of any substandard housing within the community. If such housing is identified, the City will notify the California State Franchise Tax Board.	Continue

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-3. Housing Rehabilitation The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. Efforts will focus on rehabilitating approximately 148 units in the Aliso Meadows Condominium Development. The rehabilitation loan and grant program will use CDBG funds distributed by the County as appropriate. The City will publicize the availability of this program in local newspapers, on the City's website, at the Community Development Department, and in information items at Planning Agency Public Hearings. Modifications for accessibility/universal design are eligible activities under this program (see also Housing Element Implementation Program H-6 and H-17). Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule	The City was awarded Community Development Block Grant (CDBG) funding in 2014 and 2015 (\$80,000 each program year). Those funds were spent rehabilitating Aliso Meadows. The City did not participate in the CDBG program in Fiscal Year (FY) 16/17, FY 17/18, and FY 18/19 due to staffing/resource limitations. The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.	Continue and modify. The City will create a rehabilitation program that will be available to lower-income households but also have citywide applicability.

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-4. At-Risk Units The City will continue to pursue the extension of affordability controls for 51 units, either in the existing Rancho Moulton housing development or as part of new or redevelopment activities in the Via Lomas area or other areas of the City. The City will annually prepare a “Risk Assessment” report provided by the California Housing Partnership Corporation (CHPC). Projects determined high risk are those most likely to decline continued federal assistance because they currently have rents below market rate(s) and are owned by profit-motivated entities. The City will work with potential purchasers to preserve 51 units in the existing development or in new development by finding an interested non- profit entity and securing funding to acquire and preserve the property. The City will use HCD resources listed on the HCD website, as well as other resources, to locate potential funding sources as needed for the preservation of affordable housing. As needed, the City will work with tenants of at-risk units and provide them with education regarding tenant rights, notification procedures, and conversion procedures. The City will also provide tenants in at-risk projects information from the Orange County Housing Authority regarding Section 8 rental assistance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: By January of each year.	The City monitored existing at-risk units and referred prospective tenants to the County of Orange regarding Section 8 housing. Rancho Moulton apartments continued to participate in the County’s Section 8 rental assistance program, which requires the owner to renew their project-based vouchers annually.	Continue
H-5. Foreclosure Referral Program Based on current dynamics, the City seeks to address the increased incidence of residents facing foreclosure. The City will provide foreclosure information on the City’s website, and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills. Responsible Agency: Community Development Funding Source: General Fund Time Frame: January 2014	As necessary, the City referred people to the County’s foreclosure websites, which provides information regarding foreclosures.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Programs: H-6: HOUSING AVAILABILITY		
H-6. Urban Village Specific Plan Area for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area. Housing opportunities include market rate housing units and could also include housing for low and moderate income households, families, seniors, and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote the UVSP area on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. The UVSP area will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The City will post the information on the website by December 2013 and it will be updated annually.	The City met with multiple developers interested in development within the Urban Village Specific Area (UVSP) that may incorporate housing. Staff provided direction to the developers to a variety of development regulations and density-bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since they purchased in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, Merlone Geier Partners is before the City Planning Agency with a request to modify the 2016 approval to increase the housing, and other features of the site, to include 1500 housing units, inclusive of 100-Low and 100-Mod units. This proposal, the Village at Laguna Hills, is still in the Public Hearing process.	Continue

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-7. Alicia Gateway for Housing Opportunities The City shall inform existing property owners and prospective developers that housing opportunities are available in the Alicia Gateway. Housing opportunities could include market rate housing units and could also include housing for low and moderate income households, families, seniors and special needs households. City staff will inform prospective developers at time of project application meeting(s). Additionally, the City will promote Alicia Gateway on the City's website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. Alicia Gateway will also be promoted through the City's Economic Development Strategy (see the Land Use Element Implementation Program LU-14). Responsible Agency: Community Development Funding Source: CDBG Time Frame: The information will be posted on the website by December 2013 and will be updated annually. Additionally, the City participates annually in the ICSC conferences to promote the opportunity areas in the City.	The City met with multiple developers interested in development within the Alicia Gateway neighborhood that may incorporate housing. Staff referred the developers to a variety of development regulations and density-bonus provisions. Staff processed an application for a residential care facility for elderly within the Alicia Gateway neighborhood. As of March 2021, it was under construction and expected to open in the fourth quarter of 2021. Staff met with Van Daele Development and had developer and neighborhood meetings from 2014 to 2016. At least 10 meetings were held, including with the local neighborhood group. The developer relented to the wishes of the neighborhood group and the owner went in a different direction. Other owners opted to retain existing uses given neighborhood opposition to Van Daele project.	Delete

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-8. Zoning Ordinance Update The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low and moderate income households with special needs. To mitigate potential constraints and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance: 1. Consolidate and remove duplicitous definitions of manufactured housing and mobile homes and ensure consistency in the Zoning Ordinance, use regulations, and development standards. 2. Reduce the open space requirement in the High Density Residential district; 3. Increase the maximum lot coverage requirement in the Mixed Use district. 4. Transitional and supportive housing will be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583 (a)(5)). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. This program will be continued to address this. The City has not yet reduced the open space requirement in the High-Density Residential district or increased maximum lot coverage in the Mixed-Use district. In December 2012, City Council adopted an amendment to the City's Municipal Code to allow emergency shelters by-right in the mixed-use zone and to allow supportive housing and transitional housing as residential uses in all residential zones.	Continue and modify to address any other updates to the Zoning Ordinance needed to comply with State law.

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
H-9. Second Units The City shall continue to implement the Second Unit provisions of the Zoning Ordinance consistent with state law. The City will continue to permit second units by right in all residential zones of the City, requiring only ministerial approval. Residential second units provide a viable option for providing additional housing opportunities which could include affordable housing for lower income seniors, single persons, or small households within existing neighborhoods. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	The City has updated the Second Unit provisions to comply with the new State Accessory Dwelling Unit (ADU) regulations. Staff will continue to monitor any future updates to ADU law.	Continue and update. "Second Units" will be changed to "Accessory Dwelling Unit (ADU)." City will update the Zoning Ordinance to comply with all recent ADU laws. City will promote ADUs to property owners.
H-10. CDBG Funding for Shelter for the Homeless The City shall apply for United States Department of Housing and Urban Development CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless. Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional Continuum of Care (CoC) strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population. The City has retained the non-profit service provider Mercy House to help homeless residents obtain services.	Continue

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-11. Continuum of Care Funding and Consolidated Plan Participation The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum. The City will assist public and private nonprofit housing developers in preparation of funding applications for special needs populations. Responsible Agency: Community Development Funding Source: CDBG Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule.	Laguna Hills is a non-entitlement city and therefore relies on the County of Orange to receive and administer CDBG funding on the City's behalf. The City relied on the County of Orange to coordinate a comprehensive regional CoC strategy that includes the participation of all 34 cities in Orange County, County agencies, the County's homeless housing and services providers, and other community groups (including non-profit, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools, and many other stakeholders) to identify the gaps and unmet needs of the County's homeless. Through cooperative agreement between the City and the County, the County has pursued funding for housing and related social services for the City's special-needs population.	Continue
H-12. Section 8 Rental Assistance The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period. The City of Laguna Hills will continue to provide referral services and information to the City's residents. Responsible Agency: Community Development Funding Source: HUD Time Frame: Ongoing	The City continued to refer interested residents to the Orange County Housing Authority.	Continue

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-13. Affordable Housing Developer Partnerships The City will continue to develop partnerships with mainstream and/or special needs affordable housing developers that could result in set-asides in existing and planned low income housing projects. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will promote lower income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	The City met with multiple developers interested in development within the city that might incorporate affordable housing into their projects. Staff referred the developers to a variety of development regulations and density bonus provisions. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a new project for the mall site, the Village at Laguna Hills, is before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Mod units. The Public Hearing process is ongoing.	Continue

Table H-50 Review of Previous Housing Element		
Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Programs: EQUAL HOUSING OPPORTUNITY		
H-14. Fair Housing Program The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level. The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is available in the Community Development Department, on the City's website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing; The information will be posted on the website by December 2013 and updated annually.	City staff continued to monitor and respond to housing complaints and referred residents to various agencies that provide fair housing services in Orange County. The City continued to refer tenants to the Fair Housing Council as needed. Issues were mostly related to the condition of dwellings, which the City investigated through its code enforcement powers. Where the issues fell outside of the City's ability to resolve, residents were referred to fair housing for further assistance. The City disseminated written literature, as described in the program.	Continue and expand to comply with Assembly Bill 686.
H-15. Universal Design Features in Housing The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. Universal design features create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime. The City will explore programs, an ordinance, and incentives to encourage provision of universal design features in housing. The City will refer to the HCD website for guidelines and a model ordinance consistent with the principles of universal design. The universal design ordinance will address such topics as findings, definitions, scope and application, standards, and enforcement. City staff will encourage prospective developers to provide universal design features at the time of project application meeting(s). Responsible Agency: Community Development Funding Source: General Fund Time Frame: October 2014	Staff continued to explore programs and incentives related to universal design in housing.	Continue and update. City will continue to implement Municipal Code Chapter 9-93, Reasonable Accommodations for Persons with Disabilities.

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
Specific Implementation Program: IMPLEMENTATION AND MONITORING		
H-16. Annual Progress Reports The City will report annually on progress toward implementation of the Housing Element and residential development activities citywide. State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following: 1. Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance; 2. Progress in achieving its RHNA; 3. Program-by-program account of implementation status; and 4. Outcome/disposition of development applications identifying location, size, type, and status of residential development proposals for citywide use and for submittal to Center for Demographic Research at California State University and to the California Department of Finance. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Prepare an annual report for submittal to HCD by April 1 of each year in the planning period	The City reported annually on the progress toward the implementation of the Housing Element through the preparation of Annual Progress Reports (APRs), which included progress on Housing Element programs and residential development activities. Each year, the APRs were reviewed and approved by the City Council and transmitted to the California Department of Housing and Community Development (HCD), as directed by California Government Code Section 65400.	Continue

**Table H-50
Review of Previous Housing Element**

Implementation Programs	Progress	Continue / Amend / Delete
H-17. Housing Issues Monitoring The City will monitor existing and proposed affordable housing developments in the City. The City will also monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills. Ongoing efforts throughout the planning period include but are not limited to: 1. Monitoring development proposals in the City that could be used to maintain, increase, or enhance affordable housing opportunities; 2. Monitoring and market housing opportunities in the UVSP area, including affordable housing opportunities, through Planning Agency public hearings and project preapplication meetings; 3. Monitoring existing programs designed to preserve assisted housing developments for low income households to determine whether additional actions are needed to protect these developments; 4. Monitoring of mobile home park for conversion to nonresidential use; 5. Attending housing and legislative review conferences; 6. Attending training workshops; 7. Participating in regional planning efforts coordinated by the SCAG; and 8. Interfacing with City agencies and the public. Responsible Agency: Community Development Funding Source: General Fund Time Frame: Ongoing	City staff continued to monitor existing and proposed affordable housing developments in the city, as well as legislation, trends, and policy issues related to the development and maintenance of affordable housing. The City entitled 1,277 units – 289 moderate-income units built. The City is working currently with the applicant, Merlone Geier Partners, on redevelopment of the mall site in the UVSP area. The City met with the owner of the mall site dozens of times since purchase in 2013. The site was entitled in 2016 for 988 market-rate units. As of April 2021, a revised mall development proposal, Village at Laguna Hills, is pending before the Planning Agency to include 1500 units, inclusive of 100-Low and 100-Mod.. The City retained several consultants to advise on the redevelopment of the mall site from 2019 to 2021. City staff attended Orange County Housing Summits, California American Planning Association (APA) conferences, League of California Cities Leg. Review Sessions, County of Orange Homeless SPA meetings, OCP-2018, Connect SoCal, SCAG RHNA meetings, South County Working Group (OCTA), local grass roots housing groups (Kennedy Commission & Welcoming Neighbors), Urban Land Institute (ULI), Building Industry Association of Southern California, Orange County Chapter (BIA/OC), and Orange County Housing Finance Trust.	Continue

Table H-50
Review of Previous Housing Element

Implementation Programs	Progress	Continue / Amend / Delete
H-20. Local Housing Efforts Coordination The City shall coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City will submit CDBG applications to assist in preserving existing affordable housing stock. Responsible Agency: Community Development Funding Source: CDBG and General Fund Time Frame: December 2009	The City coordinated local housing efforts with federal, state, regional, and local government agencies and cooperated in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City coordinated with Orange County, and other cities in the South Special Planning Area to coordinate response to homelessness in south Orange County. The City applied to HCD and was approved for Senate Bill 2 and LEAP grants for Housing Element preparation and ADU objective standards.	Continue

Goals and Policies of 2021-2029 Housing Element

The goals and policies described in this section will formulate the City's housing strategy and guide the implementation of the Housing Element programs. The policies are intended to guide the City in making decisions related to housing issues, the City staff in the daily administration of the General Plan, and the public in understanding the general direction of the City's housing policies.

NEIGHBORHOOD AND HOUSING PRESERVATION

Preserving the City's residential neighborhoods and maintaining the City's housing stock are essential steps to retaining the City's livability and character. Preserving and or replacing units affordable to low income households and those with special needs is also important.

Preservation efforts must carefully consider environmental, physical, and economic constraints. To this end, the following policies seek to facilitate neighborhood and housing preservation in Laguna Hills.

GOAL H-1: Maintain and preserve existing housing and residential neighborhoods in Laguna Hills.

Policy H-1.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

Policy H-1.2: Allocate federal and state resources toward the preservation of residential units, particularly those that are affordable to extremely low, very low, and lower income households.

Policy H-1.3: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the livability and vitality of neighborhoods.

Policy H-1.4: Support neighborhood preservation programs, such as graffiti abatement, code enforcement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy H-1.5: Preserve the City's affordable housing stock for low and moderate income households and special needs households.

HOUSING AVAILABILITY

Residents of Laguna Hills recognize the need to provide housing opportunities for all segments of the community. Providing a greater diversity of housing types, such as multifamily apartments, condominiums, townhomes, and senior housing facilities, will allow both younger and older generations of Laguna Hills's residents to remain in the community. Housing variety will also enable citizens from a wide range of economic levels to live within the City. Accordingly, the following policies are designed to facilitate a diverse housing supply. The amount, type, and design of new development should be compatible with existing neighborhoods.

GOAL H-2: Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community for all economic levels and age groups and special needs groups, such as large families, female-headed households, the disabled, seniors, and the homeless.

Policy H-2.1: Provide opportunities for higher density residential development, mixed use residential/commercial development, and transit-oriented development in appropriate areas of the City.

Policy H-2.2: Promote zoning designations and commensurate development standards for residential development that encourage flexibility in permitted land use types, which also respond to changing market forces and/or urban planning trends.

Policy H-2.3: Consider standards and incentives that encourage higher density and mixed use development in appropriate areas such as the Urban Village Specific Plan area, Via Lomas housing area, and Alicia Gateway.

Policy H-2.4: Support the development of more sustainable projects that reduce demand for water and energy resources, reduce commute times, and incorporate alternative modes of travel.

Policy H-2.5: Revise governmental regulations and policies that constrain the provision of housing production, including affordable housing and housing for persons with special needs.

Policy H-2.6: Coordinate with the private sector in the development of affordable and special needs, rental, and ownership housing.

Policy H-2.7: Continue to support public and private sector organizations in their efforts to construct, acquire, and improve housing to provide access to housing affordable to lower and moderate income households.

Policy H-2.8: Expand and extend affordability of Rancho Niguel and Rancho Moulton apartments.

Policy H-2.9: Work with nonprofit agencies and private sector developers to encourage development of housing and services that meet the needs of the disabled and elderly, such as assisted living facilities (single-story houses and apartments), and the use of universal design features.

EQUAL HOUSING OPPORTUNITY

Obtaining adequate housing without discrimination is an important component of a diverse housing supply. Laguna Hills will support the provision of fair housing opportunities through the following goal and policies.

GOAL H-3: Ensure that adequate housing opportunities are available to all persons in Laguna Hills without discrimination in accordance with federal and state fair housing laws.

Policy H-3.1: Support the enforcement of laws against illegal acts of housing discrimination based on race, color, ancestry, national origin, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy H-3.2: Promote equal opportunity in housing and community development programs citywide.

Policy H-3.3: Encourage housing design to accommodate the special needs of the disabled, seniors, large families, single-parent households, and low income households. Designs may include single-story units, units with three, four, or five bedrooms; on-site childcare facilities; or on-site job training facilities.

IMPLEMENTATION AND MONITORING

Monitoring, enforcement, and preservation in housing should be established and maintained as an ongoing function of the City. An effective monitoring program provides the City with an important tool to gauge the success of the City's housing programs and to address emerging housing needs as appropriate.

GOAL H-4: Plan for and monitor the long-term affordability of sound, quality housing.

Policy H-4.1: Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Policy H-4.2: Ensure collaboration among various City departments in the delivery of housing and related services.

Appendix A: Implementation Program

SPECIFIC IMPLEMENTATION PROGRAMS

Neighborhood and Housing Preservation

H-1. CODE ENFORCEMENT PROGRAM

The City of Laguna Hills (City) will enforce building code regulations and abate code violations, nuisances, and existing uses, activities, buildings, or structures that pose a threat to public health, safety, or welfare. Enforcement activities will focus on property maintenance, such as eliminating derelict or abandoned vehicles, outdoor storage, or other situations that may constitute health, safety, or fire hazards. The City's Code Enforcement staff monitor and address complaints related to property maintenance. This City's program is highly effective and results in a 95-percent compliance rate within 30 days of the City receiving a violation. To minimize the risk of displacement resulting from addressing code enforcement violations, the City will update regulations for code enforcement procedure to require property owners to proactively plan for tenant relocation during renovations. Additionally, the City will develop informational materials to include with violation notices that will educate property owners on available funding programs to assist with rehabilitations (see also Housing Element Implementation Program H-3). The information materials will be provided in multiple languages.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing code enforcement; update regulations for code enforcement procedure by June 2023; develop informational materials by December 2022

Quantified Objective: 30 units rehabilitated

H-2. STATE FRANCHISE TAX BOARD CODE ENFORCEMENT

To promote maintenance of existing rental properties, the City shall work with the California State Franchise Tax Board to enforce provisions of California Revenue and Taxation code Sections 17274 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions of state income

tax. The City will notify the State Franchise Tax Board if substandard rental housing is identified.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

H-3. HOUSING REHABILITATION

The City will continue to work with the Orange County Housing and Community Services Department to receive rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners, including senior/disabled households, to maintain housing stock. The City's rehabilitation program will be available to lower- and moderate-income households but have citywide applicability. The program will pay particular attention to the Via Lomas neighborhood. The rehabilitation loan and grant program will use Community Development Block Grant (CDBG) funds distributed by the County as funding becomes available.

The City will continue to work with the private sector and nonprofit agencies and to secure funds and be supportive of developers or sponsors pursuing funds through state and federal programs for rehabilitation of existing lower-income housing units (including mobile homes). The City continues to monitor opportunities and will pursue funds as appropriate to further the housing goals of this Housing Element.

The City will publicize the availability of rehabilitation programs in local newspapers, on the City's website, at the Community Development Department, in materials accompanying Code Enforcement notice of violations (see Housing Element Implementation Program H-1), and in information items at Planning Agency public hearings. Informational materials will be offered in multiple languages to ensure there are no language barriers to participation.

Responsible Agency: Community Development

Funding Source: CDBG, HOME, and others as they come available

Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule. Apply for additional funding resources annually.

Quantified Objective: 30 units rehabilitated

H-4. AT-RISK UNITS

The City will continue to pursue the extension of affordability controls for 51 units that are set to expire in 2022, and provide technical assistance to preserve the units in the existing Rancho Moulton housing development or as part of new or redevelopment activities in the Via Lomas area or other areas of the City (particularly in moderate- and high-resource areas of the city), as deemed feasible. The Rancho Moulton Apartments continued to participate in the County's Section 8 rental assistance program, which requires the owner to renew their project-based vouchers annually. The City will work with potential purchasers to preserve 51 units in the existing development or in new development by finding an interested non-profit entity and securing funding to acquire and preserve the property. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested non-profit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact the United States Department of Housing and Urban Development (HUD), if necessary, to verify compliance with notice requirements. The City will use California Department of Housing and Community Development (HCD) resources listed on the HCD website, as well as other resources, to locate potential funding sources as needed for the preservation of affordable housing. Should the units convert to market rate, the City will work with the Orange County Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.

The City will annually prepare a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC). Projects determined high risk are those most likely to decline continued federal assistance because they currently have rents below market rate(s) and are owned by profit-motivated entities.

As needed, the City will ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: 2022; the City will provide Technical Assistance to preserve 51 at-risk units in 2022.

Annually; the City will prepare “Risk Assessment” reports by January of each year.

Ongoing; Work with responsible entities to ensure tenants receive education of housing rights and preservation/acquisition status.

Quantified Objective: Preserve 51 units in the Rancho Moulton housing development.

H-5. FORECLOSURE REFERRAL PROGRAM

Based on current dynamics, the City seeks to address the increased incidence of residents facing foreclosure. The City will provide foreclosure information on its website, and provide resources at the City to refer residents to external agencies to assist in reducing incidents of foreclosures in Laguna Hills.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

Housing Availability

H-6. URBAN VILLAGE SPECIFIC PLAN AREA FOR HOUSING OPPORTUNITIES

The City shall inform existing property owners that housing opportunities are available in the Urban Village Specific Plan (UVSP) area and will continue to meet with prospective developers to encourage incorporating housing for multiple income levels. Housing opportunities include market-rate housing units and could also include housing for low- and moderate-income households, families, seniors, and special-needs households. City staff will inform prospective developers at the time of project application meeting(s). Additionally, the City will promote the UVSP area on the City’s website and will also promote housing development incentives consistent with Chapter 9-72 of the Zoning Ordinance. The UVSP area will also be promoted through the City’s Economic Development Strategy (see the Land Use Element Implementation Program LU-14).

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Ongoing; the City will post information on their website within the first year after Housing Element adoption and it will be updated annually.

H-7. ZONING ORDINANCE UPDATE

The implementation of housing goals, policies, and programs will require updating the City's Zoning Ordinance. In addition, certain City rules and regulations may constrain the development of housing affordable to low- and moderate-income households with special needs. To mitigate potential constraints; bring the Zoning Ordinance into compliance with State law; and implement housing goals, policies, and programs, the City will update the following regulations in the Zoning Ordinance:

1. **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Zoning Ordinance to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
2. **Accessory Dwelling Units (ADUs).** In 2018, the City adopted an ordinance that amended the Laguna Hills Zoning Ordinance to permit ADUs in accordance with state law. Within two years of Housing Element adoption, the City will amend its adopted ADU ordinance to comply with update to state ADU law with Senate Bill (SB) 2 grant funding (see Housing Element Implementation Program H-9), including parking requirements. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2. During the planning period, the City will implement the ADU ordinance (see Housing Element Implementation Program H-8) and update it to comply with any new state requirements.
3. **Transitional and Supportive Housing.** Allow transitional and supportive housing (including transitional and supportive housing with seven or more residents) as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by-right in any non-residential or mixed-use zone that permits multifamily (Assembly Bill 2162, California Government Code Section 65583(c)(3)).
4. **Employee Housing.** To encourage employee housing, as needed, the City will establish a use category for employee housing as a residential use in the use tables. The Zoning Ordinance will be amended to ensure that permit processing procedures for employee housing do not conflict with Health and Safety Code, Section 17021.5, which states that employee housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation," Section 17021.6, which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household ... [n]o CUP, zoning variance, or other

discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone,” and Section 17021.8, which requires ministerial approval of certain farmworker housing projects that meet the criteria in that section.

5. **Emergency Shelters.** Continue to allow emergency shelters by-right within the Mixed-Use (MXU) district subject to objective development standards without a conditional use permit or other discretionary approval. Amend the regulations for emergency shelters to ensure compliance with Government Code Section 65583(a)(4)), including siting requirements in relationship to schools and other emergency shelters and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the MXU district. The City will additionally update standards for emergency shelters to allow a greater number of beds. Review the City’s Zoning Ordinance and make revisions, if necessary, to allow low-barrier navigation centers for the homeless per Government Code Sections 65660-65668.
6. **Residential Care Facilities.** Amend the Development Code to permit residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with state law and the City’s definition of family.
7. **Inclusionary Housing Requirements:** The City intends to consider implementing inclusionary housing requirements. Considerations may include identifying acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) possibly other similar measures.
8. **Manufactured Homes** Manufactured housing and mobile homes are treated as different land uses in Municipal Code Section 9-10.050, Uses within Zones. However, they have the same definition in the code. The City will correct this and ensure compliance with Government Code Section 65852.3 by allowing both manufactured housing and mobile homes in all zones where single-family homes are allowed with the same approval process that is used with single-family homes.
9. **Development Standards and Permitting Requirements** The City will evaluate development standards including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these requirements are not so restrictive that they constrain residential development and update the Municipal Code as needed.

10. **Definition of Family** To ensure that the City does not unduly restrict or constrain the development of housing for persons with disabilities, it will update its definition of family to "One or more persons, related or unrelated, living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Within two years of Housing Element adoption

H-8. ACCESSORY DWELLING UNITS

As a part of the City's SB2 program, the City will amend its Accessory Dwelling Unit (ADU) ordinance to comply with recent changes to state law regarding ADUs and create reference information available to property owners listing benefits and opportunities for constructing ADUs (see Housing Element Implementation Program H-9). The City shall continue to implement the ADU provisions of the Zoning Ordinance consistent with state law (see Housing Element Implementation Program H-7). The City will continue to permit ADUs by-right in all residential zones of the City, requiring only ministerial approval. Per Government Code Section 65852.150, the City will allow ADUs in all zones where single-family and multifamily housing are allowed. The City will amend all standards in its Municipal Code that are not compliant with Government Code Section 65852.2 (see also Program H-7).

The City will promote ADUs to property owners as a viable option for providing additional housing opportunities that could include affordable housing for lower-income seniors, single persons, or small households within existing neighborhoods. The City will encourage and promote ADUs by providing information on the City's website about ADU standards and options and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in Table H-46, the City will adjust its approach to meeting the RHNA.

The City will also make the following efforts to promote ADU development:

- 1 Research and coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and connect ADU owners and renters with that information. This will include encouraging financial institutions to appoint an "ADU Ambassador" who will be the local representative within the financial institution. The City would provide training and

educational materials to the ambassadors. The City will maintain a list of ADU Ambassadors and distribute the list to interested homeowners seeking information about finding loans for ADU development.

- 2 Expand educational efforts to include active property owner outreach. Marketing and promotional materials will be prepared to inform eligible homeowners of new ADU programs as they are adopted and launched. The City will work to identify the types of homeowners most likely to be interested in building an ADU and reach out to them directly.
- 3 Reach out to local homeowners that have added an ADU to involve them in supporting other homeowners who are considering adding an ADU to their property. Hold a community “ADU Open House” to share ideas and inspire homeowners to build ADUs.
- 4 Create short flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.
- 5 Establish an ADU point person at the City to serve as a central point of information and a resource for enhancing awareness.
- 6 The City will explore funding options to create an ADU Forgivable Loan Program.

Responsible Agency: Community Development

Funding Source: SB2

Time Frame: Add promotional/educational materials on the City’s website on ADU information by June 1, 2022, including examples of ADUs on webpage. Develop list of resources, and coordinate with ADU development and financing community and directly reach out to potential owners by 2023.

H-9. SB2 GRANT PROGRAM IMPLEMENTATION

As a part of the City’s SB2 program, the City plans to establish objective design standards for residential development in the MXU zoning district in north Laguna Hills to encourage infill residential development. The City will additionally analyze opportunities to permit multifamily residential in an existing commercial center in north Laguna Hills zoned Community Commercial (CC), which currently does not permit residential uses. The City will hold one or more community workshops to gather community input, including from the developer community. Through establishing objective design standards, the City anticipates reducing the entitlement process by up to six months. The City also plans to use its awarded SB2 grant funding to update its ADU ordinance to comply with state law, as well as create reference information for homeowners about the benefits and opportunities for constructing ADUs.

Responsible Agency: Community Development
 Funding Source: SB2
 Time Frame: All tasks completed by August 2023

H-10. PERMIT STREAMLINING

The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4. See also Program H-15.

