

CITY of LAGUNA WOODS CITY COUNCIL AGENDA

Regular Meeting
Wednesday, July 15, 2026
2:00 p.m.

Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, CA 92637

www.zoomgov.com • Meeting ID: 161 548 2089 • Passcode: 24264

Annie McCary
Mayor

Pearl Lee
Mayor Pro Tem

Cynthia Conners
Councilmember



Shari L. Horne
Councilmember

Carol Moore
Councilmember

Welcome to a meeting of the Laguna Woods City Council!

AMERICANS WITH DISABILITIES ACT ("ADA") NOTICE

The City of Laguna Woods ("City") intends to comply with the ADA.

The public portions of this meeting will be held in the Council Chambers at Laguna Woods City Hall. The Council Chambers is equipped with a hearing loop that can be used by individuals with t-coil or telecoil-enabled hearing aids or cochlear implants. No request for disability-related modification or accommodation is required to use the hearing loop.

Individuals who require disability-related modifications or accommodations to participate in this meeting – including, but not limited to, auxiliary aids or services – may request such modifications or accommodations by emailing cityhall@lagunawoods.gov or calling the City Clerk's Office at (949) 639-0500. Requests can also be made with the assistance of the California Relay Service by calling (800) 735-2929/TTY (800) 735-2922. The City requests at least two business days' notice to effectively facilitate the provision of reasonable modifications or accommodations.

REGULAR MEETING SCHEDULE

The Laguna Woods City Council meets regularly on the third Wednesday of each month at 2 p.m.

AGENDA POSTING AND AVAILABILITY

Regular and Adjourned Regular Meetings: Pursuant to California Government Code Section 54954.2, the City of Laguna Woods posts agendas at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637; on the City of Laguna Woods' website (www.lagunawoods.gov); and, at other locations designated by Resolution No. 24-08, at least 72 hours in advance of regular and adjourned regular meetings. Agendas and agenda materials are available at Laguna Woods City Hall during normal business hours and on the City of Laguna Woods' website. Printed copies of agendas and agenda materials are provided at no charge in advance of meetings. After meetings have occurred, a per page fee is charged for printed copies except when prohibited by law.

Special and Emergency Meetings: Agenda posting and availability for special and emergency meetings is conducted pursuant to all applicable provisions of California Government Code.

AGENDA DISTRIBUTION LISTS

Electronic Distribution: The City of Laguna Woods provides notification of agenda posting and availability via email. To sign up for email notifications, visit www.lagunawoods.gov/email-notifications, email cityhall@lagunawoods.gov, or contact the City Clerk's Office at (949) 639-0500. Please note that the City of Laguna Woods is not responsible for, and makes no guaranties or warranties related to, the transmission or receipt of email notifications.

Mail Distribution: The City of Laguna Woods is able to mail agendas and/or agenda materials if provided with advance payment for postage and printing (if applicable). To request mail distribution, please email cityhall@lagunawoods.gov or contact the City Clerk's Office at (949) 639-0500.

FOR ADDITIONAL INFORMATION

For additional information regarding this agenda, please contact the City Clerk's Office at (949) 639-0500, cityhall@lagunawoods.gov, or 24264 El Toro Road, Laguna Woods, CA 92637.

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, Yolie Trippy, City Clerk, City of Laguna Woods, hereby certify under penalty of perjury that this agenda was posted at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637; on the City's website (www.lagunawoods.gov); and, at other locations designated by Resolution No. 24-08, pursuant to California Government Code Section 54954.2.

/s/ Yolie Trippy _____
YOLIE TRIPPY, CMC, City Clerk

7/10/26 _____
Date

I. CALL TO ORDER

Introductory Notes: Members of the public may provide public comments and testimony during this meeting in person, in writing, or remotely using Zoom. The *Laguna Woods City Council Guide to Public Participation* – which is included in the agenda packet for this meeting immediately following the agenda – contains additional information on how to provide public comments and testimony.

Each speaker will have the opportunity to speak for up to three minutes once per agenda item, unless otherwise stipulated by the City Council. Speakers may not yield their time, or any portion thereof, to any other speaker.

Speakers are requested, but not required, to identify themselves.

To ensure each speaker is provided with an uninterrupted opportunity to speak for the full time allotted, the City Council and City staff are asked to reserve any responses they wish to make to public comments until after each speaker has completed their comments. For public hearings, the City Council and City staff are asked to reserve any responses they wish to make to public testimony until after the public hearing is closed.

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Wildfire Awareness and Prevention Season – Mid-Summer-Early Fall 2026

Recommendation: Approve and present the proclamation.

4.2 15 Years of Measure M – Orange County Transportation Authority

Recommendation: Receive and file.

4.3 2026 Women & Girls of Orange County Report – Rima Nashashibi, Orange County Commission on the Status of Women and Girls (agendized by Councilmember Moore)

Recommendation: Receive and file.

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

About Public Comments on Non-Agenda Items: This is the time and place for members of the public to address the City Council on items *not* appearing on this agenda. As a reminder, each speaker will have the opportunity to speak once for up to three minutes, unless otherwise stipulated by the City Council.

Please note that, pursuant to state law, the City Council is unable to take action on or discuss items not appearing on this agenda, but may briefly respond to statements made or questions posed by speakers. The City Council may also refer items to City staff for follow up or response, request that City staff report back to the City Council at a subsequent meeting concerning items, or direct City staff to place items on a future agenda.

VI. CITY TREASURER’S REPORT

6.1 City Treasurer’s Report

Recommendation: Receive and file the City Treasurer’s Report for the month of June 2026.

VII. CONSENT CALENDAR

About the Consent Calendar: All items appearing on the consent calendar are considered by the City Manager to be routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the City Council or City staff requests that specific items be removed from the consent calendar for separate discussion and consideration of action.

Members of the public may address the City Council on any item appearing on the consent calendar at the time the item is considered, regardless of whether or not the item has been removed from the consent calendar.

Items that are removed from the consent calendar will be considered after the items remaining on the consent calendar.

7.1 City Council Minutes

Recommendation: Approve the City Council meeting minutes for the regular meeting on June 17, 2026.

7.2 Payment Register

Recommendation: Approve the payment register dated July 15, 2026 in

the amount of \$718,983.77.

7.3 City Fleet Vehicles

Recommendation:

1. Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING AND ADOPTING THE FISCAL YEAR 2026-27 BUDGET FOR FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, INCREASING MOBILE SOURCE REDUCTION FUND APPROPRIATIONS FOR THE PURCHASE OF TWO NEW ZERO EMISSION VEHICLES

AND

2. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waive the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for the purchase of two new 2027 Chevrolet Bolt EV vehicles; and
3. Authorize the City Manager to execute purchase agreements and other documentation to purchase two new 2027 Chevrolet Bolt EV vehicles for the City's fleet in an amount not to exceed \$60,000.

7.4 Purchase Authorization

Recommendation: Authorize expenditures from the existing Information Technology & Cyber Security Account budget to purchase 25 new computers and 25 new docking stations for the new computers in the amount of \$51,625.11, plus any additional tax, using the Dell NASPO Computer Equipment PA – California cooperative purchasing agreement.

7.5 Traffic Signal, Street Light, and City Hall Lighting Maintenance Services

Recommendation: Ratify the City Manager's execution of an assignment and assumption consent agreement with Bear Electrical Solutions, LLC, related to their existing agreement with the City for traffic signal, street light, and City Hall lighting maintenance services.

7.6 Urban County Community Development Block Grant and Other Programs Cooperation Agreement

Recommendation: Approve amendment seven to the cooperation agreement with the County of Orange related to participation in the Urban County Community Development Block Grant (CDBG) program and other United States Department of Housing and Urban Development programs, and authorize the City Manager to execute the amendment, subject to approval as to form by the City Attorney.

7.7 City Council Travel Reimbursement

Recommendation:

1. Authorize expenditures from the existing City Council Department budget to reimburse Mayor McCary for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200;
2. Authorize expenditures from the existing City Council Department budget to reimburse Councilmember Moore for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200; and
3. Authorize expenditures from the existing City Council Department budget to reimburse Mayor Pro Tem Lee for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200.

VIII. PUBLIC HEARINGS – None

IX. CITY COUNCIL BUSINESS

9.1 City-Owned Streetlights Within United Laguna Hills Mutual

Recommendation:

1. Approve a first amendment to the streetlight maintenance and operation agreement with United Laguna Hills Mutual and authorize the Mayor to execute the first amendment, subject to approval as to

- form by the City Attorney; and
2. Direct the City Manager to include funding in the proposed Fiscal Years 2027-29 Budget for the retrofit of 188 City-owned streetlights within United Laguna Hills Mutual with light-emitting diode (“LED”) lamps, as contemplated by the first amendment to the streetlight maintenance and operation agreement with United Laguna Hills Mutual.

9.2 2025-2026 Orange County Grand Jury Report, “Wildfires Hit Home”

Recommendation: Approve a response to the 2025-2026 Orange County Grand Jury Report, “Wildfires Hit Home,” authorize the Mayor to execute the response, and direct the City Manager to submit the response as required by applicable law.

9.3 2025-2026 Orange County Grand Jury Report, “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods”

Recommendation: Approve a response to the 2025-2026 Orange County Grand Jury Report, “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods,” authorize the Mayor to execute the response, and direct the City Manager to submit the response as required by applicable law.

9.4 Transit Shelter and Street Furniture Project

Recommendation: Provide direction to the City Manager on the design and construction of new transit shelters and street furniture.

9.5 City Council Meeting Schedule

Recommendation: Schedule an adjourned regular meeting of the City Council for a date and time between this meeting and the next regular meeting of the City Council on August 19, 2026. The adjourned regular meeting will be held at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

X. CITY COUNCIL REPORTS AND COMMENTS

About City Council Reports and Comments: This is the time and place for members of the City Council to provide reports on meetings attended including, but not limited to, meetings of regional boards and entities to which they have been appointed to represent the City of Laguna Woods and meetings attended

at the expense of the City of Laguna Woods pursuant to California Government Code Section 53232.3. Members of the City Council may also make other comments and announcements.

10.1 Coastal Greenbelt Authority

Mayor McCary, First Alternate: Mayor Pro Tem Lee, Second Alternate:
Councilmember Conners

10.2 Orange County Fire Authority

Councilmember Horne

10.3 Orange County Library Advisory Board

Councilmember Moore; Alternate: Mayor McCary

10.4 Orange County Mosquito and Vector Control District

Mayor Pro Tem Lee

10.5 San Joaquin Hills Transportation Corridor Agency

Councilmember Conners; Alternate: Mayor Pro Tem Lee

10.6 South Orange County Watershed Management Area

Councilmember Moore; Alternate: Mayor McCary

10.7 Other Comments and Reports

XI. CLOSED SESSION

Closed Session Note: While members of the public are not permitted to attend closed session, prior to convening in closed session, the City Council will accept public comments on items appearing on the closed session agenda.

11.1 The City Council will meet in closed session under the authority of California Government Code Section 54957(b)(1) to consider the following: Public Employee Performance Evaluation – City Manager.

11.2 The City Council will meet in closed session under the authority of California Government Code Section 54957.6 to conference with its labor negotiator.

City designated representative: Alisha Patterson, City Attorney
Unrepresented employee: City Manager

XII. CLOSED SESSION REPORT

XIII. ADJOURNMENT

Next Regular Meeting: Wednesday, August 19, 2026 at 2 p.m.
Laguna Woods City Hall
24264 El Toro Road, Laguna Woods, CA 92637

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**LAGUNA WOODS CITY COUNCIL
GUIDE TO PUBLIC PARTICIPATION**

FOR THE MEETING ON JULY 15, 2026

FREQUENTLY ASKED QUESTIONS

City's website

www.lagunawoods.gov

Laguna Woods City Hall's address

24264 El Toro Road, Laguna Woods, CA 92637

City Clerk's Office's telephone number

(949) 639-0500

Zoom website

www.zoomgov.com

Zoom meeting ID

161 548 2089

Zoom passcode

24264

When and where does the City Council meet regularly?

The City Council meets regularly on the third Wednesday of each month at 2:00 p.m. All meetings are held at Laguna Woods City Hall, unless otherwise indicated on the agenda. A list of upcoming meetings, including dates and times, is available on the City's website and at Laguna Woods City Hall during normal working hours.

When and where are City Council agendas posted?

City Council agendas are posted in accordance with the Ralph M. Brown Act (California Government Code Section 54950, et seq.). For regular meetings, agendas are posted at least 72 hours in advance of each meeting, typically on the preceding Friday. Posting deadlines vary for adjourned, special, and emergency meetings. Agendas are posted on the City's website and at Laguna Woods City Hall.

Are email notifications available for newly posted City Council agendas?

Yes. To sign up for email notifications of newly posted City Council agendas, please visit the City's website, email cityhall@lagunawoods.gov, or call the City Clerk's Office at (949) 639-0500. Please note that the City is not responsible for, and makes no guaranties or warranties related to, the transmission or receipt of email notifications.

HOW TO PROVIDE PUBLIC COMMENTS AND TESTIMONY

IN PERSON

Individuals who would like to provide public comments or testimony are advised to indicate their interest in doing so by submitting a speaker card to City staff or proceeding to the podium, one-by-one, when public comments or testimony are called for, for the item. Public comments on items *not* appearing on this agenda will be accepted during Item V.

Each speaker will have the opportunity to speak for up to three minutes once per agenda item, unless otherwise stipulated by the City Council. Speakers may not yield their time, or any portion thereof, to any other speaker.

Speakers are requested, but not required, to identify themselves. Speakers are advised that their names and any other information verbalized, displayed, or provided in writing to the City may be publicly disclosed. No speaker should expect privacy of such information.

Speakers are able to provide printed materials (e.g., documents and photographs) to the City Council in connection with their public comments and testimony. Printed materials must be handed to the City Clerk at or immediately prior to this meeting (the City Clerk's position at the dais is marked by a title plate affixed to the front of the dais). There are five members of the City Council. If fewer than five printed copies are handed to the City Clerk, all members of the City Council will not receive the materials until after this meeting has been adjourned. Eight printed copies are encouraged, but not required (one for each of the five members of the City Council and one each for the City Manager, City Attorney, and City Clerk). Speakers may also provide supplemental materials as written public comments and testimony, following the instructions in the following section titled "IN WRITING."

The City's projectors and audiovisual systems are not available for use in connection with public comments and testimony. Speakers who wish to provide the City Council with pre-recorded audio or video content may do so by email in MP3, MOV, or MP4 formats by following the instructions in the following section titled "IN WRITING."

To ensure each speaker is provided with an uninterrupted opportunity to speak for the full time allotted, the City Council and City staff are asked to reserve any responses they wish to make to public comments until after each speaker has completed their comments. For public hearings, the City Council and City staff are asked to reserve any responses they wish to make to public testimony until after the public hearing is closed.

IN WRITING

Individuals who would like to provide written public comments or written testimony may do so by emailing them to cityhall@lagunawoods.gov, mailing them to Laguna Woods City Hall,

GUIDE TO PUBLIC PARTICIPATION

or delivering them to Laguna Woods City Hall during normal working hours. Written public comments and written testimony will be accepted until the respective item is heard.

Written public comments and written testimony received by email no later than 10:00 a.m. the day of this meeting will be forwarded to the City Council prior to or at the beginning of this meeting. All other written public comments and written testimony received by email will be forwarded to the City Council after this meeting has been adjourned. Written public comments and written testimony received by email after 10:00 a.m. the day of this meeting, but before the respective item is heard, will still be part of the meeting record and will be announced to the City Council while the respective item is being heard.

The City Council has discretion whether to have written public comments and written testimony read aloud during this meeting. If written public comments and written testimony are read aloud, the same time limits will apply as apply to verbal public comments and verbal testimony. Individuals will not be able to comment or provide testimony twice on the same item through a combination of verbal public comments or verbal testimony and written public comments or written testimony read aloud.

Individuals are requested, but not required, to identify themselves. Individuals are advised that their names and any other information provided in writing to the City may be publicly disclosed. No individuals should expect privacy of such information.

Individuals who wish to provide the City Council with pre-recorded audio or video content may do so by email in MP3, MOV, or MP4 formats. Pre-recorded audio or video content will not be played, shown, or read aloud during this meeting.

Written public comments and written testimony are not accepted on flash drives or other electronic devices. Individuals seeking to provide large files that cannot be emailed should divide files into several smaller files or consider using a file hosting or transfer service.

REMOTELY BY ZOOM

Public comments and testimony provided remotely by Zoom are subject to the same policies set forth in the preceding section titled “IN PERSON” and those set forth in this section.

Speakers will be allowed to turn on their cameras, but are not required to.

Speakers will not be allowed to share their screens.

Individuals are advised that names, telephone numbers, and any other information provided to or accessible by Zoom – including, but not limited to, audio and video from cameras and microphones – may be publicly visible and/or visible to the City and others. Such information may also be publicly disclosed. No party should expect privacy of such information.

GUIDE TO PUBLIC PARTICIPATION

Speakers who wish to provide the City Council with documents, photographs, or other written materials may do so by following the instructions in the preceding section titled “IN WRITING.” Speakers who wish to provide the City Council with pre-recorded audio or video content may do so by following the instructions in the preceding section titled “IN WRITING.”

The instructions that follow are provided as a courtesy only. Zoom is a third-party software program that is not owned or maintained by the City and, as such, instructions may change from time to time, or vary by application, browser, device, and/or version thereof. Individuals interested in attending and participating in this meeting remotely are advised to familiarize themselves with Zoom in advance of this meeting.

Using a computer, tablet, or similar device

- Visit www.zoomgov.com
- Click the "Join" button (if given an option, select "by meeting ID")
- Enter the following meeting ID: 161 548 2089
- Click the "Join" button
- Open Zoom following the on-screen prompts
- Enter the following meeting passcode: 24264
- Follow any additional on-screen prompts and enter information as required by Zoom
- Click the “Raise Hand” button when public comments or testimony are called for, for the item you wish to provide public comments or testimony on
- Click the “Unmute” button when you are called on to speak

Using a telephone

- Call (669) 216-1590
- Follow the prompts and provide the information required by Zoom
- Enter the following meeting ID: 161 548 2089
- There is no participant ID; follow prompts to bypass
- If asked for a passcode, enter the following passcode: 24264
- Press *9 to “raise your hand” when public comments or testimony are called for, for the item you wish to provide public comments or testimony on
- Press *6 to unmute your microphone when you are called on to speak

HOW TO HEAR AND/OR WATCH THIS MEETING REMOTELY

Audio and video of this meeting will be live streamed on Zoom. Audio will also be available by telephone. For more information on viewing and/or listening to this meeting, please refer to the preceding section titled “REMOTELY BY ZOOM.”

The City also plans to:

- Live stream this meeting on YouTube (www.youtube.com/@cityoflagunawoods);

GUIDE TO PUBLIC PARTICIPATION

- Post a recording of this meeting on YouTube after this meeting;
- Live broadcast this meeting on Laguna Woods Village television channel 3; and
- Rebroadcast this meeting on Laguna Woods Village television channel 3 at 7:00 p.m. the same day, the following Monday at 8:00 p.m. the second Wednesday after at Noon, and the second Friday after at 1:00 p.m.

Neither public comments nor testimony will be accepted via YouTube or Laguna Woods Village television channel 3. In the event of technical difficulties affecting YouTube and/or Laguna Woods Village television channel 3, this meeting will proceed.

HOW TO VIEW CAPTIONING

The City plans to provide live, human-generated captioning for this meeting on the Laguna Woods Village television Channel 3 live broadcast, YouTube live stream, and recording posted on YouTube after this meeting.

Zoom's automatic captioning function will be activated on the Zoom live stream.

YouTube's automatic captioning function may be activated on the YouTube live stream and recording posted on YouTube after this meeting.

In all cases, individuals may need to enable captioning for captioning to be visible.

HOW TELEPHONIC OR INTERNET SERVICE DISRUPTIONS WILL BE HANDLED

Telephonic or internet service disruptions that prevent members of the public from attending or observing City Council meetings will be handled in accordance with City Administrative Policy 1.4. City Administrative Policy 1.4 is available on the City's website and at Laguna Woods City Hall during normal working hours.

HOW TO REQUEST MODIFICATIONS OR ACCOMMODATIONS UNDER THE AMERICANS WITH DISABILITIES ACT ("ADA")

The City intends to comply with the ADA.

This meeting will be held in the Council Chambers at Laguna Woods City Hall. The Council Chambers is equipped with a hearing loop that can be used by individuals with t-coil or telecoil-enabled hearing aids or cochlear implants. No request for disability-related modification or accommodation is required to use the hearing loop.

Individuals who require disability-related modifications or accommodations to participate

GUIDE TO PUBLIC PARTICIPATION

in this meeting – including, but not limited to, auxiliary aids or services – may request such modifications or accommodations by emailing cityhall@lagunawoods.gov or calling the City Clerk's Office at (949) 639-0500. Requests can also be made with the assistance of the California Relay Service by calling (800) 735-2929/TTY (800) 735-2922. The City requests at least two business days' notice to effectively facilitate the provision of reasonable modifications or accommodations.

NOTICE REGARDING CHALLENGING QUASI-ADJUDICATIVE DECISIONS

California Code of Civil Procedure Section 1094.6 et seq. sets forth the procedure for judicial review of most quasi-adjudicative decisions of the Laguna Woods City Council, such as decisions regarding development projects. If an interested party wishes to challenge a decision in court, they may be limited to raising only the issues they or someone else raised prior to the Laguna Woods City Council voting on such decision, whether through verbal comments at the Laguna Woods City Council meeting during consideration of the decision and/or in written correspondence delivered to the City Clerk's Office at Laguna Woods City Hall prior to the decision being made. Judicial challenges may also be limited or barred where the interested party has not exhausted all available administrative remedies.

4.1
WILDFIRE AWARENESS AND PREVENTION
SEASON
– MID-SUMMER-EARLY FALL 2026

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City of Laguna Woods

Wildfire Awareness and Prevention Season

Mid-Summer – Early Fall 2026

Proclamation

WHEREAS, in 2020, California experienced a record-breaking wildfire season, with over 4 million acres burned across the state. In 2024, California faced 8,024 wildfires that burned approximately 1,050,012 acres, reflecting a significant increase from the previous year; and

WHEREAS, the recent wildfires in Los Angeles County, including the Eaton and Palisades fires in early January 2025, resulted in at least 29 fatalities and destroyed over 16,000 structures. The economic impact of those fires is profound, with estimated damages and economic losses reaching up to \$250 billion; and

WHEREAS, extreme fires are a growing threat to public health and safety, homes, air quality, and climate goals. Approximately 25% of California's population lives in areas identified as high or very high fire hazard severity zones. Sudden and intense wildfires may swiftly emerge, traversing vast distances and penetrating urban zones far from their origin, thereby detrimentally affecting public health and diminishing overall quality of life; and

WHEREAS, every citizen has a key role in preventing destructive wildfires from occurring. Public education and up-to-date regional emergency planning are key to making our communities more resilient to the impacts of wildfire and other extreme weather events. Orange County residents can learn about Ready, Set, Go! to prepare for wildfire season and help prevent loss of life and property at www.OCFA.org/RSG.

NOW, THEREFORE, BE IT RESOLVED that the Laguna Woods City Council does hereby proclaim Mid-Summer – Early Fall 2026 as “Wildfire Awareness and Prevention Season” in the City of Laguna Woods and encourages residents and businesses to do their part to raise public awareness, take steps to protect our homes and businesses, and prevent sparking a wildfire. One less spark means one less wildfire.

Dated this 15th day of July 2026

Annie McCary
Mayor

Attest: Yolie Trippy
City Clerk

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4.2
15 YEARS OF MEASURE M2
– ORANGE COUNTY TRANSPORTATION
AUTHORITY

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CELEBRATING 15 YEARS OF MEASURE M



Look at What a Half-Cent Buys

As of December 31, 2025

2011: MEASURE M BEGINS

2026: 15-YEAR MILESTONE

2041: MEASURE M SUNSET

1/2 Cent

Of every sales tax dollar goes toward transportation projects that improve daily life in Orange County.



50

At-grade rail crossings received enhancements to improve safety features.



\$1.3 Billion+

Invested in local communities to help restore and improve streets and roads and reduce congestion across the county. This is comprised of \$835 million in flexible funding through the Local Fare Share Program and \$484 million in competitive funding.

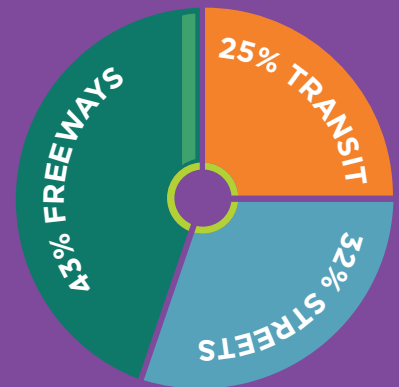


SEVEN

Grade separation rail projects completed, improving safety, reducing congestion, and eliminating delays at railroad crossings.



MEASURE M NET REVENUE ALLOCATIONS



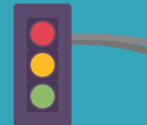
ENVIRONMENTAL

A total of 5% of Measure M2 Freeway Program funds is allocated to the Freeway Environmental Mitigation Program

A total of 2% of the overall Measure M2 Program funds is allocated to the Environmental Cleanup Program

3,789

Signals synced to improve traffic flow, reducing stop-and-go traffic and cutting travel time by an average of 13%.



1,300

Acres purchased and preserved as open space.

30 Freeway Projects

To be delivered by 2041. So far, 17 projects have been completed, six are under construction, three are in the design phase, and four are in various phases of development.



\$155 Million

Allocated to support services for seniors and persons with disabilities.