Responsible Agency: Community Development
 Funding Source: General Fund
 Time Frame: Within two years of Housing Element adoption

H-11. 2021–2029 REGIONAL HOUSING NEED

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the General Plan and the Zoning Codes, as needed, to provide adequate sites for 528 lower-income units on certain sites or in certain zones. The City will increase allowable density on certain sites in the MXU and/or MDR zones and/or allow multifamily uses on certain sites in zones where they are not currently allowed. Sites for lower-income units must allow at least 30 dwelling units per acre. To accommodate the remaining unaccommodated 528 units in the lower-income category by rezoning sites to allow up to 30 units per acre, a minimum of 17.6 acres would need to be rezoned. To accommodate the remaining unaccommodated 528 units in the lower-income category by rezoning sites to allow up to 50 units per acre, a minimum of 10.56 acres would need to be rezoned.

Sites rezoned under this housing element program are subject to the requirements of Section 65583.2(h), including allowing owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process. Water, sewer, and dry utilities are either already available at sites that will be rezoned or the City will plan for

extensions so that services will be available as needed. The City will avoid sites with unmitigable environmental hazards when selecting sites to rezone including, steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones. As a part of this program, the City will evaluate development standards for the rezone sites, including open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments. The City will ensure these requirements are not so restrictive that they constrain residential development.

See also Program H-21.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Specific sites will be rezoned prior to October 15, 2022

H-12. CDBG FUNDING FOR SHELTER FOR THE HOMELESS

The City shall apply for United States Department of Housing and Urban Development CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless. The City will continue to contract with Mercy House, or equivalent, a non-profit service provider, to help residents experiencing homelessness obtain services.

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule

H-13. CONTINUUM OF CARE FUNDING AND CONSOLIDATED PLAN PARTICIPATION

The City shall continue to participate in the Orange County Consolidated Plan Programs and in the Orange County Continuum of Care local housing planning process to facilitate obtaining funds for affordable housing and related social services for special-needs populations. The Continuum of Care local housing and service delivery system focuses on homeless prevention, outreach, and assessment, emergency shelters, transitional housing, supportive services, and permanent supportive housing for homeless individuals and families. The City shall pursue homeless assistance grants through the Continuum. The City will assist public and private nonprofit housing developers in preparation of funding applications for special-needs populations. The City will conduct outreach to service providers annually to discuss ways the City can assist in the development for lower-income households.

Responsible Agency: Community Development

Funding Source: CDBG

Time Frame: Annually by September of each year or as otherwise required by the County CDBG schedule

H-14. SECTION 8 RENTAL ASSISTANCE

The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently, the program assists renter households in the City of Laguna Hills. Based on future congressional appropriations, the County Housing Authority will apply for additional funding that will enable the Housing Authority to administer additional vouchers for families, seniors, and disabled persons over the Housing Element planning period.

To promote housing mobility in high-resource neighborhoods the City will

- 1 Provide referral services and information to the City's residents. on housing choice voucher programs, ensuring that all information offered digitally and physically is provided in multiple languages.
- 2 Coordinate with community-based organizations that serve Laguna Hills' special-needs populations to reach households that would qualify for housing choice voucher programs.
- 3 Work with the Housing Authority increase voucher acceptance in areas of higher income to increase opportunities for housing mobility, as identified in the Assessment of Fair Housing.
- 4 Partner with the Housing Authority to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and educate property owners in Moderate Resource Areas, as defined by TCAC higher-income neighborhoods about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders.
- 5 Consider the feasibility of a landlord incentive program for landlords that choose to accept voucher holding tenants. The landlord incentive program could be focused on Low Resource Areas, as defined by TCAC, or neighborhoods that experience higher rates of rental increases.

See also Housing Element Implementation Program H-16, Fair Housing Program.

Responsible Agency: Community Development

Funding Source: United States Department of Housing and Urban Development (HUD)

Time Frame: Ongoing

Quantified Objective: Preserve the 17 Section 8 vouchers used by Laguna Hills households.

H-15. AFFORDABLE HOUSING DEVELOPER PARTNERSHIPS

The City will continue to develop partnerships with mainstream and special-needs affordable housing developers that could result in set-asides in existing and planned low-income housing projects for extremely low-, very low-, and low-income households. These partnerships may include incentives (such as expedited processing, fee waivers, and density bonuses) provided by the City to facilitate the set-asides for planned low-income units and actively cooperating with the owners of existing units to secure appropriate federal funding necessary to maintain existing affordability. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing and permit streamlining, density bonuses, and flexibility in development standards. The City will promote lower-income housing development incentives on the City's website, consistent with Chapter 9-72 of the Zoning Ordinance. The City will use HCD's housing resources website to locate available sites and potential funding sources as needed for the development of affordable housing. The City will conduct outreach to developers annually to discuss ways the City can assist in the development for lower-income households.

Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law (Program H-7).

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing; the information will be posted on the website within the first year after Housing Element adoption and updated annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Equal Housing Opportunity

H-16. FAIR HOUSING PROGRAM

The City will continue to maintain services and personnel to receive housing complaints and continue to address or resolve complaints. The City will also continue to refer fair housing complaints to the Fair Housing Council if they cannot be resolved at the City level.

The City will also continue to disseminate written literature about fair housing laws, resident rights, and remedies for fair housing complaints. The City will ensure that fair housing literature is provided in multiple languages and available in the Community Development Department, on the City's

website, and at the Laguna Hills Technology Library. The City will monitor these sites to ensure timely, accurate information is available.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. In this effort to address fair housing issues identified in the Assessment of Fair Housing of this Housing Element, the City commits to the following.

- 1 Develop affirmative marketing targeted at property owners to encourage acceptance of vouchers and/or other rental assistance programs, promoting equal access to government-assisted housing and to promote housing opportunities outside low-resource neighborhoods and neighborhoods along Via Lomas. Additionally, develop affirmative marketing strategies to promote services for persons at-risk of homelessness or experiencing homelessness through partnership with Mercy House, aimed at protecting residents from risk of displacement.
- 2 Promote accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Partner with local organizations serving persons with disabilities to implement outreach programs (see Housing Element Implementation Program H-17).
- 3 Explore policies to protect mobile home parks in low-resource areas in north Laguna Hills, minimizing displacement risk of existing residents.
- 4 Explore programs and/or partnerships to ensure that a share of the jurisdiction's purchases of goods and services come from local businesses.
- 5 Engage with the local school district to explore a program to address school boundaries and access to proficient education, specifically for the Via Lomas neighborhood.
- 6 Partner with Orange County Housing and Community Services Department and/or local non-profits to consider expanding programs offering first-time homebuyer assistance and prepare educational materials in multiple languages on mortgage lending discrimination.
- 7 Encourage development of affordable housing that meets the needs of diverse households and family structures, including affordable units with three or more bedrooms, during meetings with prospective developers.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing; the information will be posted on the website within one year of Housing Element adoption and updated annually. The City will meet with non profit organizations, governmental agencies, property owners and other parties named in this program at least annually to implement this program.

H-17. ACCESSIBILITY IN HOUSING

The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. The City will continue to implement its existing Reasonable Accommodation ordinance (Zoning Ordinance Chapter 9-93). The City will identify and work with local organizations that provide assistance to persons with disabilities, including developmental disabilities, to implement an outreach program that informs persons with disabilities and their families about housing and available services. Informational materials can include a brochure that will be offered in multiple languages and direct people to service information on the City's website, which will be reviewed annually to make updates as necessary. City staff will encourage prospective developers to provide universal design features in housing developments at the time of project application meeting(s).

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Within one year of Housing Element adoption, review City website and make updates to reflect available programs as necessary and identify local organizations for ongoing collaboration to educate residents with disabilities about available services. Ongoing; implement Reasonable Accommodation ordinance

Implementation and Monitoring

H-18. ANNUAL PROGRESS REPORTS

The City will report annually on progress toward implementation of the Housing Element and residential development activities citywide.

State law requires that each local jurisdiction submit an annual progress report on the implementation of its General Plan. For the Housing Element, the reporting must include the following:

- 1 Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance;
- 2 Progress in achieving its RHNA;
- 3 Program-by-program account of implementation status; and
- 4 Outcome/disposition of development applications identifying location, size, type, and status of residential development proposals for citywide use and for submittal to Center for Demographic Research at California State University and to the California Department of Finance.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Prepare an annual report for submittal to HCD by April 1 of each year in the planning period

H-19. HOUSING ISSUES MONITORING

The City will monitor existing and proposed affordable housing developments in the City. The City will also monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Laguna Hills. Ongoing efforts throughout the planning period include, but are not limited to:

- 1 Monitoring development proposals in the city that could be used to maintain, increase, or enhance affordable housing opportunities;
- 2 Monitoring and market housing opportunities in the UVSP area, including affordable housing opportunities, through Planning Agency public hearings and project preapplication meetings;
- 3 Monitoring existing programs designed to preserve assisted housing developments for low-income households to determine whether additional actions are needed to protect these developments;
- 4 Monitoring of mobile home park for conversion to nonresidential use;
- 5 Attending housing and legislative review conferences;
- 6 Attending training workshops;
- 7 Participating in regional planning efforts coordinated by the SCAG; and
- 8 Interfacing with City agencies and the public.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

H-20. LOCAL HOUSING EFFORTS COORDINATION

The City shall coordinate local housing efforts with appropriate federal, state, regional, and local government and/or agencies and cooperate in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems. The City will submit CDBG applications to assist in preserving existing affordable housing stock. The City will provide the adopted Housing Element to the South Orange County Wastewater Authority (SOCWA). The City will assist SOCWA in adopting written procedures to provide priority service to lower-income residential projects.

Responsible Agency: Community Development

Funding Source: CDBG and General Fund

Time Frame: Ongoing

H-21. FACILITATING HOUSING ON IDENTIFIED SITES

To ensure that housing is developed that is appropriate for identified income categories on identified sites, the City will take the following steps:

- 1 The City will develop and implement strategies to encourage and facilitate lot consolidation and phasing of residential and mixed-use developments on large sites to make sites more developable for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation on smaller sites and/or phasing of development on larger sites to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers/owners approach the City with interest in lot consolidation or phased development on larger sites for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City will also pursue grant funding for parcel assemblage land banking when it is available.

The City shall provide incentives for residential and mixed-use development on the sites in the land inventory, including reductions of development standards where feasible.

- 2 The City will conduct regular outreach to owners of properties in the land inventory to inform them of regulatory incentives and available funding programs for housing development.
- 3 The City will conduct outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities.

- 4 The City shall create information online and in brochure formats explaining the City's residential and mixed-use property development standards and make it available on the City's website and at the City's permit counter.
- 5 As residential developments are approved by the City and building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to learn why units have not been constructed within two years after approval. If these impediments are due to nongovernmental constraints, such as accelerating construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. In addition, the City will aim to work with stakeholders to identify nongovernmental constraints or other circumstances that may impede the construction of housing in Laguna Hills and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.
- 6 If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering additional actions the City can take to encourage residential development.

Responsible Agency: Community Development

Funding Source: General Fund

Time Frame: Ongoing

Quantified Objective: New construction of 1,985 units, including very low, 568; low, 353; moderate, 354; above moderate, 710.

Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in Table H-A1.

Table H-A1 Quantified Objectives						
Housing Program	Quantified Objectives per Income Group					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	284	284	353	354	710	1,985
Rehabilitation ¹	10	10	10	0	0	30
Housing Conservation/ Preservation ²	18	19	31	0	0	51
Source: City of Laguna Hills 1 Based on Housing Element Implementation Programs H-1 and H-3. 2 Based on Housing Element Implementation Program H-4 to preserve 51 units and Program H-14 to encourage OCHA to continue to offer the 17 rental assistance vouchers currently in use.						

Appendix B: Summary of Public Input

Public Outreach

As noted in the Introduction to this Housing Element, as part of this update, the City conducted outreach activities including:

- City Council Meeting: November 10, 2020
- Stakeholder Consultations: January - February 2021
- Online Survey: June 15 - August 15, 2021
- Virtual Public Workshop: June 30, 2021
- In-Person Public Workshop: August 5, 2021
- City Council Meeting for Public Review Draft Launch: October 26, 2021

Additionally, as of September 21, 2021, the City received four comment letters. All four letters were from community-based organizations and encouraged the City Council to enact bold measures to increase the quality and quantity of affordable housing and to consider the needs of the most vulnerable populations. Participants in the stakeholder consultations included two building industry experts, two homelessness service providers and three community-based organizations. Participants from the stakeholder consultations strongly agreed that more housing, particularly affordable housing is needed in Laguna Hills and surrounding cities. Participants shared many ideas for strategic and innovative opportunities to help accelerate the production of housing. The input from the letters and consultations is summarized in the Introduction to this Housing Element. No public comments were submitted at the City Council Meeting on November 10, 2020, or the Virtual Public Workshop on June 30, 2021. The results of the online survey and the input received at in person-public workshop are described herein.

Online Survey

The City hosted a survey online from mid-June 2021 to mid-August 2021, with a link available on the City's website. 287 respondents answered one or more questions. General trends that were apparent from the answers to the multiple-choice questions include:

- Thirty-six percent of respondents indicated that they or someone they know have experienced difficulty finding housing that is affordable in Laguna Hills. However, overall the community generally opposes the creation of additional housing, particularly multifamily, affordable and workforce housing.

- Approximately half of respondents are opposed to Accessory Dwelling Units (ADUs) being added to existing properties in the city. Approximately 18 percent of homeowners responded that they might be interested in building an ADU on their property.
- The community strongly opposes reducing the number of required onsite parking space for new townhouses and multi-family development throughout Laguna Hills.
- The community is generally opposed to the City adjusting zoning requirements to increase the number of units per acre in the MXU (The MXU Zone currently allows 20 units per acre). The community also expressed opposition to the City requiring that a certain portion of the sites in the Mixed Use (MXU) Zone be redeveloped with projects that are at least 50 percent residential.
- While the community is generally opposed to allowing multi-family development on commercial properties in the Office Professional (OP), Community Commercial (CC) and Freeway Commercial (FC) Zones there is more support for relying on enhancements to the Village Commercial zone to allow more residential development in that area.
- The community generally opposes adjusting zoning requirements to allow new multi-family buildings and mixed-use buildings to be up to 70' in height.
- There is strong opposition to reducing development fees for affordable housing and workforce housing developments by allocating additional funds from the General Fund, and most of the community also opposes revising the development fee structure to reduce fees for affordable housing developments while increasing them for market rate projects.
- The community is strongly opposed to a bond measure to fund affordable housing.

The final question asked respondents to write in any additional thoughts that they wanted to share. Common themes included:

- Most respondents expressed opposition to building housing, particularly housing affordable to households with lower incomes and ADUs; however, several respondents submitted opposite sentiments.
- Those who were opposed to more housing expressed concerns about the impact new multifamily housing would have on property values, the need for parking and infrastructure upgrades, as well as an increases in traffic, crime and overcrowding.
- Those who were in favor of more housing expressed the importance of considering the needs of senior citizens, people with disabilities, veterans, young people (particularly those who grew up in Laguna Hills and who cannot afford to raise their children near family members) and those earning “working class” salaries.

- The community generally favors redeveloping the Laguna Malls site. However, many expressed frustrations that commercial businesses have already been destroyed there, while plans for redevelopment appear to be stalled out for an extended period of time. Suggestions for this site included mixed-uses with restaurants and entertainment-oriented businesses, a nursing school, outdoor space for events, parking and condominiums to provide opportunities for home ownership.

In-Person Public Workshop

An interactive workshop about the Housing Element Update was held on August 5, 2021, at the Laguna Hills Community Center. Based on the sign-in sheet, at least fifty-five members of the public were in attendance. City staff planned the event with multiple booths to encourage information sharing between the City and attendees on a selection of topics. A large TV played short videos on a loop. The videos were produced by the Orange County Council of Governments and the Association of California Cities - Orange County to explain the basics of the Regional Housing Needs Allocation (RHNA) and Housing Element process. The first interactive booth showed photos and diagrams of examples of multifamily residential and mixed-use developments at a range of densities throughout California. The second booth showed a sample of the maps included in the Housing Element, in the Assessment of Fair Housing section and included a fact sheet about Affirmatively Furthering Fair Housing. At the third booth, a map of the City's zoning districts was displayed and information was shared about the allowable uses and residential densities in each zone. At the final booth, attendees were asked to apply stickers to maps of the City to identify the locations that are most suitable for new housing developments. At each booth, attendees provided insight and perspectives about the City's approach to planning for future of housing in their community. Attendees also provided input via comment cards and post-it notes at the event, as well as emails sent to City staff afterwards.

Overall, there are concerns over where future housing will go, the type of housing that could potentially be built, limited resources for new developments, and the need to preserve Laguna Hills' culture and suburban aesthetic. Many residents shared their disapproval of the Regional Housing Needs Assessment (RHNA) allocation and suggested challenging it, such as with legal action. On the contrary, several attendees expressed support for housing development, especially affordable housing and mixed-use, as long as its responsibly planned and provides appropriate resources and infrastructure to ensure the continued quality of life that Laguna Hills residents enjoy. Attendees demonstrated interest in continuing to be included in the housing element process and are interest in learning more about the future of housing in their community.

The most frequently stated comments include:

- Disapproval of the RHNA allocation and State mandates.
- Some attendees thought Laguna Hills has enough housing while others think it does not.
- The City should take actions that reflect the community's needs and represent its constituents
 - For some this meant the City should consider the housing needs of residents in extremely low-, very low-, and low- income brackets, including senior citizens, veterans, and essential workers.
 - For others this meant the City should consider the desires of existing residents that do not want more housing built.
- There is a lack of resources and infrastructure for additional housing.
- There is a need to responsibly develop new housing while keeping in mind other urban factors (i.e., crime, traffic, pedestrian safety, providing adequate parking, water availability, maintaining and updating infrastructure to accommodate new developments).
- Concerns that more housing will negatively change the City's culture, safety, and suburban aesthetic.
- Concerns that property values and school quality will decrease.
- Questions related to the housing element included who pays for new housing, whether eminent domain would be used, and options/willingness to contest RHNA allocation.
- More parks, green spaces and beautification of the city would be good.
- Mixed-use development is appropriate for Laguna Hills.
- Some homeowners are interested in building accessory dwelling units (ADUs) on their properties.

Other comments include:

- Require solar or wind electricity generation with new development.
- New developments should favor homeownership opportunities over rentals.
- Residents should get to vote on zoning changes.
- Look to European design to make denser developments more aesthetically appealing and include high-quality landscaping.

POTENTIAL FUTURE HOUSING LOCATIONS

Attendees were asked to apply stickers to maps of the City to identify the locations that are most suitable for new housing developments. Some attendees followed up after the workshop by emailing City staff with additional input on these locations. The maps that attendees were asked to use blocked out existing residential neighborhoods that are fully built out. Staff guided attendees towards existing commercial and mixed-use districts where there is opportunity for redevelopment.

The two most popular areas for future housing are Areas #1 and #5, with 10 “yes” votes for each area. Area #1 is in north Laguna Hills, bounded by Lake Forest Drive to the north and Ridge Route Drive to the south. This area is near the cities of Irvine, Laguna Woods and Lake Forest. One attendee said they “could see housing components going into the areas along Lake Forest Drive, Mill Creek Drive, and Ridge Route Drive.” The current zoning is Mixed Use (MXU). The other most popular area is #5, which includes the Laguna Hills Mall redevelopment site and the surrounding area. This area is in the Urban Village Specific Plan (UVSP). One attendee gave this area a “no” vote.

The two areas with the next highest amounts of “yes” votes are both zoned Freeway Commercial (FC) but are not adjacent to each other. Area #2 received 4 “yes” votes. It is in north Laguna Hills, bounded by Ridge Route Drive and Interstate 5. Area #3 received 3 “yes” votes. It is on the eastern edge of Laguna Hills, This area borders Interstate 5 with through routes on La Paz and Cabot.





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EXHIBIT 4

SAFETY ELEMENT UPDATE



City of Laguna Hills Safety Element Update

Final Draft | May 2022



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Safety

Introduction

Laguna Hills residents consider their City one of the safest and best places to live in Southern California. The City has a strong sense of community and is composed of established residential neighborhoods that are deeply valued by their residents. Laguna Hills also has a low crime rate and good schools, important indicators of a community's quality of life. However, this idyllic setting can be impacted by natural hazards that have the potential to cause death, injuries, property damage, and substantial economic and social dislocation. The Safety Element addresses these safety issues, with emphasis on the naturally occurring conditions that pose a risk to Laguna Hills and provides goals and policies aimed at reducing the City's risk from these hazards. The Safety Element assesses these safety issues and assigns vulnerability scores in **Appendix A**. Implementation programs aimed at accomplishing the identified goals and policies are included in **Appendix B**.

Purpose and Scope of the Safety Element

All urban areas in California are subject to both natural and human-caused hazards. None of these hazards can be avoided entirely, but their impacts can be reduced through the recognition of safety risks and the application of policies designed to protect life and property to the greatest feasible extent.

The purpose of the Safety Element is to address existing or anticipated safety threats that may cause adverse effects in Laguna Hills. This Element specifically covers seismic and geologic hazards, fires, neighborhood safety, hazardous materials and waste, nuclear power, flood hazards, stormwater management, and climate change vulnerability. Emergency preparedness planning, such as identifying actions needed to manage crisis situations, is also addressed. By establishing goals and policies to minimize danger to residents and visitors, the Safety Element sets forth the framework that will regulate existing and proposed development in hazard-prone areas, promote urban design to ensure safe streets and neighborhoods, and establish methods to ensure safety and organization during emergency situations.

Background

The City of Laguna Hills (City) strives to maintain a safe environment for all members of the community. However, numerous potential hazards that could affect life and property are present in and around the City. For example, Laguna Hills is in a seismically active region and residents could potentially be

exposed to dangers caused by earthquakes. The presence of hillside terrain and steep slopes could potentially cause residents and property to be vulnerable to fire hazards. The City can experience flooding and inundation from severe rain events and dam and reservoir failures. Further, climate change may exacerbate hazards, such as, but not limited to, flooding, extreme storms, air quality, drought, extreme heat,¹ warm nights,² and human health hazards. The City recognizes it may be vulnerable to a number of hazards and that maintaining a safe environment requires constant assessment of the City's needs regarding these hazards.

Local Hazard Mitigation Plan

A Local Hazard Mitigation Plan (LHMP) identifies and profiles hazard conditions, analyzes risk to people and facilities, and provides hazard mitigation actions to reduce or eliminate hazard risks. A LHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while a LHMP focuses on more specific mitigation, often short-term, actions. LHMPs focus on hazard mitigation-related actions, while the Safety Element also includes policies for emergency response, recovery, and preparedness.

The City is currently in the process of developing a LHMP, in accordance with the federal Disaster Mitigation Action of 200 and the Federal Emergency Management Agency (FEMA), to ensure hazard risks are minimized for community members, as well as infrastructure and buildings citywide. The mitigation actions in the LHMP will include both short-term and long-term strategies, and involve planning, policy changes, programs, projects, and other activities. When adopted by the City and certified by FEMA, the current LHMP will be incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6.

Orange County also has an LHMP, which, focuses on addressing natural hazards impacting unincorporated areas and County facilities. The Orange County LHMP also provides a history of disasters in Orange County, including historical flooding events. The Orange County LHMP further lists a number of resources, including administrative and technical resources, that can support Laguna Hills in the event of a disaster. Laguna Hills contracts with a number of County agencies, including Orange County Fire Authority and Orange County Sheriff's Department.

1. An extreme heat day in Laguna Hills is defined as a day when the high temperature is at least 90.1 degrees Fahrenheit (°F).

2. Warm nights in Laguna Hills is defined as temperatures above 65°F at nighttime.

Safety Plan

Laguna Hills faces both natural and human-related hazards, including earthquakes, urban and wildland fires, geologic hazards, climate change hazards, and hazards caused by the use of hazardous and/or toxic materials. Protection from the risks of natural and human-caused hazards is essential in continuing to provide a sense of safety and well-being for the residents and visitors of Laguna Hills. In addition, safety is a significant consideration in attracting new businesses to the City. While the likelihood of occurrence for most of these natural and human-caused hazards is low, the consequences can be very serious. Understanding hazards, vulnerabilities, and preparing to deal with them on both an incident-related and ongoing basis are important objectives. Proper planning and preparation for potential hazards is an essential action to minimize the disruption, personal injury, and property damage associated with such hazards and resulting emergency conditions.

The City has established goals and policies to maintain community safety and reduce the risks associated with natural and human-caused hazards. The Safety Plan addresses these issues and provides strategies to minimize hazard potential and vulnerabilities and protect the overall well-being of the residents and visitors in the community.

GEOLOGY AND SEISMICITY

Geologic Hazards

Landslides, Mudflows, and Slope Instability

The topography of Laguna Hills includes several hills and valleys and therefore has the potential for slope instability and landslides. Slopes steeper than 25 degrees (approximately 2:1) are potentially subject to instability. Such areas may be prone to hazards such as surficial failures, mudflows, debris flows, rock falls, soil creep, and erosion. Failures of human-made slopes could also occur in some of the previously developed areas of the City. In addition, wildfires can destabilize hillsides and create hydrophobic soils, leading to an increased potential of landslides and debris flows. The potential for earthquake-induced landslides in hillside terrain is also present. Areas of known landslides or areas generally susceptible to landslides and slope instability within Laguna Hills have been identified and mapped by the California Geological Survey (CGS) (Figure S-1, *Deep-Seated Landslide Susceptibility*). Laguna Hills continues to update development standards and adopt the latest building and construction codes to guide future development throughout the City, including in areas that could be potentially vulnerable to landslides and slope instability.

Figure S-1, *Deep-Seated Landslide Susceptibility*, shows the areas that are vulnerable to landslides in Laguna Hills. Landslide susceptibility is a function of rock strength and slope angle. Landslide susceptibility is classified on a scoring system ranging from 0 to 10 using roman numerals. The lower classifications show low landslide susceptibility, and higher classifications signify very high landslide susceptibility.

Shallow Groundwater

Shallow groundwater is characterized as an area where the water table is within 20 to 30 feet of the ground surface at any time during the year. The areas described in the liquefaction discussion are also the areas most likely to encounter shallow groundwater that could interfere with construction. The shallowest water levels are found in Sulphur Creek (and its main tributary), Aliso Creek, and Oso Creek, where groundwater is estimated to be approximately 5 to 10 feet deep. At these depths, water can interfere with subsurface excavations (e.g., underground parking) and deep foundations (e.g., piles).

Additionally, some shallow perched water may be encountered within the more southerly portions of Laguna Hills. In the remaining creeks, the levels are expected to be closer to 20 feet deep.

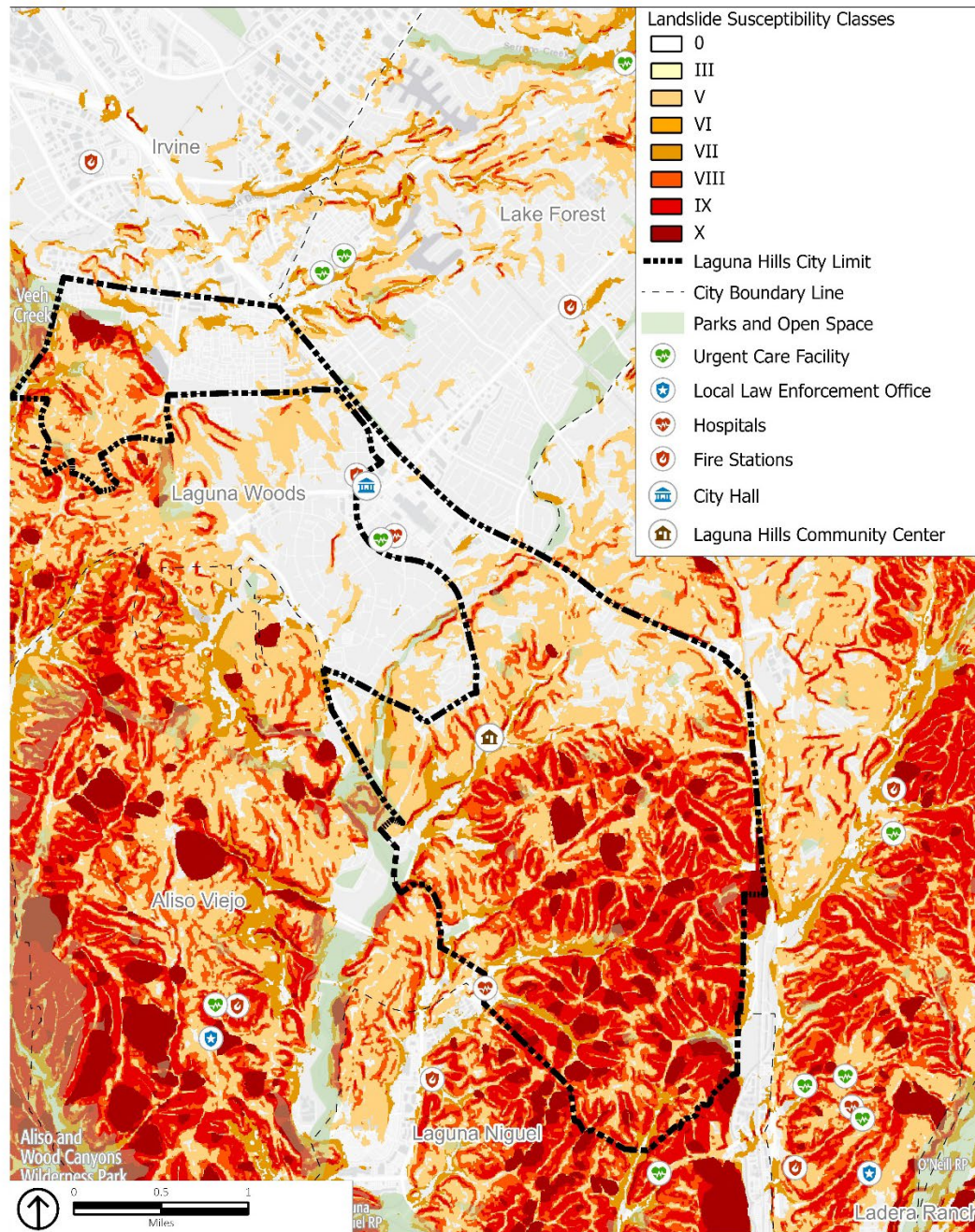
Unstable Soils

Unstable soils include expansive, compressible, erodible, corrosive, or collapsible soils. Natural soil, colluvium, and young alluvial deposits may be susceptible to expansion; consolidation; collapsing; or hydro-collapsing, which occurs with the addition of water. For each of these factors, minor to severe damage to overlying structures is possible. Based on the reported soil types within and around Laguna Hills, it is possible that one or more of these soil characteristics are present during the necessary engineering, geology, and geotechnical investigations for new development and redevelopment projects.

Figure S-1
Deep-Seated Landslide Susceptibility



SAFETY ELEMENT
CITY OF LAGUNA HILLS



Source: California Geologic Survey, City of Laguna Hills, PlaceWorks, ESRI

Seismic Hazards

Ground Shaking

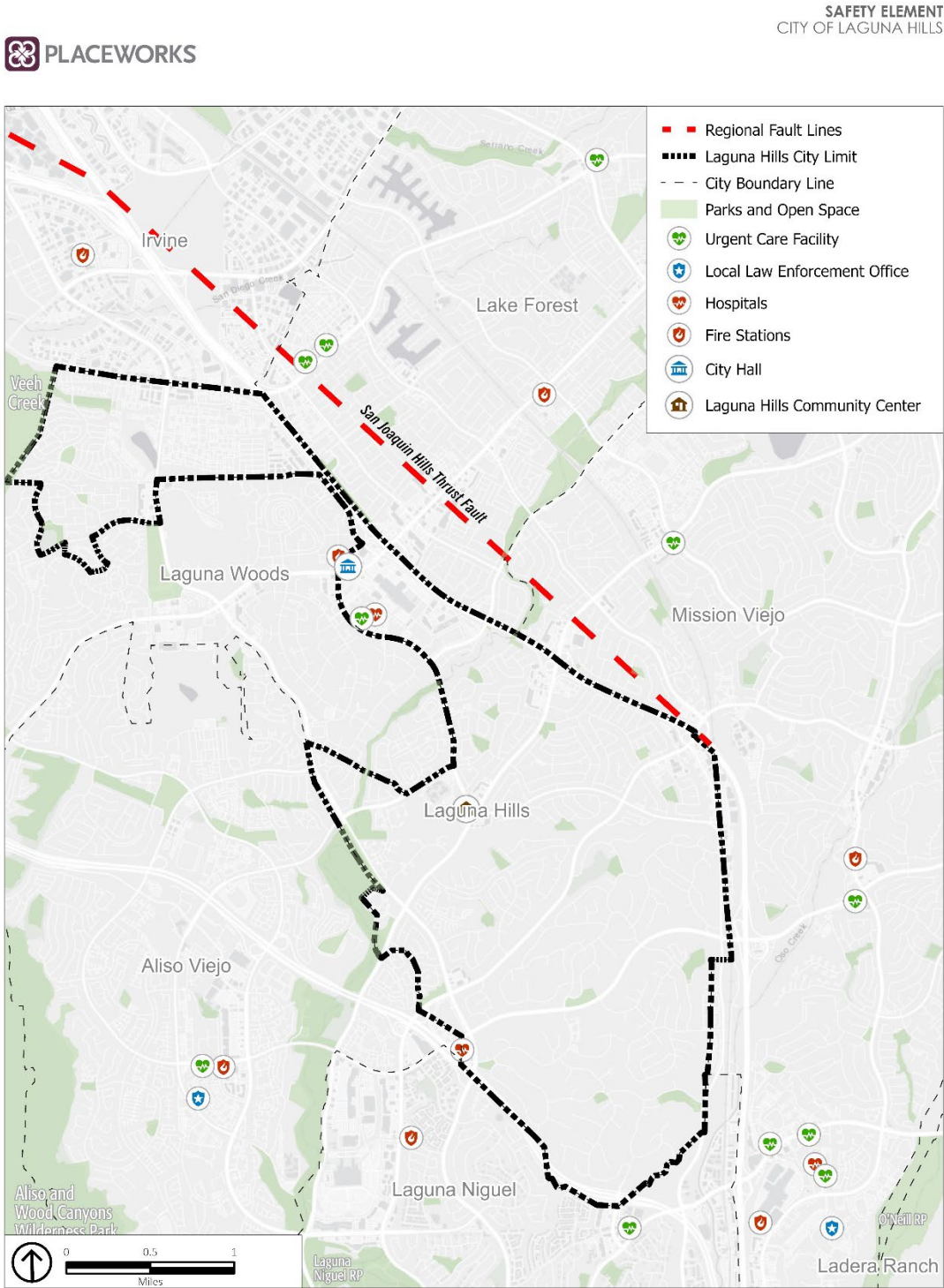
Southern California as a whole is subject to potential ground shaking in the event of an earthquake. Ground shaking can result in extensive structural damage, injury, and death. Safety planning must prepare for both frequent moderate earthquakes and infrequent large earthquakes (both local and regional) since any type of ground shaking may affect standard construction and infrastructure.

Earthquakes of low to moderate magnitude have occurred infrequently in the region around the City based on instrumental recordings. The level of impact resulting from any seismic activity depends on factors such as distance from epicenter, earthquake magnitude, and characteristics of soils and subsurface geology. Figure S-2, *Regional Fault Lines*, depicts regional faults in the vicinity of Laguna Hills delineated by the United States Geological Survey. Figure S-2 shows the San Joaquin Hills thrust fault running along the northern border of the City. However, the major regional faults likely to generate significant earthquakes of a magnitude of 7 or higher are the San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood faults. The Newport-Inglewood Fault Zone is the nearest major active fault and lies approximately three miles to the southwest of Laguna Hills. The San Joaquin Hills fault that underlies the City is believed to be capable of a large local earthquake, but it is considered unlikely to rupture in the near future. As development and redevelopment occur within Laguna Hills, the City will require a proper investigation of the expected level of ground shaking in a major earthquake based on the Uniform California Earthquake Rupture Forecast and the California Geological Survey's Probabilistic Seismic Hazard Map, and the level of risk to the buildings and other structures associated with seismic ground shaking.

Fault Rupture and Surface Deformation

Fault rupture is a ground movement that occurs during an earthquake. Although impact is limited, these ground movements can cause structures to collapse, make roads impassable due to offsets, and sever utility lines. In Laguna Hills, the chance of an earthquake leading to surface rupture hazards is minimal, but both "active" faults and "potentially active" faults should not be discounted as sources of potential seismic harm. Due to the absence of active faults in the City, the risk of damage from fault rupture during an earthquake is limited. In addition, no faults within or near the City are within State of California-established Alquist-Priolo Earthquake Fault Zones, which are subject to special land use controls and building standards.

Figure S-2
Regional Fault Lines



Earthquake-Induced Liquefaction

Liquefaction occurs when severe ground shaking leads to loss of shear strength of a soil and is a function of soil type and groundwater. Soils that are poorly consolidated and combine with groundwater during an earthquake lose their shear strength and take on the properties of a heavy liquid. Liquefaction generally occurs within areas that have high groundwater (less than 20 to 30 feet below the surface), loose sandy alluvial deposits (usually of recent age), and the potential for significant ground shaking.

Portions of the City occupied by alluvial valleys have these characteristics, as mapped by the CGS (shown in liquefaction Figure S-3). In particular, the following areas within the City are susceptible to liquefaction:

- The northern portion of the City in drainages south of Lake Forest and along Ridge Route Drive.
- Aliso Creek (Laguna Hills Mall area) and tributaries to the south (including Alicia Parkway).
- Sulphur Creek and a tributary.
- Oso Creek along southbound Interstate 5 (I-5).

Laguna Hills recognizes that planning for a safe community requires consideration of all geologic hazards, including liquefaction. Incorporating proper geotechnical engineering techniques in development projects within these areas can reduce the risks associated with seismic hazards to people and property.

Inundation due to Seismically Induced Ground Movement or Seiche

Seismically induced inundation refers to flooding that occurs when water retention structures fail during an earthquake. Often, inundation is triggered by damage from a seiche. A seiche is a wave that reverberates on the surface of water in an enclosed or semi-enclosed basin, such as a reservoir, lake, bay, or harbor, in response to ground shaking during an earthquake. Seismically induced inundation can also occur if strong ground shaking causes structural damage to aboveground water tanks.

There are several small reservoirs and water storage tanks located within, and just outside of City boundaries (Figure S-4, *Dam Inundation Areas*). These reservoirs and water tanks store water for various purposes, such as ensuring adequate water supply reserves, providing recreational opportunities, and/or providing non-potable water for irrigation. Table S-1 lists reservoirs within and near Laguna Hills.

Figure S-3
Liquefaction Zones



SAFETY ELEMENT
CITY OF LAGUNA HILLS

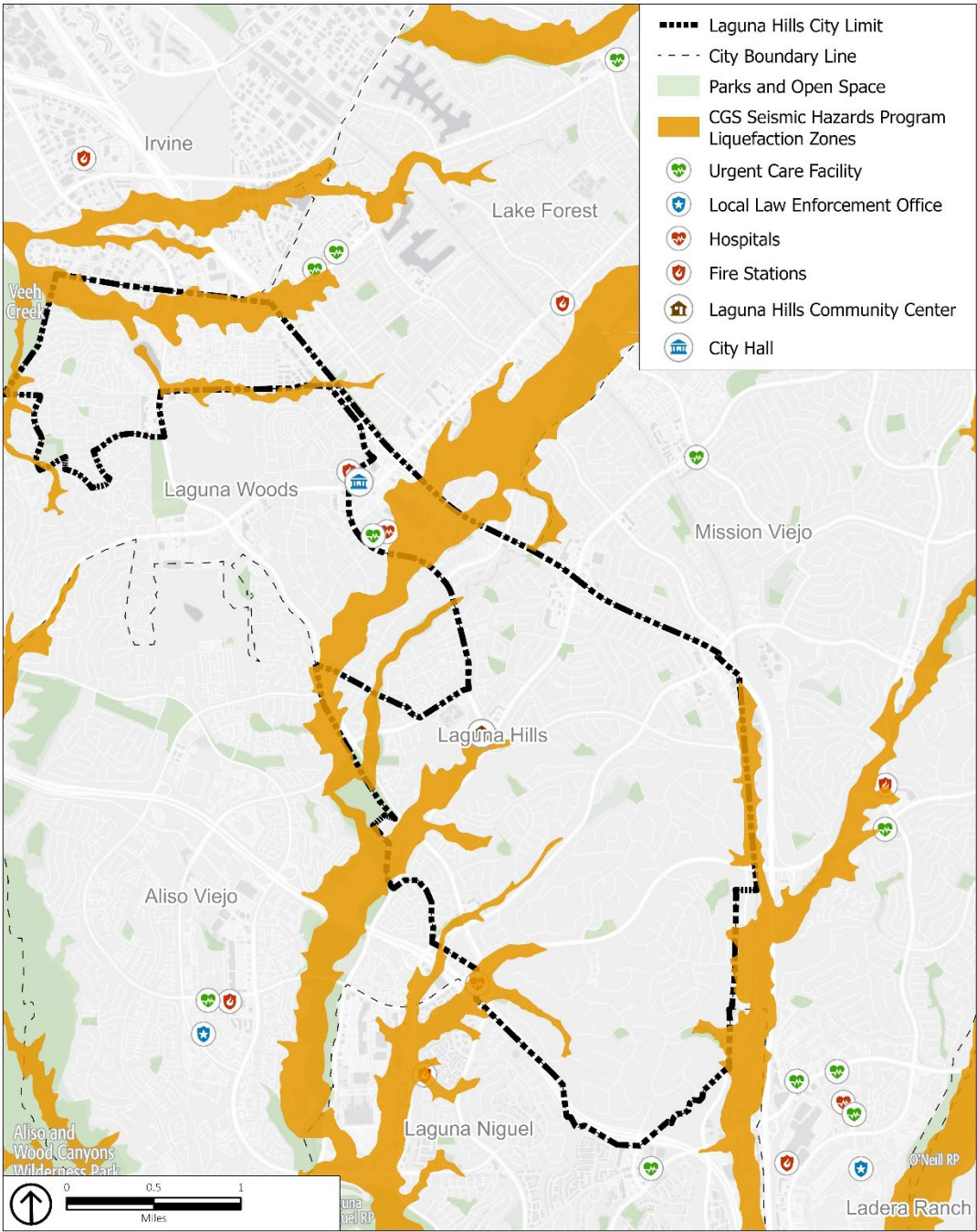


Figure S-4
Dam Inundation Areas

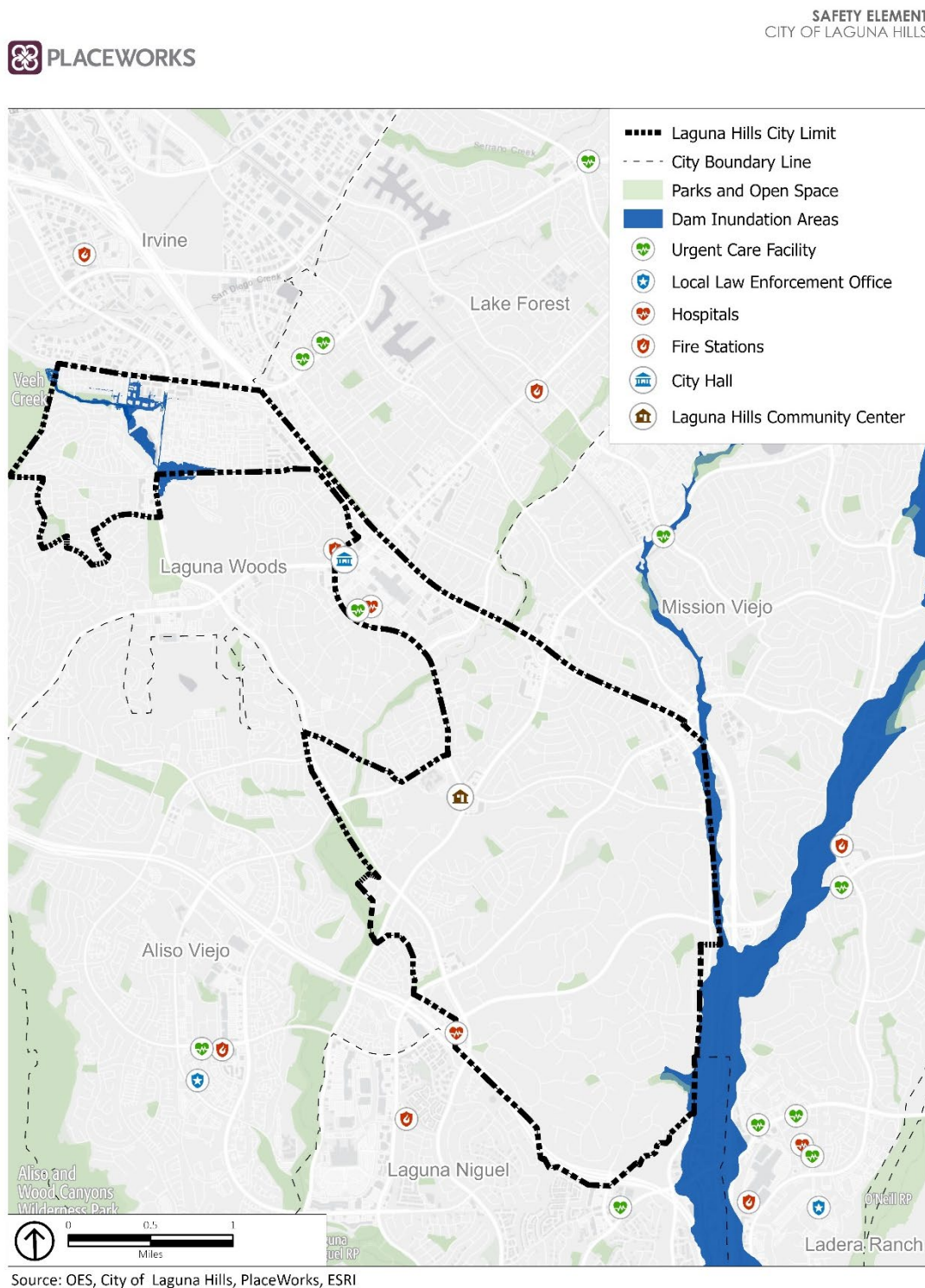


Table S-1 Reservoir and Dams within/near Laguna Hills	
Reservoir/Dam Name	Location (City or County)
Veeh Reservoir	Laguna Hills
Rossmoor No. 1 Reservoir	Laguna Woods
Sulphur Creek Reservoir	Laguna Niguel
Upper Oso Reservoir	County of Orange
El Toro Reservoir	Mission Viejo
Lake Mission Viejo Reservoir	Mission Viejo
Upper Chiquita Reservoir	Rancho Santa Margarita

Source: Department of Water Resources, Division of Safety of Dams

The primary hazards that could cause failure of the reservoirs and their associated dams are strong earthquake ground shaking, seiche, and liquefaction; however, none of the sites listed above are associated with known faults or landslides. Water tank sites could also potentially be impacted by slope instability. The flood impacts of reservoir failures could be somewhat significant for Lake Mission Viejo, Upper Oso Reservoir, and El Toro Reservoir since water flows down Oso Creek and might also affect the southeastern most edge of the City adjacent to I-5. Local inundation and erosion effects could impact the area and water tanks immediately adjacent to the Veeh Reservoir and Rossmoor No. 1 Reservoir, depending on the amount of water impounded at the time of the reservoir failure. However, water from Sulphur Creek Reservoir in Laguna Niguel and Upper Chiquita Reservoir in Rancho Santa Margarita would likely not reach the City. Should any of the reservoirs or water tanks fail, persons and property in Laguna Hills could be subjected to inundation, flooding, and/or erosion. These potential hazards are addressed in the County of Orange and Orange County Fire Authority (OCFA) LHMP.

URBAN AND WILDLAND FIRE HAZARDS

Urban Fires

Urban fires have the potential to cause significant loss of life and property; however, improvements in architecture, building and landscape design and maintenance, construction materials, and emergency response have helped reduce the likelihood of catastrophic occurrences. Nevertheless, residents of Laguna Hills could potentially be exposed to structural fire hazards within the City for several reasons. OCFA, the agency responsible for providing fire services in the event of a fire emergency, noted the top causes of structural fires are triggered by electrical equipment, smoking, candles left unattended, smoke alarms deficiency, and arson. OCFA's Standard of Cover for fire services for urban areas include:

"Over 70% of residential fires occur in homes without a working smoke alarm. Be sure to test your alarm monthly, replace the batteries every 6 months, and replace your alarm every 10 years or as directed by the manufacturer"

- First-in engines should arrive on scene to medical aids and/or fires within 7 minutes and 20 seconds 80 percent of the time.
- First-in truck companies should arrive on scene to fires within 12 minutes 80 percent of the time.
- First-in paramedic companies should arrive on scene at all medical aids within 10 minutes 80 percent of the time.

Response times are based on receipt of the service call to a unit and its arrival on scene.

Wildland Fires

While major wildfires pose a significant risk in the large, open space hillsides and areas in other parts of Orange County, the urbanized nature of Laguna Hills and the adjacent areas significantly reduces the threat of large, catastrophic wildfires within the City. Nevertheless, wildland fire hazards do exist. While there are no areas of Laguna Hills that are within designated Very High Fire Hazard Severity Zones (see Figure S-5, *Fire Hazard Severity Zones*), the northwestern neighborhoods of the City are adjacent to areas designated as High and Very High Fire Hazard areas by the California Department of Forestry and Fire Protection (CAL FIRE), including the open space in the Laguna Coast Wilderness Park in the City of Irvine. Due to the City's proximity to these wildland areas, the northwest portion of the City is within a wildland-urban interface (see Figure S-6, *Wildland-Urban Interface*). In addition, areas within the southern portion of the City, as well as some hillside corridors with natural terrain and open areas, are also at risk for fire hazards. Historically, there have been few wildfires within and near Laguna Hills (see Figure S-7, *Historic Wildfires*).

According to California's *Fourth Climate Change Assessment*, the frequency of wildfires and acreage of burn area are anticipated to increase because of climate change. Wildfires with conflagration potential can occur during any time of the year; however, wildfire potential is typically greatest during the months of August, September, and October with the presence of dry and hot Santa Ana winds and dry vegetation. Drought conditions further exacerbate fire hazard conditions, especially in areas susceptible to wildfires, as discussed previously.

OCFA has several community resources to educate residents on fire safety and on ways they can protect themselves from potential wildfire threats, such as creating defensible space around homes. Defensible space describes a bare or sparsely planted area around a home or building that is clear of dry grass, brush, and dead leaves, which acts as a fire break and gives firefighters a safe place to stand while protecting properties from approaching flames. The City will continue to support the public education efforts of the OCFA as well as integrate new technologies, such as using geographic information systems (GIS) for mapping fire hazard data from CAL FIRE, and fire prevention concepts, such as fire-resistant landscaping, into the design and construction of

new development and redevelopment. The City also manages an annual weed abatement program, in accordance with Government Code Section 39560 et seq., in which all private properties and City open spaces are subject to direction to remove dry weeds and other debris that may contribute to a fire. The community and City operations responsibly respond to such direction, and the City has annually maintained a reduced local fire risk.

Wildfire Smoke

Wildfire smoke consists of air pollutants and particulate matter (including fine particulate matter, PM_{2.5}). PM_{2.5} is particularly damaging to human health since particulate matter of this size can deeply penetrate lung tissue and affect a person's respiratory and cardiovascular systems. While poor air quality affects everyone, persons with weakened immune systems or preexisting conditions, children, seniors, and persons who spend a disproportionate amount of time outside are at an increased risk to wildfire smoke. The increase in wildfire frequency and size can contribute to periods of unhealthy to hazardous air quality, which leads to respiratory health impacts and worsens health impacts in persons with preexisting health conditions.