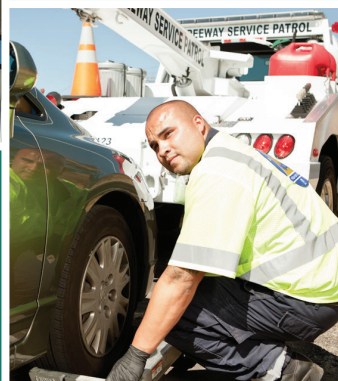
4.15 Miles

The OC Streetcar will run between Garden Grove and Santa Ana, connecting people to major job centers, schools, and shops.



112 Transit Stops

Improved to ease transfers and provide passenger amenities.



889,000

Freeway Services

Provided to assist motorists and remove congestion-causing debris along the Orange County freeway system.



91.7 Million

Gallons of trash kept out of Orange County's streams and waterways.

\$81.1 Million

Invested in local shuttles and trolleys to complement bus service.



Learn more at
octa.net/MeasureM15

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4.3

**2026 WOMEN & GIRLS OF ORANGE COUNTY
REPORT – RIMA NASHASHIBI, ORANGE
COUNTY COMMISSION ON THE STATUS OF
WOMEN AND GIRLS
(AGENDIZED BY COUNCILMEMBER MOORE)**

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20 | **WOMEN & GIRLS** 26 | **OF ORANGE COUNTY**



Acknowledgments

The 2026 Women & Girls of Orange County Report was made possible through the leadership and funding of Chair Doug Chaffee, County of Orange Board of Supervisor (BOS), who spearheaded the reestablishment and funding of the Orange County Commission on the Status of Women & Girls in 2024. The report was led by the Orange County Commission on the Status of Women & Girls and produced by the County Executive Office staff. Special thanks and appreciation are extended to the following contributors for their insight and work in developing this report:

County of Orange Board of Supervisors

Chair Doug Chaffee, 4th District
 Vice Chair Katrina Foley, 5th District
 Supervisor Janet Nguyen, 1st District
 Supervisor Vicente Sarmiento, 2nd District
 Supervisor Donald Wagner, 3rd District

County Executive Office

County Executive Officer, Michelle Aguirre
 Assistant Deputy Chief Operating Officer, Liz Guillen-Merchant
 Senior Data Analytics Manager, Chrislyn Nefas-Ferencz
 Data Analytics Administrator, Dr. Xiaozhe Yin
 Graphic Design Specialist, Gabrielle Nguyen
 Data Analytics Graduate Intern, Guogen Lan

Orange County Commission on the Status of Women & Girls

Crystal Miles, current Chair (2026), At Large Representative
 Christine Marick, Vice Chair, 4th District Representative
 Katelyn Brazer Aceves, former Chair (2025), 2nd District Representative
 Jolynn Mahoney, 3rd District Representative
 Joanna Weiss, 5th District Representative
 Laura Ramos, At Large Representative
 Anne Hertz-Mallari, 1st District Representative
 County Executive Office Liaison, Liz Guillen-Merchant
 County Executive Office Data Analytics, Chrislyn Nefas-Ferencz
 Clerk of the Commission, Valerie Sanchez
 County Counsel Liaison, Cynthia Inda
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 Social Services Agency Liaison, Dr. Sara Marchese
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Purpose & Scope

Data within this report provides essential context regarding who the women and girls are within Orange County (OC) and offers meaningful insight into their lived experiences. Drawing from publicly available and reliable data sources, the report presents data that can be utilized to explore the condition and well-being of women and girls across the county.

To allow for comparisons, the data included incorporates broader geographical regions and subgroups whenever feasible, such as the state of California (CA), older women (55+) and girls under 18 within OC. This underscores areas OC is faring well or where persistent gaps remain. Beyond descriptive statistics, the report examines areas of concern and opportunity that can guide efforts to support women and girls. Recognizing both strengths and challenges ensures that stakeholders can design interventions that address the diverse needs of women and girls in OC. The insights gained serve as a foundation for developing highly targeted support programs, policy initiatives and community partnerships.

By translating data into practical insight, this report seeks to drive change, equipping policymakers, nonprofit organizations, educators, healthcare providers, and community leaders with evidence needed to design programs that are effective and responsive. In doing so, OC can build a stronger foundation of resilience and opportunity, ensuring that every woman and girl has access to the resources necessary to thrive.

Data Summary

Economic Equity & Financial Security

- Unemployment rates for OC women (4.1%) are lower than CA women (5.5%).
- For household income, OC homes have a lower percentage of low income under \$75,000 (31.5%) compared to CA (38.5%) and a higher percentage of high income above \$150,000 – OC (38.1%) versus CA (32.2%).
- OC women make more on average per year (+\$3,492) compared to CA women, although, there is a slightly wider wage gap (1% difference) between women and men reported earnings.
- OC women have a slightly lower poverty rate (10%) compared to CA women (13%).

Education

- More OC women (44%) have at least a Bachelor's degree compared to CA women (38.6%).
- OC women who identify as Black or African American reported a lower percentage of postsecondary degrees (1.7%) than CA (5.2%).
- Over the past 5 years, OC women reporting high school, or some college with no degree steadily decreased. OC Women with a Bachelor's, Graduate or Professional degree gradually increased.

OC Girls Education

- OC girls in grades 3-11 meet CA standards more often in mathematics (62.7%) compared to boys (55.2%) while boys meet CA standard in science slightly more frequently (51.3%) than girls (47.0%).
- Girls (82.2%) have higher college enrollment rates within 12 months compared to boys (74.4%).

OC Girls' Education (Cont.)

- OC high school students have higher rates of absenteeism than elementary students. Although both girls and boys have high absenteeism rates, there are more districts with girls having slightly higher rates for missing 10% or more school days.

Leadership & Representation

- According to the CA Women's Well-Being Index, OC received a low ranking for the political empowerment category (29th out of 58 counties).
- The lowest ranking within this category was for County-level leadership, which has improved from 20% in 2023 to 40% in 2024.
- The highest ranking within this category was School Board Membership (7th out of 58 counties) with women constituting 60% of these elected positions. OC women are represented at higher rates within sales & office professions (55.3%) and service professions (53.2%) compared to men.

Housing & Households

- In OC, 30% of all households include children under 18 years old. Of all households, 11.5% are reported to be headed by women with 40.9% of those including children under 18 years old.
- The median rent for OC is 20% higher than CA and is 69% higher than the US.
- OC has a slightly higher percentage of households with rent equaling 35% or greater of gross income (45.4%) compared to CA (44.2%). This is also true among mortgage costs for homeowners in OC (32.2%) compared to CA (30.9%).

Child & Dependent Care

- Yearly childcare cost averages in OC range from \$13,156 to \$24,284. For women making OC median income without additional support, the average cost for childcare would equate to 24.4% of their income.
- Caregivers report their roles to be difficult, with emotional difficulties reported the highest (74.2%) followed by financial difficulties (60.3%) and physical difficulties (51.4%).
- More than one third of women (36%) who completed the Older Adults Needs Assessment Survey reported being a caregiver to someone 55+ within the past 12 months.

Healthcare

- OC women have approximately the same rate of healthcare coverage compared to CA women. OC women 55+ have a higher rate of insurance coverage (97.9%) than CA women.
- The highest age category of uninsured OC women is between 26 to 34 years old, with almost one in ten women not having health insurance.
- Overall, OC women 55+ have higher rates of insurance coverage across race/ethnicity.

Discrimination

- OC women 55+ reported higher rates of discrimination based on age (51%) compared to men (45%).

Mental Health

- Both OC and CA women reported serious psychological distress in the past year (12.5%). Lifetime suicide ideation (18.6%) decreased slightly over the past year for OC women.
- Top three reported mental or behavioral health concerns for OC women 55+ are memory loss (36.7%), anxiety (27.7%) and depression (20.8%).

OC Girls Mental Health

- Among 9th and 11th grade students, rates of girls reporting that they seriously considered suicide, and rates of girls reporting chronic sadness and hopelessness are both slightly higher than boys. However, these rates have decreased compared to previous years.

OC Girls Health

- Across grade levels, OC girls and boys tend to have similar rates of going to bed later. Students in 11th grade have the highest rates, with 37% of girls and 38% of boys reporting going to bed after 12 AM.
- OC students report eating breakfast more frequently compared to CA. Girls tend to eat breakfast less frequently than boys.

OC Girls Health (Cont.)

- The trend for reported alcohol and drug use, when asked if used within the past 30 days is decreasing across 9th and 11th graders. Girls in general have higher rates of reported alcohol and drug use than boys.
- OC girls perform better than CA average in aerobic capacity and body composition across grades 5, 7 and 9.

Violence & Domestic Abuse

- Weapon-related domestic abuse increased over the years in OC, with approximately 80% involving a personal weapon such as hands, feet, etc.
- Unhoused victims of domestic abuse has increased since 2019.
- Among all juvenile arrests categories (violent, property, sexual, drug and others), the number of arrests involving females are much lower than males. Females are most involved with violent and property crimes.

Conclusion

Women and girls are central to OC's economic vitality, workforce strength and family stability. Overall, women in OC fare comparatively well across several key indicators when measured against statewide benchmarks. However, data reveals important disparities and emerging risks that warrant focused attention by key stakeholders.

In 2024, OC women experienced lower rates of unemployment (4.1%) than CA women (5.5%) and higher average earnings. Household income levels also skew higher, with a smaller share of households earning under \$75,000 and a larger share earning above \$150,000 compared to CA overall. At the same time, OC reports a slightly wider gender wage gap than CA, and economic security remains uneven across populations.

While poverty rates for OC women are lower than statewide rates (10% versus 13%), high housing costs and childcare expenses significantly affect household stability. Childcare costs consume nearly one-quarter of the median income for women without additional support, underscoring how even moderate economic pressures can strain working families.

Introduction

Women have long been at the forefront of shaping our communities, advancing equity and strengthening the fabric of our society. Through leadership and advocacy across countless sectors, women have demonstrated commitment to progress, justice and opportunity. Women leaders across OC continue to step forward to champion causes, uplift others and drive meaningful change. Organizations and advisory bodies play essential roles in strengthening women's participation and ensuring their perspectives help inform policy and governance. In that spirit, the new leadership of the OC Commission on the Status of Women and Girls is proud to contribute to this work through the presentation of the inaugural 2026 Women & Girls of OC Report. This effort intends to elevate voices, highlight emerging needs, and offer insights that can support thoughtful decision-making across sectors.

Re-established in March 2024, the OC Commission on the Status of Women and Girls will work toward a partnership with County departments and agencies, community organizations, and state-level initiatives to strengthen policies and programs that advance women's health, safety, economic well-being and civic engagement. This report moves that work forward by offering data-driven insights that highlight areas where women and girls face persistent challenges and inform responsive, collaborative recommendations to the OC BOS and County departments and agencies. By examining the conditions of women and girls countywide, this report offers insights that may help guide long-term, strategic efforts across key areas of need.

The findings in this report may help highlight areas that influence economic, workforce, housing and financial security for women and girls. The information presented can offer context around access to career pathways, entrepreneurship resources, and leadership opportunities, and may also help inform discussions about affordable housing, financial literacy, and challenges that can disproportionately affect women, in particular single mothers, older adults and survivors of domestic violence.

In the realm of healthcare and mental health, access to preventive care, reproductive health services and culturally competent mental health support are vital to ensuring that women and girls can thrive physically and emotionally throughout all stages of life. This report can help guide the discussion on policy aimed at advancing the well-being of women and girls in OC.

Equally important are initiatives focused on public policy and legal protections, which aim to safeguard women's rights, prevent discrimination, and ensure fair treatment in the workplace, education and civic life. Through advocacy, legislative engagement and community partnerships, the OC Commission on the Status of Women and Girls is committed to creating a more just and inclusive environment for all women and girls.

This report aims to provide an overview of women and girls within OC. The data included allows for evaluation of the condition of women and girls in OC and, when possible, enables comparisons to provide context. It is important to highlight areas of success and identify where additional services may be needed to support women and girls. By doing so, valuable insights can inform and guide the development, continuation and improvement of targeted programs and initiatives that advance equity, equal access, opportunity, and well-being for women and girls in OC.



Orange County Commission on the Status of Women & Girls

Mission Statement

OC Commission on the Status of Women and Girls acts in an advisory capacity to the OC BOS to foster the advancement and improve the lives of women and girls in OC.

Vision Statement

The OC Commission on the Status of Women and Girls will advocate for the lives and wellbeing of women and girls through building strong collaboration with OC stakeholders, identifying needs/gaps, sharing and utilizing resources, as well as engaging, educating and empowering the community on key issues affecting the wellbeing of women and girls in OC.

Commission Overview

Guided by Board Resolution No. 24-028, the Commission serves as a vital advisory body to the OC BOS. Its mandate includes preparing reports and recommendations on critical areas of concern, particularly for those community members facing the greatest challenges. Focus areas as outlined in the Commission bylaws include:

- Discrimination
- Affordable Housing
- Child & Dependent Care
- Mental Health
- Healthcare
- Violence & Domestic Abuse
- Economic Equity & Financial Security
- Education
- Leadership & Representation

The Commission will prepare reports and recommendations to the BOS on these areas. In accordance with Board Resolution No. 24-028, the functions of the Commission are as follows:

1. Annual Research & Reporting

Conduct comprehensive research and analysis into the status of women and girls in the County, and present findings in an annual report to the Board and public in March of each year.

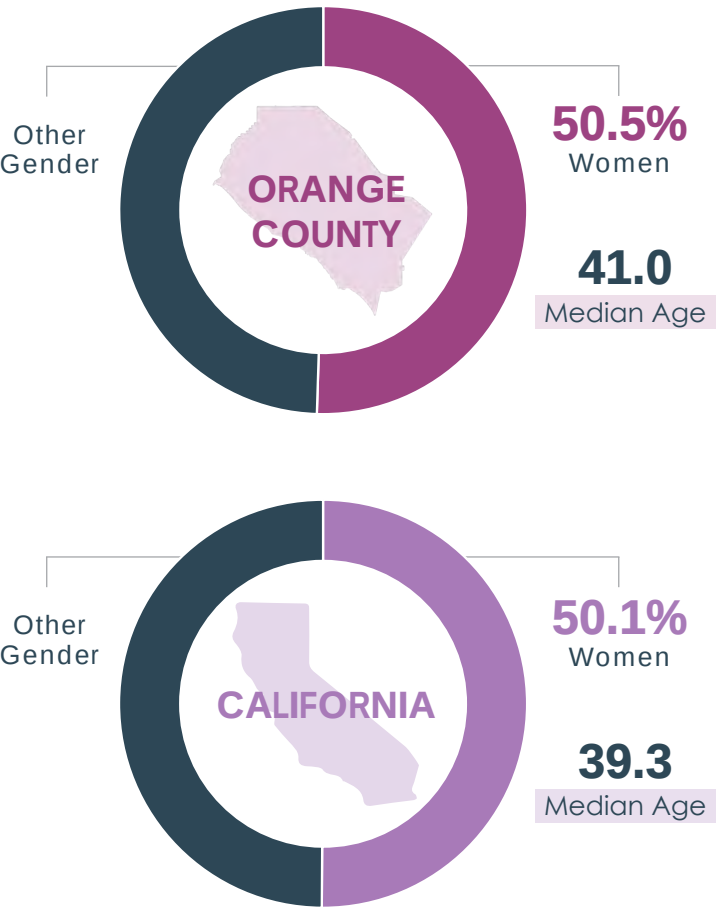
2. Ongoing Advisory Support

Provide ongoing advisory support to the Board by presenting regular reports and updates on the progress and outcomes of initiatives undertaken by the Commission.



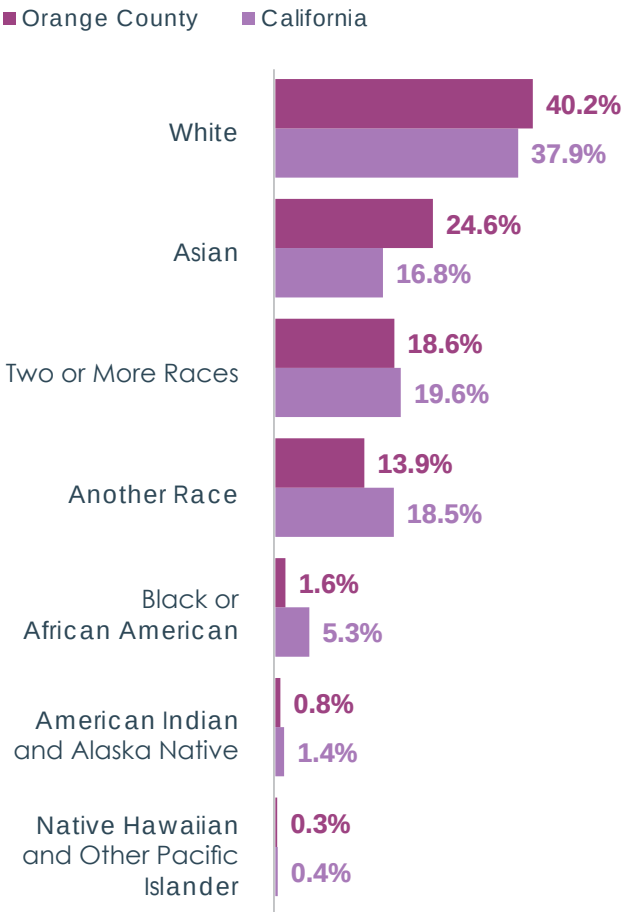
Women At-A-Glance

OC women, those 18 years old and older, are similar, in many respects, to the overall population of women in CA.



Race

The percent of self-identified Asian and White women in OC exceeds that of women in CA.



Ethnicity



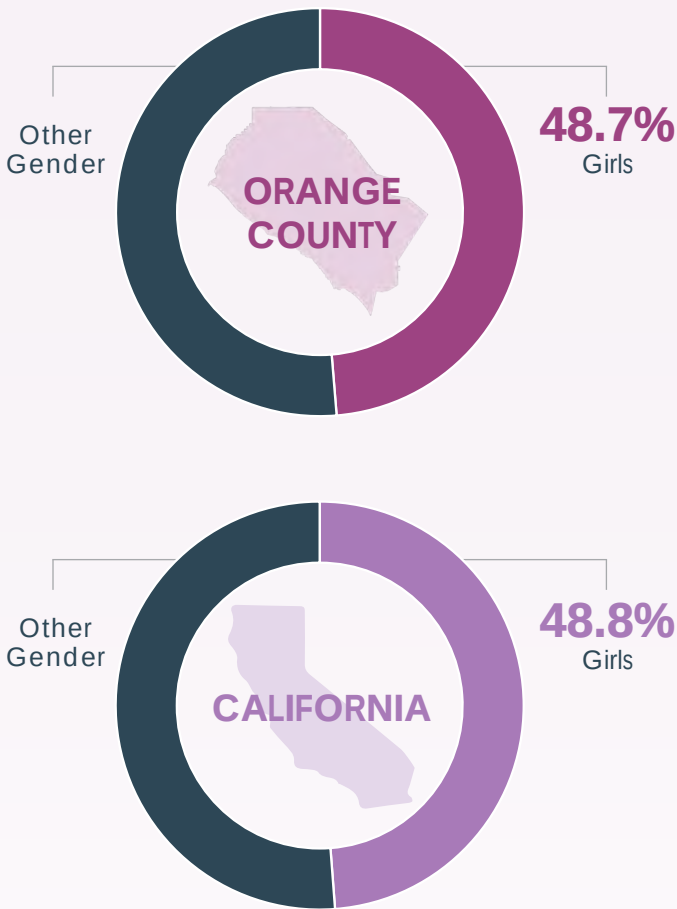
Fewer women identify as Hispanic or Latino in OC compared to CA.

Source: U.S. Census 2024 American Community Survey 1-Year Estimate.



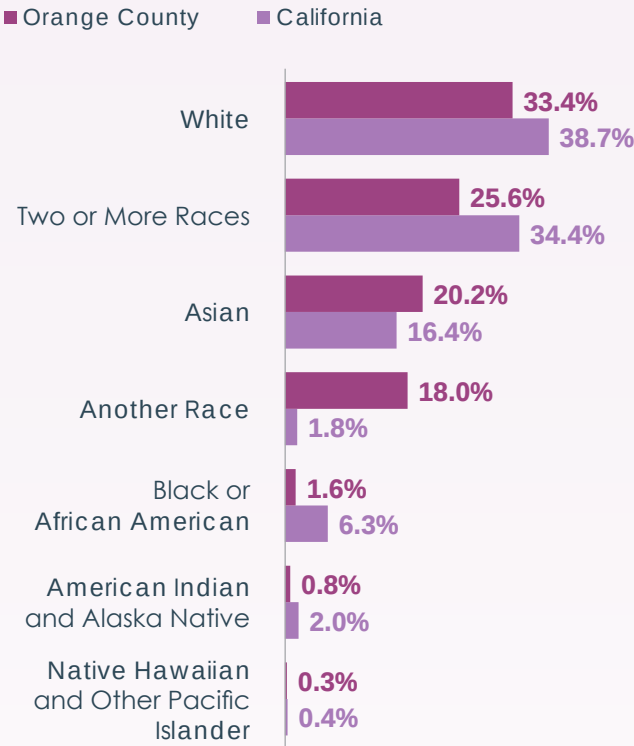
Girls At-A-Glance

OC girls, those under 18 years old, are closely representative of the overall population of girls in CA.

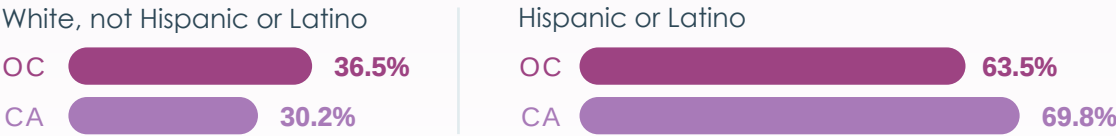


Race

While White girls make up the largest group overall, the percentage of Asian girls is higher in OC than in CA. By comparison, most other racial groups are more represented at the state level than in OC.



Ethnicity



Fewer girls identify as Hispanic or Latino in OC compared to CA.

Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

Data At-A-Glance

County Rankings from the Women's Well-Being Index

The Women's Well-Being Index was developed by the CA Budget and Policy Center in collaboration with the CA Commission on the Status of Women and Girls. The index is composed of a score, using multiple data sources in different categories to rank CA counties. There are five categories which reveal areas where women face gaps — health, personal safety, employment & earnings, economic security, and political empowerment, which each category has standardized items used, and the five category scores are combined to produce an overall county ranking which ranks the County with 1 being the best ranking out of 58 CA counties. The index highlights ongoing disparities, and provides a ranking among 58 CA counties. Although this index currently uses a binary view of gender, it also recognizes that more inclusive data is needed to better reflect the experiences of gender-diverse people. For more details on the Women's Well-Being Index please refer to the following link:

<https://calbudgetcenter.org/resources/womens-well-being-index>.

WOMEN'S WELL-BEING INDEX CATEGORY



**COUNTY
RANKING**
OUT OF 58

Health	69.5		5
Health Status <i>Percentage of Women in Fair or Poor Health, 2018-22</i>	14.9%	18.1%	9
Health Care Coverage <i>Percentage of Women without Health Insurance, 2018-22</i>	8.5%	8.6%	40
Delayed Medical Care <i>Percentage of Women Who Either Delayed Getting or Did Not Get Prescriptions or Medical Care in the Past 12 Months, 2018-22</i>	22.1%	25.7%	5
Prenatal Care <i>Percentage of Women Receiving Adequate Prenatal Care, 2020-22</i>	82.2%	73.4%	6
Mental Health Status <i>Percentage of Women Who Likely Have Experienced Serious Psychological Distress in the Past Year, 2018-22</i>	14.9%	16%	16
Life Expectancy <i>Life Expectancy at Birth for Females, 2019</i>	85.1	83.8	7
Safety	85.5		8
Neighborhood Safety <i>Percentage of Women Who Feel Safe in Their Neighborhood All or Most of the Time, 2018-2022</i>	88.5%	86.2%	29
Fatal Accidents <i>Average Annual Fatal Accidents Per 100,000 Females, 2018-22</i>	23	29	6
Hospital Visits Due to Assault <i>Average Annual Hospital Encounters Due to Assault Per 100,000 Females, 2018-2022</i>	94	187	1
Domestic Violence <i>Average Annual Domestic Violence Calls for Assistance Per 100,000 Females, 2018-22</i>	640	830	11
Sexual Assault <i>Average Annual Sexual Assaults Per 100,000 Females, 2018-22</i>	54	74	9
Suicide Rate <i>Average Annual Number of Deaths Due to Suicide Per 100,000 Females, 2018-22</i>	6	6	23

WOMEN'S WELL-BEING INDEX

CATEGORY



COUNTY RANKING
OUT OF 58

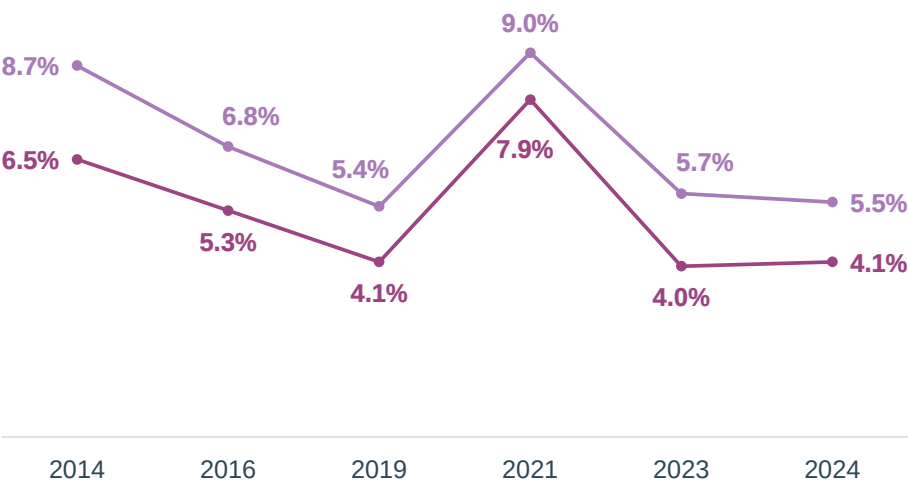
Employment & Earnings	49.8		22
Unemployment Female Unemployment Rate, 2018-22	5.7%	6.6%	21
Labor Force Participation Female Labor Force Participation Rate, 2018-22	73.8%	72.1%	15
Low-Wage Workers Percentage of Women Paid Low Wages, 2018-22	40%	36.8%	49
Managerial & Professional Occupations Percentage of Women Working in Managerial and Professional Occupations, 2018-22	46.9%	44.9%	15
Earnings Median Earnings for Women Employed Full-Time, Year-Round in Past 12 Months, 2018-22	\$62,700	\$58,000	12
Wage Gap Ratio of Women's to Men's Median Annual Earnings, 2018-22	0.81	0.86	39
Economic Security	58.6		11
Poverty Percentage of Women Living in Poverty, 2018-22	10.3%	12.4%	13
Food Hardship Percentage of Low- and Moderate-Income Women Who Aren't Able to Afford Enough Food, 2018-22	33.5%	40.3%	5
Cost of Housing Median Gross Rent as a Percentage of Women's Median Annual Earnings, 2018-22	43.0%	38.4%	54
Cost of Child Care Annual Cost of Child Care for an Infant and a School-Age Child as a Percentage of Single Mothers' Median Income	53.7%	60.5%	24
Digital Equity Percentage of Women with Access to the Internet and a Computing Device, 2018-22	80.3%	75.3%	8
Bachelor's Degree Percentage of Women With at Least a Bachelor's Degree, 2018-22	42.2%	36.4%	9
Political Empowerment	45.2		29
Voter Registration Percentage of Women Registered to Vote, 2022	76%	76.1%	32
Voter Turnout Percentage of Women Who Voted in the 2022 General Election	48.3%	44.7%	30
School Board Membership Percentage of School Board Members in the County Who Are Women, 2022-23	60%	47.8%	7
City Council Membership Percentage of City Council Members for Incorporated Cities in the County Who Are Women, 2024	34.6%	34.9%	30
County-Level Leadership Percentage of County Supervisors Who Are Women, 2023	20%	30.7%	46
State Legislature Percentage of State Legislators for the County Who Are Women, 2023	50%	41.7%	34



Economic Equity & Financial Security

Unemployment Rates — California — Orange County

Unemployment rates for OC women are lower than CA women.