Figure S-5
Fire Hazard Severity Zones

PLACEWORKS

SAFETY ELEMENT
CITY OF LAGUNA HILLS

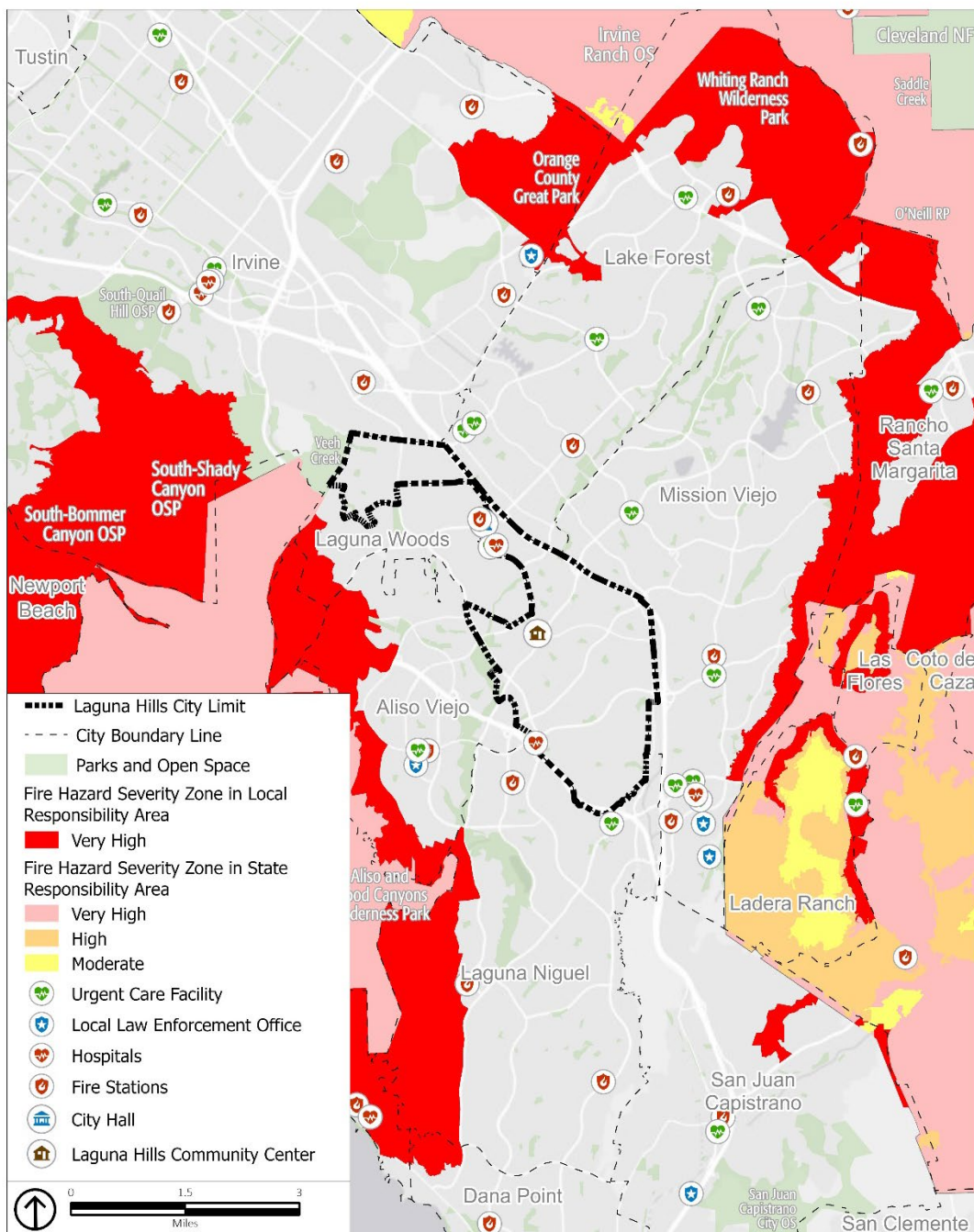


Figure S-6
Wildland-Urban Interface



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CITY OF LAGUNA HILLS

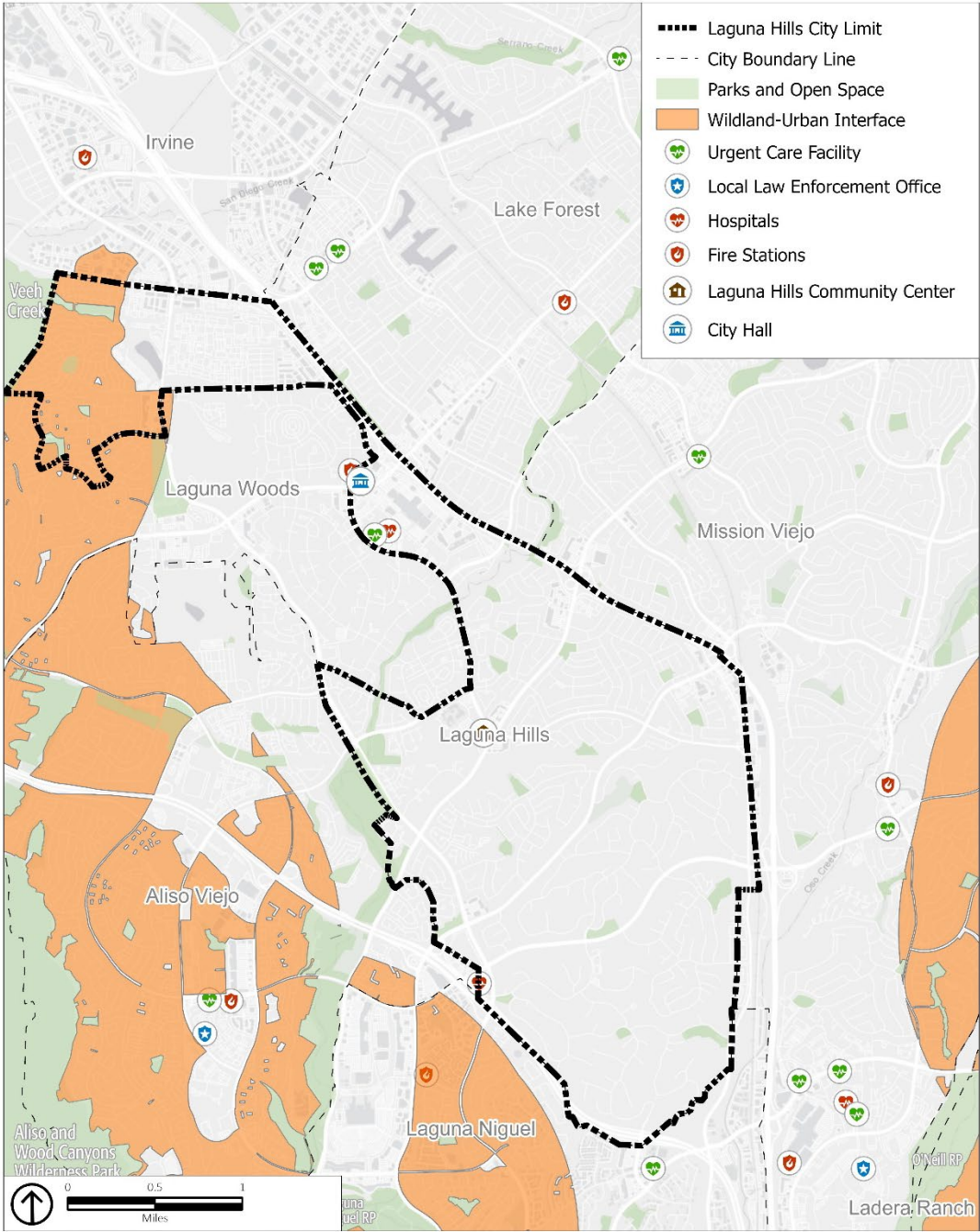
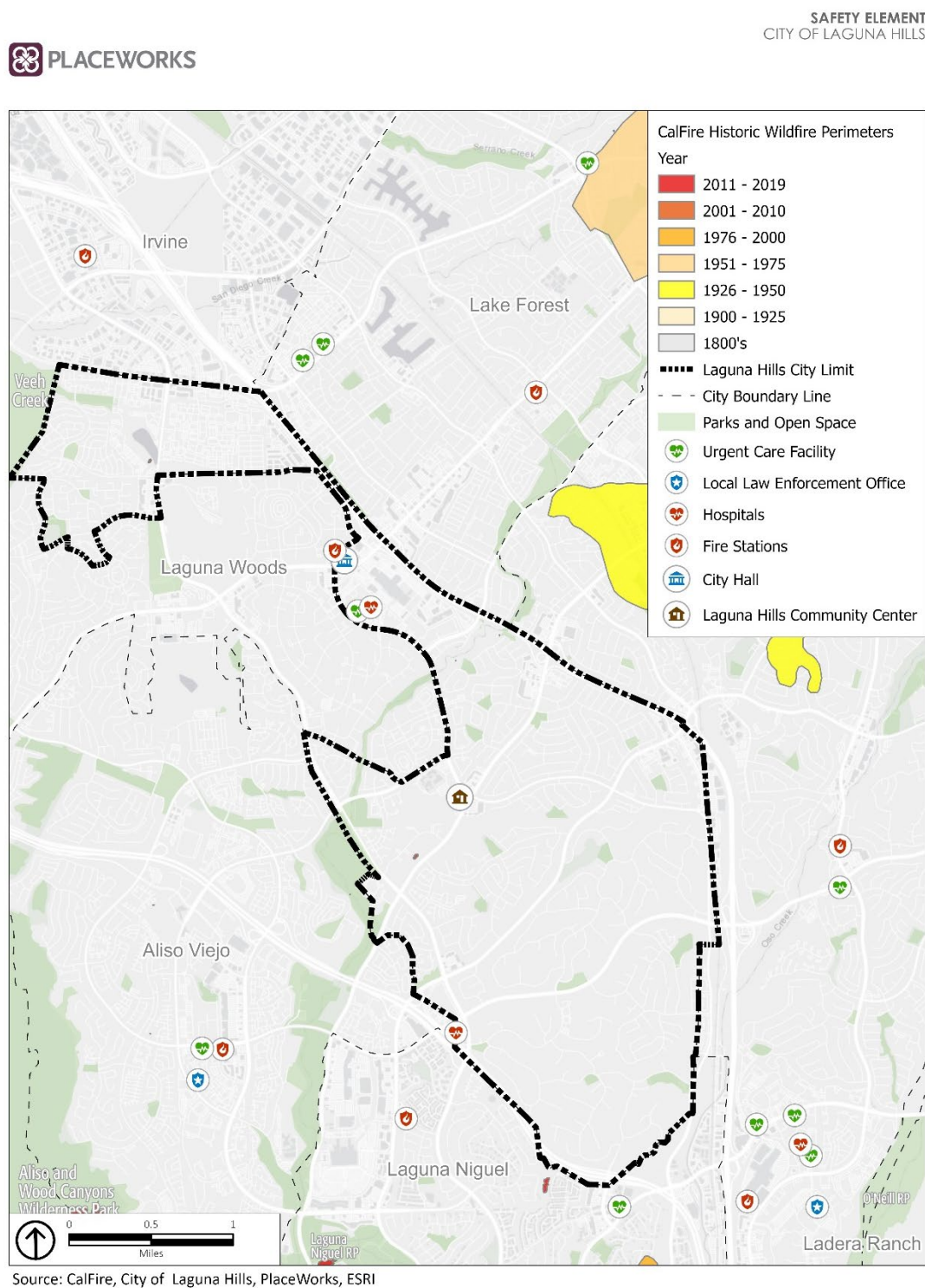


Figure S-7
Historic Wildfires



LAW ENFORCEMENT AND CRIMINAL ACTIVITIES

Crime and Neighborhood Safety

Laguna Hills sets high standards for neighborhood safety and maintains a low crime rate amongst cities in Orange County. The City is committed to maintaining this level of safety by providing superior police protection and crime prevention programs.

Police services are provided by the Orange County Sheriff's Department (OCSD). Deputies are responsible for general patrol, traffic enforcement, criminal investigations, and other law enforcement-related duties.

OCSD prides itself on maintaining a working partnership with the community of Laguna Hills to serve and protect its neighborhoods. Crime prevention and community-oriented policing programs, including Neighborhood Watch, Speed Watch, Business Watch, and school resource programs designed to educate and build a stronger partnership with our youth, as well as help residents of all ages take a proactive approach to crime prevention and protection. Refer to the Community Services and Facilities Element for further discussion of police services.

Response Times

In accordance with the Laguna Hills Police Services annual report for 2019, emergency calls are all calls that have the potential to be life threatening. Priority 2 calls are serious crimes that just occurred, incidents likely to escalate to a crime against a person, or any incident where a delay would impede further investigation or put someone in jeopardy. During 2019, the average reconciled response time for emergency response calls was 4 minutes and 57 seconds and average response time for priority 2 calls was 15 minutes and 6 seconds from when the call was received to deputies arriving at the location. These response times are within standard and reflect an appropriate staffing level for Police Services.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is based on the premise that the proper design and effective use of the built environment can lead to a reduction in the fear of crime and incidence of crime. While traditional methods of policing are important to maintain security in Laguna Hills, CPTED guidelines can be used to prevent crime before it occurs. CPTED is a multi-disciplinary method of using physical and psychological strategies to deter crime.

While crime in Laguna Hills is low, the application of this method in the existing and new built environment can further reduce the opportunity for, and the likelihood of, crime. In addition, the development and redevelopment of certain areas within the City also allows the opportunity to incorporate CPTED principles into the design of development as well as operational aspects.

HAZARDOUS MATERIALS AND NUCLEAR POWER PRODUCTION

Hazardous Materials and Waste

A hazardous material is defined as any injurious substance, including pesticides, herbicides, toxic metal and chemicals, explosives, and nuclear fuels and materials. The use of these hazardous materials is common in commercial, industrial, and manufacturing activities. Because these materials are increasingly used in urban settings, there are activities within the City that expose residents to certain risks associated with hazardous materials. The use of combustibles, and the use, transport, and disposal of hazardous and toxic wastes pose certain risks to the general population of the City. Interstate 5 and the San Joaquin Hills Transportation Corridor (State Route [SR-] 73) are major transportation arterials that border Laguna Hills and it is likely that hazardous materials are transported along these roadways, thus potentially exposing people to potential catastrophic events. Hazardous materials require special methods of disposal, storage, and treatment, and the release of hazardous materials requires an immediate response to protect human health and safety and/or the environment.

OCFA provides 24-hour emergency response services to hazardous materials incidents occurring throughout Orange County, including Laguna Hills. In addition, the Safety and Environmental Services Section (SESS) of OCFA is responsible for gathering and maintaining inventories of chemicals stored, handled, and used within Laguna Hills. Once identified, SESS is responsible for compiling this information into a database, which can be accessed through the Community's Right to Know program. This program responds to all requests from the public for hazardous materials information and disclosure. In addition, OCFA has developed a Hazardous Materials Area Plan addressing day-to-day hazardous material operations as well as extreme emergencies. The role of Laguna Hills in the event of a hazardous materials emergency is focused on discovery, notification evaluation, and initiation of immediate on-scene action.

The City will continue to maintain permitting requirements that parallel County requirements for businesses within Laguna Hills that handle, store, or generate hazardous waste. In addition, common household items, such as medical waste (syringes), latex and oil-based paints, antifreeze, batteries, used motor oil, fertilizers, pesticides, herbicides, and electronic waste, such as used cell phones and computers, are considered hazardous waste, and cannot be

disposed of along with other residential trash. To ensure that household hazardous wastes are collected and disposed of in a safe manner, Orange County Waste and Recycling (Integrated Waste Management Department) developed a household hazardous waste collection program at Orange County landfills. Four permanent collection facilities are located throughout the County, with the nearest Household Hazardous Waste Collection Center (HHWCC) located approximately 5 miles north of Laguna Hills in the City of Irvine. The City of Laguna Hills will continue to support this program and supporting programs, as appropriate, to address the City's hazardous waste disposal needs.

Nuclear Power Production

The San Onofre Nuclear Generating Station (SONGS) is located in San Diego County approximately 15 miles south of Laguna Hills within the Camp Pendleton military reserve. The U.S. Nuclear Regulatory Commission has identified the area surrounding SONGS, and every nuclear power facility, as an Emergency Planning Zone, and the State of California has defined the area outside and adjacent to the Emergency Planning Zone as a Public Education Zone. Laguna Hills is located outside of the Emergency Planning Zone but lies within the Public Education Zone. For areas within this zone, the State of California and Southern California Edison have created education programs to ensure that residents are prepared for any potential problems associated with the facility.

Radioactive by-products are primarily contained within the plant; however, small quantities of radioactive gas are released into the air and liquids into the Pacific Ocean. The releases are monitored by SONGS personnel; according to SONGS, radiation exposure due to material release is less than typical exposure from natural background radiation. The two most likely sources of radiation contamination are transportation accidents involving the transport of radioactive materials and uncontrolled releases at the plant site.

SONGS was granted Permanently Defueled Status in 2015 and is in the process of being decommissioned and dismantled. Dismantlement of the facility began in 2020 and decommissioning activities are anticipated to be completed by 2045. While the decommissioning process is regulated by the Nuclear Regulatory Commission (NRC), spent radioactive material continues to be stored onsite and the potential for accidental release is possible. Continued safety and emergency response policies and protocols are still needed until SONGS is fully decommissioned and the land returned to the U.S. Navy.

FLOODING AND STORMWATER MANAGEMENT

Floods have the potential to cause extensive property damage and injury to the community. Some areas of Laguna Hills are determined to be within a Federal Emergency Management Agency (FEMA)-designated flood zone; therefore, the City participates in the Federal Flood Insurance Program to determine the mandatory insurance necessary for identified properties. As shown on Federal Insurance Rate Maps (FIRMs), flood areas that have a 1-percent annual chance of flooding (the “100-year floodplain”) are identified around Aliso Creek, Veeh Reservoir, Mill Creek, and in a zone northwest of Alicia Parkway in the southern portion of the City (Figure S-8). Additional zones in the periphery of these flood areas may pose a flood risk, but since they are outside the designated 1-percent annual chance floodplain, they do not require additional flood insurance. Lower risk areas are also located along the La Paz Channel on the eastern border of Laguna Hills, and along North Sulfur Creek around Moulton Parkway.

According to California’s *Fourth Climate Change Assessment* for the Los Angeles region, dry and wet extremes are anticipated to increase in the future, which can lead to increased flooding. While the short-term and long-term risks associated with climate change are uncertain, experts agree that increased heat and precipitation events increase the frequency and severity of flooding. Increases in flood events endanger public health and safety, damage property, and can lead to displacement and loss of life.

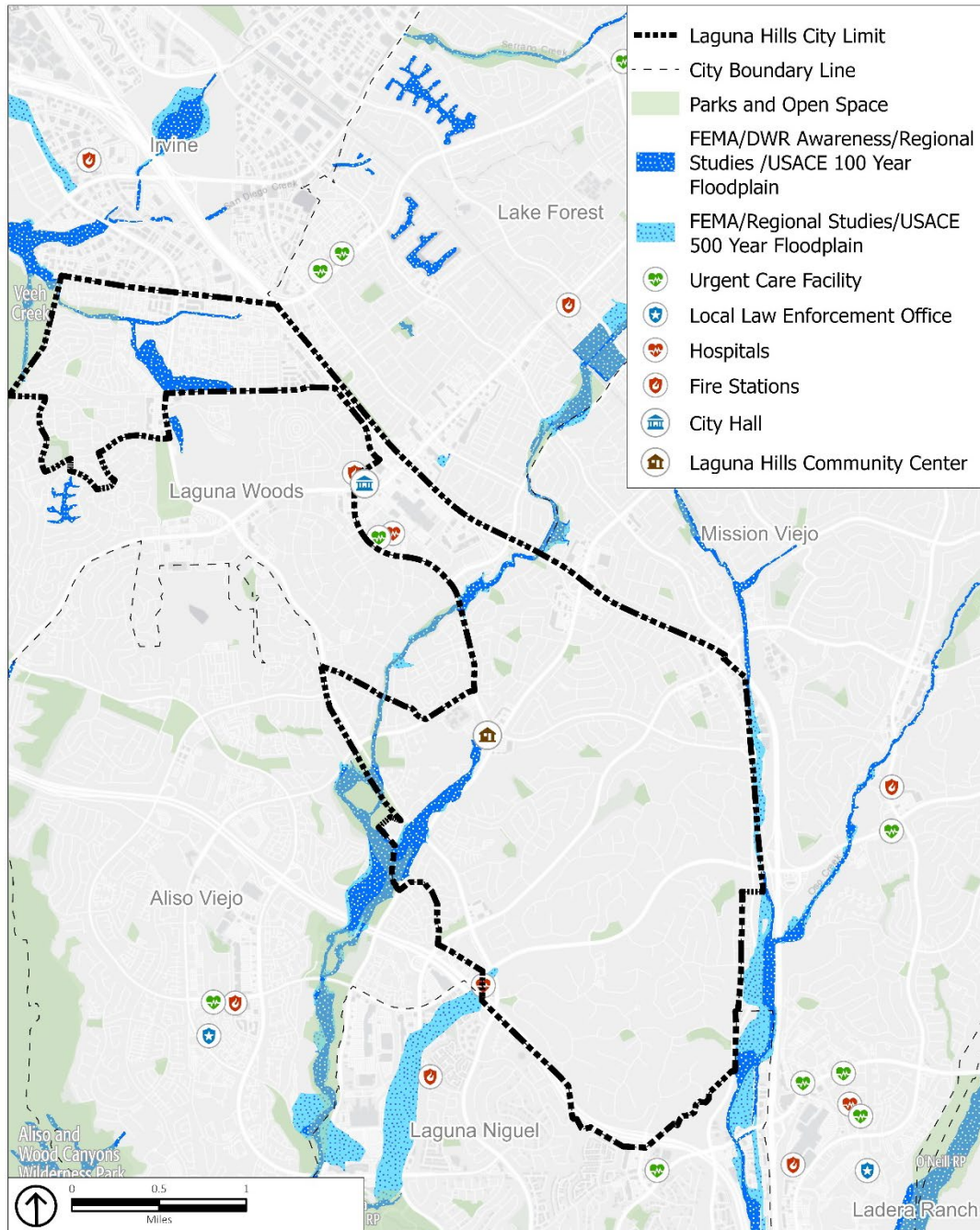
The County of Orange and the City maintain an extensive storm drain system that would normally divert any excessive rainfall into appropriate channels. However, a significant rain event could cause flooding in the zones identified below, or minor, localized flooding elsewhere in the City. Most of the City does not lie downstream from any Dam Inundation Area or major levees, so there is little risk of inundation from structural failures. However, strong seismic events and more intense precipitation events could result in impacts to a residential area surrounding Veeh Reservoir in the northwestern area of the City. Figure S-4 shows dam inundation areas within and surrounding the City.

The City will continue to coordinate with the Orange County Flood Control District to maintain the necessary flood control and stormwater management facilities. In addition to the City and County, the U.S. Army Corps of Engineers, the Federal Insurance Administration, FEMA, and the California Department of Water Resources manage and protect waterways and are responsible for flood-control infrastructure.

Figure S-8
Flood Hazard Zones (100-year and 500-year)



SAFETY ELEMENT
CITY OF LAGUNA HILLS



Source: DWR, FEMA, City of Laguna Hills, PlaceWorks, ESRI

CLIMATE CHANGE VULNERABILITY

Changes to the global climate system are expected to affect future occurrences of natural hazards in and around Laguna Hills. Many hazards are projected to become more frequent and intense in coming years and decades, and in some cases, these trends have already begun. According to California's *Fourth Climate Change Assessment*,³ the Los Angeles region, where Laguna Hills is located, is projected to experience various changes due to climate-related hazards.

Air Quality

Pollution burden⁴ throughout Laguna Hills ranges between 12 and 69, with the southern portion of the City (south of Paseo de Valencia) generally having less pollution burden and the northern portion of the City (north of Paseo de Valencia) having a higher pollution burden. Climate change can exacerbate poor air quality due to the increase of ozone, particulate matter, and other pollutants. Worsening air quality affects human health and compounds preexisting health problems, such as asthma, pulmonary disease, and cardiovascular disease. Health impacts from poor air quality are most often associated with senior citizens, persons with chronic illnesses, households in poverty, and populations that spend a significant amount of time outdoors, such as children, outdoor workers, and individuals experiencing homelessness.

Drought

A drought occurs when conditions are drier than normal for a long period of time, making less water available for people and ecosystems. Drought conditions are projected to become more frequent and severe, as precipitation is expected to occur in fewer, more intense storms. With drought events becoming more severe and prolonged, soils can dry out and condense, leading to more surface runoff and flooding when it does rain.

The Moulton Niguel Water District (MNWD) and the El Toro Water District (ETWD) supply the City with potable water. Water from both districts comes from the Colorado River and State Water Project. Water service and infrastructure is further discussed in the Conservation and Open Space Element and the Community Services and Facilities Element. Both water districts include programs that can help residents respond to drought

³ Bedsworth, Louise, Dan Cayan, Guido Franco, Leah Fisher, Sonya Ziaja. (California Governor's Office of Planning and Research, Scripps Institution of Oceanography, California Energy Commission, California Public Utilities Commission). 2018. *Statewide Summary Report. California's Fourth Climate Change Assessment*. Publication number: SUMCCCA4-2018-013.

⁴ Pollution burden is based on CalEnviroScreen, which is a health screening tool developed by the California Office of Environmental Health Hazards Assessment that helps identify communities that are affected by pollution and environmental conditions caused by pollution. Pollution burden is reported as a percentile that is made up of many indicators that include exposure and environmental effects.

conditions. The ETWD provides conservation pricing, public education and outreach, and rebate programs. MNWD establishes water budgets for customers and price penalties for exceeding water budget. Both water districts can further prohibit water waste activities and restrict water use. MNWD provides an extensive system of recycled water for use by the City and major commercial properties for landscaping irrigation.

Extreme Heat and Warm Nights

Climate change is projected to increase extreme heat events during the day and at night and average daily temperature. The number of extreme heat days in Laguna Hills, defined as a day when the high temperature is at least 90.1 degrees Fahrenheit (°F), is expected to rise from a historical annual average of five (5) days per year to 12 days per year by the middle of the century (2040-2069), and to an average of 25 days per year by the end of the century (2070 to 2099). The number of warm nights in Laguna Hills is also expected to increase, which is defined as temperatures above 65°F. Climate change is expected to increase the number of warm nights from a historical annual average of four nights per year to 41 warm nights per year by the middle of the century and 80 warm nights per year by the end of the century.

Human Health Hazards

Climate-related human health hazards are usually diseases carried by animals (i.e., vectors), such as mice and rats, mosquitos, and ticks. Climate change can increase the rates of infections from these vectors because many of the animals that carry diseases are more active during warmer weather. This can lead to an increase of reported cases of vector-borne diseases, such as with the West Nile Virus, Lyme disease, hantavirus pulmonary syndrome, and influenza.

Extreme Storms

Extreme storm events can include strong storms and high winds, which are anticipated to become more frequent and intense due to climate change. Laguna Hills is projected to experience a slight increase in overall annual precipitation levels, with precipitation expected to fall in fewer, more extreme events, such as atmospheric rivers. Heavy rainfall can contribute to an increased risk of landslides in hillside areas in and around Laguna Hills. The types of dangers posed by extreme storms may include injuries or deaths, damage to properties, roadway closures or damages, fallen trees, and fires sparked by lightning.

Vulnerability Assessment Results

Under California law, the Safety Element is required to include a vulnerability assessment that looks at how populations and assets may be affected by climate change. The City conducted a Climate Change Vulnerability

Assessment in 2021 to analyze Laguna Hills' susceptibility to climate-related hazards. The Laguna Hills' vulnerability assessment, prepared in accordance with the most recent available guidance in the *California Adaptation Planning Guide*, assesses how eight different climate-related hazards (air quality, drought, extreme heat and warm nights, extreme storms, flooding, human health hazards, landslides, and wildfire) may affect 51 population groups and assets. Each population or asset received a score of low, medium, or high for each climate-related hazard. The Climate Change Vulnerability Assessment indicates that the City's populations and assets are most vulnerable to extreme heat and warm nights, extreme storms, landslides, and wildfire.

Most vulnerable populations in the city include households in poverty, persons experiencing homelessness, persons with chronic medical conditions, and seniors living alone. Results from the vulnerability assessment indicate that these populations rank high in vulnerability with at least six hazards. These populations are less likely to have the financial resources and social network to rely on and are more likely to have limited mobility to quickly evacuate (e.g., lack access to a vehicle).

Climate hazards affect populations differently. Populations especially vulnerable to poor air quality include seniors and persons with chronic medical conditions who have weaker immune systems, and populations that may be disproportionately exposed to poor air quality, such as children, outdoor workers, households in poverty, and undocumented persons.

Drought affects water availability and prices and disproportionately affects populations that have financial hardships. Populations especially vulnerable to extreme heat include children, seniors, households in poverty, outdoor workers, persons with chronic medical conditions, undocumented persons, and persons experiencing homelessness.

Populations most vulnerable to extreme storms, flooding, and landslides include populations that lack financial resources to prepare and respond to these hazards, such as weatherizing one's home; populations that have reduced mobility to prepare for and quickly evacuate in the event of a hazard; households on single-access roads that may be blocked during these hazards; and persons experiencing homelessness. Populations with weakened immune systems or populations that may be more exposed to vectors are most vulnerable to human health hazards. Lastly, wildfires can lead to property damage and wildfire smoke, which contributes to decreased air quality. Within the City, populations within the wildland-urban interface are more likely to experience property damage, personal injury, and loss of life, and populations throughout the City would be exposed to reduced air quality from wildfire smoke. Populations with weak immune systems or reduced mobility, populations with financial hardship, and persons living on single-access roads are most vulnerable to wildfires and smoke.

Citywide, energy delivery is vulnerable to multiple hazards, including severe weather, such as high winds, severe storms, landslides, and wildfire that could

disrupt energy service. Furthermore, energy delivery services, specifically electricity delivery, is subject to harm during extreme heat events. Extreme heat puts more stress on power lines and energy infrastructure, which can cause the energy grid to perform less efficiently. This, coupled with more electricity demand from air conditioning units, can lead to power shutoffs, which exacerbate extreme heat risks.

Additionally, hazards can damage infrastructure or block roadways, which affect the availability of services. For example, damage to roadways and bus stops can hinder or halt public transit service throughout the City.

Channels/streams, riparian habitat, and wetlands are most vulnerable to drought, extreme heat, and warm nights, which can decrease water availability and change the water chemistry of these resources. Channels, streams, and riparian habitat are also vulnerable to extreme storms and landslides, which can disrupt or block these resources.

The Safety Element includes goals, policies, and implementation measures to increase community resilience and help lower vulnerability scores, particularly for the populations and assets that received a score of high vulnerability in the Vulnerability Assessment. A full list of the Vulnerability Assessment results can be found in **Appendix A**.

EMERGENCY PREPAREDNESS

All urban areas are faced with the possibility of major disasters that threaten life, safety, and property, and Laguna Hills is no exception. Laguna Hills is committed to providing the most effective and economical use of all available resources for the maximum benefit and protection of population and structures within the City.

As discussed throughout this element, Laguna Hills is exposed to multiple hazards, all of which have the potential to disrupt the community, and cause damage and casualties. In response to these realities, Laguna Hills operates under the Orange County Operational area, which has an Operational Area Emergency Operations Plan (EOP) and has conducted training exercises with the Office of Homeland Security and the State Office of Emergency Services to ensure that the plan serves as an extension to, and is consistent with, the guidelines provided in the statewide Standardized Emergency Management System (SEMS). The EOP takes the “all hazards” approach and determines the actions that need to be taken by the City to (1) prevent disasters where possible; (2) reduce vulnerability of residents to any disasters that cannot be prevented; (3) respond effectively to actual occurrences of disasters; and (4) provide recovery in the aftermath of any emergency involving extensive damage or other debilitating influence on the normal pattern of life within the community. The EOP is not intended for day-to-day emergencies, but rather for disaster situations where normal resources are exhausted or nearly exhausted. The EOP becomes activated when a threat to lives and property is so great that the City needs to expand beyond normal

day-to-day operations to meet the demands. While it is likely that outside assistance would be available in most large-scale disaster situations and plans have been created to facilitate the coordination of this mutual aid, the City is prepared to carry out disaster response and short-term recovery operations on an independent basis.

Two Emergency Operation Centers (EOCs) can be used as emergency facilities and shelters in the event of an emergency or disaster. They are as follows:

- **Primary Emergency Operation Center (EOC)** is located at:
Laguna Hills Civic Center 24035 El Toro Road Laguna Hills, CA 92653
- **Alternate Emergency Operation Center (EOC)** is located at:
Laguna Hills Community Center
25555 Alicia Parkway Laguna Hills, CA 92653

Evacuation can be effective to minimize injury and death during a hazardous event. The City maintains evacuation routes, as shown in Figure S-9. Roadways identified as evacuation routes include primary thoroughfares through the City, which are classified as major, primary, secondary, and smart arterial streets by the Mobility Element. Many of the major roadways in the City connect to larger evacuation routes, including I-5 and SR-73. Figure S-10 shows residential parcels that have evacuation constraints, which is defined as residential parcels that have only one ingress or egress point. The lack of multiple roadway access points may increase difficulties in an evacuation. Evacuation routes through the City may be disrupted or blocked in the event of a hazard, such as flooding or wildfire. If an evacuation route becomes unusable, other evacuation routes may become congested.