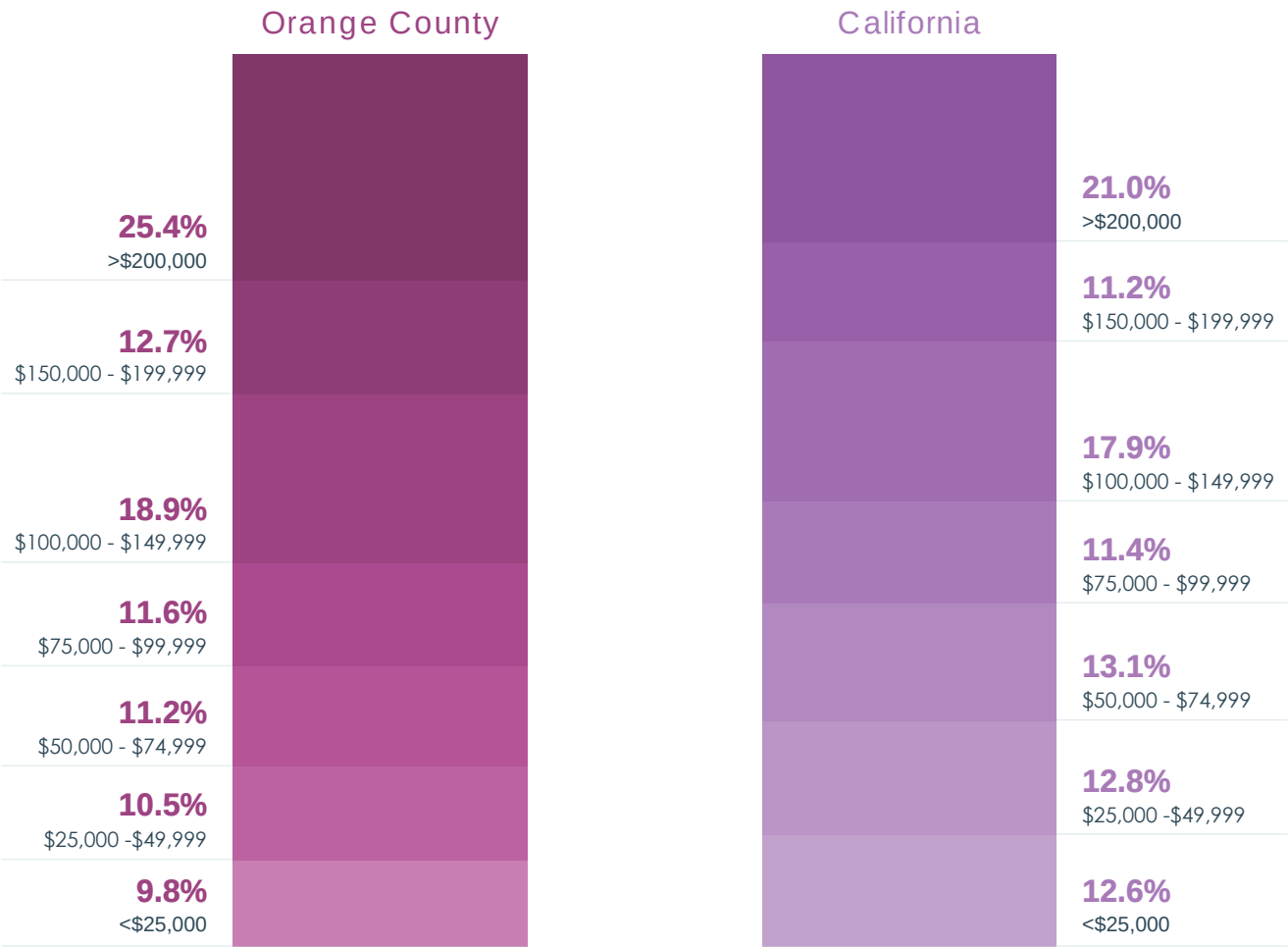
Women's Well-Being Index

According to the Women's Well-Being Index, OC ranked poorly, 49 out of 58 for women paid low wages. Between 2018 and 2022, there were 40% of women paid low wages which was defined as those who make two-thirds of the hourly median wage of the population employed full-time in OC.

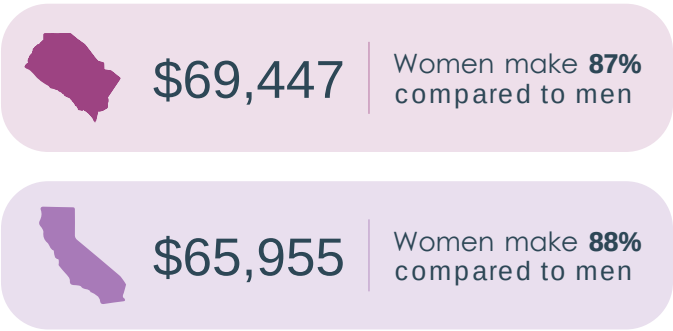
Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

Household Income

The proportion of households in OC (57.0%) with an income of over \$100,00 is greater than in CA (50.1%).



Earnings

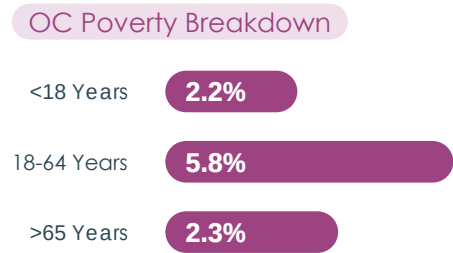


Wage Gap Median Wage Comparisons

OC women make \$3,492 more than CA women. However, there is a larger gender gap for earnings in OC compared to CA.

Poverty Based on Income Thresholds

There are fewer OC women in poverty compared to CA.

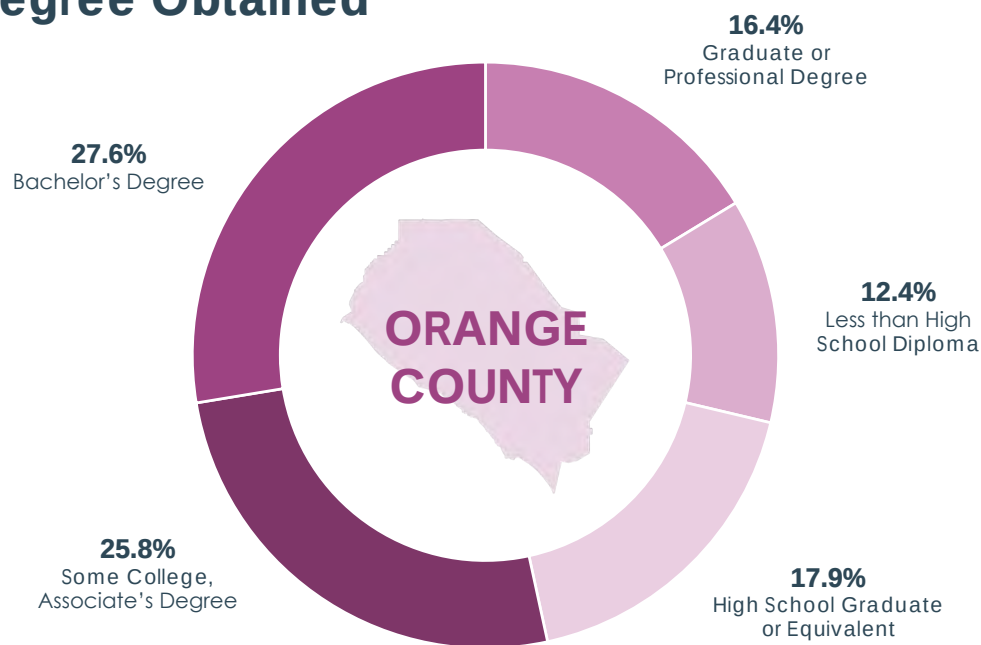


Source: U.S. Census 2024 American Community Survey 1-Year Estimate.



Education

Highest Degree Obtained



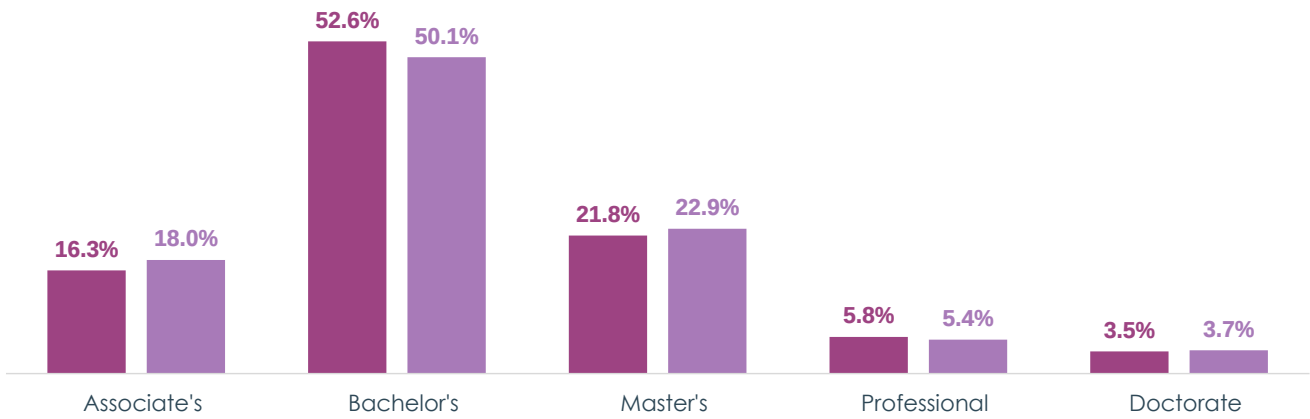
More OC women, 44%, have at least a Bachelor's Degree compared to CA which is 39.1%.

Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

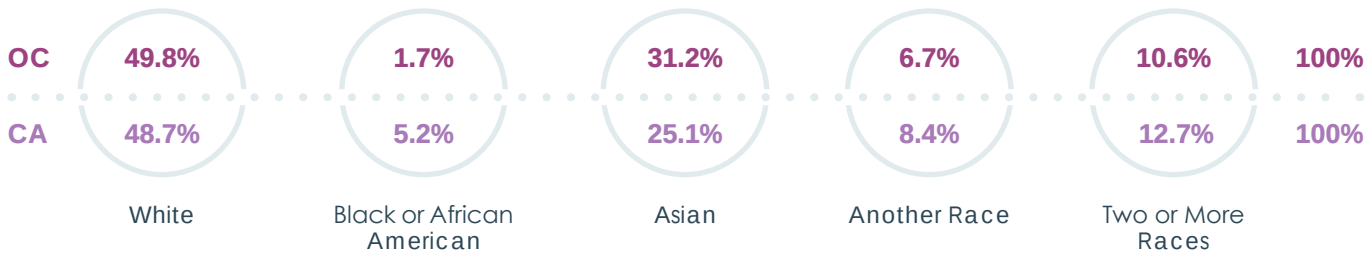
Postsecondary Degree

Associate's Degree and Above

Orange County California

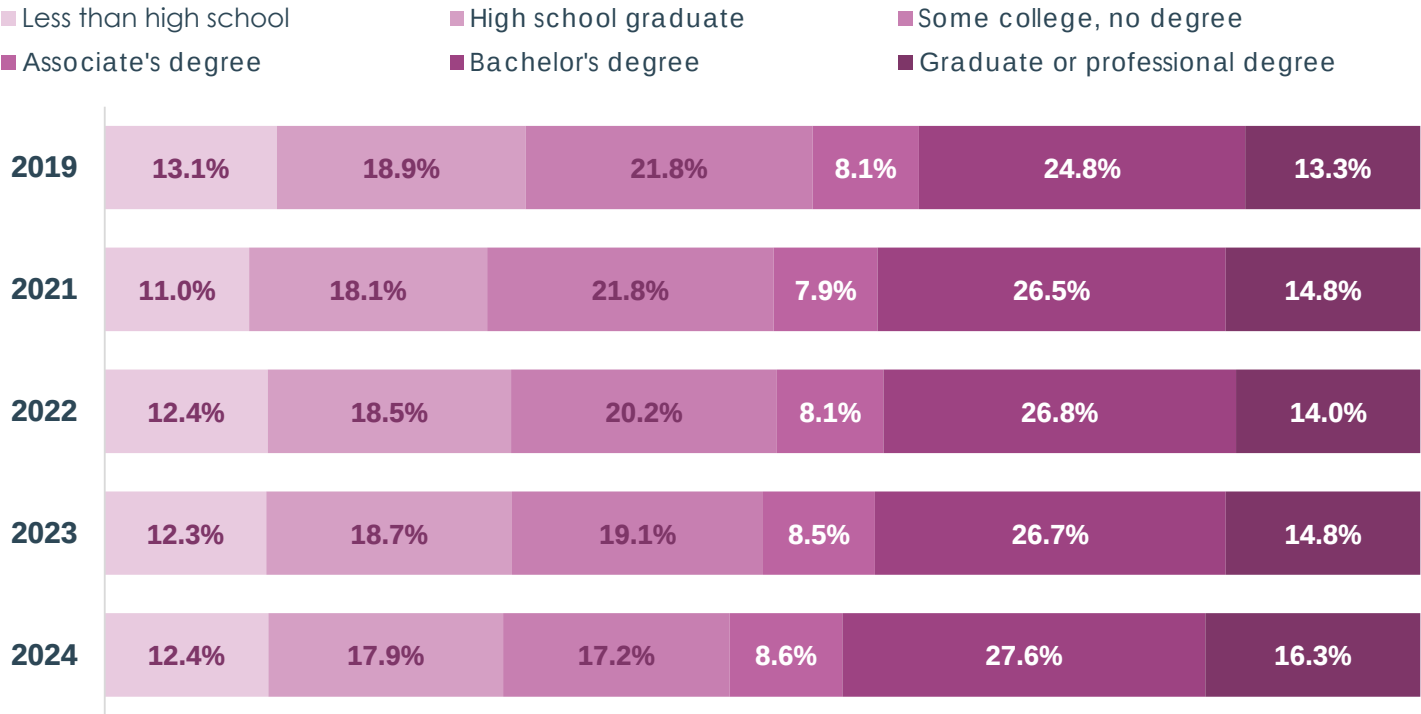


OC women who identify as Black or African American reported a lower percentage of postsecondary degrees compared to CA.



Highest Degree Obtained by Year

Over the past 5 years, OC women with high school, some college, no degree steadily decreased. Women with a Bachelor's and Graduate or Professional degree gradually increased.



Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

Girls Education

CAASPP Test Results

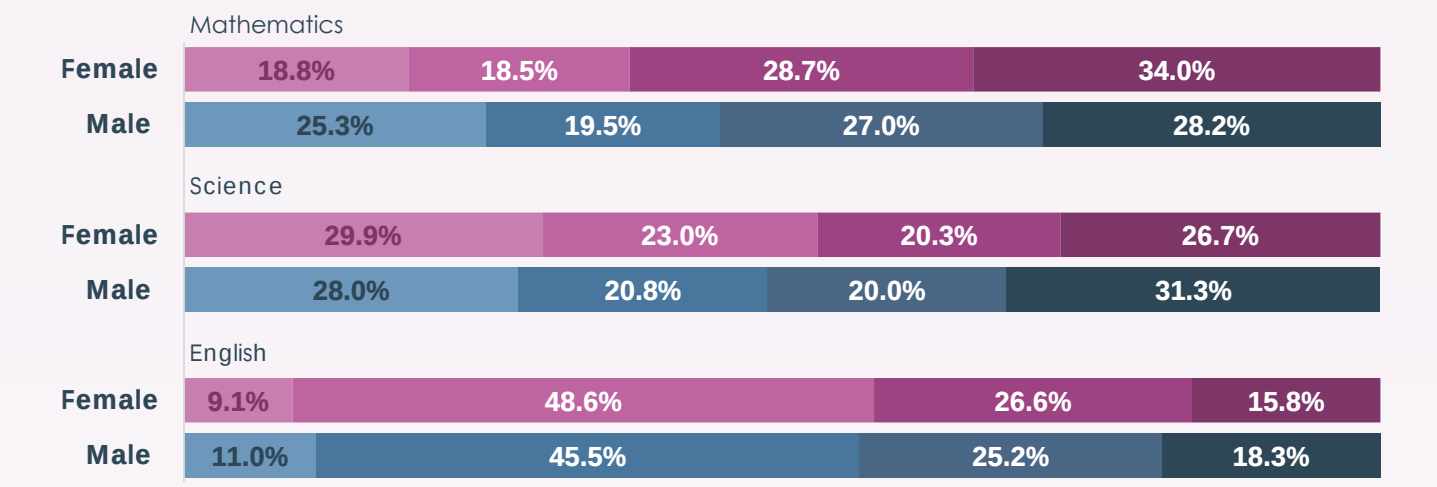
Not Met

Nearly Met

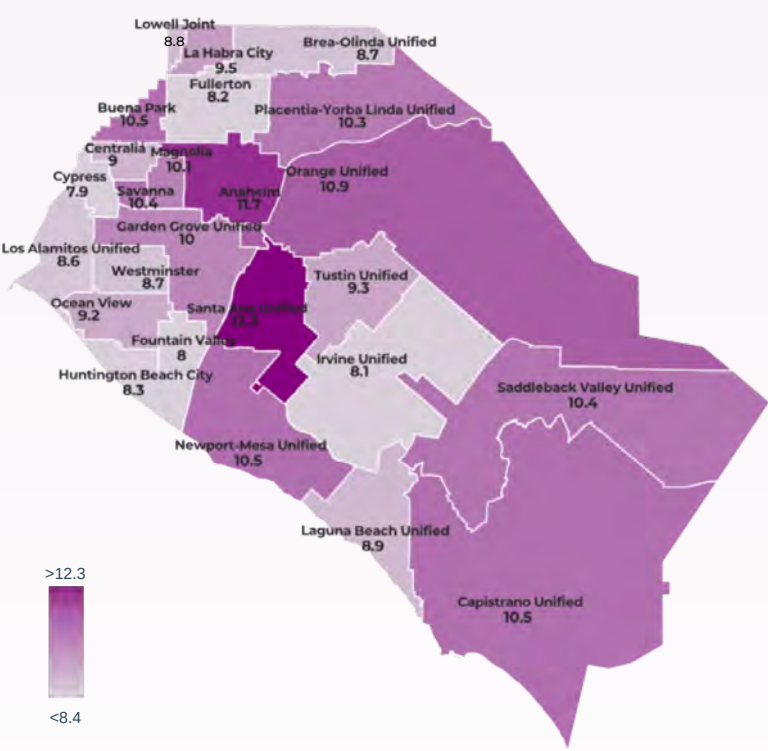
Standard Met

Standard Exceeded

A statewide testing system that measures student achievement in core subjects like English language arts, mathematics and science. Results provide insight into how well students are meeting grade-level learning standards. Test results are for students in grades 3-11 in OC.



Note: Data reflects school year 2024-25 | Source: California Assessment of Student Performance and Progress



Absenteeism by District

The absenteeism rates represent the average days absent by all students within the district for those in Kindergarten through 12th grade if relevant within the district.

Girl Rates Above Overall Student Rates		
School District	Average Days	(+)
Fullerton Joint Union High	11.3	+0.6
Huntington Beach Union High	12.6	+0.4
Tustin Unified	9.3	+0.2
Los Alamitos Unified	8.6	+0.1
Orange Unified	10.9	+0.1
Saddleback Valley Unified	10.4	+0.1
Savanna	10.4	+0.1

Note: (+) indicates number above overall average days.

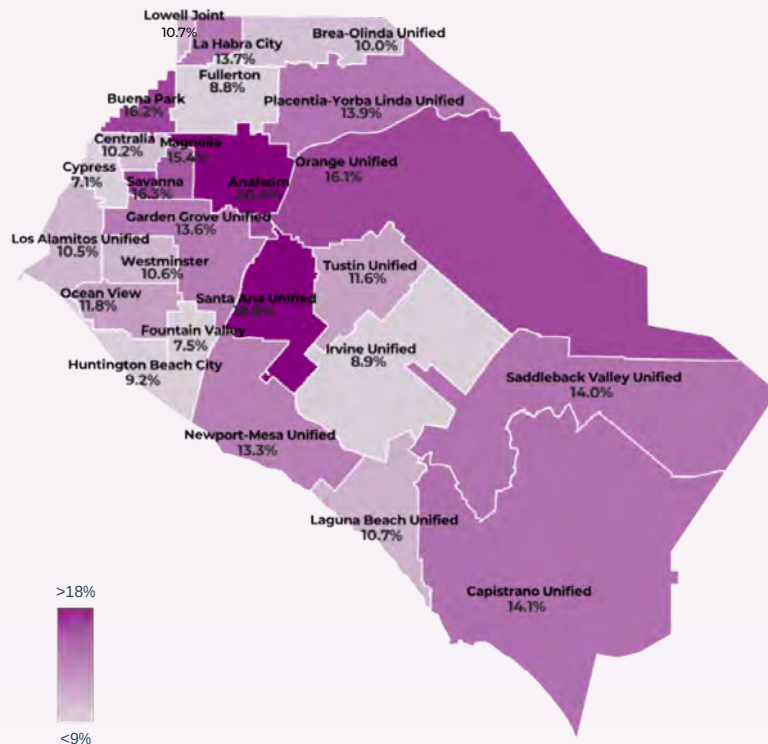
Note: Anaheim Union High, Huntington Beach Union High and Fullerton Joint Union High are not present on the map above. | Data reflects school year 2024-25.

Source: California Department of Education, 2024 data retrieved through DataQuest.

ITEM 4.3 - Attachment A

Chronic Absenteeism

Chronic absenteeism school year rates are the percentage of students that have been absent for 10% of school days or more. Students in kindergarten through 12th grade are included in the rates.



Note: Anaheim Union High, Huntington Beach Union High and Fullerton Joint Union High are not present on the map above. | Data reflects school year 2024-25

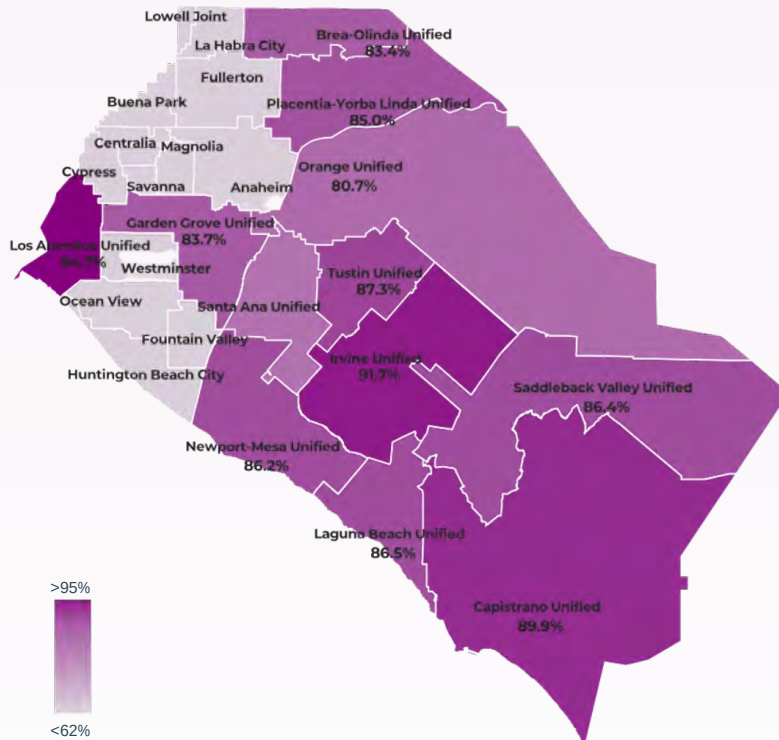
Girl Rates Above Overall Rates

School District	Rate	(+)
Huntington Beach Union High	19.1%	1.4%
Fullerton Joint Union High	17.0%	1.3%
Tustin Unified	11.6%	0.8%
Anaheim Union High	24.8%	0.5%
Orange Unified	16.1%	0.4%
Saddleback Valley Unified	14.0%	0.4%
Los Alamitos Unified	10.5%	0.4%
Placentia-Yorba Linda Unified	13.9%	0.3%
Santa Ana Unified	18.8%	0.2%
Garden Grove Unified	13.6%	0.1%
Laguna Beach Unified	10.7%	0.1%

Note: (+) indicates percentage above overall rate.

College Enrollment Rate

These rates represent the percent of girls who completed high school and enrolled in a postsecondary institution of higher education (e.g., college or university) within 16 months.



Note: Anaheim Union High, Huntington Beach Union High and Fullerton Joint Union High are not present on the map above. | Data reflects school year 2022-23 graduates | Source: California Department of Education, 2024 data retrieved through DataQuest.

Girl Rates Above Overall Rates

School District	Rate	(+)
Los Alamitos Unified	94.7%	+3.6%
Irvine Unified	91.7%	+1.8%
Capistrano Unified	89.9%	+3.9%
Tustin Unified	87.3%	+3.4%
Huntington Beach Union High	86.5%	+2.9%
Saddleback Valley Unified	86.4%	+3.8%
Newport-Mesa Unified	86.2%	+3.7%
Placentia-Yorba Linda Unified	85.0%	+3.3%
Fullerton Joint Union High	84.5%	+3.8%
Garden Grove Unified	83.7%	+4.2%
Brea-Olinda Unified	83.4%	+4.4%
Orange Unified	80.7%	+4.5%
Santa Ana Unified	79.5%	+5.6%
Anaheim Union High	76.9%	+4.3%

Note: (+) indicates percentage above overall rate.

Leadership & Representation

Political Empowerment

Women’s Well-Being Index

Of the five main categories surveyed by the CA Women’s Well-Being Index, OC received its lowest score in the political empowerment category (29 out of 58 counties). Four items within this category are displayed below.



County-Level Leadership *(Ranked 46 out of 58)*
During 2023, 20% of OC BOS were women. In 2024, that figure increased to 40%.



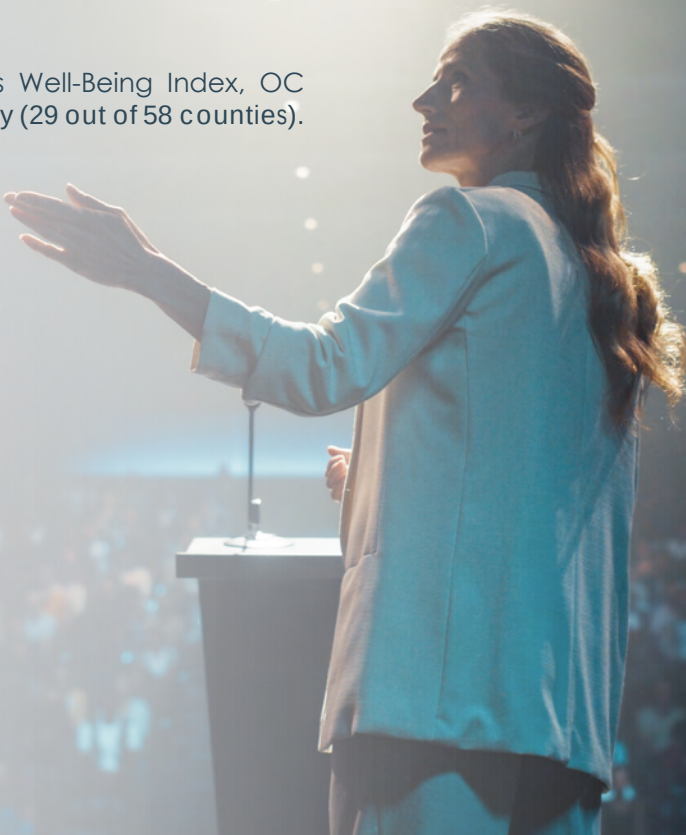
State Legislature *(Ranked 34 out of 58)*
During 2023, 50% of OC’s State Legislators were women. In 2025, that figure was 47%.



Voter Registration *(Ranked 32 out of 58)*
During 2022, 76% of OC eligible women were registered to vote.

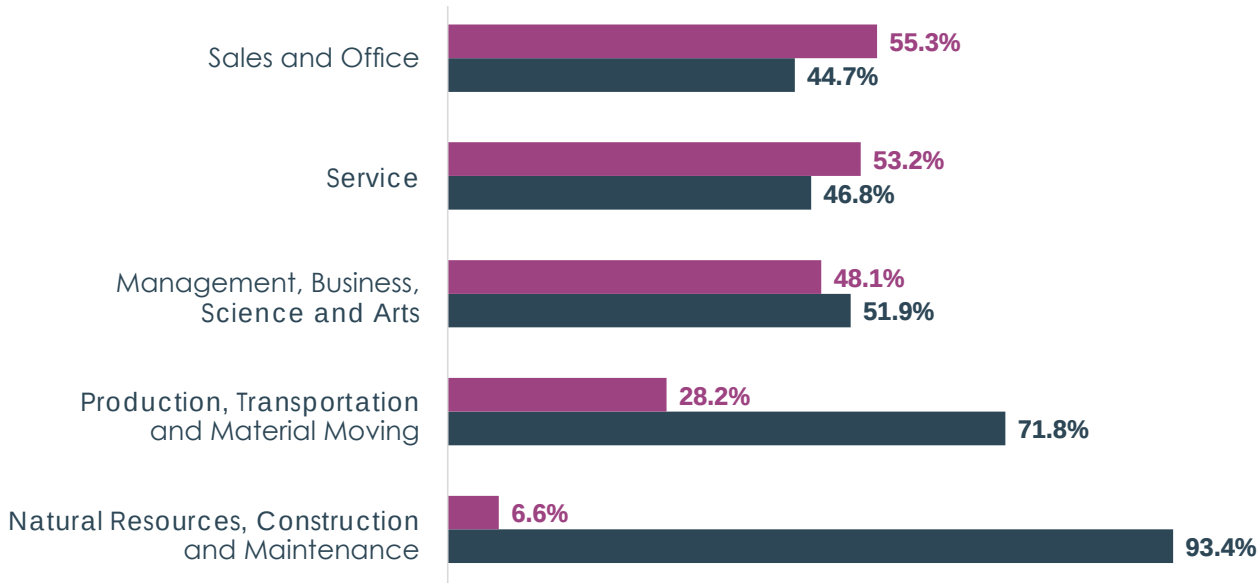


School Board Membership *(Ranked 7 out of 58)*
During the 2022-23 survey period, 60% of OC School Board members were women.



Occupation ■ Female ■ Male

Similar to CA, in OC there are more female workers in sales and office occupations and service occupations.

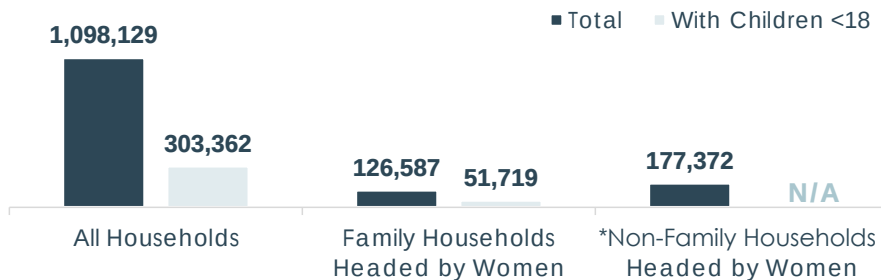


Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

Housing & Households

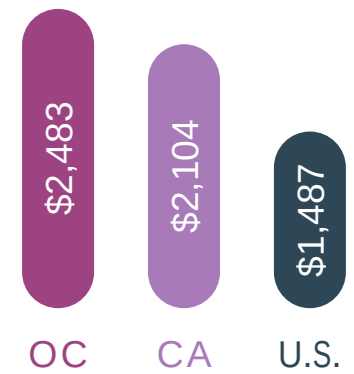
Types of Households

In OC, 30% of all households include children under 18 years old. Of all households, 11.5% are reported to be headed by women with 40.9% of those including children under 18 years old.



**Non-Family households headed by women refers to women living alone or with unrelated individuals. Whereas, family households headed by women refers to women making decisions for her relatives (kids, spouse, etc.)*

Rental Costs



Median rent in OC is 18% higher than CA and is 67% higher than the U.S.

Selected Costs Associated with Housing

	OC	CA	U.S.
Households with rent 35% or greater of their gross income	45.4%	44.2%	39.4%
Households with selected costs of ownership 35% or greater of gross incomes (homes with a mortgage)	32.2%	30.9%	22.5%
Houses with a mortgage	64.7%	66.1%	59.7%

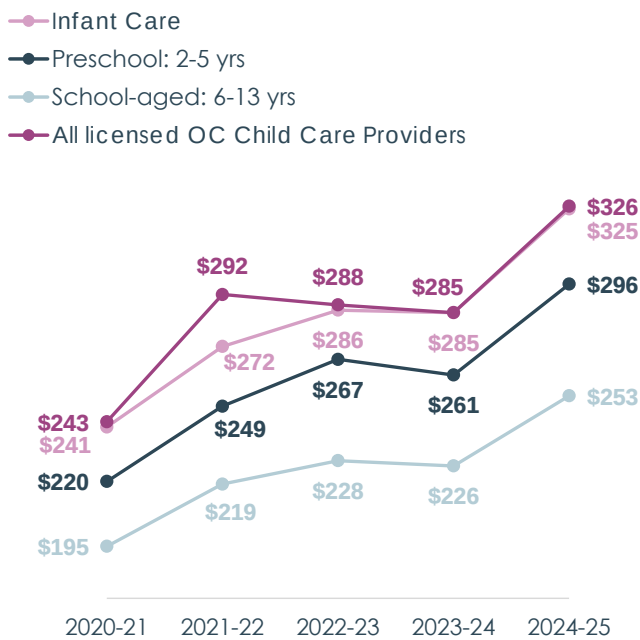
The rate of households spending 35% or more of their gross income is 1.2 higher in OC compared to CA. For all selected costs associated with housing, OC and CA rates exceed the U.S.

Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

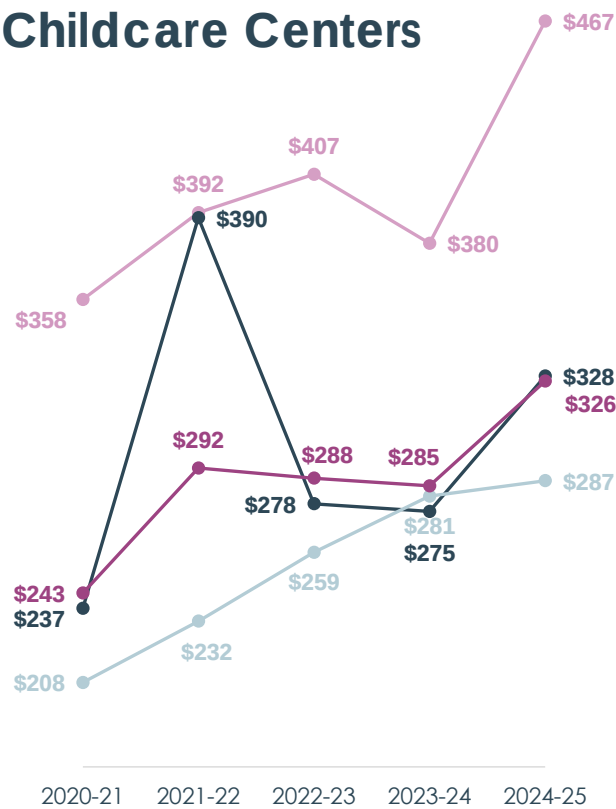
Licensed Childcare

Family Childcare Homes

The average weekly cost in OC.



Childcare Centers



Yearly Cost Estimate

The yearly cost estimate is based on 2024-25 in OC.

Licensed Family Childcare Homes	Yearly Cost Estimate
Infant Care	\$16,900
Preschool: 2-5 yrs	\$15,392
School-aged: 6-13 yrs	\$13,156
Licensed Childcare Centers	
Infant Care	\$24,284
Preschool: 2-5 yrs	\$17,056
School-aged: 6-13 yrs	\$14,924
All OC Child Care Providers	\$16,952

2024 Median Female Income

Yearly cost for a woman making median income without additional support, would be 24.4% of their income.*


\$69,447

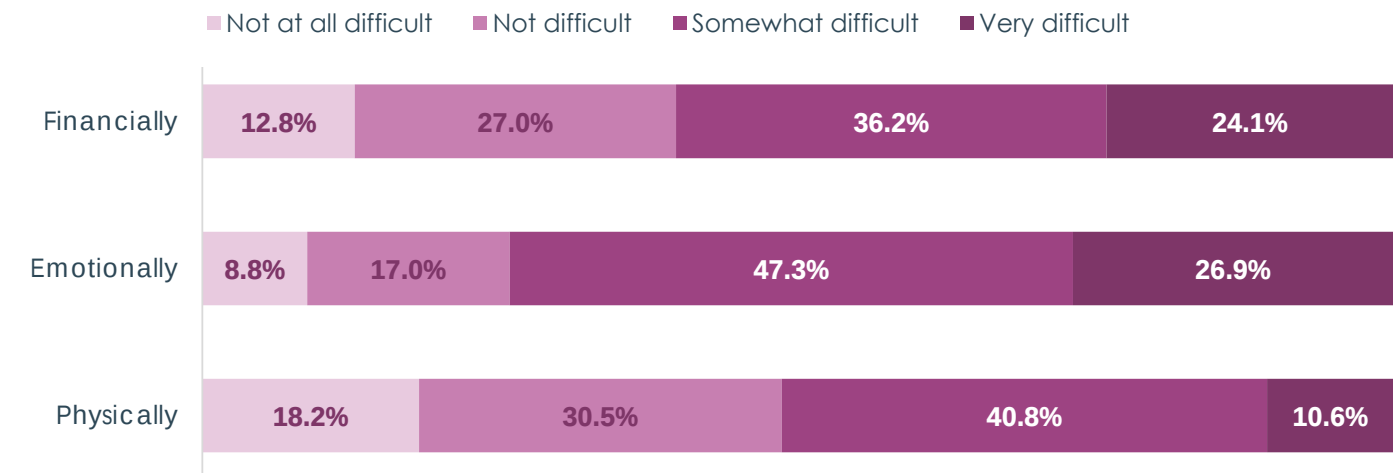
*All OC Child Care Providers yearly cost from the table above used in the calculation.

Source: 2025 Orange County Conditions of Children's Report. Originally sourced from: Children's Home Society of California's Child Care Resources and Referral Program | Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

Dependent Care

Types of Caregiver Difficulties

Among women caregivers, emotional challenges are reported most frequently, followed by financial and physical challenges. Although the degree of difficulty varies across categories, one in four caregivers identify emotional and/or financial aspects of caregiving as very difficult.



Caregiving

The percentage of participants who were 55+ and reported caregiving for someone who was also 55+ within the past 12 months.

28%



Men

36%



Women

There are more female caregivers in OC.

Source: OC 2023 Older Adults Needs Assessment Survey



Healthcare

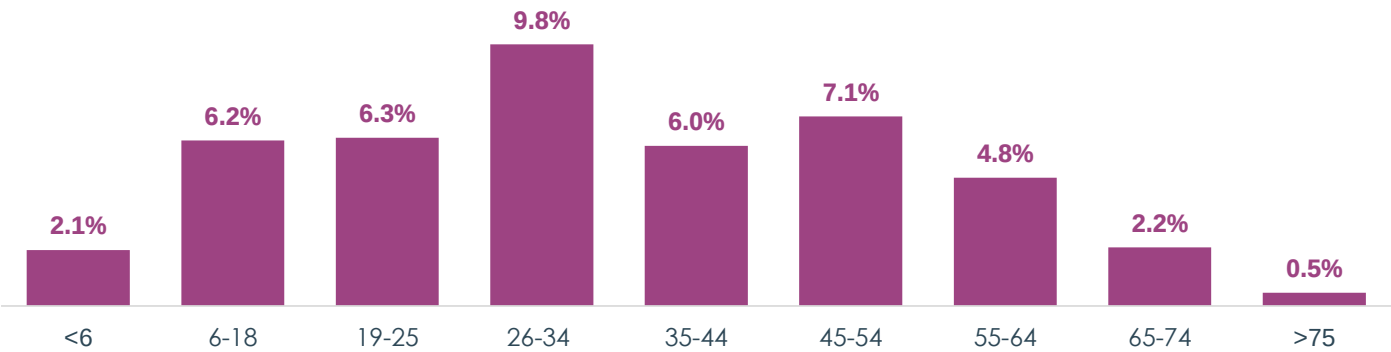
Women Covered by Health Insurance

OC women have approximately the same rates of health insurance coverage compared to CA. OC women aged 55+ reported having a higher rate of insurance coverage (97.9%). Overall, OC women aged 55+ reported having higher rates of insurance coverage across all race/ethnicity groups. Health insurance coverage rates for OC women are comparable to that of CA, except that those who identify as two or more races have slightly lower rates of insurance.



Uninsured by Age

Almost one in ten OC women between 26-34 years do not have health insurance.



Health Insurance Coverage by Race

			
White	98.2%	96.5%	96.4%
Black or African American	97.7%	97.0%	95.0%
Asian	97.7%	96.4%	96.6%
Another Race	91.7%	88.8%	88.9%
Two or More Races	93.4%	91.2%	92.5%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate.

ITEM 4.3 - Attachment A

Older Adult Self-Reported Discrimination in OC

Based on a 2023 survey administered to OC older adults, more women 55+ reported having experienced discrimination against their age than men.

Women 55+	Men 55+
51%	45%
Age	Age
33%	42%
Race/Ethnicity	Race/Ethnicity
22%	25%
Language	Language

Source: OC 2023 Older Adults Needs Assessment Survey

Discrimination

Employment Civil Rights Cases

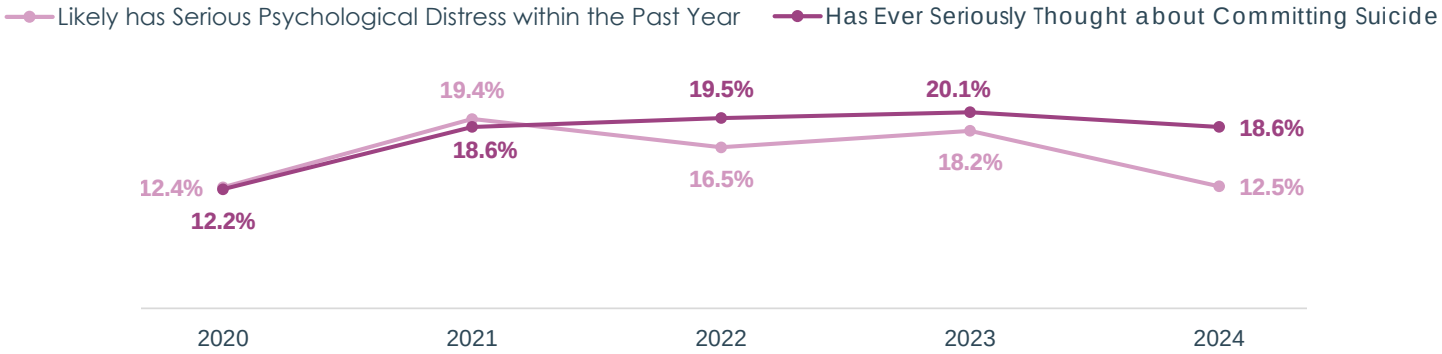
In CA, approximately 57% of complainants in employment civil rights cases were women, according to the voluntary demographic data provided in The California Civil Rights Department (CRD) 2024 Annual Report. The report highlights research on pay equity and cites, *“California annually collects and analyzes pay and demographic data from large California employers. The program encourages employers to conduct self-assessments of pay disparities, promotes voluntary compliance with equal pay and anti-discrimination laws, and supports CRD’s efforts to efficiently identify wage patterns and allow for effective enforcement of anti-discrimination laws in the workplace.”*

Note: Although CA CRD tracks certain discrimination data pertaining to women (i.e., pregnancy workplace complaints) this specific information was not available for OC women. | Source: CRD 2024 Annual Report covering the 2023 calendar year and published in 2024 Appendix D, Table 4.

Mental Health

Psychological Distress & Suicide

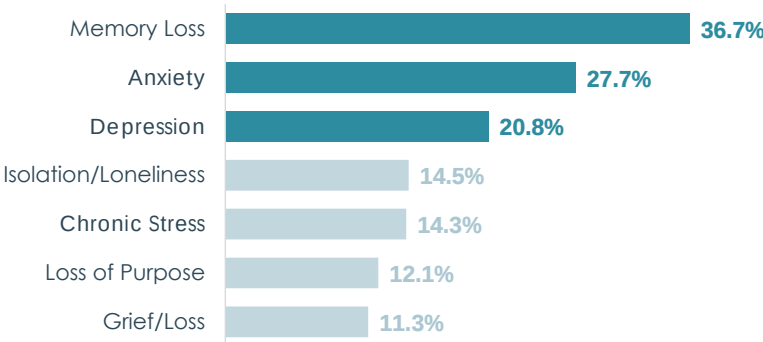
The CA Health Interview Survey asks women about the following mental health issues. Percentages below represent OC women’s responses to the survey over the past five years.



Top Mental or Behavioral Health Concerns

Memory loss, anxiety and depression are the top three mental and behavioral health concerns for women 55+ in OC.

*Note: Participants were asked to select their top three. Trauma, Another, Alcoholism/Substance Use, Suicide or Thoughts of Suicide and Self-Harm concerns were all under 3% | Source: OC 2023 Older Adults Needs Assessment Survey

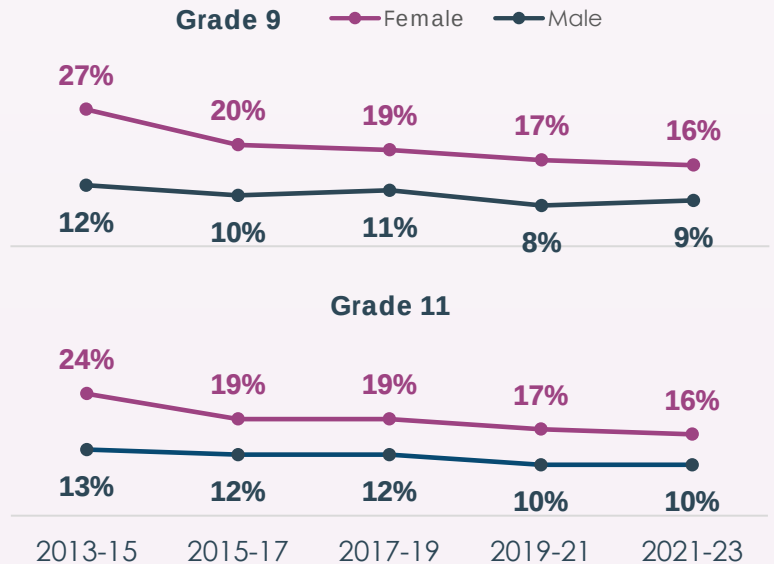




Girls Mental Health

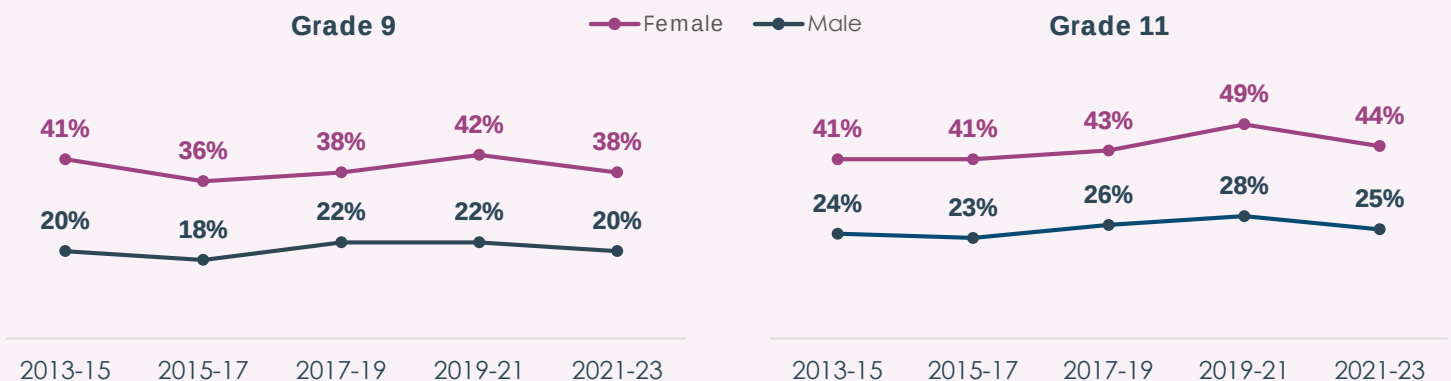
Suicide Trends Over Time

Students were asked whether they had seriously considered attempting suicide within the past 12 months, with response options of "Yes" or "No." Female students consistently report higher rates of suicidal thoughts compared to male students in OC. However, there has been a gradual decrease in rates of suicidal thoughts for both groups over time.