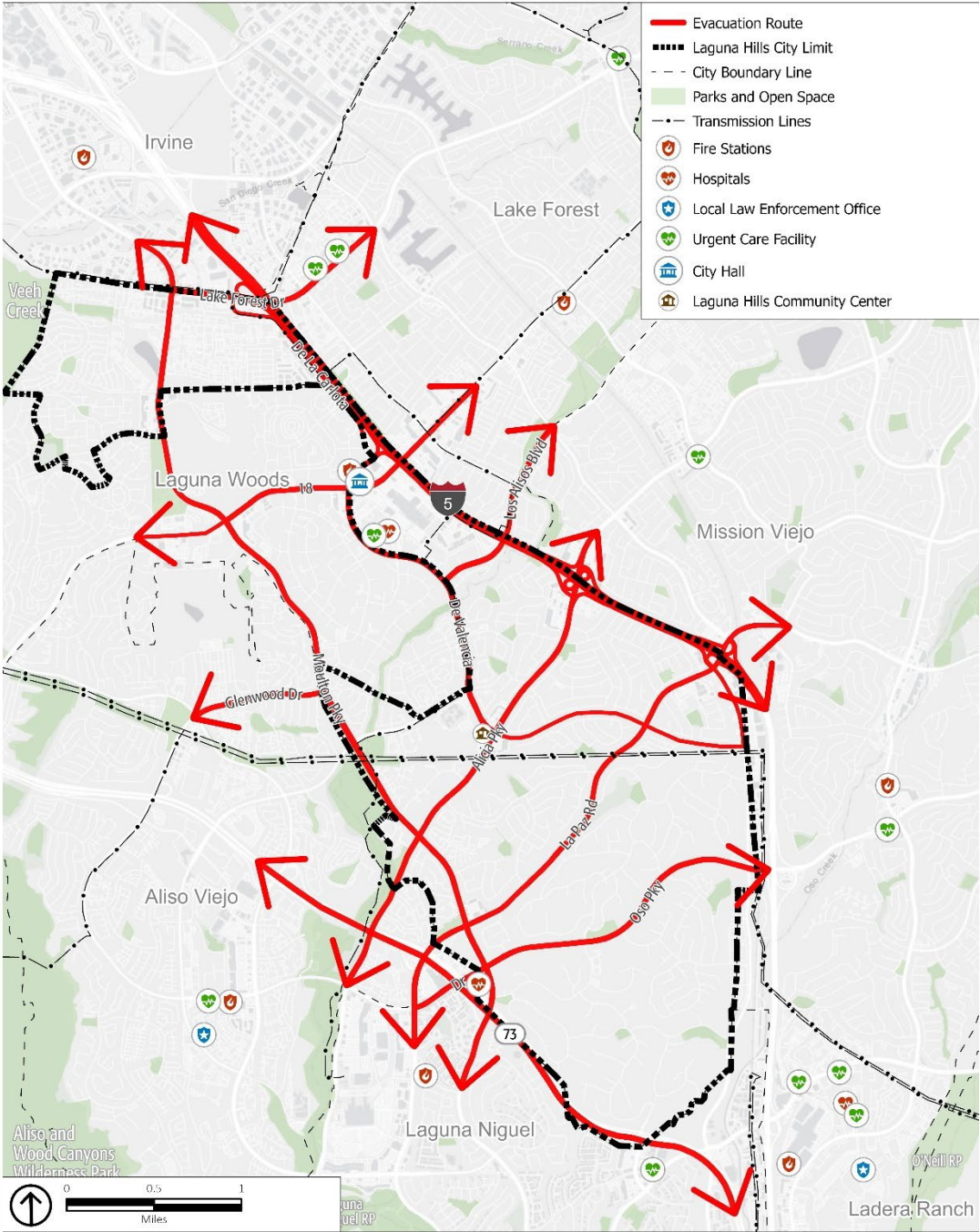
The City sponsors a Community Emergency Preparedness Academy to educate citizens about first-aid techniques and also offers training techniques to first responders for duties in the event of a hazard or disaster. The City will continually educate its residents on the need to adequately prepare for emergencies and will make the EOP a readily available document so the community can gain familiarity with the City's emergency plans and policies.

One community in the city, Nellie Gail Ranch, has an Emergency Preparedness Committee (EPC) to help organize and prepare for the earliest stages of disaster response. This committee is comprised of eight members and several volunteer teams that support emergency communications, first aid needs, and the needs of the equestrian community at the neighborhood and block levels. The EPC also established an Emergency Command Center that is active during an emergency to communicate with first responders to ensure effective distribution of fire, police, and rescue services. Several emergency preparedness articles are published throughout the year by the EPC to help residents prepare for different types of emergencies and disasters.

Figure S-9
Evacuation Routes

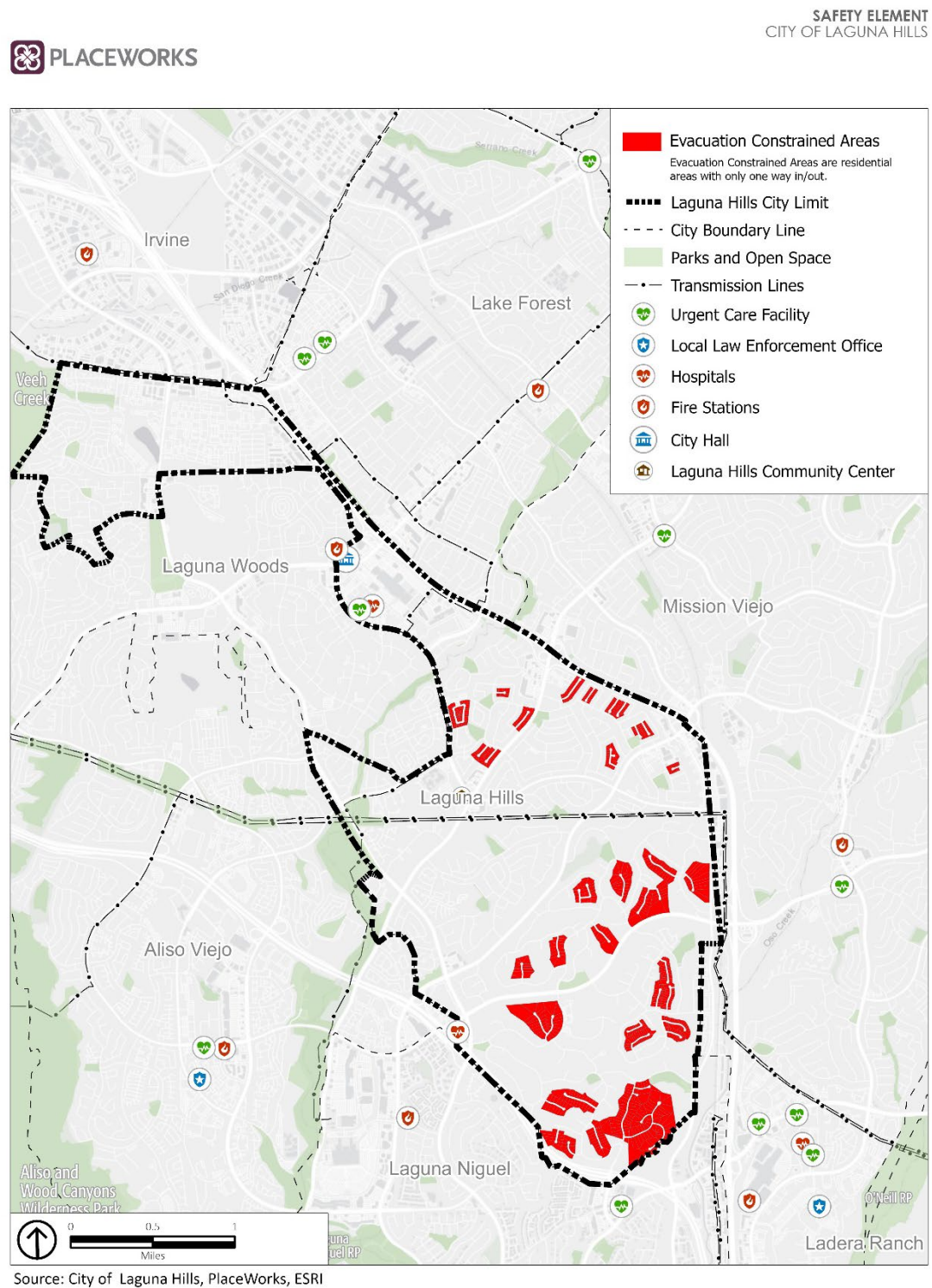


SAFETY ELEMENT
CITY OF LAGUNA HILLS



Source: City of Laguna Hills, PlaceWorks, ESRI

Figure S-10
Evacuation-Constrained Areas



Goals and Policies

This section sets both broad and specific direction for the future of Laguna Hills based on identified issues, as captured in the City's Guiding Themes and expressed by the community, City staff, and decision makers.

Seven major issue areas are addressed in the goals and policies of the Safety Element. The major issues are:

- Reducing the risk and damage caused to residents from natural geologic and seismic hazards through proper land use planning and geotechnical investigations.
- Reducing the risks associated with urban and wildland fires through education and fire prevention measures.
- Providing effective law enforcement that helps maintain community safety and further reduces crime.
- Protecting the community from hazardous waste and nuclear power production risks.
- Reducing the risks associated with flooding and improper stormwater management.
- Reducing the impacts of climate hazards by reducing vulnerability and promoting adaptive capacity.
- Maintaining a high level of emergency preparedness to protect public health and safety in emergency situations.

GEOLOGY AND SEISMICITY

Geologic and seismic hazards are constraints to development and could potentially pose safety risks to the residents of Laguna Hills. Because of the active seismic nature of the Southern California region, residents of Laguna Hills are vulnerable to seismic hazards due to the City's proximity to nearby faults. Current and future residents could be exposed to geologic hazards such as landslides, particularly in hillside locations or areas of unstable soil. The goals and policies in this Section emphasize the need for careful investigation of geologic conditions to help assess their potential threats. The goals and policies will also ensure that Laguna Hills will regulate the standards for development and address the need for preventative land use planning and development requirements to minimize structural damage and protect residents from unforeseeable seismic and geologic hazards.

Goal S-1: Reduce the risk of injury and the loss of life and property from seismic activity and geologic conditions.

Policy S-1.1: Investigate specific geologic conditions underlying all proposed significant development proposals in areas where potential fault rupture, liquefaction, slope instability, ground failure, subsidence, or other geologic hazards are suspected.

Policy S-1.2: Apply current and proper land use planning, development engineering, building construction, and retrofitting requirements.

Policy S-1.3: Require that grading activities be designed, per City standards, to avoid obstructing or impeding the natural flow of stormwaters, causing accelerated erosion, or aggravating any existing flooding condition.

URBAN AND WILDLAND FIRE HAZARDS

Since the City is potentially vulnerable to wildland fire and urban fire events, the City will continue to administer proper fire protection services and promote fire prevention measures through community education; design features, such as fire-resistant landscaping; and technological advances.

Goal S-2: Reduce the threat to life, structures, and the environment from urban and wildland fires.

Policy S-2.1: Provide a sufficient level of fire protection service to reduce the risk from urban and wildland fires.

Policy S-2.2: Continue to involve the Orange County Fire Authority (OCFA) personnel in the development review process for new development and redevelopment activities.

Policy S-2.3: Work with OCFA Community Educators on public education efforts, including elementary and secondary school students, and training programs about fire hazard prevention measures and evacuation routes.

Policy S-2.4: Continue to work with OCFA to integrate new technologies and fire prevention concepts into the design and construction of new development projects and redevelopment activities.

Policy S-2.5: Continue to work with OCFA to reduce the risk of wildland fire hazards by requiring fire-resistant landscaping and incorporate site design and maintenance standards for new development located in areas of high wildfire risk.

Policy S-2.6: Enforce the California Fire Safe Standards and City's Building Code and Fire Code to support fire safety in new and existing developments. Require that new developments demonstrate compliance with local and state standards for fire safety.

Policy S-2.7: Encourage the use of fuel breaks and vegetation clearance to maintain emergency access on public and private roads.

Policy S-2.8: Ensure that infrastructure and assets that are essential for public health and safety are hardened against fire hazards and critical community services continue to function during and after a fire hazard event.

Policy S-2.9: Work with OCFA and water providers in the City to ensure adequate water supply and pressure is available to fight fires.

LAW ENFORCEMENT

The City is committed to maintaining the low crime rate and further reducing the instances of criminal activity within the community. The City takes a proactive approach to crime prevention and the goals and policies below will enable the City to continue to maintain high quality and efficiency in police services as well as emphasize the pivotal role community involvement plays in crime prevention.

Goal S-3: Provide a safe, peaceful, and orderly community through effective law enforcement and community involvement.

Policy S-3.1: Provide a sufficient level of law enforcement service to reduce the risk of criminal activity and terrorism.

Policy S-3.2: Continue to involve law enforcement personnel in the development review process for new development and redevelopment activities.

Policy S-3.3: Continue public education efforts and community outreach, including elementary and secondary school students, about crime and drug prevention measures.

Goal S-4: Maintain and design neighborhoods and buildings in a manner that can help reduce crime and provide security and safety for people and property.

Policy S-4.1: Integrate appropriate Crime Prevention Through Environmental Design (CPTED) principles in the design or redevelopment of projects and buildings.

HAZARDOUS MATERIALS AND NUCLEAR POWER PRODUCTION

To reduce or eliminate potential dangers posed by the misuse and mismanagement of hazardous materials, waste, and nuclear power production, the City will continue to establish and enforce measures to identify hazard areas and to review and regulate development and redevelopment where such hazards may occur. The City will also promote the proper disposal of hazardous waste materials by educating the community of the dangers of improperly handled hazardous materials and adhering to the guidelines set forth by OC Waste & Recycling and other applicable regulations.

Goal S-5: Protect life, structures, and the environment from hazardous materials.

Policy S-5.1: Promote and support the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials in accordance with applicable federal, state, and local regulations.

Policy S-5.2: Encourage businesses and residents to use practices and technologies that will reduce the generation of hazardous wastes at the source.

Policy S-5.3: Continue to cooperate with the Orange County Fire Authority and Orange County Integrated Waste Management Department to address hazardous materials.

Policy S-5.4: Continue public education efforts regarding proper use, storage, and disposal of household hazardous materials.

Policy S-5.5: Coordinate with the County, Caltrans, rail line authorities, and other hazardous materials regulating agencies, to identify designated routes for the ground transportation of hazardous materials through Laguna Hills.

Policy S-5.6: Coordinate public education and emergency response activities addressing nuclear power production risks with other local, state, and federal agencies.

FLOODING AND STORMWATER MANAGEMENT

The City of Laguna Hills will seek to protect its residents and visitors from flood hazards through structural planning and design, as well as facilitate efforts with local, state, and federal agencies, including special districts, to address flooding issues. Since the existing flood-control and stormwater drainage system has been designed and constructed to accommodate anticipated population increases as well as future land development and redevelopment projects, the following goals and policies will optimize this existing system and seek to maintain the natural drainage courses as they are, in their natural condition to ensure proper flood control and stormwater drainage facilities.

Goal S-6: Reduce injuries and danger to life, property damage, and public health hazards associated with flooding.

Policy S-6.1: Cooperate with the Orange County Flood Control District to provide well-maintained regional flood-control facilities capable of accommodating, at a minimum, 100-year storm flows consistent with federal requirements.

Policy S-6.2: Require that new development and redevelopment minimize stormwater and urban runoff into drainage facilities by incorporating on-site design features, such as detention basins, water features, or other suitable strategies. Where feasible, support the use of common detention facilities serving more than one development.

Policy S-6.3: Prohibit new development in flood-hazard zones. When not possible, require construction and operation strategies that would minimize the flood damage to new buildings within flood zones.

Policy S-6.4: Continue to implement National Pollutant Discharge Elimination System (NPDES) stormwater permits issued by the state and regional water quality control boards.

Policy S-6.5: Require design and development practices for transportation and utilities infrastructure that would maintain the structural and operational integrity of essential public services during flooding.

Policy S-6.6: When feasible, locate new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency operation centers, and emergency communications facilities.

CLIMATE CHANGE

As mandated by the State of California pursuant to (legislation references here), Laguna Hills will reduce the impacts of climate change to its residents, businesses, and visitors through goals and policies that focus on reducing vulnerability and increasing resilience. Climate change affects multiple natural hazards, including wildfire, flooding, air quality, drought, extreme heat and warm nights, human health hazards, and extreme storms. The goals and policies in this Safety Element provide guidance to minimize exposure to natural hazards, which are exacerbated by climate change.

Air Quality

Goal S-7: A resilient community with healthy air quality that minimizes health risk from pollution sources.

Policy S-7.1: Work with the South Coast Air Quality Management District to monitor air pollutants of concern in the City.

Policy S-7.2: Encourage the siting of new developments for sensitive receptors, such as schools, playgrounds, childcare centers, senior services and housing, and health care facilities, away from significant pollution sources. When this is not possible, consider appropriate mitigation measures to protect human health (e.g., enhanced indoor air filtration systems).

Policy S-7.3: Support training and workshop opportunities for residents to learn about strategies to promote safe indoor air quality and protect themselves from poor outdoor air quality, such as wildfire smoke.

Policy S-7.4: Prioritize new street tree plantings and increase the tree canopy to reduce community health impacts from exposure to elevated concentrations of diesel, ozone, and PM_{2.5}.

Drought

Goal S-8: A resilient community able to adapt to short-term and long-term drought impacts, including reduced water supply.

Policy S-8.1: Use the most current data to maintain a continuous understanding of drought impacts in Laguna Hills, including natural resources.

Policy S-8.2: Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, including working with state and regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.

Policy S-8.3: Transition towards less water-intensive landscaping on City-owned properties and encourage native, drought-tolerant, and low-water use landscaping on private properties.

Policy S-8.4: Work with water agencies to ensure that vulnerable populations, including households with financial instability and persons that spend an extended amount of time outdoors have access to safe and affordable water.

Policy S-8.5: Install water-efficient irrigation at the City's trees to maintain a thriving urban forest.

Policy S-8.6: Coordinate with water agencies to explore ways to improve and increase storage capacity and generation efficiency.

Extreme Heat and Warm Nights

Goal S-9: A population and community resilient to extreme heat and warm nights.

Policy S-9.1: Provide an equitable distribution of shade structures, trees, and drinking fountains at bus stops, City parks, and other public outdoor spaces.

Policy S-9.2: Weatherize City buildings and adopt standards encouraging private property owners to weatherize buildings to maintain a comfortable and healthy indoor temperature.

Policy S-9.3: Provide an equitable distribution of cooling centers throughout the City where residents and visitors seek relief from extreme heat and establish a temperature threshold for when these facilities open.

Policy S-9.4: Work with electricity providers to maintain access to electricity and prepare for potential brown-outs and black-outs during extreme heat events, to the extent feasible in the City.

Policy S-9.5: Support the restoration of natural habitats that are vulnerable and may be degraded from extreme heat, drought, and extreme storms.

Human Health Hazards

Goal S-10: A community and population safe from vector-borne health hazards.

Policy S-10.1: Continue to collaborate with local and regional partners, such as the Orange County Mosquito and Vector Control District (OCVCD), to reduce vectors within the City.

Policy S-10.2: Distribute informational material for property owners on methods to reduce vectors, such as eliminating standing water and open refuse containers as provided by the OCVCD.

Policy S-10.3: Support the implementation of vector abatement measures in public spaces, including parks and along bicycle paths and sidewalks in a manner that maintains public and environmental health in coordination with OCVCD.

Extreme Storms

Goal S-11: A population and community resilient to extreme storm events.

Policy S-11.1: Collaborate with regional partners to provide messaging to residents and visitors on emerging weather conditions and forecasted extreme weather.

Policy S-11.2: Coordinate with local and regional organizations to provide evacuation assistance and emergency housing to vulnerable populations, which includes, but is not limited to, seniors, persons experiencing homelessness, persons with chronic medical conditions, or persons with limited resources.

Policy S-11.3: Coordinate with local and regional organizations to provide low-cost weatherization programs for households with financial instability.

Policy S-11.4: Work with regional partners to reduce impacts of extreme storm events on public property and critical infrastructure and services.

Policy S-11.5: Ensure the community is prepared during times of power shutoff events.

EMERGENCY PREPAREDNESS

The City recognizes that preparing for emergencies is essential to minimize the potential damage associated with a disastrous event. The City will work to provide proper response and preparedness by establishing preventative measures, implementing its local Emergency Operation Plan (EOP), and educating its residents on how to respond and recover in emergency situations.

Goal S-12: Maintain a high level of emergency preparedness to limit damage and risks to public health and safety from natural and other disasters.

Policy S-12.1: Coordinate with local Homeowners Associations, businesses, and surrounding jurisdictions to create public-private partnerships and support the development of local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations.

Policy S-12.2: In coordination with the Orange County Fire Authority and Orange County Sheriff's Office, educate residents and businesses regarding appropriate actions to safeguard life and property before, during and immediately after emergencies, in languages appropriate to the demographics of City residents.

Policy S-12.3: Participate in federal, state, and local hazard preparedness programs, emergency response education programs, and evacuation plans.

Policy S-12.4: Ensure emergency evacuation routes are clearly identified with adequate signage throughout the City.

Policy S-12.5: Ensure evacuation transportation services are available for populations with limited mobility or populations that lack access to a personal vehicle.

Policy S-12.6: Establish equitably distributed resilience hubs⁵ at existing facilities throughout the City that provide safe refuge from hazards and disasters, including, but not limited to, poor air quality, wildfire smoke, flooding, storms, and extreme heat. Facilities should be easily accessible, have a reliable energy supply, and available for all persons.

Policy S-12.7: Incorporate an adopted Local Hazard Mitigation Plan into this Safety Element by reference, as permitted by California Government Code Section 65302.6 to ensure that emergency response and evacuation routes are accessible throughout the City.

⁵ As defined by the California Adaptation Planning Guide (2020), resilience hubs are “well-used, existing community-serving facilities that are upgraded to provide local communities with shelter and electricity during extreme heat events, poor air quality, and disasters”.

Summary of Approach

The goals, policies, and programs in the Safety Element will help the City to minimize the threat of both natural and human-caused hazards on the community, protect public health, maintain safe neighborhoods, and provide timely and effective response in the event of an emergency by continually assessing the City's needs and taking proactive measures to ensure Laguna Hills is a safe environment in which to live, learn, work, and play. Table S-2 identifies the seven major issue areas described in the Goals and Policies section. These major issues represent the direction the City will take in its safety goals, policies, and programs to implement the vision of Laguna Hills as captured in the Guiding Themes and expressed in the Safety Plan.

DRAFT

Table S-2
Description of Actions to Address Safety Issues

Issues	Element	Section	Policy	Programs	Figure	Table
Geology and Seismicity	Safety	Geology and Seismicity	S-1.1 and S-1.3	S-1 through S-4	S-1 (Landslide Zones); S-2 (Fault Locations); S-3 (Liquefaction Zones) S-4 (Flood Hazards)	S-1 (Reservoirs and Dams in/ near Laguna Hills)
Urban and Wildland Fire Hazards	Safety	Urban and Wildland Fire Hazards	S-2.1 through S-2.9	S-2, S-5 through S-7	S-5 (Fire Hazard Zones)	
	Community Services and Facilities	Fire Protection and Emergency Services	CSF-3.1	CSF-3	CSF-1 (Community Facilities)	CSF-1 (Fire Station Locations)
Law Enforcement and Criminal Activities	Safety	Law Enforcement and Criminal Activities	S-3.1 though S-3.3; S-4.1	S-7		
Hazardous Materials and Nuclear Power Production	Safety	Hazardous Materials and Nuclear Power Production	S-5.1through S-5.6	S-7, S-9, S-11		
Flooding and Stormwater Management	Safety	Flooding and Stormwater Management	S-6.1 through S-6.6	S-2, S-10	S-4 (Flood Hazards)	
	Community Services and Facilities	Flood Control and Stormwater Drainage	CSF-11.1 and CSF-11.2	CSF-9		
	Conservation and Open Space	Sustaining Our Resources	COS-1.3 and COS-1.4	COS-3		
Climate Change	Safety	Air Quality	S-7.1 through S-7.4	S-7, S-14, S-17, S-18		
		Drought	S-8.1 through S-8.6	S-17, S-18		
		Extreme Heat and Warm Nights	S-9.1 through S-9.5	S-11, S-13, S-16, S-18		
		Human Health Hazards	S-10.1 through S-10.3	S-7, S-18		
		Extreme Storms	S-11.1 through S-11.5	S-13, S-16		
Emergency Preparedness	Safety	Emergency Preparedness	S-12.1 through S-12.6	S-11, S-15, S-16		

Appendix A: Vulnerability Assessment Results Matrix

In 2021, Laguna Hills completed a Climate Change Vulnerability Assessment consistent with California Government Code Section 65302(g)(4) as part of the update to the Safety Element. This analysis assesses the extent to which the diverse populations and assets in Laguna Hills are vulnerable to different hazards that may be created or made worse by climate change. The primary categories of populations and assets assessed include populations, buildings and infrastructure, important economic assets, natural systems, and key community services. The assessment follows the recommended process in the *California Adaptation Planning Guide*, which is the state's guidance for how local communities should conduct climate adaptation planning efforts, including vulnerability assessments. As defined by the *California Adaptation Planning Guide*, climate change vulnerability is considered the degree to which natural, built, and human systems are susceptible to harm from exposure or stresses associated with climate change and from the absence of adaptive capacity.

Table A-1 shows the results of the vulnerability assessment prepared for Laguna Hills, in accordance with Senate Bill 379, as codified by California Government Code Section 65302(g)(4)(A). For each population or asset that may be vulnerable to each climate-related hazard, the population or asset is scored on a scale of low, medium, and high. The vulnerability scores reflect the severity of climate-related impacts on the populations and assets in Laguna Hills, as well as the ability of Laguna Hills' populations and assets to resist and recover from these hazards.