Chronic Sadness/Hopelessness| Past 12 Months

As part of the assessment, students were asked if they had experienced feeling so sad or hopeless almost every day for two weeks or more that it interfered with their usual activities, responding either "Yes" or "No." Female students appear to report experiencing slightly higher rates of chronic sadness and hopelessness compared to male students. Overall, the percentage of students reporting these feelings has remained relatively stable over the years.



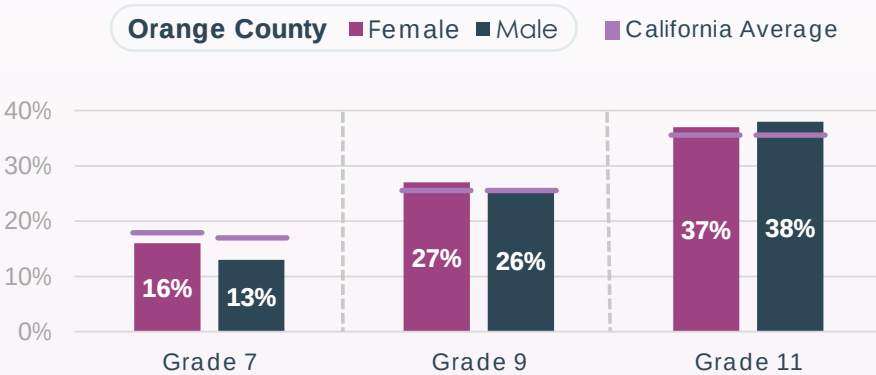
Note: Years are reflective of school years.

Source: 2021-2023 California Healthy Kids Survey/OC District results.

Girls Health

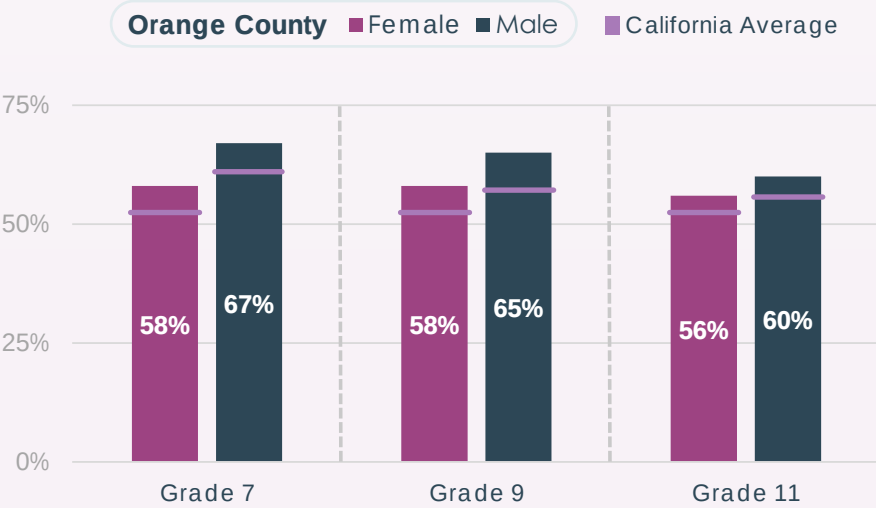
Bedtime After 12 AM

Across grade levels in OC, female and male students tend to have similar rates of going to bed after 12 AM. However, as grade level increases, the percentage of those going to bed after 12 am increases.



Eating Breakfast

In OC, both female and male students show a slight decrease in the percentage of students eating breakfast as grade level increases. Across all grades, male students consistently report higher rates of eating breakfast compared to female students.



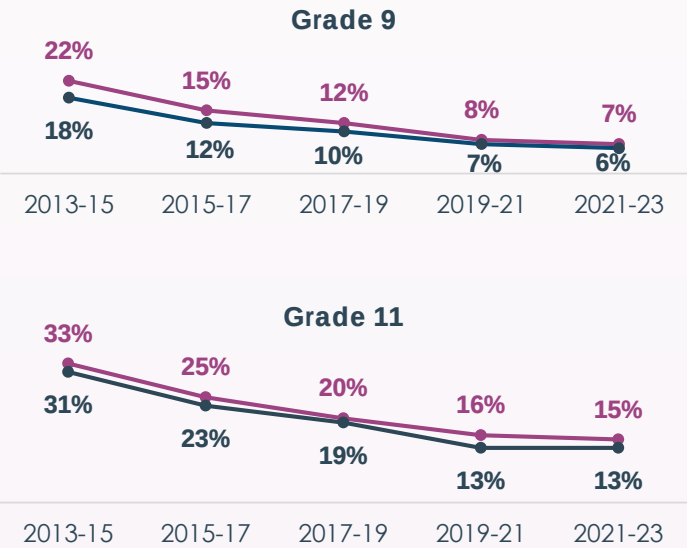
Source: 2021-2023 California Healthy Kids Survey/
OC District results.



Girls Health

Alcohol & Other Drug Use

Current alcohol and other drug (AOD) use refers to consumption of substances such as alcohol, tobacco or illicit drugs within the past 30 days. Over time, both female and male students show a noticeable decrease in AOD use. Female and male students are similar with slightly more use amongst females.



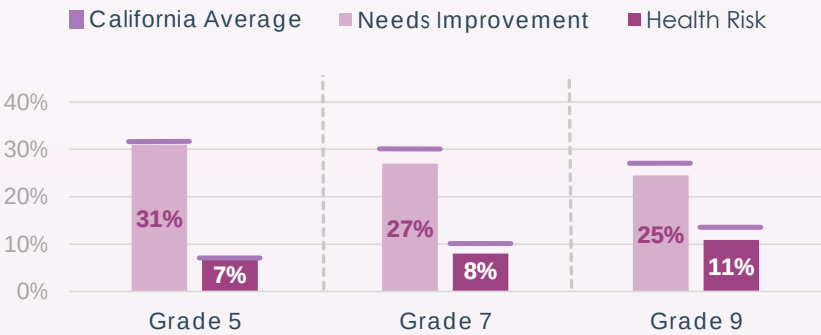
- Survey Question**
“During the past 30 days, on how many days did you use...”
- One or more drinks of alcohol?
 - Five or more drinks of alcohol in a row, that is, within a couple of hours?
 - Marijuana (smoke, vape, eat or drink)?
 - Inhalants (things you sniff, huff or breathe to get "high")?
 - Prescription drugs to get "high" or for reasons other than prescribed?
 - Any other drug, pill or medicine to get "high" or for reasons other than medical?

Students selected their answer from the following options: 0 days, 1 day, 2 days, 3–9 days, 10–19 days, or 20–30 days.

Note: Years are reflective of school years.
Source: 2021-2023 California Healthy Kids Survey/OC District results.

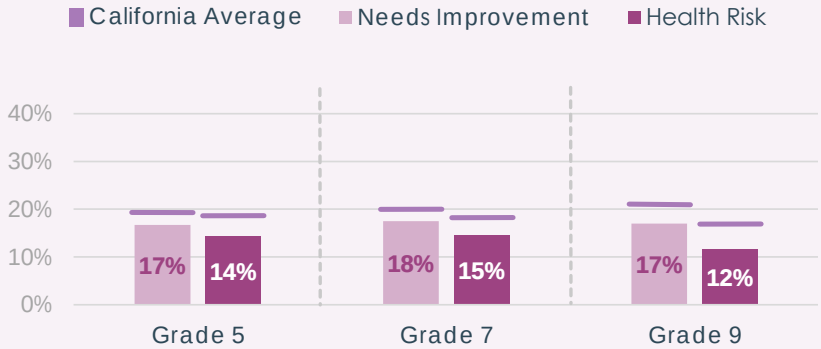
Aerobic Capacity

Aerobic capacity measures how well the body uses oxygen during physical activity, reflecting overall cardiovascular fitness. OC female students perform better than the CA average in aerobic capacity across Grades 5, 7 and 9.



Body Composition

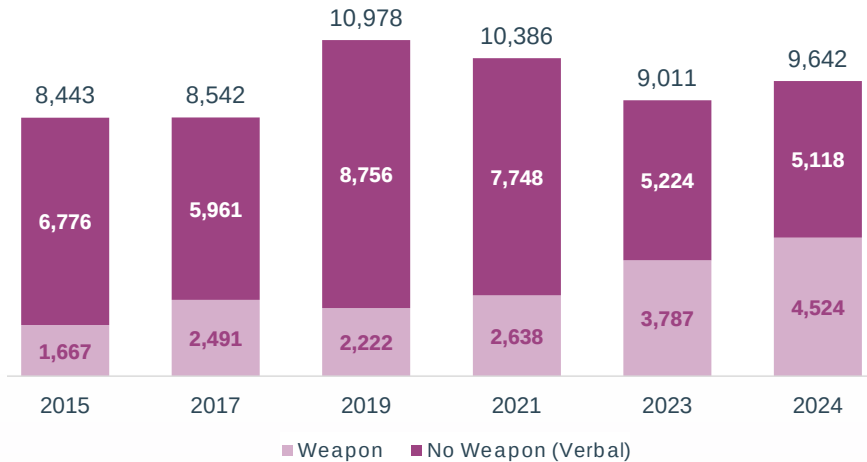
Body composition refers to the proportion of fat and non-fat mass in the body. Similar to aerobic capacity, OC female students perform better than the CA average in body composition, with a similar percentage of students needing improvement or at health risk across grade levels.



Violence & Domestic Abuse

Domestic Violence Crimes

Domestic abuse involving weapons has generally increased over time in OC with some fluctuations and approximately 80% of weapons being a personal weapon (e.g., hands, feet).



Unhoused Victims of Domestic Violence

The percentages below are based on the biennial OC Point in Time Summary of unhoused, homeless and sheltered women.

EVERYONE COUNTS

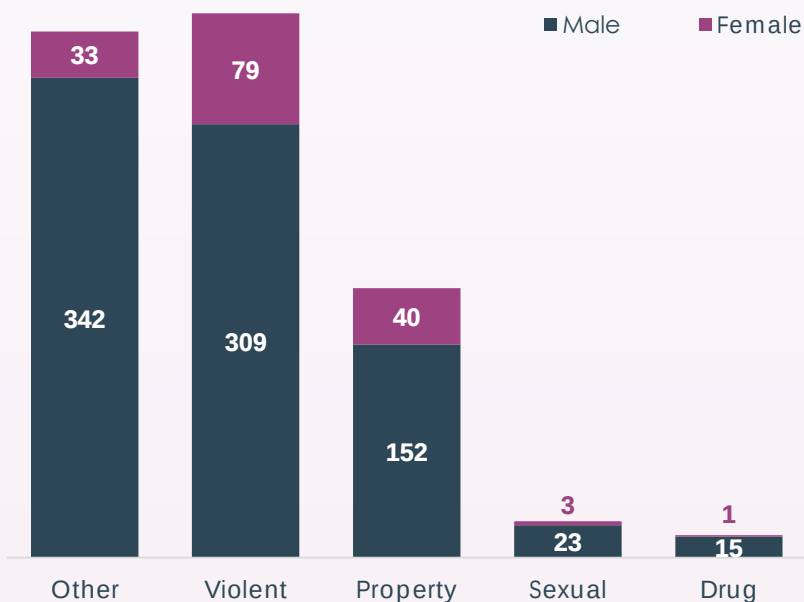
7.8%
2019

9.0%
2022

9.2%
2024

Juvenile Arrests

A juvenile arrest happens when someone under 18 is taken into custody for breaking the law. These arrests are grouped into categories like violent crimes, property crimes, drug offenses and others. Across all categories, the number of arrests involving females are much lower than males, suggesting that females are involved in fewer serious offenses overall. When involved in crime, females are more likely to engage in violent crime compared to other offense categories.



Other

Arrests for all other felonies like DUI, hit-and-run, weapons violations, escape, gambling (bookmaking) and miscellaneous offenses.

Violent

Arrests for serious violent crimes such as homicide, rape, robbery, assault and kidnapping.

Property

Arrests related to property crimes like burglary, theft, car theft, fraud (including checks and access cards) and arson.

Sexual

Arrests for sexual offenses including lewd acts, unlawful sexual intercourse and other violations of sex laws.

Drug

Arrests involving narcotics, marijuana, dangerous drugs and other felony drug-related offenses.

Source: CA Department of Justice - Criminal Justice Statistics Center data reported by all OC local law enforcement agencies.

Orange County Commission on the Status of Women & Girls

Conclusion

This inaugural report provides a countywide baseline of how women and girls in OC are faring. Economic disparity is not a standalone issue; it is a barrier that affects many aspects of life for women and girls in OC. It shapes access to education and career pathways, limits housing and financial stability, drives health and mental health inequities, and exposes gaps in policy and legal protections.

As the OC Commission on the Status of Women and Girls examines education and workforce development, housing and financial security, healthcare and mental health, and public policy and legal protections, economic disparity emerges as a contributing factor.

As an advisory body to the BOS, the Commission will continue to use these insights to suggest recommendations that strengthen long-term resilience for women, girls, and the broader community. This information also enhances the Commission's value to stakeholders by grounding discussions in current conditions and emerging needs, and it has the potential to inform future reports that track progress and highlight priority areas.

This report provides a snapshot into how women and girls are faring in OC and highlights how economic disparity and gaps in access to critical resources can limit opportunity. Economic stability is a foundation for overall well-being. By advancing solutions that strengthen economic stability for women and girls, OC can build a more resilient future for women, families, and ultimately, the broader community.

Next Steps

To address economic challenges, the Commission's next steps for 2026-27 intend to focus on analysis of targeted, practical strategies that strengthen economic security and expand opportunity for women and girls. A future report will take a closer look at childcare affordability and access, as contributors of economic disparity. The Commission will develop a strategic advisory plan to examine the impact of childcare costs and limited availability on workforce participation, household stability and long-term financial security. By addressing this issue directly, the Commission can offer actionable recommendations to reduce economic strain and strengthen stability for women and families across the county. By centering these priorities in the 2026-27 commission strategic advisory plan, the Commission can support the BOS in advancing practical, data-driven solutions that reduce economic disparity and expand opportunity for women, families, and the broader OC community.



Data Sources

Women

American Community Survey (ACS)

The 2023 American Census Survey 1-Year and 5-Year Estimate Data Profiles for women are used within this report. The ACS, conducted by the U.S. Census Bureau, collects detailed demographic, social, economic, and housing data and projects annual estimates.

The California Women's Well-Being Index

The CA Women's Well-Being Index (WWBI) is a county-level, composite index that shows how women are faring throughout California. The WWBI consists of 30 indicators of women's well-being that are grouped into five dimensions: Health, Personal Safety, Employment and Earnings, Economic Security and Political Empowerment.

Criminal Justice Data

The CA Department of Justice publishes criminal justice data through its Criminal Justice Statistics Center (CJSC). The department collects information on crime and clearances reported by law enforcement agencies throughout the state. The data is used to understand CA's criminal justice system, hold it accountable and improve public policy to make the state safer.

Orange County Older Adults Community Survey

The OC Older Adults Community Survey (September 2023 - January 2024) collected input from older adults aged 55+ in OC through various modes (in-person, online, telephone, paper) and languages. Of the 5,657 responses, there were 3,471 female participants.

Point-In-Time (PIT) Count Summary

Annual survey of homeless people in the US conducted by local agencies called Continuums of Care on behalf of the U.S. Department of Housing and Urban Development (HUD).

Conditions of Children Report

Social Services Agency, in collaboration with the Children and Families Commission, sponsors the production and distribution of an annual report on the conditions of children in OC. The report studies four interdependent focus areas: Good Health, Economic Well-Being, Educational Achievement, and Safe Homes and Communities.

California Health Interview Survey (CHIS) from University of California, Los Angeles

The nation's largest state health survey to provide a comprehensive picture of the health and healthcare needs of CA's diverse population.

Girls

DataQuest (California Department of Education)

The CA Department of Education's DataQuest platform provides access to a wide range of public education data for students, teachers, and schools across CA. This web-based tool offers reports and downloadable data on topics such as enrollment, test performance, graduation rates, and student group outcomes. The data used in this report reflect the most recently available updates as of October 2025.

California Healthy Kids Survey (CHKS)

CHKS is a statewide data collection effort led by the CA Department of Education. It gathers self-reported information from students in grades 5, 7, 9 and 11 on topics such as school climate, student mental health, substance use, and overall well-being. The CHKS is one of the most comprehensive sources for understanding youth experiences and challenges across CA schools.

California Assessment of Student Performance & Progress (CAASPP)

The CA Assessment of Student Performance and Progress system, administered by the CA Department of Education, measures student achievement in English Language Arts/Literacy, Mathematics and Science. The assessments are aligned with CA state standards and are designed to provide a comprehensive view of student learning, readiness for college and career, and academic progress across grade levels.

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Appendix

POPULATION¹

	ORANGE COUNTY	CALIFORNIA
WOMEN & GIRLS	1,601,560	19,756,160
TOTAL	3,170,435	39,431,263

¹U.S. Census 2024 American Community Survey 1-Year Estimates. Table B01001: Sex by Age

OC WOMEN WHO GAVE BIRTH IN 2024²

AGE	NUMBER OF BIRTHS	SINGLE MOTHERS
15 - 19 years	318	100.0%
20 - 34 years	17,915	18.9%
35 - 50 years	13,836	15.3%
TOTAL	32,069	18.2%

²U.S. Census 2024 American Community Survey 1-Year Estimates. Table B13002: Women 15 to 50 Years Who Had a Birth in the Past 12 Months by Marital Status and Age.

BIRTH BY RACE & ETHNICITY OF MOTHER⁴

	ORANGE COUNTY	CALIFORNIA
RACE		
White alone	39.5%	35.1%
Black or African American alone	2.2%	4.1%
American Indian and Alaska Native alone	0.3%	1.5%
Asian alone	23.1%	16.0%
Native Hawaiian and Other Pacific Islander alone ⁵	0.3%	0.4%
Some Other Race alone	16.0%	23.2%
Two or more races	18.7%	19.7%
ETHNICITY		
White alone, not Hispanic or Latino	34.4%	28.4%
Hispanic or Latino	36.0%	47.0%
TOTAL NUMBER OF WOMEN GIVING BIRTH	32,116	430,508

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ⁴U.S. Census 2024 American Community Survey 1-Year Estimates Table B13002A, B, C, D, F, G, H, I Women 15-50 Years Who Had a Birth in the Past 12 Months by Marital Status. | ⁵U. S. Census 2024 American Community Survey 5-Year Estimates Table B13002E Women 15-50 Years Who Had a Birth in the Past 12 Months by Marital Status.

BIRTHPLACE OF IMMIGRANT WOMEN & GIRLS LIVING IN OC³

Europe	5.3%
Asia	53.1%
Africa	2.0%
Oceania	0.6%
Latin America	38.0%
Northern America	1.0%

³U.S. Census 2024 American Community Survey 1-Year Estimates. Table B05006: Place of Birth for the Foreign-Born Population in the United States

Economic Equity & Financial Security

OC: UNEMPLOYMENT RATES BY RACE, ETHNICITY & GENDER⁶

RACE	WOMEN	MEN	TOTAL
White alone	4.8%	4.2%	4.3%
Black or African American alone	5.0%	4.8%	5.3%
American Indian and Alaska Native alone	5.5%	3.8%	4.4%
Asian alone	4.3%	3.9%	4.0%
Native Hawaiian and Other Pacific Islander alone ⁷	0.4%	1.0%	N/A
Some Other Race alone	3.5%	3.3%	3.5%
Two or more races	4.9%	4.9%	4.8%
ETHNICITY			
White alone, not Hispanic or Latino	4.5%	4.1%	4.3%
Hispanic or Latino	4.9%	4.0%	4.2%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ⁶U.S. Census 2024 American Community Survey 1-Year Estimates Table B23001A, B, C, D, F, G, H, I: Sex by Age by Employment Status for the Population 16 Years and Over. | ⁷U.S. Census 2024 American Community Survey 5-Year Estimates. Table B23001E.

THE GENDER WAGE GAP: MEDIAN EARNINGS BY GENDER⁸

	ORANGE COUNTY		CALIFORNIA		U.S.	
FULL-TIME, YEAR-ROUND EMPLOYED POPULATION	\$69,447 Women	\$80,059 Men	\$65,955 Women	\$74,837 Men	\$55,678 Women	\$66,965 Men
WAGE GAP FOR FULL-TIME, YEAR-ROUND WORKERS	86.7%		88.1%		83.1%	
EMPLOYED POPULATION (Including seasonal/part-time work)	\$48,982 Women	\$63,185 Men	\$46,790 Women	\$60,578 Men	\$42,498 Women	\$57,064 Men
WAGE GAP FOR ALL EMPLOYED	77.5%		77.2%		74.5%	

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ⁸U.S. Census 2024 American Community Survey 1-Year Estimates Table S2412: Occupation by Sex and Median Earnings in the Past 12 months for Full-Time, Year-Round Civilian Employed Population.

POVERTY RATES BY GENDER⁹

	ORANGE COUNTY	CALIFORNIA	U.S.
WOMEN	10.4%	12.6%	13.0%
MEN	8.7%	10.6%	10.7%
OVERALL	9.7%	11.8%	12.1%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ⁹U.S. Census 2024 American Community Survey 1-Year Estimates Table S1701 Poverty Status in the Past 12 Months.

Economic Equity & Financial Security

OC POVERTY RATES BY RACE & ETHNICITY¹⁰

WOMEN/GIRLS BELOW FEDERAL POVERTY LEVEL	
RACE	
White alone	4.0%
Black or African American alone	7.5%
American Indian and Alaska Native alone	8.0%
Asian alone	5.5%
Some Other Race alone	8.3%
Two or more races	5.4%
ETHNICITY	
White alone, not Hispanic or Latino	3.9%
Hispanic or Latino	6.9%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹⁰U.S. Census 2024 American Community Survey 1-Year Estimates. Table B17001A, B, D, F, G, H, I Poverty Status in the Past 12 Months by Sex by Age.

POVERTY RATES BY HOUSEHOLD TYPE¹¹

	ORANGE COUNTY	CALIFORNIA	U.S.
ALL FAMILIES	6.9%	8.5%	8.5%
MARRIED COUPLE FAMILIES	3.4%	3.7%	3.3%
With Children Under 18 Years	1.9%	1.9%	1.6%
SINGLE-MOTHER FAMILIES	2.5%	3.7%	4.2%
With Children Under 18 Years	1.9%	2.9%	3.4%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹¹U.S. Census 2024 American Community Survey 1-Year Estimates Table S1702 Poverty Status in the Past 12 Months of families.

OC POVERTY RATES BY AGE & GENDER¹²

AGE GROUP	FEMALES	MALES
< 18 YEARS	2.2%	2.3%
< 5 Years	0.5%	0.6%
18 - 64 YEARS	5.8%	5.1%
>65 YEARS	2.3%	1.2%
>75 Years	1.3%	0.5%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹²U.S. Census 2024 American Community Survey 1-Year Estimates Table B17001 Poverty Status in the Past 12 Months by Sex by Age.

Education

Appendix

POSTSECONDARY DEGREE BY GENDER¹³

DEGREE TYPE	DEGREES HELD BY WOMEN IN OC	DEGREES HELD BY MEN IN OC	DEGREES HELD BY WOMEN IN CA	DEGREES HELD BY MEN IN CA
Associate's Degree	58.7%	41.3%	56.1%	43.9%
Bachelor's Degree	50.1%	49.9%	52.1%	47.9%
Master's Degree	52.8%	47.2%	54.1%	45.9%
Professional Degree	46.2%	53.8%	49.3%	50.7%
Doctorate Degree	44.4%	55.6%	44.0%	56.0%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹³U.S. Census 2024 American Community Survey 1-Year Estimates Table B15002: Sex by Educational Attainment for the Population 25 Years and Over.

OC WOMEN: HIGHEST DEGREE ATTAINED BY AGE¹⁴

AGE GROUP	18 - 24	25 - 34	35 - 44	45 - 64	65+
Less than 9th Grade	0.8%	2.1%	4.8%	8.7%	9.6%
9th - 12th Grade No Diploma	4.2%	2.0%	6.3%	6.5%	6.0%
High School Graduate or Equivalent	32.2%	16.4%	16.4%	17.2%	20.8%
Some College, No Degree	37.4%	17.4%	14.3%	16.5%	20.1%
Associate's Degree	6.8%	8.4%	7.7%	8.8%	9.0%
Bachelor's Degree	17.1%	37.3%	30.4%	25.5%	21.5%
Graduate or Professional Degree	1.4%	16.4%	20.1%	16.8%	13.0%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹⁴U.S. Census 2024 American Community Survey 1-Year Estimates. Table B15001: Sex by Age by Educational Attainment for the Population 18 Years and Over.

Education

Appendix

OC: HIGHEST DEGREE ATTAINED BY RACE/ETHNICITY & GENDER¹⁵

RACE	NO HIGH SCHOOL DIPLOMA	HIGH SCHOOL DIPLOMA	SOME COLLEGE, NO DEGREE	ASSOCIATE'S DEGREE	BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
White	3.3% Women	14.8% Women	21.2% Women	9.7% Women	31.1% Women	19.9% Women
	3.7% Men	16.4% Men	17.6% Men	7.1% Men	34.4% Men	20.9% Men
Black or African American	6.1% Women	11.3% Women	25.0% Women	10.8% Women	24.6% Women	22.2% Women
	6.7% Men	30.0% Men	16.6% Men	8.7% Men	24.1% Men	13.8% Men
American Indian & Alaska Native	30.7% Women	25.1% Women	16.7% Women	7.1% Women	16.1% Women	4.2% Women
	23.9% Men	24.2% Men	20.8% Men	8.9% Men	18.5% Men	3.7% Men
Asian	12.2% Women	14.5% Women	10.6% Women	8.0% Women	35.7% Women	19.1% Women
	10.5% Men	11.6% Men	12.2% Men	5.8% Men	36.3% Men	23.7% Men
Native American & Other Pacific Islander ¹⁶	0.0% Women	12.5% Women	60.4% Women	3.8% Women	10.8% Women	9.5% Women
	0.1% Men	26.3% Men	18.1% Men	10.1% Men	17.5% Men	13.5% Men
Some Other Race	32.3% Women	27.2% Women	13.7% Women	6.4% Women	14.9% Women	5.7% Women
	34.3% Men	31.7% Men	16.4% Men	3.8% Men	9.7% Men	4.2% Men
Two or More Races	21.5% Women	24.0% Women	19.3% Women	8.2% Women	16.1% Women	10.9% Women
	24.8% Men	23.0% Men	17.7% Men	6.7% Men	19.7% Men	8.0% Men
ETHNICITY						
White Alone, Not Hispanic or Latino	2.4% Women	14.4% Women	21.2% Women	9.8% Women	31.8% Women	20.5% Women
	2.6% Men	15.6% Men	16.8% Men	7.2% Men	36.0% Men	21.7% Men
Hispanic or Latino	27.3% Women	25.7% Women	17.1% Women	7.4% Women	14.9% Women	7.5% Women
	30.2% Men	28.3% Men	18.3% Men	5.2% Men	12.5% Men	5.5% Men

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹⁵U.S. Census 2024 American Community Survey 1-Year Estimates. Table B15002A, B, C, D, E, F, G, H, I: Sex by Age by Educational Attainment for the Population 18 Years and Over. | ¹⁶U.S. Census 2024 American Community Survey 1-Year Estimates. Table B15002E.

Leadership & Representation

Appendix

OC OCCUPATION BY GENDER¹⁷

	WOMEN	MEN
OVERALL: CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER	46.1%	53.9%
MANAGEMENT, BUSINESS, SCIENCE AND ARTS OCCUPATIONS	48.1%	51.9%
Management, business, and financial occupations:	44.3%	55.7%
Management occupations	41.2%	58.8%
Business and financial operations occupations	50.0%	50.0%
Computer, engineering, and science occupations:	26.0%	74.0%
Computer and mathematical occupations	26.8%	73.2%
Architecture and engineering occupations	15.5%	84.5%
Life, physical, and social science occupations	52.5%	47.5%
Education, legal, community service, arts, and media occupations:	61.0%	39.0%
Community and social service occupations	69.4%	30.6%
Legal occupations	48.0%	52.0%
Educational instruction, and library occupations	71.2%	28.8%
Arts, design, entertainment, sports, and media occupations	42.1%	57.9%
Healthcare practitioners and technical occupations:	67.4%	32.6%
Health diagnosing and treating practitioners and other technical occupations	66.8%	33.2%
Health technologists and technicians	68.9%	31.1%
SERVICE OCCUPATIONS	53.2%	46.8%
Healthcare support occupations	73.0%	27.0%
Protective service occupations:	20.0%	80.0%
Firefighting and prevention, and other protective service workers including supervisors	18.1%	81.9%
Law enforcement workers including supervisors	23.6%	76.4%
Food preparation and serving related occupations	45.5%	54.5%
Building and grounds cleaning and maintenance occupations	41.0%	59.0%
Personal care and service occupations	73.6%	26.4%
SALES AND OFFICE OCCUPATIONS	55.3%	44.7%
Sales and related occupations	42.9%	57.1%
Office and administrative support occupations	68.1%	31.9%
NATURAL RESOURCES, CONSTRUCTION AND MAINTENANCE OCCUPATIONS	6.6%	93.4%
Farming, fishing, and forestry occupations	32.0%	68.0%
Construction and extraction occupations	4.6%	95.4%
Installation, maintenance, and repair occupations	4.7%	95.3%
PRODUCTION, TRANSPORTATION AND MATERIAL MOVING OCCUPATIONS	28.2%	71.8%
Production occupations	35.3%	64.7%
Transportation occupations	15.0%	85.0%
Material moving occupations	28.6%	71.4%

¹⁷U.S. Census 2024 American Community Survey 1-Year Estimates. Table S2401: Occupation by Sex for the Civilian Employed Population 16 Years and Over.

Housing & Households

Appendix

OC HOUSEHOLDS¹⁸

	ALL HOUSEHOLDS	FAMILY HOUSEHOLDS HEADED BY WOMEN	NON-FAMILY HOUSEHOLDS HEADED BY WOMEN
Total	1,098,129	126,587	177,372
WITH OWN CHILDREN <18 YEARS	303,362	51,719	N/A
PERCENTAGE WITH CHILDREN <18 YEARS	31.0%	50.70%	N/A

¹⁸U.S. Census 2024 American Community Survey 1-Year Estimates. Table S1101 Households and Families.

SELECTED COSTS ASSOCIATED WITH HOUSING¹⁹

	ORANGE COUNTY	CALIFORNIA	U.S.
OWNERSHIP COSTS			
Percentage of houses with a mortgage	64.7%	66.1%	59.7%
Percentage of households with selected costs of ownership 35% or greater of gross incomes (homes with a mortgage)	32.2%	30.9%	22.5%
RENTAL COSTS			
Median rent	\$2,483	\$2,104	\$1,487
Percentage of households with rent 35% or greater of gross income	45.4%	44.2%	39.4%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ¹⁹U.S. Census 2024 American Community Survey 1-Year Estimates Table DP04 Selected Housing Characteristics.

OC WOMEN HOMELESS COUNTS²⁰

	2019	2022	2024
TOTAL COUNT	6,860	5,718	7,322
PERCENTAGE UNSHELTERED	57.7%	53.5%	57.0%

HOMELESS OF OC CONTINUUM OF CARE: WOMEN AND SURVIVORS OF DOMESTIC VIOLENCE²⁰

	2019	2022	2024
TOTAL HOMELESS COUNT	6,860	5,718	7,322
PERCENTAGE OF WOMEN	36.6%	36.2%	34.6%
PERCENTAGE OF VICTIMS OF DOMESTIC VIOLENCE	7.8%	9.0%	9.2%

Source: County of Orange Point in Time. | ²⁰County of Orange Point in Time Summary

Healthcare

Appendix

OC POPULATION WITH HEALTH INSURANCE, BY GENDER & AGE²¹

	WOMEN & GIRLS	MEN & BOYS
<6 years	97.9%	97.0%
6-18 years old	93.8%	96.3%
19-25 years old	93.7%	90.0%
26-34 years old	90.2%	89.3%
35-44 years old	94.0%	90.0%
45-54 years old	92.9%	90.2%
55-64 years old	95.2%	94.4%
65-74 years old	97.8%	98.5%
>75 years	99.5%	99.9%
Orange County Total	95.2%	93.4%
California Total	95.1%	92.5%

Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ²¹U.S. Census 2024 American Community Survey 1-Year Estimates. Table B27001: Health Insurance Coverage Status by sex and by Age.

HEALTH INSURANCE BY RACE & ETHNICITY²²

	ORANGE COUNTY	ORANGE COUNTY 55+	CALIFORNIA
RACE			
White alone	96.5%	98.2%	96.4%
Black or African American alone	97.0%	97.7%	95.0%
American Indian and Alaska Native alone	87.1%	N/A	88.5%
Asian alone	96.4%	97.7%	96.6%
Native Hawaiian and Other Pacific Islander alone	87.4%	N/A	87.2%
Some Other Race alone	88.8%	91.7%	88.9%
Two or more races	91.2%	93.4%	92.5%
ETHNICITY			
White alone, not Hispanic or Latino	96.7%		96.8%
Hispanic or Latino	89.5%		89.6%

Note: This data is for both women and men. | Source: U.S. Census 2024 American Community Survey 1-Year Estimate. | ²²U.S. Census 2024 American Community Survey 1-Year Estimates. Table S2701: Health Insurance Coverage Status.

Violence & Domestic Abuse

Appendix

DOMESTIC VIOLENCE RELATED CALLS FOR ASSISTANCE IN OC²³

	2015	2017	2019	2021	2023	2024
Total Domestic Violence-Related Calls	8,443	8,542	10,978	10,386	9,011	9,642
No Weapon Involved (Verbal)	6,776	5,961	8,756	7,748	5,224	5,118
WEAPON INVOLVED	1,667	2,491	2,222	2,638	3,787	4,524
All Domestic Violence related calls involving a weapon of some kind	19.7%	29.2%	20.2%	25.4%	42.0%	46.9%
Weapon involved cases in which a personal weapon such as hands, feet, etc. used	79.1%	80.5%	76.6%	78.4%	83.8%	84.2%
Weapon involved cases in which firearm, knife or other dangerous weapon used	20.9%	19.5%	23.4%	21.6%	16.2%	15.8%

Source: Office of the Attorney General, State of California. | ²³Office of the Attorney General, State of California Department of Justice – Open Justice. Domestic Violence-Related Calls for Assistance.



WOMEN & GIRLS OF ORANGE COUNTY

On March 12, 2024, the Orange County Board of Supervisors (Board) established the Orange County Commission on the Status of Women and Girls (Commission) restoring a dedicated advisory body tasked to provide annual reports and ongoing support for the first time since the original Commission was dissolved in 1991.

The 2026 inaugural report on Women and Girls of Orange County (report) aims to provide an overview and is the first comprehensive assessment on the status and conditions of women and girls in Orange County (OC) in over three decades.



The report was led by the Commission and was produced by the County Executive Office. This report establishes a countywide baseline based on the most current data to inform future reporting and deepen understanding of how conditions uniquely affect women and girls over time across all ages, backgrounds and lived experiences.



The data included within the report allows for evaluation of the condition of women and girls in OC and, when possible, enables state and gender comparisons to provide context. The report provides decision-makers and community members the insight to identify gaps, effectively allocate resources, and measure progress over time.

DATA HIGHLIGHTS

STRENGTHS | **WEAKNESSES** | OC Women and girls show key differences among the categories below set by the Commission.

ECONOMIC EQUITY & FINANCIAL SECURITY

OC WOMEN MAKE

\$3,492 MORE
ON AVERAGE THAN CA WOMEN



4% OF OC WOMEN ARE
UNEMPLOYED
COMPARED TO 5.5% OF CA WOMEN

87% OF OC MEN'S WAGES ARE
EARNED BY OC WOMEN
AND 88% OF CA MEN'S WAGES ARE
EARNED BY CA WOMEN

WOMEN & GIRLS EDUCATION



44% OF OC WOMEN
HAVE AT LEAST A
BACHELOR'S DEGREE
COMPARED TO 39% OF CA WOMEN

82% OF OC GIRLS
ENROLL IN COLLEGE
WITHIN 12 MONTHS OF GRADUATION
COMPARED TO 74.4% OF BOYS

MORE OC SCHOOL DISTRICTS HAVE
SLIGHTLY HIGHER RATES OF GIRLS
**MISSING 10% OR MORE
SCHOOL DAYS**



LEADERSHIP & REPRESENTATION

OC WOMEN REPRESENT

OVER 50%
OF **SALES & OFFICE** AND
SERVICE OCCUPATIONS



AT ONLY 6.6%,

OC WOMEN SHOW THE LEAST AMOUNT OF REPRESENTATION IN
**NATURAL RESOURCES, CONSTRUCTION
& MAINTENANCE OCCUPATIONS**

DATA HIGHLIGHTS (Cont.)

STRENGTHS | WEAKNESSES

ITEM 4.3 - Attachment B



MENTAL HEALTH

18.6% OF OC WOMEN
REPORTED EVER SERIOUSLY THOUGHT
OF COMMITTING SUICIDE WHICH IS
LESS THAN 2023



**MEMORY LOSS,
ANXIETY, & DEPRESSION**
ARE THE **TOP THREE REPORTED BEHAVIORAL**
HEALTH CONCERNS FOR OC WOMEN 55+

ALTHOUGH TRENDING DOWN IN
THE PAST YEAR, OC GIRLS REPORT HIGHER
**CHRONIC SADNESS &
SUICIDE IDEATION** 
COMPARED TO BOYS

HEALTHCARE



OC & CA WOMEN RECEIVE

EQUAL COVERAGE



1 in 10

OC WOMEN AGES 26-34 ARE
MOST FREQUENTLY UNINSURED

HOUSING & HOUSEHOLDS



THOSE PAYING 35% OR GREATER OF THEIR GROSS INCOME ON THEIR MORTGAGE

32% OF RESIDENTS  **31%** OF RESIDENTS 

11% OF OC HOUSEHOLDS ARE HEADED BY WOMEN AND
40.9% HAVE CHILDREN UNDER 18 YEARS OLD

CHILD & DEPENDENT CARE



74% OF CAREGIVERS
REPORT THEIR

ROLES TO BE DIFFICULT FOLLOWED BY
OVER HALF REPORTING FINANCIAL &
PHYSICAL DIFFICULTIES



\$13,156-\$24,284

IS THE YEARLY AVERAGE CHILDCARE COST
IN OC. THIS EQUATES TO **24% OF AN OC**
WOMAN'S AVERAGE INCOME

VIOLENCE & DOMESTIC ABUSE



4,524 WEAPON-RELATED

DOMESTIC ABUSE CASES IN OC, WHICH
HAS **MORE THAN DOUBLED** SINCE 2015



9%

OF UNHOUSED OC WOMEN
ARE VICTIMS OF DOMESTIC ABUSE
WHICH HAS INCREASED SINCE 2019

KEY FINDINGS



Overall, women and girls in OC fare comparatively well across several key indicators when measured against statewide benchmarks, with notable strengths in employment, earnings, and educational attainment. Still, within OC's high cost of living - where median rent is 20% higher than CA, and 69% higher than the US - financial pressure can deepen existing disparities.

For instance, OC women are:

- More concentrated in lower-wage industries;
- Head households with children at a higher rate (40.9%) than the overall population (30%); and
- Earn 87 cents for every dollar earned by men.

Childcare costs consume nearly one-quarter of the median income for women without additional support, underscoring how even moderate economic pressures can strain working families.

These findings reflect both the unique strengths of women and girls in OC and the real pressures that shape their daily lives. The Commission will continue to use these findings to inform recommendations that advance the well-being of women and girls.



TO VIEW THE FULL REPORT SCAN THE
QR CODE OR VISIT THE FOLLOWING
LINK: [HTTPS://BIT.LY/OCCSWG](https://bit.ly/OCCSWG)

6.1 CITY TREASURER'S REPORT

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City Treasurer's Report

Monthly Financial Snapshot

Financial Assets IN THE BANK as of June 30, 2026

BY FUND

General Fund (Operating) **\$8,166,202**

General Fund (Reserves) **\$4,651,600**

The General Fund is the City of Laguna Woods' primary operating fund and is used to account for the proceeds of revenue sources that are not legally restricted or committed to expenditures for specified purposes. Reserves for paid leave, self-insurance, and general contingencies are also included in the General Fund.

Special Revenue Funds **\$2,600,409**

These funds are used to account for the proceeds of revenue sources that are legally restricted or committed to expenditures for specified purposes. Most of these funds are legally restricted for public street purposes.

Total (All Funds) **\$15,418,211**

BY INVESTMENT TYPE

Cash and Cash Equivalents **\$746,935**
4.85% of portfolio

Pooled Money Investment Accounts **\$8,619,013**
55.90% of portfolio

This includes investments in a state government investment pool and in the California Asset Management Program pool.

Investments - Earning **\$6,052,263**
39.25% of portfolio

This includes certificates of deposit.

Total (All Funds) **\$15,418,211**

Financial Assets HELD IN TRUST FUNDS as of June 30, 2026

California Employers' Pension Prefunding Trust Fund (CEPPT) **\$614,657**

- **New Contributions** **\$0**
- **Gain/(Loss) from Month Prior** **[\$182]**

The CEPPT is used to prefund employee pension obligations.

California Employers' Retiree Benefit Trust Fund (CERBT) **\$168,924**

- **New Contributions** **\$0**
- **Gain/(Loss) from Month Prior** **[\$127]**

The CERBT is used to prefund statutorily required retiree medical benefits.

Notes: The City of Laguna Woods uses a modified accrual basis of accounting, which generally means that revenues are recognized when a transaction occurs, and expenditures are recognized when obligations are created. As such, this monthly financial snapshot reflects only revenue known and expenditures paid for the month referenced as of the date prepared. In some cases, financial statements from financial dealers, depositories, and institutions may not have been received as of the date prepared and, therefore, some revenue and expenditures may not be reflected. Certificates of deposit may also have accrued interest that is not reflected because it is not yet vested. For more information on the specific information included in this monthly financial snapshot, please refer to the full City Treasurer's Report.

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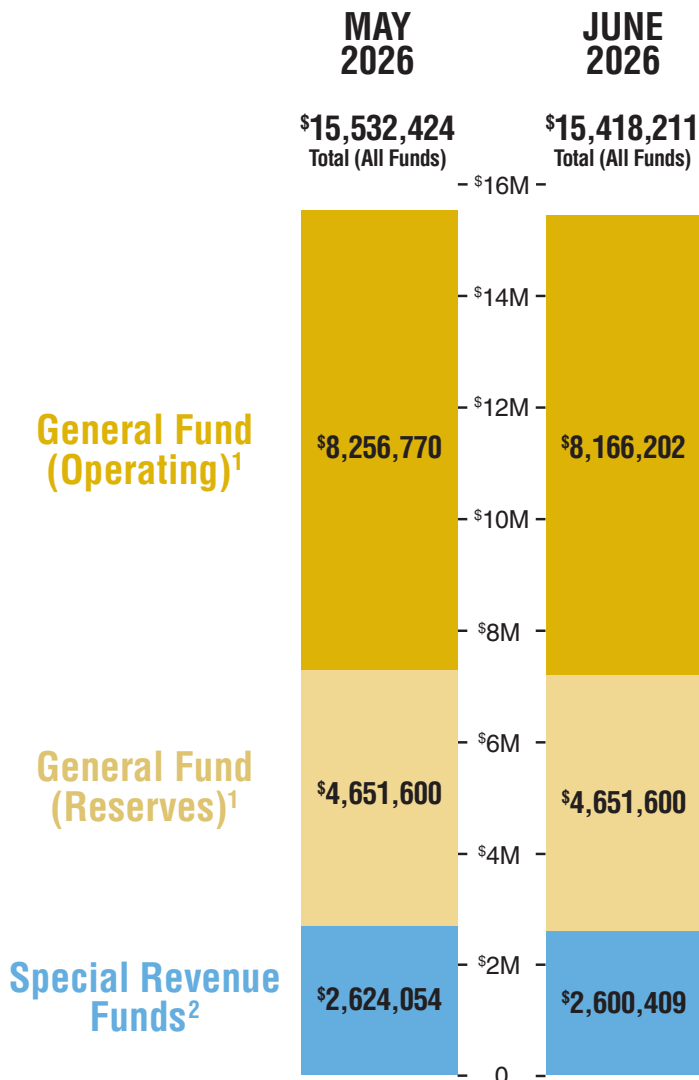
City Treasurer's Report

Monthly Financial Comparison

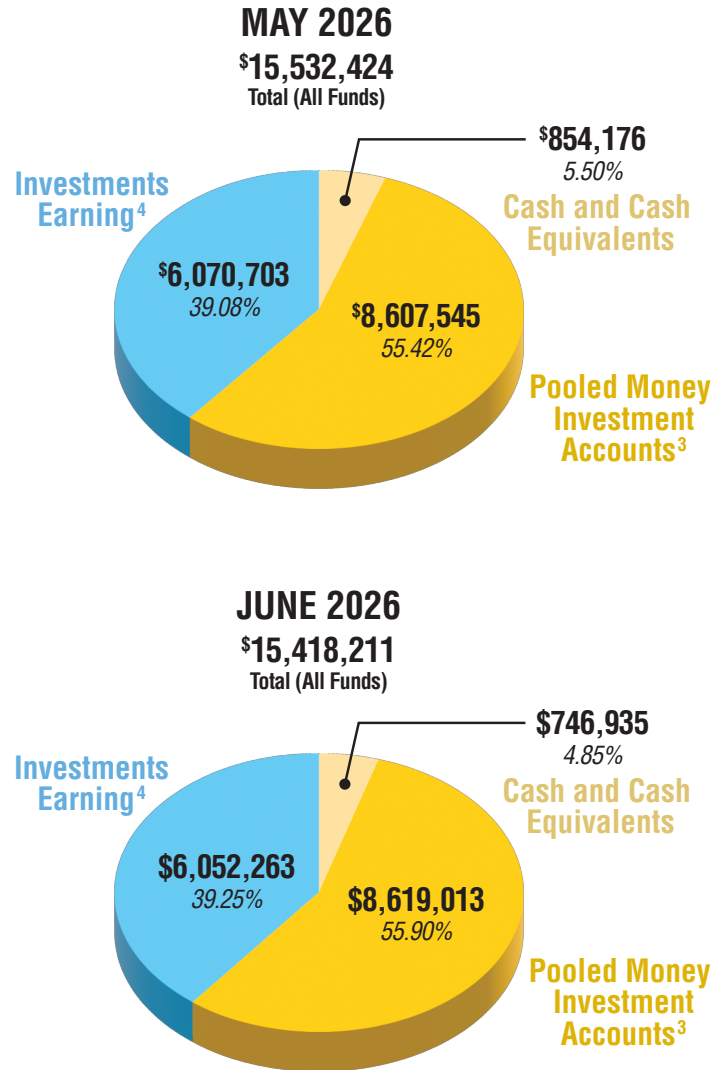
Comparison of Financial Assets IN THE BANK

May 2026 and June 2026

BY FUND



BY INVESTMENT TYPE



¹ General Fund: The General Fund is the City of Laguna Woods' primary operating fund and is used to account for the proceeds of revenue sources that are not legally restricted or committed to expenditures for specified purposes. Reserves for paid leave, self-insurance, and general contingencies are also included in the General Fund.

² Special Revenue Funds: These funds are used to account for the proceeds of revenue sources that are legally restricted or committed to expenditures for specified purposes. Most of these funds are legally restricted for public street purposes.

³ This includes investments in a state government investment pool and in the California Asset Management Program pool.

⁴ This includes certificates of deposit.

Comparison of Financial Assets HELD IN TRUST FUNDS

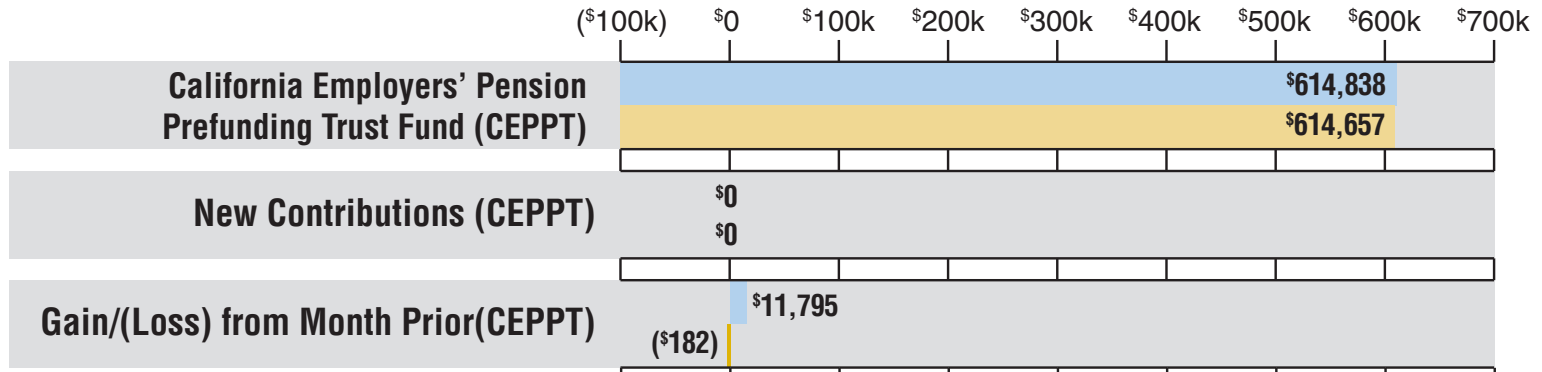
May 2026 and June 2026

May 2026

June 2026

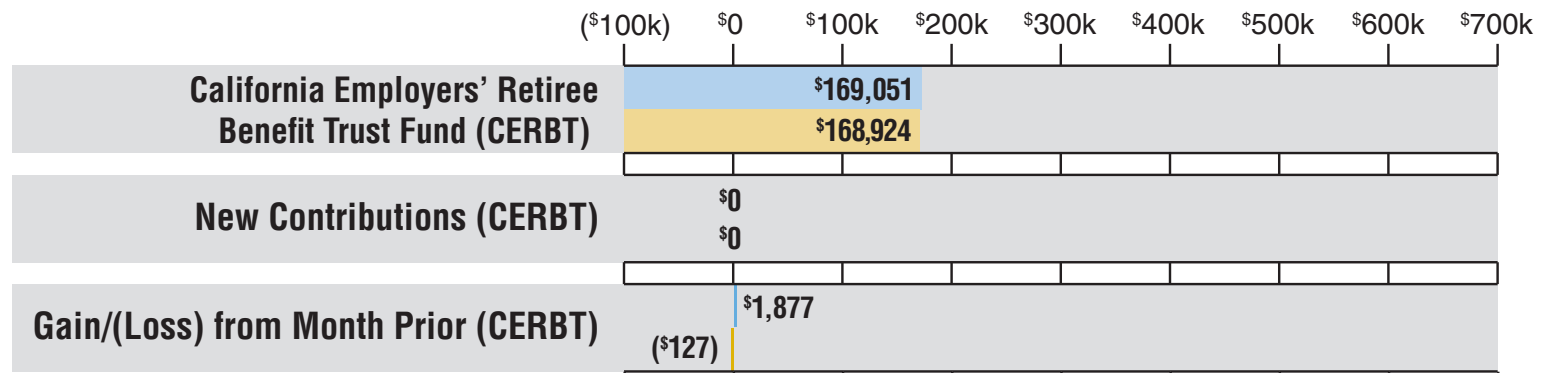
California Employers' Pension Prefunding Trust Fund (CEPPT)

The CEPPT is used to prefund employee pension obligations.