Table A-1. Vulnerability Assessment Results

	Populations and Assets	Air Quality	Drought	Extreme Heat & Warm Nights	Extreme Storms	Flooding	Human Health Hazards	Landslides	Wildfire
Population	Children (Under 10)	High	--	High	Low	Low	Medium	Low	High
	Cost-burdened households	Medium	Low	Low	Medium	Medium	Medium	Medium	Low
	Households in poverty	High	High	High	High	High	High	High	High
	Low-income households	Medium	Medium	Medium	High	High	Medium	High	Medium
	Low-resourced people of color	Medium	High	Medium	High	High	High	Medium	High
	Outdoor Workers	High	Medium	High	Medium	Medium	Medium	Medium	High
	Persons experiencing homelessness	High	High	High	High	High	High	High	High
	Persons with chronic medical conditions	High	Low	High	High	Medium	High	High	High
	Persons with disabilities and/or cognitive function	Medium	Low	Medium	Medium	Medium	Medium	High	Medium
	Persons with limited English proficiency	Low	Low	Low	Medium	Medium	Low	Low	Low
	Renters	Low	Medium	Low	Medium	Medium	Low	Low	Low
	Seniors (65 years of age or older)	High	Medium	High	Medium	Medium	High	High	High
	Seniors living alone	High	Medium	High	High	High	High	High	High
	Undocumented persons	High	Low	High	High	High	High	Medium	Medium
	Persons living on single access roads	Low	--	Low	Medium	High	Low	High	High

	Populations and Assets	Air Quality	Drought	Extreme Heat & Warm Nights	Extreme Storms	Flooding	Human Health Hazards	Landslides	Wildfire
Infrastructure	Bicycle and equestrian paths	--	Low	Low	Low	Low	--	Medium	Medium
	Communication facilities	--	--	Low	Low	--	--	Medium	--
	Electrical transmission and distribution lines	--	--	High	Low	--	--	High	--
	Flood control and stormwater drainage	--	--	--	Medium	High	--	Medium	Medium
	Gas transmission and hazardous liquid pipelines	--	--	--	--	--	--	Medium	--
	Major Roadways and Highways	--	--	Medium	Medium	Medium	--	High	Low
	Bus routes	--	--	--	Medium	Low	--	High	--
	Parks and open space	Medium	Medium	Low	Medium	Low	Low	Low	Medium
	Union Pacific Railroad corridor/Metrolink	--	--	Medium	Medium	High	--	Medium	--
	Water and Sewer System	--	Low	--	Medium	Medium	--	Medium	--
Buildings	City Hall and Civic Center	--	--	Low	Low	--	--	--	--
	Community and recreation centers	--	Medium	Low	Medium	Low	--	Medium	--
	Government and administration facilities	--	--	Low	Medium	--	--	--	--
	Laguna Hills Technology Library	--	--	Low	Medium	--	--	Medium	--
	Memorial Care Saddleback Medical Center	--	--	Medium	Low	--	--	--	--
	Laguna Hills Police Station	--	--	Low	Medium	--	--	--	--
	Schools	--	--	Low	Medium	--	--	Medium	--
	Transit Center	--	--	Low	Medium	--	--	--	--

		Populations and Assets	Air Quality	Drought	Extreme Heat & Warm Nights	Extreme Storms	Flooding	Human Health Hazards	Landslides	Wildfire
	Economic Drivers	Commercial plazas and strip malls	Medium	--	Medium	Medium	Medium	Medium	Medium	Medium
		Education	Medium	--	Medium	Low	Low	Medium	Low	Medium
		Healthcare	Medium	Low	Medium	Medium	Medium	Medium	Low	Low
		Major Employers	Medium	Low	Medium	Medium	Medium	Medium	Medium	Low
	Ecosystems and Natural Resources	Scenic Resources	--	Medium	--	Low	Low	--	Low	High
		Sensitive vegetation communities	--	Medium	Medium	Medium	Medium	--	Low	--
		Water channels, streams, and riparian habitats	--	High	High	High	Medium	--	High	Low
		Wetlands	--	High	High	Medium	Low	--	Medium	Low
	Key Services	Communication services	--	--	Medium	High	Medium	--	Medium	Medium
		Emergency medical response and fire protection	Medium	--	Medium	Low	Low	High	Medium	Low
		Energy delivery	Low	Low	High	High	--	--	High	High
		Government administration and community services	Low	--	Low	Low	Low	Low	Medium	Low
		Non-Profit/ Non-Governmental Organization Services	Low	--	Low	Low	Low	Low	Low	Low
		Public safety response	Low	--	Low	Low	Low	Medium	Medium	Low
		Public Transit	Medium	--	Medium	High	Medium	Low	High	Medium
		Educational Services	Medium	--	Medium	Medium	Medium	Low	Low	Medium
		Solid waste removal	Medium	--	Low	Medium	Medium	Low	Medium	Medium
		Water and Wastewater Services	--	High	Medium	Low	High	Low	Medium	High

Appendix B: Implementation Programs

Safety		2022- 2024	Annual	Bi-annual	Ongoing
S-1. Geologic Hazard Assessments Pursuant to state law, geologic and/or geotechnical studies are required for proposed new development projects in areas identified as susceptible to landslides and liquefaction, and binding mitigation strategies must be adopted. Compliance with the recommendations set forth in site-specific geologic and/or geotechnical studies will be made a condition of the site development permit for subsequent projects. In addition, the City may require applicants to incorporate measures to stabilize and maintain slopes on a site-by-site basis, such as, but not limited to, proper planting, irrigation, retaining walls, and benching. Figures S-1 through S-4 in the Safety Element depict the location of known geologic/seismic hazards in Laguna Hills.					○
Implements policy(ies):	S-1.1, S-1.2				
Responsible department:	Community Development, Public Services				
Funding source:	Applicant provided				
S-2. Natural Hazards Risk Reduction Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, and structural damage and wildfires by requiring feasible mitigation of such impactson discretionary development projects. Assess development proposals for potential hazardspursuant to CEQA. Require measures to mitigate all identified significant public safety hazards.					○
Implements policy(ies):	S-1.2				
Responsible department:	Community Development, Public Services				
Funding source:	Applicant provided				
S-3. Slope Monitoring and Remediation Continually monitor and encourage remediation of unstable slope areas, particularly in areas characterized by the presence of crib walls or where evidence of instability exists.					○
Implements policy(ies):	S-1.1, S-1.2				
Responsible department:	Community Development, Public Services				
Funding source:	General Fund for Public Properties, otherwise privately funded				

Safety		2022- 2024	Annual	Bi-annual	Ongoing
S-4. Building Codes Continually update development standards and adopt the latest building construction codes to guide future development and redevelopment throughout the City, especially in areas with known geologic and seismic- related hazards and wildfire hazards.					○
Implements policy(ies):	S-1.2, S-2.6				
Responsible department:	Community Development				
Funding source:	General Fund, development fees				
S-5. Orange County Fire Authority Work closely with the Orange County Fire Authority (OCFA) to implement fire hazard education and fire prevention programs, including fuel modification programs and controlled burns. Coordinate with OCFA to ensure that response times and water pressure is adequate for firefighting purposes in all areas of the City, particularly in redevelopment projects/areas. Coordinate with OCFA to implement the Hazardous Materials Area Plan within Laguna Hills.					○
Implements policy(ies):	S-5.1, 5.2, 5.3, 5.4				
Responsible department:	Community Development, Public Services				
Funding source:	General Fund, OCFA property taxes				
S-6. New Fire Prevention Technology Support research and development of new technologies to prevent and suppress fires (e.g., foam treatments for new construction and other means). If appropriate, encourage OCFA to use such technologies to improve fire safety in Laguna Hills.					○
Implements policy(ies):	S-2.4				
Responsible department:	Community Development, OCFA, Public Safety				
Funding source:	General Fund				

Safety		2022- 2024	Annual	Bi-annual	Ongoing
S-7. Public Education Programs Use public education activities to accomplish the following objectives: 1. Raise public awareness of fire safety issues, including urban and wildland fire prevention, where to take pets during fire-related evacuations, and the benefits of fire-resistant slope cover. Continue to educate elementary and secondary school students about fire hazards and prevention measures. 2. Coordinate with the Orange County Sheriff's Department (OCSD) to increase public awareness about criminal activity and crime prevention activities. Continue to educate elementary and secondary school students about crime and drug prevention awareness. 3. Educate the public regarding proper disposal of household hazardous waste (including medical wastes) and other safety concerns related to improper use or storage of hazardous materials. 4. Ensure that residents are prepared for any problems associated with the San Onofre Nuclear Generating Station (SONGS). Coordinate education activities and make materials available to residents. Use forums, flyers, brochures, and the City's website to accomplish these objectives. 5. Raise public awareness regarding the City's Emergency Operations Plan to ensure that residents and businesses are prepared to safeguard life and property during and after emergencies/disasters. 6. Continue to work with the Orange County Fire Authority (OCFA) to raise public awareness on urban and wildland fire prevention and response, including evacuation when needed. 7. Raise public awareness and provide training and workshop opportunities for residents to learn about how to protect themselves against wildfire smoke and poor indoor and outdoor air quality. 8. Continue hosting a yearly Community Emergency Preparedness Academy through the Public Safety Department to provide education on emergency and disaster preparedness skills. 9. Educate property owners and provide informational material, such as brochures and pamphlets, on methods to reduce vectors that may cause a risk to human health.					○
Implements policy(ies):	S-2.3, S-3.3, S-5.4, S-5.6, S-12.2, S-7.4, S-10.2				
Responsible department:	Community Development, Public Services, Public Safety, OCSD, OCFA				
Funding source:	General Fund				
S-8. County Hazardous Waste Reduction Program The City shall promote the use of the County of Orange's Household Hazardous Waste Collection Centers for the proper disposal of hazardous waste. Continue to identify locations where residents can properly dispose of hazardous waste and advertise these locations at public counters and on the City's website.					○

Safety		2022-2024	Annual	Bi-annual	Ongoing
Implements policy(ies):	S-5.1, S-5.2, S-5.3, S-5.4				
Responsible department:	Community Services, Administration/Finance				
Funding source:	General Fund				
S-9. Nuclear Power Risks Reduction Participate in programs and emergency response exercises with federal and state agencies and Southern California Edison to minimize community risks related to nuclear power production at SONGS. Implement measures related to SONGS within the City's Emergency Operations Plan (EOP) to ensure that residents are prepared for any problems associated with the facility.					○
Implements policy(ies):	S-5.6				
Responsible department:	Community Development, Public Services, Police Services				
Funding source:	General Fund				
S-10. Project-Related Flood Control and Stormwater Management and Comprehensive Drainage Studies As a condition of project approval, require new development and redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility needs and best management practices (BMP), the City will require, when necessary, a hydrological/drainage analysis be performed by a state-licensed and City-approved engineer, with the cost of said analysis the responsibility of the project applicant.					○
Implements policy(ies):	S-6.2; S-6.3; COS-1.3				
Responsible department:	Public Services				
Funding source:	Development fees				
S-11. Emergency Operations Plan Implement the City's Emergency Operations Plan (EOP) according to requirements and provisions of the State Emergency Management System and National Incident Management System. Ensure that the EOP establishes community emergency shelter facilities and is easily available to the public. Ensure that the EOP establishes emergency evacuation routes, consistent with the General Plan, and cooling centers. Work with nearby jurisdictions to enhance multi-jurisdictional coordination during emergency situations. Coordinate with the Orange County Sheriff's Department and the Orange County Fire Authority on countywide emergency planning efforts, including the County's Local Hazard Mitigation Plan.					○

Safety		2022- 2024	Annual	Bi-annual	Ongoing
Implements policy(ies):	S-9.2, S-11.5, S-12.1, S-12.3, S-12.6				
Responsible department:	All departments				
Funding source:	General Fund				
S-12. Community Emergency Preparedness Academy Continue to educate and promote Laguna Hills residents and businesses in eight-week training programs focusing on survival and recovery from disasters.					○
Implements policy(ies):	S-12.2				
Responsible department:	Public Safety				
Funding source:	General Fund				
S-13. Essential Infrastructure and Buildings Harden essential infrastructure and buildings, such as resilience hubs, power and electricity infrastructure, stormwater infrastructure, and encourage maintenance procedures around essential infrastructure and buildings, such as vegetation clearance, to withstand hazardous and emergency events. Coordinate with local and regional organizations, such as non-profits and religious organizations, to provide low-cost weatherization programs and financial support to property owners and residents that have financial instability.					○
Implements policy(ies):	S-2.7, S-2.8, S-6.5, S-9.2, S-11.3, S-11.4				
Responsible department:	Community Development and Public Services				
Funding source:	General Fund				
S-14. Siting of Critical Facilities and Sensitive Receptors Encourage the siting of essential public services and buildings outside of areas that are susceptible to hazards, such as wildfire and flooding, Encourage the siting of new developments for sensitive receptors, such as schools, playgrounds, childcare centers, senior services and housing, and health care facilities, away from significant pollution sources.					○
Implements policy(ies):	S-2.8, S-6.3, S-7.3				
Responsible department:	Community Development and Public Services				
Funding source:	General Fund, development fees				

Safety		2022- 2024	Annual	Bi-annual	Ongoing
S-15. Resilience Hubs Work with local school and community centers to establish resilience hubs that can serve as gathering places during emergencies and hazardous conditions. Ensure that these resilience hubs are adequately hardened to maintain access to water and electricity.					○
Implements policy(ies):	S-9.2, S-12.6				
Responsible department:	Community Development and Public Services				
Funding source:	General Fund				
S-16. Emergency Accessibility Work with OCFA to provide and maintain emergency evacuation transportation programs for persons with limited mobility or populations that may lack access to a personal vehicle.					○
Implements policy(ies):	S-11.2, S-12.1, S-12.3, S-12.5				
Responsible department:	Public Safety and Public Services				
Funding source:	General Fund				
S-17. Vulnerability Assessment Update the Vulnerability Assessment every three to five years to incorporate new technology, programs, and policies to improve adaptation to climate-related hazards. Integrate the results of the Climate Vulnerability Assessment into other City planning documents where feasible, such as elements throughout the General Plan and specific plans. Review and update resiliency strategies to ensure compliance with state laws and community needs.					○
Implements policy(ies):	S-7.1, S-8.1				
Responsible department:	Community Development				
Funding source:	General Fund				

Safety		2022- 2024	Annual	Bi-annual	Ongoing
S-18. Natural Infrastructure Encourage the use of existing natural features and ecosystem processes, or the restoration thereof, when considering climate adaptation and resilience projects and when weatherizing infrastructure and properties and open space. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.					○
Implements policy(ies):	S-7.5, S-8.2, S-8.3, S-8.5, S-8.6, S-9.1, S-10.3				
Responsible department:	Community Development, Public Services				
Funding source:	General Fund / Development Fees				



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City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: January 11, 2022

TO: Mayor and Council Members

FROM: George Buell
Contract Planner

ISSUE: Second Public Review of the Draft 2021-2029 Housing Element Update

RECOMMENDATION: That the City Council review and comment on the second Public Review Draft of the 2021-2029 Housing Element Update.

SUMMARY:

The City is required by State mandate to update the General Plan Housing Element on an eight-year cycle, following the issuance of the Regional Housing Needs Allocation (RHNA). In order to adhere to a February 11, 2022 adoption date, the City Council is requested to review and comment on the second Public Review Draft of the 2021-2029 Housing Element Update, attached in redline format. It is anticipated that Staff will return to Council on February 8, 2022, with a final draft document and a recommendation for adoption and transmittal to the State Department of Housing and Community Development (HCD) for their required certification. Failure to timely adopt the Housing Element may expose the City to adverse financial and local control consequences. Separately, but as a related requirement, on January 25, 2022, Staff will also be seeking review and comment on a Public Review Draft of the General Plan Safety Element Update, another State requirement. The Safety Element and Housing Element Updates will be provided together for said subsequent City Council approval.

BACKGROUND:

The City's General Plan is a comprehensive long-range planning document that directs the physical development of the City. The Housing Element is one of a number of state mandated elements that comprise the City's General Plan serving as a policy document

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January 11, 2022

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to assess housing characteristics, community needs and establishing programs to meet those needs. The core purpose of the Housing Element is to identify and plan for the existing and projected housing needs of all segments of the community including families, seniors, workers, and the disabled. The Housing Element describes housing needs and conditions in Laguna Hills and establishes goals, policies, and programs to improve future housing opportunities. The planning period for this Housing Element is October 15, 2021, to October 15, 2029.

In addition to the update to the Housing Element, State Law requires a coincident update of the City's Safety Element. The purpose of the Safety Element is to address existing or anticipated safety threats affecting Laguna Hills. The Element covers such matters as seismic hazards, fire hazards, flood hazards and similar natural events. The Safety Element Update is in process and the first draft will be presented to the City Council on January 25, 2022.

California State law requires all municipalities to update Housing Elements every eight years. The City's current Housing Element was adopted in 2013 by City Council. The City is required to adopt an updated version of the Housing Element for the 2021-2029 State Housing and Community Development planning period, also known as the 6th Cycle Housing Element Update, by October 15, 2021, but not later than the allowed grace period expiring February 11, 2022. This is Council's second review of the Draft Housing Element, with the first review having occurred on October 26, 2021; the staff report for October 26, 2021, is attached providing general background information and detailed information on the Housing Element process, including the City's obligations to plan for a total of 1,985 housing units that are to be affordable to households of various annual incomes. The City Council is again requested to review and comment upon the attached Public Review Draft redline of the 2021-2029 Housing Element Update, which has been prepared for the City by PlaceWorks, Inc., the City's designated planning firm for this work effort.

Below is a recap of the primary edits made to the first draft Housing Element Update based on Council comments and preliminary/informal comments received from HCD staff in a teleconference held on December 13, 2021. A formal review letter from HCD is expected to be received prior to this City Council meeting and will be summarized in the Staff presentation. It is noted the anticipated HCD letter will require further substantial revisions to the document prior to adoption. This will include substantial revisions to the maps of parcels that could be rezoned for residential development (Figures H-11 and H-12) to focus upon only the properties most likely suitable for rezoning based upon

State criteria.

Summary of Edits to the First Public Review Draft

The table below provides a summary of significant text edits made to the First Public Review Draft. In large part, these edits were made in response to informal comments from HCD staff that are expected to be formalized via written letter, which is due at about the same time of the printing of this Staff Report. The notable changes to the document are summarized below followed by the page number of the attached Draft 2021-2029 Housing Element Update.

- Additional information relative to Employment Characteristics/Occupation and Labor Participation. Page H-19
- Descriptions of Extremely Low-Income Households as a special needs population, previous City efforts to meeting their needs, and future implementation measures which includes the exploration of developing an Inclusionary Housing Ordinance. Pages H-43 to H-45
- Additional information regarding Housing Age and Housing Stock Conditions. Page H-49
- Various clarifications and corrections to Housing Affordability by Household Income information. Pages H-54 to H-56
- Information and description of “Qualified Entities” that must be notified of opportunities to purchase housing units that are under affordability contracts. H-60
- Identification of potential funding sources for the preservation of affordable housing units. Pages H-61 to H-62
- Addition of information regarding housing allowed in land designated for Public/Institutional uses. Page H-67
- Clarification of the City’s Accessory Dwelling Unit policies and commitment to programmatic promotion. Page H-78
- Addition of new information pertaining to Quimby Act fees. Page H-88

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- Addition of specific, codified findings required for Conditional Use Permit approval and applicability of Site Development Permits to various types of housing development. Pages H-92 to H-93
- Additional information and clarifications on various aspects of the Assessment of Fair Housing Issues. Pages H-111 to H-137
- Addition of information about Accessory Dwelling Unit construction relative to RHNA progress. Page H-144
- Addition of language regarding underutilized sites in the Village Commercial Zoning District. Page H-153
- Correction/clarification that future rezoning efforts will identify approximately 25 acres in order to accommodate 742 lower-income units. Page H-154
- Addition of text pertaining to the City's commitment to amending the Zoning Ordinance relative to Accessory Dwelling Units. Page A-5
- Commitment to evaluate the Zoning Ordinance and consider adoption of an Inclusionary Housing Ordinance and revision of development standards that impede affordable housing development. Page A-7
- Creation of an Accessory Dwelling Unit Implementation Program and promote it; and commitment to revise codes to be in concert with state law. Pages A-7 to A-8
- Clarification of the City's commitment to: 1) continue to work with affordable housing developers to meet housing needs of low-, very-low and extremely-low income households; 2) identifying and implementing, as appropriate, creative financial incentives for affordable housing development; and 3) amend the Zoning Ordinance to be in concert with state Density Bonus law. Page A-12

Next Steps in the Process

Moving forward, in order to accommodate additional housing units, the City will be required to identify and analyze numerous properties and rezone them to allow for residential uses. To this end, Staff has further engaged PlaceWorks within their existing Professional Services Agreement to develop a scope of work to complete the remaining work for the 2021-2029 Housing Element, including:

Second Public Review of the Draft 2021-2029 Housing Element Update

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- Continued City Council involvement at numerous public meetings/hearings
 - Continued public engagement, including meetings with property owners and other stakeholders at community open houses
 - Use of innovative technology to collaboratively identify specific parcels of land necessary to meet HCD requirements
 - Preparation of Economic Analysis of housing and retail balance
 - Preparation of a sample Visual Simulation of modified properties
 - Preparation of General Plan and Zoning Map and text Amendments
 - Preparation of CEQA analysis and documents as a Supplemental Environmental Impact Report

The above summary of the Scope of Work is anticipated to have a schedule for completion of public outreach and identification of the final properties for rezoning by October 2022 and completion of the environmental document by mid-2023.

CEQA:

The Housing Element and Safety Element are expected to be adopted at the same future public hearing. The Housing Element updates policies and programs consistent with state law, and identifies a need to rezone land to meet RHNA. The Safety Element updates information in the General Plan regarding hazards and procedures to be used by the City in evaluating new development.

The Housing Element Update identifies multiple sites that the City will need to consider for rezoning. None of the specific sites have been selected at this point and the City may consider one or more of the sites in the table, and may discover other sites as the rezoning process begins. While the Housing Element Update includes a policy that requires rezoning, it does not identify specifically which sites will be rezoned. As CEQA does not require speculation, and study of sites that would not be rezoned will use the City's limited resources in an inefficient manner, therefore, no in-depth environmental analysis will be conducted at this time. In addition, the Safety Element adds information to the General Plan, but does not include policies that would change the physical environment.

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Staff anticipates that environmental benefits may come from the rezoning of properties through a reduction in vehicle miles travelled that will have corresponding benefits with air quality, greenhouse gas emissions, and noise. An addendum that addresses the overall citywide impacts of both the Housing Element Update and the Safety Element is planned to be presented for City Council consideration at a future public hearing.

FISCAL IMPACT:

The work provided by Placeworks is partially offset by a \$150,000 funding grant provided by the State of California. Failure to timely adopt a Housing Element Update, as approved by the State Department of Housing and Community Development, can lead to adverse financial impacts on the City.

ATTACHMENTS:

- Laguna Hills Draft 2021-2029 Housing Element Update - Redline
- Agenda Item 7.1.1- Tuesday, October 26, 2021



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: May 24, 2022

TO: Mayor and Council Members

FROM: Larry Longenecker
Community Development Director

ISSUE: Third Public Review of the Draft 2021-2029 Housing Element Update

RECOMMENDATION: That the City Council: 1) Receive a presentation on the revised Housing Element Update; 2) Direct Staff to submit the Housing Element Update to HCD for review; and 3) Direct Staff to prepare both the Housing Element Update and Safety Element Update for public hearing adoption consideration at the City Council's regularly scheduled meeting of June 28, 2022.

SUMMARY:

The state-mandated General Plan Housing Element serves as a policy document to assess The City's housing characteristics and community needs, and to plan for the existing and projected housing needs of all segments of the community, including new housing units as identified in the state-mandated Regional Housing Needs Assessment (RHNA). The City's assigned RHNA obligation for the 2021-2029 planning period is 1,985 new housing units. State law requires the Housing Element to include a Housing Plan, with an inventory of housing sites suitable to accommodate the RHNA.

The City Council considered public review drafts of the Housing Element Update on October 26, 2021, and January 11, 2022. At the January 11 meeting, the City Council directed Staff to schedule a public workshop to further discuss the Housing Element Update, including a draft inventory of housing sites. Public workshops were conducted on March 26, 2022, and May 3, 2022, including discussion of different housing site scenarios (See March 26 workshop meeting minutes in Attachment 1). At the May 3 Workshop, a majority of the City Council reached consensus on specific parcels to

include in the City's housing site inventory (Attachment 2), and directed Staff to prepare the Housing Element Update (Attachment 3) for consideration at the City Council's regularly scheduled meeting of May 24, 2022.

BACKGROUND:

Housing Element Overview

The City's General Plan is a comprehensive long-range planning document that directs the physical development of the City. The Housing Element is a state-mandated element of the City's General Plan, serving as a policy document to assess housing characteristics and community needs, and establishing programs to meet those needs. The core purpose of the Housing Element is to identify and plan for the existing and projected housing needs of all segments of the community including families, seniors, workers, and people with special needs. The Housing Element describes housing needs and conditions in Laguna Hills and establishes goals, policies, and programs to improve future housing opportunities. The Housing Element Update must be reviewed and certified by the State Department of Housing and Community Development.

Regional Housing Needs Assessment (RHNA)

State housing law also requires each jurisdiction to develop programs to accommodate its "fair share" of future housing needs, determined through a state-mandated process called the Regional Housing Needs Assessment (RHNA), conducted prior to each planning period and assigning each jurisdiction a specific number of dwelling units that must be accommodated during the next planning period. The City's current Housing Element was adopted by the City Council in 2013 with a RHNA obligation of two dwelling units. California State law requires all municipalities to update their Housing Elements every eight years, with the new planning period covering October 15, 2021, to October 15, 2029. The state-mandated RHNA obligation for the City of Laguna Hills during the new planning period is 1,985 dwelling units, a thousand-fold increase from the previous planning period.

Public Meetings and Workshops

The City commenced its current Housing Element Update process in August 2020, including procurement of PlaceWorks for consultant services to assist the City with an inclusive public outreach program, analysis of a housing sites inventory, and preparation of a Housing Element Update in compliance with State law.

Third Public Review of the Draft 2021-2029 Housing Element Update

May 24, 2022

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The City's outreach efforts to date have included an on-line community survey, stakeholder consultations, and multiple noticed public meetings and public workshops, as follows:

- 1) November 10, 2020: The Housing Element Update process was introduced at this regularly scheduled City Council meeting.
- 2) June 30, 2021: An online workshop was held to provide an overview of the Housing Element Update process and to receive public comments.
- 3) August 5, 2021: A Thursday evening workshop was held in the Community Center Heritage Room, to review specific Housing Element criteria as mandated by state law, and to receive public comments;
- 4) October 26, 2021: The first public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, and subsequently submitted to HCD for review and comment.
- 5) January 11, 2022: The second public review draft of the Housing Element was considered at this regularly scheduled City Council meeting, including comments received by HCD. At this meeting the City Council directed Staff to schedule a public workshop to further discuss the Housing Element Update.
- 6) March 26, 2022: A Saturday afternoon workshop with the City Council was held in the City Hall Council Chamber to review the draft Housing Element Update including primarily the housing sites inventory to accommodate the City's RHNA obligation. Four members of the City Council attended the public workshop, with Councilmember Pezold absent. At this workshop the Council received public comments and discussed the draft housing site inventory, then directed Staff to schedule another public workshop to continue the housing sites discussion. Workshop meeting minutes are provided as Attachment 1 to this report.
- 7) May 3, 2022: A Tuesday evening workshop with the City Council was held in the Community Center Heritage Room to further discuss the housing sites inventory. Four members of the City Council attended the public workshop, with Councilmember Sedgwick absent. At this workshop the City Council received public comments and considered several housing site scenarios, then a majority of the City Council reached consensus on specific parcels to include in the City's housing sites inventory (Attachment 2), and directed Staff to move forward with preparation of

the Housing Element Update for consideration at the City Council's regularly scheduled meeting of May 24, 2022.

Safety Element Overview

In addition to the update to the Housing Element, State Law requires a coincident update of the City's Safety Element. The purpose of the Safety Element is to address existing or anticipated safety threats affecting Laguna Hills. The Element covers such matters as seismic hazards, fire hazards, flood hazards and similar natural events. The Safety Element Update was considered by the City Council at its January 25, 2022, regularly scheduled meeting, with Council direction to include in the Safety Element a discussion about Homeowners Associations' (HOAs) involvement with emergency preparedness, including a new policy for the City to explore potential public-private partnerships with local HOAs and businesses in support of local preparedness plans. The Second Public Review Draft Safety Element Update is provided as Attachment 4 to this report, with revisions provided on Pages S-26, S-36, and S-45. As recommended, this version of the Safety Element Update will be provided for adoption consideration at the City Council's June 28, 2022, regularly scheduled meeting.

DISCUSSION:

Summary of Edits to the Third Public Review Draft Housing Element

The list below provides a summary of significant text edits made since release of the Second Public Review Draft. Edits were made in response to comments from HCD staff, as well as public comments and direction received by the City Council. The summary is organized by Housing Element chapters. The Third Public Review of the Draft Housing Element Update is provided as Attachment 3 to this report.

Introduction:

- Added summaries of public outreach activities and input received since the release of the Second Public Review Draft and how it was considered and incorporated in the Third Public Review Draft.

Housing Needs:

- Added the average annual number of building permits for home rehabilitation to substantiate estimated rehabilitation needs.

Constraints:

- Added information about development fees
 - Comparison of some fees to surrounding cities.
 - Example fee scenarios for a single-family and a multifamily project.
- Added information on the Site Development Process: City Council review, including time for typical single family and multifamily developments, number of hearings and approval findings and evaluated impacts on timing, cost, and approval certainty.