California Employers' Retiree Benefit Trust Fund (CERBT)

The CERBT is used to prefund statutorily required retiree medical benefits.



Notes: The City of Laguna Woods uses a modified accrual basis of accounting, which generally means that revenues are recognized when a transaction occurs, and expenditures are recognized when obligations are created. As such, this monthly financial comparison reflects only revenue known and expenditures paid for the month referenced as of the date prepared. The amounts attributed to the month prior reflect the same amounts included on the monthly financial snapshot for the month prior. In some cases, financial statements from financial dealers, depositories, and institutions may not have been received as of the date prepared and, therefore, some revenue and expenditures may not be reflected. Certificates of deposit may also have accrued interest that is not reflected because it is not yet vested. For more information on the specific information included in this monthly financial comparison, please refer to the full City Treasurer's Report.



City of Laguna Woods

City Treasurer's Report

For the Month Ended June 30, 2026

ITEM 6.1

CASH AND INVESTMENTS

	Beginning Balances As of 05/31/26	Earnings & Receipts	Disbursements	Purchases, Transfers & Other Adjustments	Ending Balances As of 06/30/26	% of Total Cash & Investment Balances	Maximum % Allowed per Investment Policy
Cash and Cash Equivalents							
Analyzed Checking Account (Note 1)	\$ 802,389	\$ 604,097	\$ (719,055)	\$ -	\$ 687,431	4.46%	
Money Market Funds, Multi-Bank Securities (MBS) Account (Note 4)	\$ 22,744	\$ 17,456	\$ (24,141)	\$ -	\$ 16,059	0.10%	
Earned Interest in Transit and Accrued Interest, MBS Account (Note 4)	\$ 24,950	\$ 21,522	\$ (17,456)	\$ -	\$ 29,017	0.19%	
Petty Cash	\$ 575	\$ 125	\$ (54)	\$ -	\$ 646	0.00%	
Laguna Woods Civic Support Fund Checking Account	\$ 3,518	\$ 12,154	\$ (1,891)	\$ -	\$ 13,782	0.09%	
Total Cash and Cash Equivalents	\$ 854,176	\$ 655,354	\$ (762,596)	\$ -	\$ 746,935	4.84%	100.00%
Pooled Money Investment Accounts							
Local Agency Investment Fund (LAIF - fair value) (Notes 2 and 3)	\$ 4,903,905	\$ -	\$ -	\$ -	\$ 4,903,905	31.81%	
California Asset Management Program (CAMP - fair value) (Notes 2 and 3)	\$ 3,703,640	\$ 11,469	\$ -	\$ -	\$ 3,715,108	24.10%	
Total Pooled Money Investment Accounts	\$ 8,607,545	\$ 11,469	\$ -	\$ -	\$ 8,619,013	55.90%	90.00%
Investments - Interest and Income Bearing							
Certificates of Deposit - non-negotiable (fair value) (Note 2)	\$ 6,070,703	\$ -	\$ -	\$ (18,440)	\$ 6,052,263	39.25%	
Total Investments - Interest and Income Bearing	\$ 6,070,703	\$ -	\$ -	\$ (18,440)	\$ 6,052,263	39.25%	90.00%
TOTAL	\$ 15,532,424	\$ 666,823	\$ (762,596)	\$ (18,440)	\$ 15,418,211	100.00%	

Summary of Total Cash, Cash Equivalents, and Investments:

	General Fund	Special Revenue Funds	Totals
Analyzed Checking Account	\$ (1,899,197)	\$ 2,586,627	\$ 687,431
Money Market Funds, MBS Account	\$ 16,059	\$ -	\$ 16,059
Earned Interest in Transit and Accrued Interest, MBS Account	\$ 29,017	\$ -	\$ 29,017
Petty Cash	\$ 646	\$ -	\$ 646
LAIF	\$ 4,903,905	\$ -	\$ 4,903,905
CAMP	\$ 3,715,108	\$ -	\$ 3,715,108
Certificates of Deposit	\$ 6,052,263	\$ -	\$ 6,052,263
Laguna Woods Civic Support Fund Checking Account	\$ -	\$ 13,782	\$ 13,782
Totals	\$ 12,817,802	\$ 2,600,409	\$ 15,418,211

(See **NOTES** on Page 4 of 4)



City of Laguna Woods

City Treasurer's Report

For the Month Ended June 30, 2026

ITEM 6.1

CASH AND INVESTMENTS

CUSIP	Investment #	Issuer	Term	Purchase Date	Settlement Date	Par Value	Market Value	Book Value	Stated Rate (Note 4)	Coupon Type	1st Coupon Date	Rating or Rank (*)	Yield to Maturity 365 Days	Maturity Date
Certificate of Deposits (CDs, Federal Deposit Insurance Corporation [FDIC] Insured)														
15643VAH5	2025-9	CENTRIS FED CR UN	12 months	09/26/25	10/03/25	245,000	244,858	245,000	3.900	Monthly	11/03/25	Green*	3.900	10/05/26
2546733P9	2023-5	CAPITAL ONE NATL ASSN (Note 4)	48 months	03/30/23	04/05/23	245,000	246,286	245,000	4.800	Semi-Annual	10/05/23	Green***	4.800	04/05/27
06051XSZ6	2025-2	BANK OF AMERICA NA	24 months	04/04/25	04/10/25	245,000	244,870	245,000	4.000	Semi-Annual	10/10/25	Green*	4.000	04/12/27
84464PCD7	2025-4	SOUTHPOINT BK	24 months	04/24/25	04/29/25	235,000	234,875	235,000	4.000	Monthly	05/29/25	Green***	4.000	04/29/27
50625LBN2	2022-3	LAFAYETTE FED CR	60 months	05/24/22	06/15/22	245,000	243,013	245,000	3.250	Monthly	07/15/22	Green***	3.250	06/15/27
33715LFS4	2024-7	FIRST TECHNOLOGY FED CR UN	36 months	08/13/24	08/21/24	245,000	244,907	245,000	4.100	Monthly	09/21/24	Green***	4.100	08/21/27
05612LED0	2025-3	BMW BK NORTH AMERICA	30 months	04/04/25	04/11/25	245,000	244,500	245,000	4.000	Semi-Annual	10/11/25	Green***	4.000	10/12/27
14042RUX7	2022-5	CAPITAL ONE NATL ASSN	60 months	10/06/22	10/13/22	245,000	245,936	245,000	4.500	Semi-Annual	04/13/23	Green*	4.500	10/13/27
22282XAB6	2024-1	COVANTAGE CR UN	48 months	01/12/24	01/24/24	245,000	244,463	245,000	4.050	Quarterly	04/24/24	Green***	4.050	01/24/28
90355GCE4	2023-2	UBS BANK USA	60 months	03/07/23	03/08/23	200,000	201,306	200,000	4.600	Monthly	04/08/23	Green*	4.600	03/08/28
919853QJ3	2025-5	VALLEY NATL BK	36 months	05/08/25	05/13/25	245,000	243,976	245,000	4.000	Semi-Annual	11/13/25	Green***	4.000	05/15/28
89854LAD5	2023-8	TTCU FED CR UN	60 months	07/19/23	07/26/23	245,000	248,719	245,000	5.000	Monthly	08/26/23	Green***	5.000	07/26/28
01882MAH5	2023-10	ALLIANT CR UN	60 months	11/07/23	11/15/23	245,000	251,083	245,000	5.350	Monthly	12/15/23	Green***	5.350	11/15/28
61690DMB1	2024-2	MORGAN STANLEY BANK NA	60 months	03/14/24	03/18/24	245,000	245,086	245,000	4.300	Semi-Annual	09/13/24	Green***	4.300	03/13/29
88241TVY3	2025-7	TEXAS EXCHANGE BK	48 months	05/08/25	05/16/25	245,000	243,172	245,000	4.000	Monthly	06/16/25	Green*	4.000	05/23/29
89235MPP0	2024-4	TOYOTA FINL SVGS BK	60 months	06/04/24	06/13/24	245,000	247,411	245,000	4.650	Semi-Annual	12/13/24	Green*	4.650	06/13/29
52171MAN5	2024-8	LEADERS CR UN	60 months	08/13/24	08/30/24	245,000	242,910	245,000	4.000	Monthly	09/30/24	Green***	4.000	08/30/29
02589AGD8	2025-1	AMERICAN EXPRESS NATL BK	60 months	01/23/25	01/29/25	245,000	243,991	245,000	4.200	Semi-Annual	07/29/25	Green***	4.200	01/29/30
05584CXB7	2025-6	BNY MELLON NATL ASSN	60 months	05/08/25	05/14/25	245,000	241,063	245,000	3.900	Semi-Annual	11/14/25	Green***	3.900	05/14/30
58404DXQ9	2025-8	MEDALLION BK	60 months	05/12/25	05/22/25	245,000	242,435	245,000	4.050	Monthly	06/22/25	Green***	4.050	05/22/30
38151PAL5	2025-10	GOLDMAN SACHS BK	60 months	09/30/25	10/08/25	245,000	239,230	245,000	3.750	Semi-Annual	04/08/26	Green*	3.750	10/08/30
61776NE82	2025-11	MORGAN STANLEY PRIVATE BANK	60 months	11/13/25	11/19/25	245,000	239,551	245,000	3.800	Semi-Annual	05/19/25	Green***	3.800	11/19/30
59013LKJ2	2026-1	MERRICK BK	60 months	03/27/26	03/31/26	245,000	241,347	245,000	4.000	Monthly	05/01/26	Green*	4.000	03/31/31
949764WZ3	2026-2	WELLS FARGO BK	60 months	05/21/26	05/29/26	245,000	243,917	245,000	4.250	Monthly	06/29/26	Green*	4.250	05/29/31
15118R5L7	2026-3	CELTIC BK	60 months	06/03/26	06/24/26	245,000	243,356	245,000	4.200	Monthly	07/24/26	Green*	4.250	06/24/31
Accrued Interest - Month End							29,017							
Total CDs						6,070,000	6,081,280	6,070,000						

(*) CDs are ranked using the Veribanc Rating System, a two-part color code and star classification system which tests the present standing and future outlook by reviewing an institution's capital strength, asset quality, management ability, earnings sufficiency, liquidity, and sensitivity to market risk. The table below summarizes the Veribanc color rankings. Veribanc star ratings of one to three, with three being best, are used to help review a possible future trend of an institutions health based on metrics from ten prior quarters. A rating of one, two, or three, are not necessarily an indicator of risk or an undesirable investment. The City reviews other rating systems and issuer financials before choosing any investment.

Veribanc Rating System	
Veribanc Rank	Color Meaning
Green	Highest rating, exceeds qualifications in equity and income tests
Yellow	Merits attention, meets minimal qualifications in equity and income tests
Red	Merits close attention, does not meet minimal qualifications for equity and has incurred significant losses

Government Pooled Money Investment Accounts (PMIA) (Notes 2 and 3)

N/A	N/A	Local Agency Investment Fund (LAIF)	N/A	Various	Various	4,903,968	4,903,905	4,903,968	Note 3	Quarterly	N/A	N/A	N/A	N/A
N/A	N/A	California Asset Management Program (CAMP)	N/A	Various	Various	3,715,108	3,715,108	3,715,108	Note 3	Monthly	N/A	N/A	N/A	N/A
Total PMIA						8,619,076	8,619,013	8,619,076						

(See **NOTES** on Page 4 of 4)



City of Laguna Woods
City Treasurer's Report
For the Month Ended June 30, 2026

ITEM 6.1

CASH AND INVESTMENTS

	Beginning Balances As of 05/31/26	Contributions / (Withdrawals)	Administrative Fees & Investment Expense	Unrealized Gain / (Loss)	Ending Balances As of 06/30/26
Other Post-Employment Benefits (OPEB) Trust					
CalPERS California Employers' Retiree Benefit Trust (CERBT) (Note 2) (CERBT holds all assets and administers the OPEB Trust)	\$ 169,051	\$ -	\$ (10)	\$ (117)	\$ 168,924
Employer Pension Contributions Trust					
CalPERS California Employers' Pension Prefunding Trust (CEPPT) (Note 2) (CEPPT holds all assets and administers the Employer Pension Contributions Trust)	\$ 614,838	\$ -	\$ (115)	\$ (66)	\$ 614,657
Total Other Funds - Held in Trust	<u>\$ 783,890</u>	<u>\$ -</u>	<u>\$ (125)</u>	<u>\$ (183)</u>	<u>\$ 783,581</u>

(See **NOTES** on Page 4 of 4)



City of Laguna Woods
City Treasurer's Report
For the Month Ended June 30, 2026

ITEM 6.1

CASH AND INVESTMENTS

Notes:

Note 1 - Analyzed Checking Account / Monthly activity reported does not reflect June 2026 vendor invoicing processed after the date of this report.

Note 2 - During June 2026, transaction activity in pooled money investment accounts, investment accounts and fiduciary trusts included:

LAIF / The City made no deposits to or withdrawals from the LAIF account. The balance includes an adjustment in the amount of (\$62.68) to reflect the fair market value of the investment at March 31, 2026.

CAMP / The City made no deposits to or withdrawals from the CAMP account. Interest earned and posted in June 2026 was \$11,468.94.

Investments / Upon maturity of the 1st Financial Bank Certificate of Deposit, \$245,000 principal was received. The amount was reinvested to purchase the Celtic Bank Certificate of Deposit for a 60-month term at a 4.200% yield rate. Investments were adjusted in the amount of (\$18,440.15) to report balances at fair market value as of June 30, 2026.

OPEB Trust / The City made no contributions to or withdrawals from the OPEB Trust. The OPEB Trust experienced a net loss of (\$126.66) in June 2026.

Employer Pension Contributions Trust / The City made no contributions to or withdrawals from the CEPPT account. The Trust experienced a net loss of (\$181.58) in June 2026.

Note 3 - Investment earnings on pooled money investment accounts deposited and reported in June 2026 net of related fees were:

Pool	Earnings Post	Prior Period Earnings Deposited	Deposit for Period Ended	Current Month Gross Yield	Current Month / Quarter Earnings Will Post	Notes
LAIF	Quarterly	\$0.00	See Notes	3.816%	July 2026	The average pool interest yield for June 2026 was 3.816% and the City's yield will be slightly lower based on allocation ratios and administrative fees to be deducted.
CAMP	Monthly	\$11,468.94	June 30, 2026	3.770%	July 2026	The monthly distribution yield for June 2026 was 3.770%. Earnings are paid on a monthly basis.

Note 4 - CDs / The stated earnings rate for CDs is a fixed rate for the full term. The City earned interest of \$17,455.55 and transferred out \$24,140.60 in Money Market Funds balances to the City's checking account in June 2026. Money Market Funds to be invested or paid out are classified separately on page 1 of 4. The Money Market Funds 30-day yield at June 30, 2026 was 2.68%. The City's portfolio also has \$29,017.06 in accrued interest, not yet vested.

The Capital One Certificate of Deposit with CUSIP #2546733P9 was originally purchased from Discover Bank, however, in Fiscal Year 2024-25 both companies merged. This CD will remain fully insured by the FDIC, separately from other Capital One CD investments.

City Treasurer's Certification

I, Elizabeth Torres, City Treasurer, do hereby certify:

- That all investment actions executed since the last report have been made in full compliance with the City's Investment of Financial Assets Policy; and
- That the City is able to meet all cash flow needs which might reasonably be anticipated for the next 12 months.

 Digitally signed by
Elizabeth Torres
Date: 2026.07.09
20:00:46 -07'00'

Elizabeth Torres, City Treasurer

7.0 CONSENT CALENDAR SUMMARY

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: Consent Calendar Summary

Recommendation

Approve all proposed actions on the July 15, 2026 Consent Calendar by single motion and City Council action.

Background

All items appearing on the consent calendar are considered by the City Manager to be routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the City Council or City staff requests that specific items be removed from the consent calendar for separate discussion and consideration of action.

Members of the public may address the City Council on any item appearing on the consent calendar at the time the item is considered, regardless of whether or not the item has been removed from the consent calendar.

Items that are removed from the consent calendar will be considered after the items remaining on the consent calendar.

Summary

The July 15, 2026 Consent Calendar contains the following items:

7.1 City Council Minutes

Approval of the City Council meeting minutes for the regular meeting on June 17, 2026.

7.2 Payment Register

Approval of the payment register dated July 15, 2026 in the amount of \$718,983.77. A list of payments is included in the agenda packet; detailed information about individual payments is available at or from City Hall.

7.3 City Fleet Vehicles

1. Adoption of a resolution amending and adopting the Fiscal Years 2026-27 Budget for Fiscal Year 2026-27 commencing July 1, 2026 and ending June 30, 2027, increasing Mobile Source Reduction Fund appropriations for the purchase of two new zero emission vehicles;
2. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waiver of the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for the purchase of two new 2027 Chevrolet Bolt EV vehicles; and
3. Authorization for the City Manager to execute purchase agreements and other documentation to purchase two new 2027 Chevrolet Bolt EV vehicles for the City's fleet in an amount not to exceed \$60,000.

The recommended actions would allow the City to purchase two new fleet vehicles using presently unassigned Mobile Source Reduction Fund monies. For the first three years of operation, electric vehicle charging costs would be paid using Mobile Source Reduction Fund monies, as allowed by the Assembly Bill 2766 (1991) Subvention Program.

The use of fleet vehicles is subject to change based on needs; however, staff anticipates that the Public Works Administrator and Animal Outreach Officer would be the primary drivers of the new vehicles. Fleet vehicles are pooled for staff use, rather than individually assigned.

The proposed resolution is included as Attachment A. A rendering of the graphics and light bar that would be applied to the vehicles after purchase is included as Attachment B. Vehicle outfitting costs would be funded within the existing Fiscal Year 2026-27 General Plan budget.

7.4 Purchase Authorization

Authorization of expenditures from the existing Information Technology & Cyber Security Account budget to purchase 25 new computers and 25 new docking stations for the new computers in the amount of \$51,625.11, plus any additional tax, using the Dell NASPO Computer Equipment PA – California cooperative purchasing agreement. The purchase authorization is for the equipment specified in Attachment A and is proposed as part of the planned replacement and upgrade of computer workstations. Sufficient funds for the purchase are included in the Fiscal Years 2025-27 General Fund budget. Laguna Woods Municipal Code Section 3.06.090 authorizes the use of cooperative purchasing agreements.

7.5 Traffic Signal, Street Light, and City Hall Lighting Maintenance Services

Ratification of the City Manager's execution of an assignment and assumption consent agreement with Bear Electrical Solutions, LLC, related to their existing agreement with the City for traffic signal, street light, and City Hall lighting maintenance services. The proposed agreement memorializes a change in the legal status of Bear Electrical Solutions, the City's traffic signal, street light, and City Hall lighting maintenance services contractor. Bear Electrical Solutions was structured as a corporation when the original agreement was entered into in July 2023 and subsequently converted to a limited liability company ("LLC").

7.6 Urban County Community Development Block Grant and Other Programs Cooperation Agreement

Approval of amendment seven to the cooperation agreement with the County of Orange related to participation in the Urban County Community Development Block Grant (CDBG) program and other United States Department of Housing and Urban Development programs, and authorization for the City Manager to execute the amendment, subject to approval as to form by the City Attorney. The proposed amendment would provide for the City's continued participation in the Urban County CDBG Program, which is administered by the County of Orange. Exhibit A, which includes the original agreement and subsequent six amendments thereto, is available for review at or from City Hall.

7.7 City Council Travel Reimbursement

1. Authorization of expenditures from the existing City Council Department budget to reimburse Mayor McCary for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200;
2. Authorization of expenditures from the existing City Council Department budget to reimburse Councilmember Moore for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200; and
3. Authorization of expenditures from the existing City Council Department budget to reimburse Mayor Pro Tem Lee for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200.

An agenda report is included with additional information.

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7.1 CITY COUNCIL MINUTES

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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**CITY OF LAGUNA WOODS CALIFORNIA
CITY COUNCIL MINUTES
REGULAR MEETING
June 17, 2026
2:00 P.M.
Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, California 92637**

I. CALL TO ORDER

Mayor McCary called the Regular Meeting of the City Council of the City of Laguna Woods to order at 2:00 p.m.

II. ROLL CALL

COUNCILMEMBER: PRESENT: Conners, Horne, Moore, McCary
 ABSENT: Lee

All councilmembers participated in-person at the meeting location.

STAFF PRESENT: City Manager Macon, City Attorney Patterson, Administrative
 Services Director/City Treasurer Torres, Planning &
 Environmental Services Director Cook

All staff participated in-person at the meeting location.

III. PLEDGE OF ALLEGIANCE

Dennis Cafferty, General Manager, El Toro Water District, led the pledge of allegiance.

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Elder Abuse Awareness Month – June 2026

Planning & Environmental Services Director Cook read the proclamation.

Moved by Councilmember Moore, seconded by Councilmember Conners, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to approve and present the proclamation.

4.2 Gun Violence Awareness Month – June 2026

Planning & Environmental Services Director Cook read the proclamation.

Councilmembers made comments.

Ryan Anderson, Captain, Orange County Sheriff's Department, made comments.

Moved by Councilmember Moore, seconded by Councilmember Conners, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to approve and present the proclamation.

- 4.3 2026 Women & Girls of Orange County Report – Rima Nashashibi, Orange County Commission on the Status of Women and Girls

Mayor McCary noted that this item has been moved to the July meeting.

Mayor McCary asked to move Item 10.2 next on the agenda. There were no objections.

X. CITY COUNCIL REPORTS AND COMMENTS

10.2 Orange County Fire Authority

Councilmember Horne made a report.

Mayor McCary made comments.

Reid Gibson, Division Chief, Orange County Fire Authority, made comments.

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

City Manager Macon reviewed public comment procedures and commented on recent coyote issues.

Susan Singleton, resident, thanked the Orange County Sheriff's Department and Orange County Fire Authority for their services. Ms. Singleton also commented on a coyote bite she received during a coyote attack on her dog.

City Manager Macon briefly responded to Ms. Singleton's comments.

Marie Collins, resident, read a letter from Linda Griffith, resident, regarding coyote issues. Ms. Collins also commented on the need for state legislative intervention on coyote issues.

Sue Quam, resident, requested that Item 7.3 be removed from the agenda and that the City reevaluate the proposed agreement with the City of Laguna Beach for animal control and shelter services.

City Manager Macon briefly responded to Ms. Quam's comments.

Marjorie Moe, resident, commented on coyote issues, including a recent coyote attack.

Carol Adney, resident, commented on coyote issues.

Robyn Rose, resident, expressed concerns regarding Laguna Beach Animal Services.

Dora Mendoza, resident, commented on coyote issues.

Leslie Lewis, resident, asked about bird feeders and bird baths as related to coyote issues.

City Manager Macon briefly responded to Ms. Lewis' comments.

Willie Nuesse, resident, commented on coyote issues.

Stan Caragoza, resident, expressed concerns regarding Laguna Beach Animal Services and requested monthly data.

Ryan Anderson, Captain, Orange County Sheriff's Department, briefly responded to public comments.

Pat Micone, resident, asked about wildlife feeding and associated penalties.

City Manager Macon briefly responded to Ms. Micone's comments.

Councilmember Moore briefly responded to public comments and asked that staff post information on Senator Blakespear's wildlife coexistence legislation on the City's website.

City Manager Macon made comments.

Mayor Pro Tem Horne and Mayor McCary briefly responded to public comments.

Mayor McCary called for a brief recess at 3:16 p.m.

The meeting was called back to order at 3:24 p.m.

Vicki Johnson, resident, suggested a city newsletter and/or an article in the *Laguna Woods Globe* to provide information to residents, asked about the goals of the General Fund and cannabis business tax revenue, expressed support for term limits for the City Council, and inquired about the use of Flock cameras and drones.

City Manager Macon briefly responded to Ms. Johnson's comments.

Debra Morse, Alzheimer's Orange County, commented on coyote issues, Alzheimer's Orange County, and Aging Angels Life Care.

Mary Ribando, President, Laguna Woods Democratic Club, presented a contribution from the Democratic Club to the City for the USA 250 Plaza Clock.

Pat Micone, President, Republican Club of Laguna Woods, presented a contribution from the Republican Club to the City for the USA 250 Plaza Clock.

Dennis Cafferty, General Manager, El Toro Water District, presented a contribution from the El Toro Water District to the City for the USA 250 Plaza Clock.

Mayor McCary called for a brief recess at 3:43 p.m.

The meeting was called back to order at 3:44 p.m.

VI. CITY TREASURER'S REPORT

6.1 City Treasurer Report

Administrative Services Director/City Treasurer Torres made a presentation.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to receive and file the City Treasurer's Report for the month of May 2026.

VII. CONSENT CALENDAR

Moved by Councilmember Moore, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to approve Consent Calendar items 7.1-7.11.

7.1 City Council Minutes

Approved the City Council meeting minutes for the regular meeting on May 20, 2026.

7.2 Payment Register

Approved the payment register dated June 17, 2026, in the amount of \$932,304.65.

7.3 Animal Control and Shelter Services

Approved an agreement with the City of Laguna Beach for animal control and services and authorized the Mayor to execute the agreement, subject to approval as to form by the City Attorney.

7.4 Geographic Information System Services

1. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waived the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for an agreement with Psomas for geographic information system services; and
2. Approved an agreement with Psomas for geographic information system services and authorized the City Manager to execute the agreement, subject to approval as to form by the City Attorney.

7.5 Hazardous Waste Handling Services

1. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waived the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for an extension of the agreement with WM Curbside, LLC for hazardous waste handling services; and
2. Approved an extension of the agreement with WM Curbside, LLC for hazardous waste handling services and authorized the City Manager to execute the extension, subject to approval as to form by the City Attorney.

7.6 Information Technology Services

1. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waived the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for an extension of the agreement with Practical Data Solutions for information technology services; and
2. Approved an extension of the agreement with Practical Data Solutions for information technology services and authorized the City Manager to execute the extension, subject to approval as to form by the City Attorney.