Assessment of Fair Housing:

- Added maps of additional fair housing factors at the regional scale with a comparison of factors in Laguna Hills to supplement existing maps and discussion, including Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), Familial Status and Overcrowding.
- Added an analysis of the sites inventory, as directed by the City Council at its May 3, 2022, public workshop, and fair housing factors, including approximately 12 new maps and a series of charts that display the distribution of anticipated units by income category as compared with the prevalence of various fair housing factors. Examples of fair housing factors that were layered in this analysis with the sites inventory and unit distributions include:
 - TCAC/HCD Opportunity Areas
 - Racial Demographics
 - Diversity Index
 - Median Household Income
 - Disability Rate
 - Percentage of Children Living in Single-Parent Female Headed Households
 - Jobs Proximity Index
 - Overpayment by Renters and Owners
 - Percentage of Households Experiencing Overcrowding

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- Added evaluation of how the City complies or intends to comply with the following fair housing regulations:
 - Density Bonus Law (Government Code Section 65915)
 - No-Net-Loss (Gov. Code Section 65863).
 - Housing Accountability Act (HAA) (Gov. Code, Section 65589.5)
 - Senate Bill (SB) 35 (Gov. Code Section 65913.4)
 - Senate Bill (SB) 330 (Gov. Code Section 65589.5)
 - California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act
 - Review Processes (Government Code Section 65008)
 - Assembly Bill (AB) 686 (Government Code Section 8899.50)
 - Equal Access (Government Code Section 11135 et seq.)
- Added information regarding outreach done for the Orange County regional Analysis of Impediments.

Housing Resources:

- Revised the description of the mall site project to match the Village at Laguna Hills project approved by the City Council in April 2022.
- Updated the sites inventory analysis, including a significant reduction in the number of proposed candidate rezone sites to focus on those most likely to redevelop. Added an underutilized analysis for all nonvacant sites, including details on current uses and substantial evidence that existing uses are expected to discontinue during the planning period.
- Added analysis using representative projects, market trends and other factors to substantiate assumptions about realistic capacity, affordability, redevelopment potential and appropriateness of mixed-use development on sites in the inventory.

Housing Plan: Goals and Policies of the 2021-2029 Housing Element:

- Added more specific metrics and timelines throughout.

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- Strengthened existing programs, to encourage and facilitate redevelopment of sites in the inventory, to promote the development of accessory dwelling units and to address the housing needs of lower income households.

NEXT STEPS:

Staff recommends that at the May 24, 2022, City Council meeting, the Council directs Staff to forward the revised Housing Element Update to HCD for review, and simultaneously prepare the Housing Element Update for public hearing adoption consideration at the City Council's regularly scheduled meeting of June 28, 2022. The General Plan Safety Element Update will also be considered for adoption at that time.

FISCAL IMPACT:

The work provided by PlaceWorks is partially offset by a \$150,000 funding grant provided by the State of California. Failure to timely adopt a Housing Element Update, as approved by the State Department of Housing and Community Development, can lead to adverse financial impacts on the City.

ATTACHMENTS:

- Attachment 1, City Council Workshop Minutes - March 26, 2022
- Attachment 2, Candidate Rezone Sites
- Attachment 3, Third Public Review Draft Housing Element Update
- Attachment 4, Laguna Hills Safety Element Update-Final Draft-Redlined-May 2022

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
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January 4, 2022

Ken Rosenfield, Interim City Manager
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Dear Ken Rosenfield:

RE: City Laguna Hills' 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Laguna Hills' (City) draft housing element received for review on November 5, 2021, along with revisions received on December 21, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on December 13, 2021, with the City's housing element team. In addition, HCD considered comments from Tapestry, Welcoming Neighbors Home Initiative, Karen Stone, Kennedy Commission, Orange County United Way, People for Housing Orange County, Congregational Church Laguna Beach, League of Women Voters of Orange Coast, Interfaith Council of Greater Rancho Santa Margarita, Concerned Citizens Laguna Woods Village, Affordable Housing Clearinghouse, Friendship Shelter, Family Promise of Orange County, and South County Outreach pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due on October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be

Ken Rosenfield, Interim City Manager
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completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the hard work and responsiveness the City's housing element team provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF LAGUNA HILLS

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Outreach: Outreach specifically related to affirmatively furthering fair housing (AFFH) is foundational to a complete analysis and formulating appropriate goals and actions to overcome patterns of segregation and foster more inclusive communities. The element mentions general outreach as part of the housing element. However, the element should relate this and other outreach to all components of the AFFH analysis and modify or add goals and actions as appropriate. Also, the element mentions a regional Analysis of Impediments to Fair Housing Choice and could utilize information from that process to facilitate meeting this requirement.

Enforcement: While the element discusses capacity to investigate fair housing complaints, it should also evaluate compliance with existing fair housing laws and regulations.

Displacement: The element briefly and generally mentions displacement but must still provide data, analysis and conclusions. The element could utilize data from the Urban Displacement Project to facilitate meeting this requirement. The data is available at <https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/>.

Site Inventory: The element includes some broad discussion of sites and AFFH. However, the analysis must identify whether sites improve or exacerbate conditions and whether sites are isolated by income group. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups, and how that affects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti-displacement and place-based community revitalization strategies).

Contributing Factors: The element identifies many contributing factors to fair housing issues. In addition, the element should consider prioritizing these factors to better formulate policies and programs and carry out meaningful actions to further fair housing.

Goals, Actions, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices, and affordability in high opportunity areas, place-based strategies for community preservation and revitalization, and displacement protection.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Extremely Low-Income (ELI) Households: While the element quantifies the total number of existing and projected ELI households, it must also analyze their housing needs. For example, the element should analyze trends, cost burden and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

Housing Conditions: While the element includes some information on housing stock conditions from American Community Survey (ACS) data, it must also estimate the number of units in need of replacement and rehabilitation. For example, the analysis could include estimates from the code enforcement agency, or information from knowledgeable organizations. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

RHNA Progress: The City's regional housing need allocation (RHNA) may be reduced by the number of new units built, permitted, approved, or pending since June 30, 2021. The element must demonstrate the affordability and availability of these units in the planning period. The element credits units toward the RHNA for moderate-income households, but

it must also demonstrate their affordability based on actual or anticipated rents or sales prices or other mechanisms ensuring affordability (e.g., deed-restrictions).

Parcel Listing and Candidate Sites for Rezoning: The element indicates a shortfall of sites to accommodate the RHNA for lower-income households. As a result, the element must list candidate sites for rezoning and meet all requirements pursuant to Government Code section 65583.2, including analysis of suitability for development on nonvacant sites. In addition, parcels must be listed by anticipated affordability and descriptions of existing uses should be sufficiently detailed to facilitate an analysis of suitability for development on nonvacant sites.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element provides a general description of the existing use of each nonvacant site for example “commercial” or “industrial”. This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element should analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as industrial or commercial, but no analysis was provided to demonstrate whether these existing uses would impede development of these sites within the planning period. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors.

In addition, as noted in the housing element, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Small Sites: The element identifies several sites at less than a half-acre in Table H-48B. These sites are not eligible absent a demonstration that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless other evidence is

provided. If the inventory indicates some sites can be consolidated it should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: While the element lists some zones and development standards, it must also analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing.

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis should address all planning and impact fees for their cumulative impact on development costs for typical single family and multifamily development.

Processing and Permit Procedures: While the element provides a general description of the Site Development Permit (SDP) required for housing developments, it must analyze the SDP process. The analysis should address the City Council review, including time for typical single family and multifamily developments, number of hearings and approval findings and evaluate impacts on timing, cost, and approval certainty.

Housing for Persons with Disabilities: The element identifies the City's definition of family and concludes the definition is not a constraint. However, the element should analyze the definition. For example, the element should address "common housekeeping management plan based on an intentionally structured relationship providing organization and stability" and whether those standards constrain housing for persons with disabilities.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Approval Time and Requests Lesser Densities: The element must include analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits. The element must address any hindrance on the development of housing and include programs as appropriate.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program 7 (Zoning Code Update)*: The Program should be revised to address constraints identified in the prior planning period related to manufactured housing and open space and lot coverage requirements as noted on page H-169 of the element.
 - *Program 11 (Regional Housing Need)*: The Program should be revised with timelines in compliance with statutory requirements, generally within 3 years of the statutory due date (October 15, 2021) or 1 year, if applicable, as noted above.
2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes Programs 13 (Continuum of Care) and 15 (Affordable Housing Developers) to assist in the development of housing for lower-income households, these Programs should be revised with proactive actions and discrete timing. For example, actions may include annual outreach with developers and service providers.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for*

housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Findings A4 and A5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints, particularly fees and exactions.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)

The element describes the City's efforts to include all segments of the community, including comments but it should also discuss how those comments were incorporated. In addition, HCD notes some commenters (noted above) provided meaningful policy and program suggestions that should be considered as part of future versions of the housing element.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022

TO: Mayor and Council Members

FROM: Dan Meehan
Community Services Superintendent

ISSUE: 2022 Holiday Lighting and Decorations Agreement with the Christmas Kings

RECOMMENDATION: That the City Council: 1) Waive competitive formal bidding requirements and procedures set forth in the City of Laguna Hills Municipal Code (LHMC) Section 3-08.090 with regard to approval of the proposed Holiday Lighting and Decorations Agreement with The Christmas Kings, as it is hereby found and determined, pursuant to LHMC Section 3-08.110, that the recommended contract is for entertainment services and community support; 2) Approve the proposed Holiday Lighting and Decorations Agreement and authorize the City Manager to execute the Agreement.

SUMMARY:

The current 2021-2023 Biennial Budget includes a budget for City-wide holiday decorations in the amount of \$100,000 in each fiscal year. Last year, The Christmas Kings (TCK) provided the City with holiday decorations and a light show synchronized to music in the Community Center Plaza area. The 2021 holiday decorations and lights were well received by the public. For this 2022 holiday season, Staff is recommending that TCK once again provides the City with holiday decorations (including a light show at the Community Center), which will require the execution of the attached agreement.

BACKGROUND:

In accordance with the City's purchasing ordinance (LHMC 3-08.110(L), subsections (10) and (11)), the City need not follow the formal procurement procedures set forth in

2022 Holiday Lighting and Decorations Agreement

June 28, 2022

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Section 3-08.090 of the LHMC when the City Council finds and determines a contract is for entertainment services and/or community support. Nevertheless, Staff solicited informal proposals from two qualified vendors to identify a scope of work and budget that would be satisfactory to the City. The vendors that submitted a proposal and the total cost for each of their proposals are listed below. Both vendors included a light show in their proposals. TCK's proposal, however, included far more décor pieces at the Community Center and at the five entry monuments in the City.

- The Christmas Kings (TCK): \$99,710
- St. Nick's: \$99,950

Details of TCK's proposed 2022 holiday decorations are included below as well as in the attached proposed agreement. Per the proposed agreement, TCK will install all lights and decoration in working condition by December 1, 2022, and will remove all lights and decorations beginning January 2, 2023 and completed by January 31, 2023.

1. Community Center (25555 Alicia Pkwy)
 - a. Lights around building roofline
 - b. Christmas tree in lobby area with garland on stair railing with wreath
 - c. Wreath and other decorations on windows at Community Center main entrance
 - d. Decorations on top of pillars at PDV/Alicia Community Center sidewalk entrance
 - e. Lights in the plaza area and adjacent to Alicia Pkwy to include wrapping of tree trunks and limbs. Lights in canopy of trees adjacent to Alicia Pkwy
 - f. Lights in bushes and palms adjacent to Community Center building
2. El Toro Median and Monuments
 - a. Lights around twelve (12) palm trees with uplights
 - b. Decorations on top of each monument pillar
3. Five (5) Laguna Hills Entry Monuments Decorated
 - a. Entry monument locations:
 - i. 1. Lake Forest/Moulton
 - ii. 2. Alicia/5 freeway

2022 Holiday Lighting and Decorations Agreement

June 28, 2022

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-
- iii. 3. La Paz/5 freeway
 - iv. 4. Oso/Cabot
 - v. 5. Moulton/Nellie Gail Rd.

b. Decorations shall include the following at each monument

- i. Garland and lights on entry monument signs
- ii. Lights in bushes in front and in back of entry monuments
- iii. Lights wrapped around tree trunk and limbs of trees located in close proximity to entry monument
- iv. Lights and/or lit decorations added to tree canopies

4. Proposal includes a light show synchronized to music at the Community Center plaza area.

FISCAL IMPACT:

The budget for the holiday decoration plan is \$100,000 for FY 2022/2023. Total costs for TCK's proposed 2022 holiday decoration plan are \$99,710.

ATTACHMENTS:

- Proposed Holiday Lighting and Decorations Agreement with the Christmas Kings



TERMS AND AGREEMENT

1. TERMS OF AGREEMENT:

- a. The Invoice, dated June 1st, 2022 and numbered 22-655 (the "Invoice") and the City of Laguna Hills 2022 Proposal dated June 1st, 2022, attached hereto as Exhibit "A" and incorporated herein, along with these Terms and Agreement will represent the exclusive agreement ("Lighting Agreement") between The Christmas Kings ("TCK") and The City of Laguna Hills (the "Client").
- b. The term of the Lighting Agreement shall be effective and begin on _____ and remain in effect through the end of the applicable holiday season, on January 31st, 2023.

2. PAYMENT TERMS:

- a. The Client shall pay TCK the amount set forth in the invoice with the following terms in mind.
- b. DEPOSIT - a deposit of 50% shall be due Net30 once the Invoice and terms are agreed upon.
- c. BALANCE DUE - Client shall pay the remaining balance to TCK including any additional billable invoices that were incurred after initial contracting NET30 after the scope of work is completed in full.
- d. CLIENT REFUNDS AND CREDITS - if there is a particular scope of work that cannot be completed due to customer power, construction, change of mind, or any other reason not in the control of TCK, TCK and the Client in a reasonable timely manner shall re-design, reallocate, or change the scope of work to another item valued at the same cost. Once a price point and invoice is agreed upon by the Client, the Client may not diminish their budget for that holiday season after the fact and request a refund or hold final payment.
- e. CANCELLATION POLICY - in the event of a Client cancelation more than 30 days prior to the scheduled installation date, the Client shall forfeit a portion of their deposit amount which will be 25% of their total invoiced amount as a cancelation fee. If the Lighting Agreement is cancelled within 30 days of the installation date the Client shall be responsible for 50% of the invoice amount. If there is custom decor specific for the Client's project that has been ordered or manufactured at the request of Client, the Client will be responsible for 100% of the costs associated with such decor.
- f. OWNERSHIP OF MATERIALS - TCK is the sole owner of all materials used on projects with the Client unless otherwise specified on the invoice denoting a purchase, lease to own, Client provided material, or similar. All products are supplied on a rental basis and it is the duty and obligation of the Client and their employees to use their best efforts to protect and ensure decorations and materials are not damaged, or stolen during the rental duration. Once installed on the Client's property, Client shall be responsible for the replacement or repair costs of materials that are stolen or damaged, excepting normal wear and tear or weather-related damage.

3. SCOPE OF WORK

- a. Installation
 - i. TCK will provide installation using commercially reasonable efforts to complete the installation as described in the scope of work and detailed on the Invoice (the "Project"), attached hereto as Exhibit "A" and incorporated herein. TCK will install the Client display by no later than December 1st or on an earlier scheduled date agreed upon by TCK and the Client. All Non Daytime decor (trees, bushes, roof lines, etc.) will be installed prior to November 1st and powered off until commencement of lighting display designated by Client. Determination of installation methods will be at the sole discretion of TCK. TCK shall not be responsible for functionality issues due to electrical system faults or inadequate power availability at the property.
- b. Service
 - i. TCK will use commercially reasonable efforts to ensure all decorations are in working order during the season from the install date to January 1st, 2023. All service calls during the season shall be relayed to TCK in writing so there is a trackable date and time stamp on the service call. Please send detailed information about the issue so we can promptly respond and remedy the situation. TCK has a 24-48 hour service call response time for issues depending on the severity of the issue and service area. Clients are required to change sprinkler run times in areas that lights have been requested. Sprinkler times must be set to start any time after the lights are off and to stop at least 4 hours prior to the lights activating. If there are issues with GFCI's popping and sprinkler times have not been changed clients may experience additional charges for service calls.
- c. Removal
 - i. All lighting displays will be removed beginning January 2nd and completed January 31st.

4. CUSTOMER CHECKLIST AND RESPONSIBILITIES:

- a. Power - Clients must provide sufficient power to each location lights are requested to be installed. TCK does not always conduct a site survey and it is not included in our pricing. Clients are urged to have an electrical evaluation done with their preferred electrical contractor in order to ensure proper working power is available for TCK to tie into.
- b. Bubble covers - All outlets should be equipped with In-Use covers to prevent tripping from intruding water threats. TCK cannot ensure workability of displays that are connected to outlets without bubble covers, and the Client may incur service call charges.
- c. GFCI - The most common service call is for a tripped GFCI. Customers are responsible for first attempting to reset the GFCI before requesting service. NOTE: power must be live to the outlet in order to reset the GFCI button. If an outlet is on a timer or photocell, that device must be activated to allow power to flow to the outlet before trying to reset. If a TCK technician is dispatched to repair an issue related to a popped GFCI in the circumstance that is related to a non protected GFCI outlet or a Client related power issue, the Client will be responsible for \$75 per hour including drive time for the repair.
- d. Sprinklers - Sprinkler systems must operate only when the lights are off. Please give 4 hours of dry time before the lights turn on for the evening. The TCK lights used on all projects are outdoor rated but they are not meant to be hit by direct pressurized water. If sprinklers hit lights or outlets, the GFCI will trip and cause light failure.
- e. Tree trimming - TCK suggests all trees scheduled for lighting to be trimmed in the month of September if needed or prior as installs begin late September in most areas. Trimming trees has several benefits: helps with the speed of install, allows more lights to be visible from guests, allows install technicians to wrap higher and more primary branches offering

final product for no additional costs to the Client.

- f. Deployed Product During The Season - TCK is not responsible for our product or Client owned product that has been stolen, cut, damaged, or destroyed while on the clients property. Clients must offer a safe and secure environment with adequate and sufficient security/supervision to prevent decorations from being stolen or damaged.

5. LEGAL

- a. Notices - all notices and correspondence shall be delivered electronically to TCK main customer support email or the appropriate salesperson.
- b. Modification or Waiver - No amendments, modifications or waivers of the Lighting Agreement shall be binding unless both parties agree in writing and both sign an amendment, addendum or new contract.
- c. Severability - The invalidity or unenforceability of any particular provision of the Lighting Agreement shall not affect the other provisions hereof, and this Lighting Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.
- d. Governing Law -The Lighting Agreement shall be constructed and enforced under and in accordance with the laws of the state of California.
- e. Dispute Resolution
 - i. (a) Mediation. In the event a dispute arises between the parties with respect to the Lighting Agreement, the parties agree to first submit such dispute to mediation in Orange County, California, which process shall commence by one party providing written notice to the other party requesting mediation. The mediator shall be selected by mutual agreement of the parties, provided, however, if the parties cannot agree on a mediator, TCK shall provide a list of five acceptable mediators to Customer and Customer shall choose the mediator from such list. The mediator shall conduct the mediation as he/she determines, with the agreement of the parties. The parties shall discuss their differences in good faith and attempt, with the mediator's assistance, to reach an amicable resolution of the dispute. The mediation shall be treated as a settlement discussion and shall therefore be confidential. The mediator may not testify for either party in any later proceeding relating to the dispute. The mediation proceedings shall not be recorded or transcribed. Each party shall bear its own costs in the mediation. The parties shall share equally the fees and expenses of the mediator. If the parties have not resolved a dispute within 90 days after written notice beginning mediation (or a longer period, if the parties agree to extend the mediation), the mediation shall terminate and the dispute shall be settled by arbitration.
 - (b) Arbitration. If the parties are unable to resolve any dispute through mediation as set forth above, the parties will refer the issue (to the exclusion of a court of law) to final and binding arbitration in Orange County, California in accordance with the then existing Commercial rules ("Rules") of the American Arbitration Association ("AAA"), and judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof; provided, however, that the law applicable to any controversy shall be the law of the State of California, regardless of principles of conflicts of laws. In any arbitration pursuant to this Lighting Agreement, (i) discovery shall be allowed and governed by the Rules, and (ii) the award or decision shall be rendered by a single arbitrator appointed by mutual agreement of the parties. In the event of failure of the parties to agree within thirty (30) days after the commencement of the arbitration proceeding upon the appointment of the arbitrator, the arbitrator shall be appointed by the AAA in accordance with the Rules. Upon the completion of the selection of the arbitrator, an award or decision shall be rendered within no more than thirty (30) days. Notwithstanding the foregoing, the request by either party for preliminary or permanent injunctive relief, whether prohibitive or mandatory, shall not be subject to arbitration and may be adjudicated only by the courts of the State of California.

California located in Orange County or the Federal District Court for the District of California. EACH PARTY HERETO HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT IT MAY LEGALLY AND EFFECTIVELY DO SO, TRIAL BY JURY IN ANY SUIT, ACTION OR PROCEEDING ARISING HEREUNDER. All aspects of the arbitration shall be treated as confidential. The parties and the arbitrator may disclose the existence, content or results of the arbitration only in accordance with the Rules or applicable professional standards.

6. INSURANCE

6.1 Compliance with Insurance Requirements. TCK shall obtain, maintain, and keep in full force and effect during the term of this Lighting Agreement, at its sole cost and expense, and in a form and content satisfactory to Client, all insurance required under this section. TCK shall not commence any Project services or work under this Lighting Agreement unless and until it has provided evidence satisfactory to Client that it has secured all insurance required under this section. If TCK's existing insurance policies do not meet the insurance requirements set forth herein, TCK agrees to amend, supplement or endorse the policies to do so.

6.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Lighting Agreement, and without limiting the indemnity provisions set forth in this Lighting Agreement, TCK shall obtain and maintain in full force and effect during the term of this Lighting Agreement, including any extension thereof, the following policies of insurance:

- A. **Commercial General Liability Insurance.** TCK shall obtain and maintain, in full force and effect throughout the term of this Lighting Agreement, a policy of Commercial General Liability Insurance written on an occurrence basis with limits of at least one million dollars (\$1,000,000.00) per occurrence, two million dollars (\$2,000,000.00) in the general aggregate, and one million dollars (\$1,000,000.00) for products and completed operations. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Lighting Agreement.
- B. **Automobile Liability Insurance.** TCK shall obtain and maintain, in full force and effect throughout the term of this Lighting Agreement, a policy of Automobile Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.
- C. **Workers' Compensation Insurance.** TCK shall obtain and maintain, in full force and effect throughout the term of this Lighting Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. TCK agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the Client, its officials, officers, employees, agents and volunteers, and to require each of its sub consultants and subcontractors, if any, to do likewise under their workers' compensation insurance policies. TCK shall obtain and maintain, in full force and effect throughout the term of this Lighting Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars (\$1,000,000.00) per accident for bodily injury or disease.

6.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the State of California with a current rating of A:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Lines Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the Client will accept workers' compensation insurance

the State Compensation Fund. In the event the Client determines that the Project work or services to be performed under this Lighting Agreement creates an increased or decreased risk of loss to the Client, TCK agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Client. TCK shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

6.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the Client for written approval. Required insurance policies shall contain the following provisions, or TCK shall provide endorsements on forms approved by the Client to add the following provisions to the insurance policies:

A. The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

1. Additional Insured: The Client, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Lighting Agreement; and
2. Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of TCK, or (4) contain any other exclusions contrary to the Lighting Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.
3. Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the Client. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of TCK's failure to pay the insurance premium, the notice provided to Client shall be by ten (10) days prior written notice.

B. For all policies of Commercial General Liability Insurance, TCK shall provide endorsements for ongoing operations and completed operations to effectuate this requirement.

6.5 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the Client in advance and shall protect the Client, its officials, officers, employees, agents and volunteers, in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

6.6 Primary and Non-Contributing Insurance. All policies of Commercial General Liability Insurance and Automobile Liability Insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the Client, its officials, officers, employees, agents or volunteers, shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

6.7 Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the Client, its officials, officers, employees, agents and volunteers, or shall specifically allow TCK or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. TCK hereby agrees to waive its own right of recovery against the Client, its officials, officers, employees, agents and volunteers, and TCK hereby agrees to require similar written express waivers and insurance clauses from each of its sub consultants or subcontractors.

6.8 Evidence of Coverage. Concurrently with the execution of the Lighting Agreement, TCK shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been su

to the Client for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the Client. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, TCK shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the Client evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. TCK shall promptly furnish, at Client's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents Client requires to verify coverage.

- 6.9 Requirements Not Limiting.** Requirements of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Lighting Agreement, or the extent to which TCK may be held responsible for payments of damages to persons or property.
- 6.10 Enforcement of Agreement (Non-Estoppel).** TCK acknowledges and agrees that actual or alleged failure on the part of the Client to inform TCK of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the Client nor does it waive any rights hereunder.
- 6.11 Insurance for Subconsultants.** TCK shall either: (1) include all subconsultants or subcontractors engaged in any Project work or services for TCK relating to this Lighting Agreement as additional named insureds under the TCK's insurance policies; or (2) TCK shall be responsible for causing its subconsultants or subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the Client, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by TCK's subconsultants or subcontractors performing any Project work or services related to this Lighting Agreement shall be endorsed to name the Client, its officials, officers, employees, agents and volunteers, as additional insureds. TCK shall not allow any subconsultants or subcontractors to commence any Project work or services relating to this Lighting Agreement unless and until it has provided evidence satisfactory to Client that the subconsultant or subcontractor has secured all insurance required under this section.
- 6.12 Other Insurance Requirements.** The following terms and conditions shall apply to the insurance policies required of TCK pursuant to this Lighting Agreement:
- A. TCK shall provide immediate written notice to Client if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.
 - B. All insurance coverage and limits provided by TCK and available or applicable to this Lighting Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Lighting Agreement or any other agreement relating to the Client or its operations shall limit the application of such insurance coverage.
 - C. None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the Client and approved in writing.

- D. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is TCK's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.
- E. TCK agrees to ensure that subconsultants and subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by TCK, provide the same minimum insurance coverage required of TCK. TCK agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. TCK agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the Client for review.
- F. TCK agrees to provide immediate written notice to Client of any claim, demand or loss against TCK arising out of the Project work or services performed under this Lighting Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Lighting Agreement.

7. INDEMNIFICATION

To the fullest extent permitted by law, TCK shall defend (at TCK's sole cost and expense with legal counsel reasonably acceptable to Client), indemnify, protect, and hold harmless Client, its officials, officers, employees, agents and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (TCK's employees included), for damage to property, including property owned by Client, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to TCK's performance under this Lighting Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Lighting Agreement be construed to limit TCK's indemnification obligation or other liability hereunder.

8. ENTIRE LIGHTING AGREEMENT

This Lighting Agreement constitutes the entire Lighting Agreement between the parties hereto and supersedes all prior negotiations, arrangements, representations, or understandings, if any, made by or among the parties with respect to the subject matter hereof. No amendments or other modifications of this Lighting Agreement shall be binding unless executed in writing by both parties hereto, or their respective successors, assigns, or grantees.

9. NO DURESS

This Lighting Agreement has been entered into without force or duress, signing at free will of the Client and each party involved. The Client has had free will with a clear decision to enter into this Lighting Agreement as a fully informed decision and such persons/companies/or clients are aware of all legal verbiage and has complete understanding of all listed contractual terms and agreements.

I THE UNDERSIGNED AGREE IN FULL WITH ALL THE TERMS AND CONDITIONS LAID OUT IN THE ATTACHED DOCUMENTS AND INVOICES. I THE UNDERSIGNED AM QUALIFIED ON BEHALF OF SELF, CLIENT, OR THE PROPERTY/COMPANY TO ENTER INTO SUCH CONTRACT.

[Signatures on Next Page]

“Client”

City of Laguna Hills,
a California municipal corporation

Jarad L. Hildenbrand,
City Manager

ATTEST:

(SEAL)

MELISSA AU-YEUNG,
Deputy City Manager/City Clerk

APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

“TCK”

The Christmas Kings

By: Mathew Kronquist
Mathew Kronquist,
President



OVER VIEW

Please initial each of the following key points from
the contract

1. _____ 50% Deposit due at the time of job approval, 50% final payment due Net30 after the removal of the installation.
2. _____ All product provided as seasonal rental, unless otherwise stated in scope of work
3. _____ Client must provide pre-checked and working Power Outlet (with bubble cover) at each lighting location. TCK cannot run power across sidewalks or more that 100' from Outlet
4. _____ Price includes installation, service calls with a 24-48 hour response time, and removal of all products in January. All takedowns will be done between January 2nd – 31st (Weather Permitting)
5. _____ Client must have landscape company change any nearby sprinklers to run only during daytime hours with a stop time no less than 4 hours ahead of lights on time and must be done before “lights on” date
6. _____ Any Vendor Registration Fees will be paid by the Client or the fee will be added onto the final invoice payment if they are not disclosed at the time of contracting.
7. _____ All non daytime decor will be installed in November (tree lighting, roof lines, fence lighting, flood lights, etc.). All Greenery, Bows, Decor, and final power connections will be done prior to the lights on date. The install date will be on or before December 1st, or an earlier date agreed upon by Client and TCK.

Exhibit A
Scope of Work

Attachment: Proposed Holiday Lighting and Decorations Agreement with the Christmas Kings (2899 : 2022 Holiday Lighting and Decorations

The Christmas Kings

31500 Grape St Ste 3233
 Lake Elsinore, CA 92532
 (951) 454-9777
 Mat@thechristmaskings.com

**INVOICE - Full**

ADDRESS
 City of Laguna Hills

INVOICE 22-655
 DATE 06/01/2022

QTY	DESCRIPTION	AMOUNT
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1	* 2022 Holiday Lighting & Decor Services	99,710.00
1	*All Product Supplied As A Rental	
1	*Service to include - Installation - Service - Removal	

CITY OF LAGUNA HILLS COMMUNITY CENTER

- 1 Christmas Tree - Artificial Deluxe Oregon Fir - 12' Tree with Customer
Determined Ornament Package TBD - Lighted LED - Gold, Silver, and Red
Decor Package
- 1 Garland Decorated - Deluxe Oregon Fir decorated garland with 2"-4"
ornaments - Color choice TBD - standard is Red, Silver, Gold - Going up
Stairwell - not to impede handrail access
- 1 Wreath Decorated - 72" Wreath with 48" Red bow hung above Community
Center main entrance doors from metal overhead supports
- 1 Wreath Decorated - 48" Wreath Installed on top platform
railing of stairwell facing entrance doors
- 1 * NOTE -Front and PDV side of building with Smart RGB C9 lights
to incorporate into light show
- 1 C9 LED Lighting w/ 12" spacing
- Alternating white and red C9 lights on perimeter of building not utilized
with light show
- 1 Leblanc Decor Piece
2 - 7.5' Pandora Snowflakes with animated LED Drip Lights
- 1 Leblanc illuminations Photo Op Display Large Walk Through
16' Tall Walk Through Royal Ribbon Gift Box
3' 3D Gift Boxes next to Royal Ribbon Gift Box
- 1 Leblanc Decor Piece -
2 - 7.5' tall pre-lit Red ornaments on corner monument pillars
- 1 Leblanc Decor Piece -
2 - 4.5' tall white ornaments on the top of the corner monument pillars 1
Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on

Trunk and Major Limbs - Small Tree Wrap Height approx. 5' - 8' high - 17 -
Trees along pedestrian path at community center with Pure white
shimmering LED lights

- 1 Micro LED lights - 5mm micro LED lights with 6" spacing between bulbs
- Light up bushes and trees along front of Community Center - Pure white and Red LED mini lights

EL TORO MEDIANS - (2 Identical medians)

- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs
 - 12 - Spiral wrap palms with Pure white shimmering LED Micro lights - apx 25' high
- 1 Uplights
 - 2 Uplights in each of the palm trees to light the fronds
- 1 Leblanc Decor Piece - see notes for details
- 8 TOTAL - 3' tall out of ground gift boxes & 4.5' tall ornaments installed on the tops of the pillars - alternating styles

5 - LAGUNA HILLS MONUMENTS

- 1 Micro LED lights - 5mm micro LED lights with 6" spacing between bulbs -
 - 5 - Light up bushes in front and behind Monument signs with Pure White Shimmering LED Micro lights
- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs - Large Tree wrap apx. 12 - 15' high
 - 5 - Branch wrap trunk and major limbs of Magnolia tree behind each monument sign with Pure White Shimmering LED micro lights
- 1 Garland Decorated - Deluxe Oregon Fir decorated garland with 2"-4" ornaments
 - 5 - Lit Decorated Garland across the top of each Monument sign
- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs - Large Tree Wrap Height approx. 12 - 15' high
 - 6 - Additional trees behind South Moulton Entry Monument - Light up trunks and major limbs
- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs - Large Tree Wrap Height approx. 12 - 15' high
 - 3 - Additional trees behind Oso Parkway Entry Monument - Light up trunks and major limbs
- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs - Large Tree Wrap Height approx. 12 - 15' high
 - 1 - Additional trees behind Alicia Entry Monument - Light up trunks and major limbs
- 1 Tree Branch Wrapped with Micro LED lights approx. 4"-6" spacing on
Trunk and Major Limbs - Large Tree Wrap Height approx. 12 - 15' high
 - 2 - Additional trees behind La Paz Entry Monument - Light up trunks and major limbs
- 1 Spritzers -
Installed around lower edge of the canopies of each tree
- Red flood lights throughout the canopies of several large statement trees 3 times the power as 2021
- 1 Leblanc Decor Piece - see notes for details -
 - 3 - Leblanc 2D decor pieces at different monument signs - pieces are apx 5' wide and have shimmering lights - present boxes and ornaments

LIGHT SHOW AT COMMUNITY CENTER

- 1 RGB Light Show Decor - C9 RGB LIGHTS - See description for details -
Along front edge and side of community center - apx 400' total
- 1 RGB Light Show Decor -
8 - Trees in courtyard wrapped with RGB LED lights
- 1 RGB Light Show Decor -
- 18' RGB tree of lights installed in center of courtyard
- 1 RGB Light Show Decor
- 2 - 14' Tree of lights set within the grass areas of the courtyard
- 1 RGB Light Show Decor - Medium Tree Wrap Height approx. 8' -10' high - 4
- Coro props utilized within light show - spinners, candy canes, singing
face
- 1 * NOTE
Speakers and audio system installed for sound projection of light show

TOTAL

\$99,710.00

The Christmas Kings carries general liability insurance & work comp @
\$2,000,000 and \$1,000,000 limits, Increases are available at clients expense

- Our price includes installation, service, & removal, unless otherwise specified.
 - All materials are supplied to project as a rental from The Christmas Kings,
unless provided by the client or otherwise specified.
 - The client is responsible for providing adequate power at all lighted locations.
 - Sprinklers MUST be turned off to operate during daylight hours to prevent
shorting out the display.
 - The Christmas Kings provides service within 24 to 48 hours of reported outage.
Please use our online service call reporting link to report an outage, or send an
email to support@thechristmaskings.com.
 - Additional fees may occur if it is determined that vandalism, theft has caused
undo loss or damage.
- Please read and sign and send back all terms and agreements for additional
information.

Accepted By

Accepted Date

The Christmas **KINGS**

Attachment: Proposed Holiday Lighting and Decorations

We Proudly Present

CITY OF LAGUNA HILLS

2022 Proposal

June 1, 2022

Packet Pg. 727

LAGUNA HILLS COMMUNITY CENTER

Alternating Red-White LED C9 bulbs on the front & sides of Community Center Building

6' Pre-Lit Wreath with 48" Red Bow mounted above main entry doors

Two 7.5' Tall Pandora Snowflakes with animated LED Drip Lights mounted on windows to left and right of main entrance

Installation of ROYAL RIBBON GIFT BOX in front of Community Center Building. Royal Ribbon Gift Box lit with a warm/pure mixture of LED twinkling lights.

Pure white lights in bushes and small palm trees in front of building. Red mini lights in fronds of small palm trees.



7.2.1.a



Packet Pg. 728

COURTYARD

Branch wrap Trunks and Major Limbs of Trees

Courtyard area trees will be lit with smart pixel RGB LED LIGHTS

Pure White lights on Bushes and small trees up against Community Center with Red LED mini lights in small tree canopies.



7.2.1.a



Packet Pg. 729

COMMUNITY CENTER ADDITIONAL LIGHTING

We are proposing to light up most of the Trees and Bushes in the Courtyard with Pure White and Red LED mini lights to match the Community Center Building Lights and Decor Pieces mixed throughout the City.

Lights will be installed only on the front & sides of the building in 2022 and the front will be incorporated into the light show.



CORNER PILLARS

PASEO DE VALENCIA AND ALICIA PKWY

Two 7.5' Tall 3D Red Ornaments
Pre-Lit with twinkling LED lights
sitting on top of big Pillars by stairway

Two 4.5' Tall 3D White Ornaments
Pre-Lit with twinkling LED lights
sitting on top of smaller Pillars

No garland on the base of the pillars
for 2022 (SAME AS 2021)

CORNER MONUMENT PILLARS

7.2.1.a



Packet Pg. 731

EL TORO CENTER MEDIANS

Spiral wrap Palm Trees in center island with Pure White Twinkling LED mini lights at 4" spacing up approx. 25' high

Two 30 watt Uplights on each Palm Tree lighting up Palm Fronds

Place a 4.5' Tall 3D Lit Ornament / Present boxes at top of ALL 8 PILLARS

*Note: There are two medians that look like this, both will be lit and decorated the same

EL TORO - CENTER MEDIANS

7.2.1.a



Packet Pg. 732

LAGUNA HILLS CITY MONUMENTS

Wrap trunk and major limbs of Trees behind Monument Signs with LED Pure White mini lights at 4" spacing between wraps approx. 15' high

LED Twinkle Starbursts in all Tree Canopies on the bottom portions

LED Lit Garland across top of each Monument Sign with Red Bows

Bushes in front of and behind Monument Signs lit with Pure White LED Twinkle lights - Ground cover as applicable

3 X BRIGHT Flood lights in the canopies to get light higher into the foliage.

5' 2D leblanc decor piece at the north laguna hills monument sign. Lit in twinkle lights



**LIGHT SHOW
ADD ON**
DOUBLE THE SONGS FROM 2021

FEATURES

RGB LED LIGHTS THAT DANCE TO
MUSIC AND SYNCHRONIZED
TOGETHER TO CREATE AN
IMMERSIVE INTERACTIVE LIGHT
SHOW

8 branch wrapped trees with micro
RGB LED lights approx. 15' high

400' RGB C9 LED roof line lights

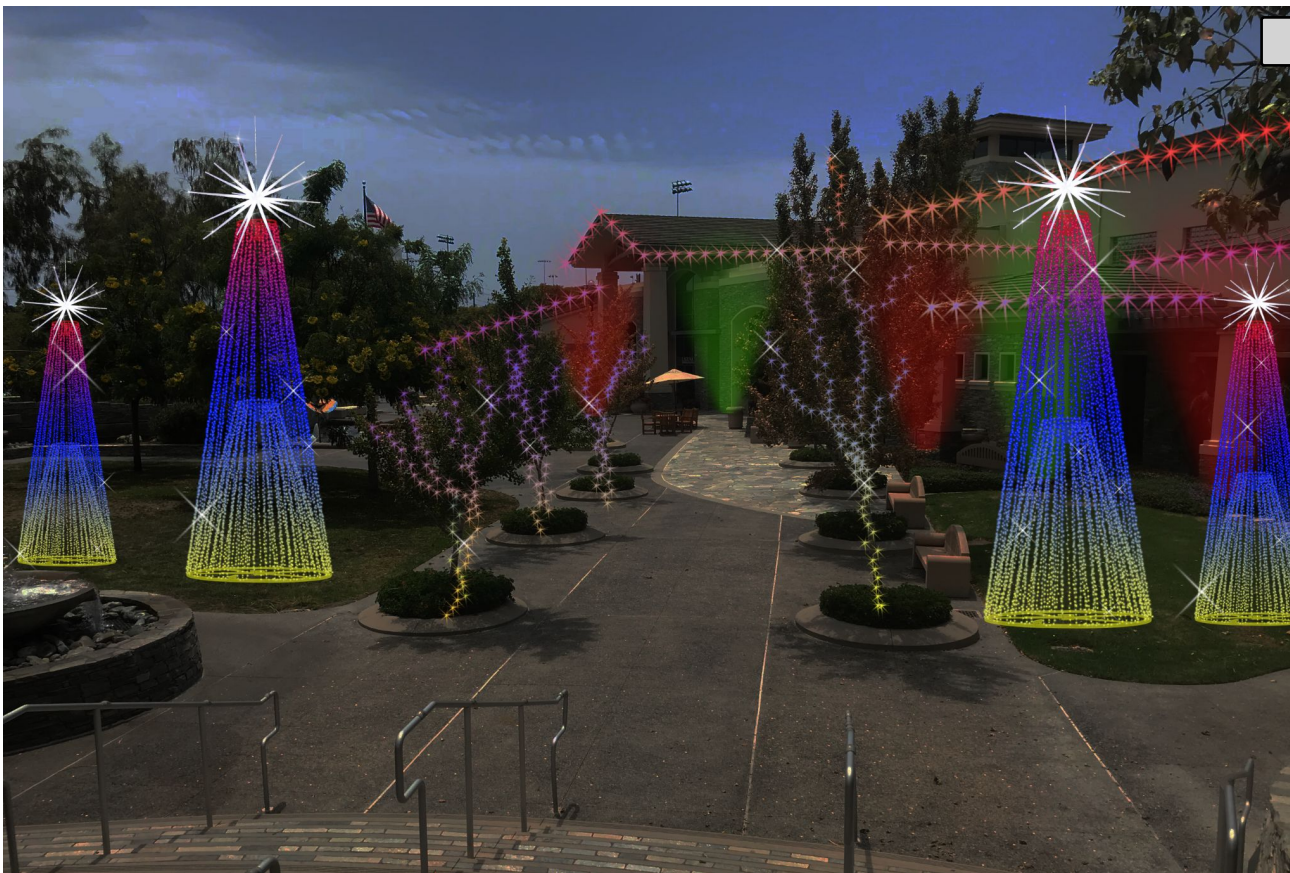
1 x 18' tall trees of lights with 1200
RGB LED micro lights each

2 x 14' tall trees of lights with 800
RGB LED micro lights each

10 x 50 watt RGB LED flood lights on
the building facade

BOSCOYO coro props - spinners,
stars, candy canes, and a singing
element

6 songs - synchronized lights to
music 3 NEW SONGS FOR 2022
DOUBLE THE SHOWS



7.2.1.a

Attachment: Proposed Holiday Lighting and Decorations

VIDEO LINK FROM 2021: [CLICK HERE FOR VIDEO](#)

Packet Pg. 734

LAGUNA HILLS COMMUNITY CENTER

12' Interior decorated christmas tree in lobby

Garland on the handrail of the stairs

48" wreath at the top of the hand rail



2021 LIVE PICS



7.2.1.a



Packet Pg. 736

LIGHT SHOW EXAMPLES



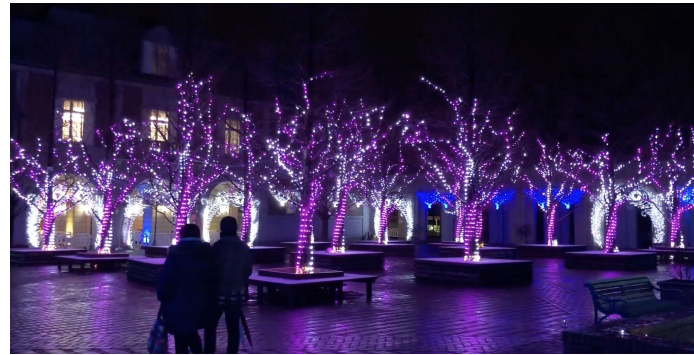
7.2.1.a

LIGHT SHOW
EXAMPLES
VIDEO LINKS

Got This Feeling
<https://vimeo.com/259792135>

Uptown Funk
<https://vimeo.com/259791445>

Feels
<https://vimeo.com/261728153>



7.2.1.a



Attachment: Proposed Holiday Lighting and Decorations

Packet Pg. 738

LIGHT SHOW EXAMPLES

7.2.1.a



LIGHT SHOW EXAMPLES

7.2.1.a





City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: David Reynolds
Deputy City Manager/Community Services Director
ISSUE: 2022 Holiday Season Events Schedule

RECOMMENDATION: That the City Council receive and file the report.

SUMMARY:

The City hosted a Holiday Events Series for the first few weeks in December 2021. The purpose of the holiday events was to promote holiday and community spirit and to encourage people to visit and enjoy the Community Center while the holiday lights decorations were on display. To determine the interest in hosting another Holiday Events Series this year, Staff brought a report to the Parks and Recreation Commission at its June 1, 2022, meeting. At this meeting, Staff also requested from the Commission any recommendations on improving or modifying the event series. The Parks and Recreation Commission was in favor of hosting another Holiday Events Series in December 2022, and suggested that the events be limited to two events to maximize public attendance. Staff is in the process of planning for this year's Holiday Events Series and wanted to update the Council on planning progress.

BACKGROUND:

City Council previously suggested the City host certain entertainment activities at the Community Center Plaza area during the 2021 holiday season while the holiday lights and decorations were displayed. In response to this suggestion, Staff planned for a series of events and the City hosted its first Holiday Events Series with four (4) events in the first few weeks of December 2021. A summary of the 2021 events is provided below and the flyer used to advertise these events is attached for the Council's reference.

2022 Holiday Events Series

June 28, 2022

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Approximately 180 individuals attended the event series last year. Collection containers for food donations were provided by South County Outreach and toy donations were accepted to benefit the charitable cause of Toys for Tots.

2021 Holiday Event Series

In addition to these following events, the City also hosted its traditional Breakfast with Santa event on December 4, 2021.

December 8, 2021 (Wednesday)

- South Orange County Brass Ensemble composed of 15 brass instrument musicians provided holiday musical entrainment.
- Refreshments were provided by the Laguna Hills Chamber of Commerce.
- Children's crafts were arranged by OC Public Library.

December 10, 2021 (Friday)

- Santa Claus visited the Community Center Plaza area and was available for pictures inside the giant walkthrough Holiday Ornament.
- A string ensemble from the Global Harmony Symphony played holiday music during Santa Claus' visit.
- Refreshments were provided by the OC Sheriff's Department and the Laguna Hills Chamber of Commerce.
- Children's crafts were arranged by the Community Services Department.

December 15, 2021 (Wednesday)

- Violinist Donna K. Cho and Violist Julia Scholtes performed holiday music with a series of string duets.
- Refreshments were provided by the Laguna Hills Chamber of Commerce.
- Children's crafts were arranged by OC Public Library.

December 17, 2021 (Friday)

- The Laguna Hills High School Drama Department performed scenes from their winter musical, "Elf the Musical."
- Laguna Hills High School Choir sang Christmas carols to conclude the City of Laguna Hills Holiday Events Series.

2022 Holiday Events Series

June 28, 2022

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- Refreshments were provided by the Community Services Department and the Laguna Hills Chamber of Commerce.

2022 Holiday Event Series

Listed below are Staff's tentative plans and recommendations for this year's Holiday Events Series. At its June 1, 2022, meeting, the Parks and Recreation Commission recommended that the City pursue another event series this year and limit the events to two events. The Commission's opinion was that two events would promote greater attendance at each of the events. Also, reducing the number of events from four (4) events to two (2) events would decrease the expense for heaters.

Staff is in favor of hosting the Holiday Event Series in the outdoor area (or Plaza) of the Community Center, as was the case last year, to maximize the enjoyment of the holiday decorations and lighting at the Community Center. Staff's tentative schedule below accounts for the Commission's recommendation of limiting the series to two events and also includes the Breakfast with Santa event as part of the series—for a total of three (3) events. This schedule also accounts for other reservations that are currently booked at the Community Center in the month of December. Staff will put a hold on the Heritage Room for the first and third event dates as a backup plan if an event needs to move indoors. The second event, Breakfast with Santa, is already hosted indoors in the Heritage Room.

1st Event: December 8, 2021 (Thursday) or December 9, 2022 (Friday)

Staff recommends that this event be scheduled with musical entertainment. Volunteer musicians could once again be secured to provide holiday music such as the South Orange County Brass Ensemble and musicians from the Global Harmony Symphony. Performances from the High School Drama Department or the Choir Group may also be included as part of this event. Other entertainment could also be scheduled.

A tree lighting ceremony could be arranged as part of this event to kick off the Holiday Events Series. Refreshments could once again be provided by our local non-profits such as the Chamber of Commerce or by the OC Sheriff's Department. Other community interest/information booths could also be included in the event.

A children's craft booth may be offered at this event and the OC Public Library may once again want to participate in offering this service. Opportunities for charity will also be included in this event.

At this time, Staff has not determined if this first event should be held on December 8, 2022, or on December 9, 2022. While a Friday may be a better day for attendance, the following day (or December 10, 2022) is the Breakfast with Santa event which requires substantial setup the night before. Thursday, December 8, 2022, may be a better day for the first event for logistical purposes.

2nd Event: December 10, 2021 (Saturday)

Staff plans on hosting the City's traditional Breakfast with Santa event in the Heritage Room from 9am to 11am. Santa Claus has already been booked to attend this event.

3rd Event: December 14, 2021 (Wednesday)

Staff recommends that this event be dedicated to "a visit from Santa Claus." In anticipation of this event, staff has already booked Santa for this event since his commitments to other events fill up quickly. As was the case last year, Santa's visit within the Community Center Plaza area would be a great opportunity for pictures with Santa with the holiday lights and decorations in the background. To provide additional musical entertainment during this event, Staff is looking into booking a professional caroling group.

Refreshments could once again be provided by our local non-profits such as the Chamber of Commerce or by the OC Sheriff's Department. Other community interest/information booths could also be included in the event.

A children's craft booth may be offered at this event and the OC Public Library may once again want to participate in offering this service. Opportunities for charity will also be included in this event.

2022 Holiday Events Series

June 28, 2022

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FISCAL IMPACT:

Expenses for the event series last year, not including staff time, totaled approximately \$2,300. This included the cost of refreshments, heater rentals, and a visit from Santa Claus. The music entertainment was provided by volunteer musicians and by the Laguna Hills High School Drama and Choir Departments.

ATTACHMENTS:

- 2021 Holiday Event Series Flyer



Come on down and visit the Laguna Hills Community Center during the Holidays. Beginning December 1st, the Community Center Plaza will be decorated with Holiday lights and decorations including a light show that will run every 30 minutes until 10:00pm during the evening hours. In addition, the City of Laguna Hills is hosting a "Holiday Events" series at the Laguna Community Center that will include live musical entertainment, refreshments, crafts for kids, and a chance to meet the big man himself.....Santa Claus!

The following organizations are accepting donations during the City's "Holiday Events" series.

South County Outreach – Bring food donations such as canned foods and boxed foods with you. South County Outreach also needs help collecting the following items so that they can offer complete holiday meals and baking options for their clients: flour, sugar, cooking oils, powdered sugar, brown sugar, cocoa powder, baking powder, baking soda, vanilla extract, salt, yeast, cinnamon, graham cracker crust, dried fruit, jams and jellies, coconut, rolled oats, canned fruit pie filling, nuts.

Toys for Tots – Bring toy donations with you to support Toys for Tots. A new toy, which millions of needy children receive each Christmas through the Toys for Tots Program, delivers a message of hope.



December 8th (6:30pm – 8:00pm) – Brass Choir

The South Orange County Brass Ensemble will be performing holiday favorites. The ensemble is comprised of 12 to 15 brass instrument musicians that all play in local community orchestras, and their performance will be a great way to herald in the 2021 Holiday Season. Refreshments will be provided by the Laguna Hills Chamber of Commerce. OC Public Library will be assisting children with crafts, passing out library cards, and handing out prizes after a spin of the Prize Wheel.

December 10th (6:00pm – 8:00pm) - A Visit with Santa and a String Ensemble

Santa Claus is coming to town! Santa is making a stop at the Laguna Hills Community Center and will be available for pictures inside our giant walkthrough Holiday Ornament. A string ensemble from the Global Harmony Symphony will play Holiday Music during Santa Claus' visit. Refreshments will be provided by the OC Sheriff's Department. Kids crafts will be available during this event including an opportunity to write a letter to Santa



December 15th (6:30pm – 8:00pm) – String Duets

Violinist Donna K. Cho and Violist Julia Scholtes will be performing holiday music with a series of string duets. Donna K. Cho has played with several orchestras including the Southern California Philharmonic, South Coast Symphony, Symphony Irvine, and St. Luke's Chamber Orchestra. Miss Cho is currently a violinist with the Global Harmony Symphony and the Orchestra Collective of Orange County. She also teaches the violin and piano. Julia Scholtes is a violist with the Global Harmony Symphony, Symphony Irvine, and the Kreter Quartet. She also performs as a violinist with the Feisty Women and Time Travel Madams, The Village Folk, and the Duo: Celtic Soul.

Refreshments will be provided by the Laguna Hills Chamber of Commerce. OC Public Library will be assisting children with crafts, passing out library cards, and handing out prizes after a spin of the Prize Wheel.

December 17th (6:30pm – 8:00pm) – Laguna Hills High School Performances

Let's support our local high school talent. The Laguna Hills High School Drama Department will first entertain us by performing scenes from their winter musical, "Elf the Musical." This performance will be followed by the Laguna Hills High School Choir singing Christmas carols to conclude the City of Laguna Hills "Holiday Event" series. Refreshments and kid's crafts will be provided during this event.





City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Erica Pezold
Council Member
ISSUE: Council Discussion Regarding Options for Formation of a New Events, Communication, and Beautification Standing Committee

RECOMMENDATION: Council Member Pezold recommends that the City Council discuss options regarding the formation of a new Events, Communication and Beautification Standing Committee, and appoint two City Council Members to serve on said committee.

SUMMARY:

This item would establish a standing Events, Communication and Beautification Committee comprised of two City Council Members to make recommendations on projects designed to maintain and enhance the appearance of public areas within the City, conduct research on communications programs, and develop and implement community events.

Beautification

The Committee would drive around the City to create inventories of plant palettes, identify missing or dead plants, and place or replace plants on medians, slopes, and other locations throughout the City that are consistent with the plant palette of the particular location. As stated above, the focus is to enhance the appearance of public areas within the City.

Events, Communication, and Beautification Committee

June 28, 2022

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Communication

Regarding the communication element for this Committee, the group will research effective ways to communicate with residents via an app, social media, newsletter, text message, and email, and create a banner program with sponsorships opportunities. If necessary, a summary of the Committee's findings and recommended communications best practices will be presented to the City Council, especially for items that may have a fiscal impact on the City's budget.

Events

Lastly, the Committee will research best practices to set up events in the City to cost-effectively improve City-owned property for resident enjoyment. This could include purchasing items and equipment that residents or businesses can rent or borrow to increase the use of the City's parks, trails, and the Community Center. Furthermore, the Committee could look into sponsorship programs where a person or business could sponsor an event, creating further savings to the City.

Meetings

Meeting dates, times and frequencies shall be determined by the Committee, not the City Council, and are anticipated to be at least once a month. All its meetings shall be held in accordance with the Ralph M. Brown Act and shall be properly noticed and open to the public.

FISCAL IMPACT:

The Fiscal Year 2022/23 Budget for Landscape Maintenance (720.700) is \$1,225,000 and for Tree Maintenance (720.702) is \$360,000. Of these amounts, approximately \$1,100,000 is fixed via contract leaving approximately \$485,000 available, which can be used to provide the necessary boost to the City's landscape and other areas in need of beautification. Other non-fixed costs to these accounts include miscellaneous repairs, plantings and any special projects.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: June 28, 2022
TO: Mayor and Council Members
FROM: Erica Pezold
Council Member
ISSUE: Discussion Regarding Formation of a New Economic Development Standing Committee

RECOMMENDATION: Council Member Pezold recommends that the City Council discuss options regarding the formation of a new Economic Development Standing Committee, and appoint two Council Members to serve on said committee.

SUMMARY:

The proposed Economic Development Committee would be comprised of two City Council Members and supported by the City Manager, the Community Development Director, and other staff members as needed to offer early input and direction on issues and projects that impact the City's business attraction and development efforts, and related economic development projects/programs.

It is envisioned that the Committee would work with staff to ensure efforts are coordinated in a proactive manner.

The objectives of the Committee are to:

- Find ways to increase the City's revenue and encourage a strong economy.
- Promote local businesses.
- Outreach and listen to local businesses.
- Identify and address issues that hinder businesses.
- Support business attraction and retention efforts.
- Research firms that can assist with attracting businesses to the City.

Economic Development Committee

June 28, 2022

Page 2

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- Work cooperatively with the Chamber of Commerce on business attraction and retention issues.

Meetings

Meeting dates, times and frequencies shall be determined by the Committee, not the City Council, and are anticipated to be at least once a month. All its meetings shall be held in accordance with the Ralph M. Brown Act and shall be properly noticed and open to the public.