7.7 Video Recording and Production Services

1. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waived the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for an agreement with Tripepi, Smith & Associates, Inc. for video recording and production services; and
2. Approved an agreement with Tripepi, Smith & Associates, Inc. for video recording and production services and authorized the City Manager to execute the agreement, subject to approval as to form by the City Attorney.

7.8 Water Quality (Stormwater) Services

Approved an extension and amendment of the agreement with John L. Hunter and Associates, Inc. for water quality (stormwater) services and authorized the City Manager to execute the extension and amendment, subject to approval as to form by the City Attorney.

7.9 Pedestrian Accessibility Improvement Project: Phase 10

1. Approved two grants of easement (temporary construction easements) with Raintree Realty LLC for certain real property located in the city of Laguna Woods, more particularly described as Assessor's Parcel Number (APN) 621-121-26, to enable the City to complete the Pedestrian Accessibility Improvement Project: Phase 10, and authorized the Mayor to execute the grants of easement and accept the grants of easement on behalf of the City, subject to approval of the grants of easement as to form by the City Attorney; and

2. Adopted a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING AND ADOPTING THE FISCAL YEARS 2025-27 BUDGET AND WORK PLAN FOR FISCAL YEAR 2025-26 COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, INCREASING GENERAL FUND AND CAPITAL PROJECTS FUND APPROPRIATIONS FOR THE “PEDESTRIAN ACCESSIBILITY IMPROVEMENT PROJECT: PHASE 10”

7.10 Rejection of Claim Against the City

Rejected the following claim against the City:

Claimant: Shiva Pourazima

Date of Loss: 11/30/2025

Claim Filing Date: 04/27/2026

City File Number: CJP-3056571-ASG

7.11 Collection of Special Taxes, Fees, Charges, and Assessments

Approved an agreement for collection of special taxes, fees, charges, and assessments with the County of Orange – providing for the County of Orange to collect special taxes, fees, charges and assessments for the City at the same time and in the same manner as County of Orange taxes are collected – and authorized the Mayor or City Manager to execute the agreement, subject to approval as to form by the City Attorney.

VIII. PUBLIC HEARINGS

8.1 Sign Program SP-2026-0001, a request by Donco & Sons, Inc. for approval of a sign program to allow for various signage at 24362 El Toro Road, Laguna Woods, CA 92637

City Manager Macon made a presentation.

Mayor McCary opened the public hearing.

Vicki Johnson, resident, asked about the status of the gas station.

A representative of the applicant briefly responded to Ms. Johnson’s comments.

With no other requests to speak, the public hearing was closed.

Councilmembers made comments.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING SIGN PROGRAM SP-2026-0001 TO ALLOW FOR VARIOUS SIGNAGE AT 24362 EL TORO ROAD, LAGUNA WOODS, CA 92637, AND DETERMINING AND CERTIFYING THAT THE RESOLUTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

8.2 Collection of Costs Incurred by the City in the Abatement of Public Nuisance Conditions at 24351 Moulton Parkway, Laguna Woods, CA 92637

City Manager Macon made a presentation and noted a correction of a typographical error in the title of the proposed resolution (“922637” should be “92637”).

Mayor McCary opened the public hearing.

City Manager Macon noted that the property owner was not in attendance at the meeting.

With no requests to speak, the public hearing was closed.

A member of the public asked for clarification regarding the location.

City Manager Macon briefly responded to the public comments.

Moved by Councilmember Moore, seconded by Councilmember Conners, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING THE COLLECTION OF COSTS INCURRED BY THE CITY IN THE ABATEMENT OF PUBLIC NUISANCE CONDITIONS AT 24351 MOULTON PARKWAY, LAGUNA WOODS, CA 92637 (“PROPERTY”) BY MAKING THE AMOUNT OF THE UNPAID COSTS A LIEN ON THE PROPERTY AND DIRECTING THE CITY MANAGER TO CAUSE A NOTICE OF THE LIEN TO BE RECORDED IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 54988 ET SEQ. AND EXECUTE ANY ADDITIONAL ACTIONS NECESSARY TO CAUSE THE COLLECTION OF THE LIEN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 38773.1 AND 38773.5, AND DETERMINING AND CERTIFYING THAT THE LIEN AND THE COLLECTION OF THE LIEN ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

as amended with the correct zip code.

8.3 Status of Vacancies and Recruitment and Retention Efforts

City Manager Macon made a presentation.

Mayor McCary opened the public hearing.

With no requests to speak, the public hearing was closed.

The City Council was presented with the status of vacancies and recruitment and retention efforts, as required by California Government Code Section 3502.3. Staff also identified potential obstacles in the hiring process.

IX. CITY COUNCIL BUSINESS

9.1 Accessory Dwelling Units Ordinance

City Manager Macon made a presentation.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to approve the second reading and adopt an ordinance – read by title with further reading waived – titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING SECTIONS 13.06.010 AND 13.26.230 OF THE LAGUNA WOODS MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS; AND DETERMINING AND CERTIFYING THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

9.2 City Hall Refurbishment and Safety Project: Phase 5

City Manager Macon made a presentation and recommended that recommendations #3 and #5 be revised to read:

“3. Award a contract agreement to MLC Constructors, Inc. for the construction of the City Hall Refurbishment and Safety Project: Phase 5, in the amount of \$1,433,931.00, plus authorized change orders not to exceed 10% (\$143,393.10) of the base amount; and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney;”

“5. Approve an agreement with Safe and Sound Security, Inc. for the purchase and installation of access control devices, surveillance cameras, and related equipment, supplies, and licensing for the City Hall Refurbishment and Safety Project: Phase 5, in the amount not to exceed \$171,736.15, including authorized amendments; and authorize the City Manager to execute the agreement and approve amendments, subject to approval of the agreement as to form by the City Attorney.”

Following comments from Councilmember Moore, the City Manager withdrew the recommended revisions to recommendation #3.

Kathryn Freshley, resident, asked if the City has worked with the proposed contractor before.

Vicki Johnson, resident, asked about the total costs of all five phases of the City Hall Refurbishment and Safety Project and about the likelihood of future phases.

City Manager Macon briefly responded to public comments.

Councilmembers discussed the item and staff responded to questions.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to:

1. Approve the City Hall Refurbishment and Safety Project: Phase 5 plans and specifications as prepared by the project architect and other licensed and technical professionals;
2. Approve a notice of exemption for the City Hall Refurbishment and Safety Project: Phase 5 finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorize the City Manager to cause the notice of exemption to be filed pursuant to applicable law;
3. Award a contract agreement to MLC Constructors, Inc. for the construction of the City Hall Refurbishment and Safety Project: Phase 5, in the amount of \$1,433,931.00, plus authorized change orders not to exceed 15% (\$215,089.65) of the base amount; and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney;
4. As permitted by Laguna Woods Municipal Code Section 3.06.100(b) –and noting that the purchase of security and safety alarms and monitors, and the procurement of related services, are exempt from the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.100(d)(4) – waive the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.040 for an agreement with Safe and Sound Security, Inc. for the purchase and installation of access control devices, surveillance cameras, and related equipment, supplies, and licensing for the City Hall Refurbishment and Safety Project: Phase 5; and
5. Approve an agreement with Safe and Sound Security, Inc. for the purchase and installation of access control devices, surveillance cameras, and related equipment, supplies, and licensing for the City Hall Refurbishment and Safety Project: Phase 5, in an amount not to exceed \$171,736.15, including authorized amendments; and authorize the City Manager to execute the agreement and approve amendments, subject to approval of the agreement as to form by the City Attorney.

Councilmember Moore made comments.

9.3 Fiscal Years 2025-27 Budget and Work Plan & Fiscal Years 2025-36 Capital

Improvement Program

City Manager Macon made a presentation.

Vicki Johnson, resident, suggested the City consider funding an Assistant City Manager position.

Sue Quam, resident, spoke in support of the proposed Animal Outreach Officer position and funding the Assistant to the City Manager position. Ms. Quam also expressed concerns with the agreement with the City of Laguna Beach for animal control and shelter services.

Councilmembers discussed the item and staff responded to questions.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to:

1. Adopt an updated Chapter 2.0 (City Organization) of the Fiscal Years 2025-27 Budget & Work Plan reflecting changes in authorized City employee positions and reporting relationships;
2. Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING THE AUTHORIZED CITY EMPLOYEE POSITIONS FOR FISCAL YEAR 2025-26 COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

AND

3. Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING AND ADOPTING THE FISCAL YEARS 2025-27 BUDGET AND WORK PLAN FOR FISCAL YEAR 2025-26 COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, INCREASING GENERAL FUND APPROPRIATIONS FOR THE INFORMATION TECHNOLOGY AND CYBER SECURITY ACCOUNT AND TO MEET THE MINIMUM LEVEL OF EXPENDITURES REQUIRED BY THE MEASURE M2 MAINTENANCE OF EFFORT REQUIREMENT

AND

4. Receive and file an updated General Fund Expenditures Detail table reflecting changes

to individual budget line items for Fiscal Year 2026-27 commencing July 1, 2026 and ending June 30, 2027;

5. Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING THE ANNUAL APPROPRIATIONS LIMIT (GANN LIMIT) FOR FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, IN ACCORDANCE WITH ARTICLE XIII B OF THE CALIFORNIA STATE CONSTITUTION

AND

6. Determine and certify that the aforementioned actions are exempt from the California Environmental Quality Act.

9.4 Employee Positions, Compensation, and Benefits

City Manager Macon made a presentation.

A member of the public noted that the proposed enhanced coyote hazing stipend seems low.

City Manager Macon briefly responded to public comments.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to:

1. Approve a job classification for the following City employee position: Animal Outreach Officer; and
2. Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, REPEALING RESOLUTION NO. 26-09, AND ESTABLISHING AND MODIFYING A COMPENSATION SCHEDULE AND BENEFITS FOR CITY EMPLOYEES, INCLUDING THE CITY MANAGER AND OTHER LOCAL AGENCY EXECUTIVES AS DEFINED IN CALIFORNIA GOVERNMENT CODE SECTION 3511.1

9.5 Constituent Services Platform

City Manager Macon made a presentation.

Mickie, resident, asked if this item is related to Item 9.3.

City Manager Macon briefly responded to public comments.

Councilmembers made comments.

Moved by Councilmember Conners, seconded by Councilmember Horne, and carried on a 4-0 vote with Mayor Pro Tem Lee absent, to:

1. As permitted by Laguna Woods Municipal Code Section 3.06.100(b), waive the competitive bidding requirements set forth in Laguna Woods Municipal Code Section 3.06.080(c) for a statement of work (agreement) with General Networks Corporation for the development and implementation of a constituent services platform using various Microsoft software and services; and
2. Approve a statement of work (agreement) with General Networks Corporation for the development and implementation of a constituent services platform using various Microsoft software and services and authorize the City Manager to execute the statement of work (agreement), subject to approval as to form by the City Attorney.

X. CITY COUNCIL REPORTS AND COMMENTS

10.1 Coastal Greenbelt Authority

No report

10.3 Orange County Library Advisory Board

Councilmember Moore provided a report.

Councilmember Conners made comments.

10.4 Orange County Mosquito and Vector Control District

No report

10.5 San Joaquin Hills Transportation Corridor Agency

Councilmember Conners stated that there was no meeting in June.

10.6 South Orange County Watershed Management Area

No report

10.7 Other Comments and Reports

- League of California Cities (Cal Cities) Orange County Division Quarterly Division Meeting, June 11, 2026 – Mayor McCary

Mayor McCary provided a report.

- League of California Cities (Cal Cities) California Senate Bill 827: Fundamentals of Municipal Finances and Financial Management Training, May 29, 2026 – Mayor McCary, Councilmember Horne, and Councilmember Moore

Mayor McCary, Councilmember Horne, and Councilmember Moore provided a report.

- League of California Cities (Cal Cities) California Senate Bill 827: Fundamentals of Municipal Finances and Financial Management Training, June 9, 2026 – Councilmember Conners

Councilmember Conners provided a report.

XI. CLOSED SESSION – None

XII. CLOSED SESSION REPORT – None

XIII. ADJOURNMENT

The meeting was adjourned at 5:16 p.m. The next regular meeting will be at 2:00 p.m. on Wednesday, July 15, 2026, at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

YOLIE TRIPPY, CMC, City Clerk

Approved: July 15, 2026

ANNIE MCCARY, Mayor

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7.2 PAYMENT REGISTER

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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CITY OF LAGUNA WOODS

PAYMENT REGISTER

July 15, 2025

ITEM 7.2

This Report Covers the Period 6/01/2026 through 6/30/2026

Date	Vendor Name	Description	Amount
Debit	<i>Automatic Bank Debits:</i>		
Debit 06/01/2026	DELTA DENTAL OF CALIFORNIA	Employee Benefit Program / June 2026	1,020.43
Debit 06/02/2026	GLOBAL PAYMENTS / OPEN EDGE	Credit Card Processing Fees / May 2026	1,375.75
Debit 06/04/2026	NAVIA BENEFIT SOLUTIONS, INC.	Employee Benefit Program / May & June 2026	253.50
Debit 06/04/2026	ADP WAGE PAY	Payroll Transfer / Pay Period Ended 05/29/26	44,342.23
Debit 06/04/2026	ADP TAX	Payroll Taxes / Pay Period Ended 05/29/26	21,282.20
Debit 06/05/2026	MISSION SQUARE RETIREMENT	Employee Benefit Program / Pay Period Ended 05/29/26	4,743.52
Debit 06/05/2026	CALPERS - HEALTH	Employee Benefit Program / June 2026	23,961.12
Debit 06/08/2026	NAVIA BENEFIT SOLUTIONS, INC.	125 Cafeteria Plan Administration / May 2026	500.00
Debit 06/11/2026	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 05/15/26	7,404.55
Debit 06/11/2026	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 05/15/26	4,603.30
Debit 06/12/2026	ADP PAYROLL SERVICES	Payroll Processing Fees / May 2026	907.37
Debit 06/12/2026	U.S. BANK	Bank Service Charges / May 2026	65.71
Debit 06/15/2026	AIRESPRING INC.	City Hall Internet Service / June 2026	597.19
Debit 06/18/2026	ADP WAGE PAY	Payroll Transfer / Pay Period Ended 06/12/26	43,168.51
Debit 06/18/2026	ADP TAX	Payroll Taxes / Pay Period Ended 06/12/26	20,999.18
Debit 06/18/2026	NAVIA BENEFIT SOLUTIONS, INC.	Employee Benefit Program / June 2026	289.95
Debit 06/22/2026	ADP PAYROLL SERVICES	Payroll Processing Fees / May 2026	106.00
Debit 06/22/2026	MISSION SQUARE RETIREMENT	Employee Benefit Program / Pay Period Ended 06/12/26	3,218.52
Debit 06/25/2026	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 05/29/26	7,661.65
Debit 06/25/2026	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 05/29/26	4,281.81
Debit 06/25/2026	NAVIA BENEFIT SOLUTIONS, INC.	Employee Benefit Program / June 2026	397.20
Check Number	<i>Checks:</i>		
9439 06/05/2026	ACCESS SYSTEMS, INC.	ProofPoint Subscription / April - June 2023 & October - December 2024 & October - December 2025	649.85
9440 06/05/2026	AT&T	Telephone / 458-3487 / May 2026	63.32
9441 06/05/2026	CAPTIONING UNLIMITED	Closed Captioning / May 2026	300.00
9442 06/05/2026	EL TORO WATER DISTRICT	Water Service / April 2026	5,890.08
9443 06/05/2026	EVERON, LLC	City Hall Maintenance	725.00
9444 06/05/2026	LSA ASSOCIATES, INC.	Planning Services / April 2026	13,250.87
9445 06/05/2026	MILLSTEN ENTERPRISES, INC.	Woods End Wilderness Preserve Trail Drainage & Improvement Project	5,840.69
9446 06/05/2026	PARK CONSULTING GROUP, INC	Software Consulting Services / April 2026	662.50
9447 06/05/2026	PSOMAS	GIS Services / March 2026	1,179.00
9448 06/05/2026	SOUTH COAST IT	IT Consulting Services / May 2026	183.70
9449 06/05/2026	SOUTHERN CALIFORNIA EDISON	Street Lighting - Residential / April 2026	2,608.15
9450 06/05/2026	STAPLES	Office & Janitorial Supplies / April & May 2026	685.53
9451 06/05/2026	SWEEPING CORPORATION OF AMERICA	Street Sweeping Services / May 2026	3,480.00
9452 06/05/2026	TONY'S LOCKSMITH & SAFE SERV.	Locksmith Services	270.00
9453 06/05/2026	TRIPEPI, SMITH AND ASSOCIATES, INC.	Broadcasting Services / May 2026	549.89
9454 06/05/2026	UNITED STORM WATER, INC.	Catch Basin Cleaning / April 2026	7,832.00
9455 06/11/2026	APRIL BAUMGARTEN	Educational Assistance Program Reimbursement / Calendar Year 2026	1,501.38
9456 06/11/2026	AT&T	White Pages / June 2026	4.33
9457 06/11/2026	BEAR ELECTRICAL SOLUTIONS, INC.	Traffic Signal Maintenance / April 2026	5,792.50
9458 06/11/2026	BRIGHTVIEW LANDSCAPE SERVICES, INC.	Landscape Maintenance / May 2026	17,492.73
9459 06/11/2026	CITY OF LAGUNA BEACH	Animal Control & Shelter Services / June 2026	10,366.00

CITY OF LAGUNA WOODS

PAYMENT REGISTER

ITEM 7.2

July 15, 2025

This Report Covers the Period 6/01/2026 through 6/30/2026

	Date	Vendor Name	Description	Amount
9460	06/11/2026	COUNTY OF ORANGE	Automated Fingerprint ID System / May 2026	514.00
9461	06/11/2026	COYOTE WILDLIFE AND PEST SOLUTIONS, INC.	Animal Abatement Services / May 2026	3,000.00
9462	06/11/2026	DELL MARKETING L.P.	Computer Purchase	2,280.04
9463	06/11/2026	EPIC IO TECHNOLOGIES, INC.	City Hall Internet Service / June 2026	201.45
9464	06/11/2026	FLEXBOOKER	Annual Subscription / September 2024-2025	948.00
9465	06/11/2026	GEOSYNTEC CONSULTANTS, INC.	Trash Provisions Support Services / April - May 2026	5,668.40
9466	06/11/2026	GRAYMAR ENVIRONMENTAL SERVICES, LLC	Public Safety Incident Clean Up	411.05
9467	06/11/2026	HARDY & HARPER, INC.	ADA Pedestrian Accessibility Improvement Project: Phase 9B	29,425.98
9468	06/11/2026	INTERPRETING SERVICES INTERNATIONAL, LLC	Translation Services	435.00
9469	06/11/2026	IRWIN B BORNSTEIN, CPA	Financial Consulting Services / May 2026	742.50
9470	06/11/2026	ITERIS, INC.	Traffic Engineering / May 2026	7,528.92
9471	06/11/2026	JOHN L. HUNTER & ASSOCIATES, INC.	Water Quality Services / March - April 2026	1,145.00
9472	06/11/2026	JULIE KROPA	Educational Assistance Program Reimbursement / Calendar Year 2026	323.89
9473	06/11/2026	KARDENT	City Hall Refurbishment & Safety Project: Phase 5	272.53
9474	06/11/2026	KONE INC.	City Hall Elevator Maintenance / June 2026	239.86
9475	06/11/2026	MINUTEMAN PRESS, INC.	Printing Services	760.70
9476	06/11/2026	OCEAN BLUE ENVIRONMENTAL SERVICES, INC.	Public Safety Incident Clean Up	963.50
9477	06/11/2026	ON POINT LAND SURVEYING, INC.	Survey Document Preparation	1,350.00
9478	06/11/2026	ORKIN	City Hall Maintenance / May 2026	134.00
9479	06/11/2026	PARK CONSULTING GROUP, INC.	Software Consulting Services / May 2026	3,640.00
9480	06/11/2026	PETTY CASH	Replenish Petty Cash / May 2026	-
9481	06/11/2026	PRACTICAL DATA SOLUTIONS	IT Support Services / May 2026	8,485.08
9482	06/11/2026	PV MAINTENANCE INC.	Street, City Hall & Park Maintenance / April - May 2026	29,639.81
9483	06/11/2026	RINGCENTRAL, INC.	Telephone Services / May - June 2026	1,792.30
9484	06/11/2026	SMITH ARCHITECTS	Architectural Services / May 2026	1,500.00
9485	06/11/2026	SOUTHERN CALIFORNIA EDISON	Electric Service / April - May 2026	8,612.39
9486	06/11/2026	SOUTHERN CALIFORNIA GAS COMPANY	Gas Service - City Hall / May 2026	18.25
9487	06/11/2026	SOUTHERN CALIFORNIA NEWS GROUP	Public Notices / May 2026	1,180.97
9488	06/11/2026	VERIZON COMMUNICATIONS, INC.	Fleet Software / May 2026	199.63
9489	06/11/2026	WEST COAST ARBORISTS, INC.	Tree Pruning Services / May 2026	13,289.00
9490	06/18/2026	ALLIANCE BUILDING MAINTENANCE, LLC	Janitorial Services / May 2026	2,799.00
9491	06/18/2026	CITY OF LAGUNA BEACH	Animal Control & Shelter Services / April 2026	10,366.00
9492	06/18/2026	HINDERLITER DE LLAMAS & ASSOCIATES	Sales Tax Consulting / April - June 2026	955.73
9493	06/18/2026	LSA ASSOCIATES, INC.	Planning Services / May 2026	633.10
9494	06/18/2026	MARC DONOHUE	Administrative Services / May 2026	300.00
9495	06/18/2026	U.S. BANK	Credit Card Charges / April 2026	3,219.24
9496	06/18/2026	VERIZON WIRELESS	Building & Code Enforcement iPads Data Plans / May 2026	140.05
9497	06/30/2026	ACCESS SYSTEMS, INC.	ProofPoint Subscription / January - March 2026	297.25
9498	06/30/2026	AT&T	Telephone / 583-1105 / May 2026	32.14
9499	06/30/2026	AT&T	Telephone / 581-9821 / May 2026	160.55
9500	06/30/2026	AT&T	Telephone / 458-3487 / June 2026	62.72
9501	06/30/2026	ATLAS PLANNING SOLUTIONS	Emergency Operations Plan Support Services	4,300.00
9502	06/30/2026	BEAR ELECTRICAL SOLUTIONS, INC.	Traffic Signal Maintenance / May 2026	13,611.45
9503	06/30/2026	BRIGHTVIEW LANDSCAPE SERVICES, INC.	Landscape Maintenance / February 2026 & April - June 2026	67,862.42
9504	06/30/2026	BUREAU VERITAS NORTH AMERICA, INC.	Plan Check Review Services / May 2026	1,620.00
9505	06/30/2026	CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC	Police Data Analysis Report / Calendar Year 2025	15,000.00

CITY OF LAGUNA WOODS
PAYMENT REGISTER
July 15, 2025

This Report Covers the Period 6/01/2026 through 6/30/2026

	Date	Vendor Name	Description	Amount
9506	06/30/2026	CHASE DESIGN, INC.	Website Design & Maintenance Services / April - May 2026	9,375.00
9507	06/30/2026	CHECKERED FLAG LAKE FOREST, LP	Fleet Vehicle Washing / May 2026	180.00
9508	06/30/2026	COUNTY OF ORANGE	Automated Fingerprint ID System / June 2026	514.00
9509	06/30/2026	COUNTY OF ORANGE	Law Enforcement Services	254.79
9510	06/30/2026	EL TORO WATER DISTRICT	Water Service / May 2026	5,536.81
9511	06/30/2026	JOHN L. HUNTER & ASSOCIATES, INC.	Water Quality Services / February & May 2026	1,736.25
9512	06/30/2026	JZMK PARTNERS	Design Standards Technical Assistance Services	22,680.00
9513	06/30/2026	LSA ASSOCIATES, INC.	Planning Services	4,275.00
9514	06/30/2026	MAGDA STEFAN	Educational Assistance Program Reimbursement / Calendar Year 2026	257.48
9515	06/30/2026	NV5, INC.	Engineering Services / April - May 2026	32,609.45
9516	06/30/2026	OCY MANAGEMENT, LLC	Senior Mobility Program / May 2026	45,413.30
9517	06/30/2026	ORANGE COUNTY PLUMBING HEATING & AIR CONDITIONING	City Hall Maintenance	1,350.00
9518	06/30/2026	PRACTICAL DATA SOLUTIONS	Backup Server Software	2,485.84
9519	06/30/2026	RAINTREE REALTY, LLC	ADA Pedestrian Accessibility Improvement Project: Phase 10	1,000.00
9520	06/30/2026	RECREATION BRANDING SERVICES	Graphic Design Services / March - May 2026	998.82
9521	06/30/2026	RJM DESIGN GROUP	Landscape Architectural Services / May 2026	2,661.42
9522	06/30/2026	RUTAN & TUCKER, LLP	Legal Services / April - May 2026	13,987.50
9523	06/30/2026	SAFE AND SOUND SECURITY, INC.	Woods End Wilderness Preserve Trail Drainage & Improvement Project	18,213.44
9524	06/30/2026	SOUTHERN CALIFORNIA EDISON	Street Lighting - Residential / May 2026	2,379.05
9525	06/30/2026	SOUTHERN CALIFORNIA SHREDDING	Shredding Services / May 2026	705.00
9526	06/30/2026	STAPLES	Office & Janitorial Supplies / May 2026	590.54
9527	06/30/2026	TONY'S LOCKSMITH & SAFE SERV.	Locksmith Services	270.00
9528	06/30/2026	U.S. BANK	Credit Card Charges / May 2026	2,213.58
9529	06/30/2026	WEST COAST ARBORISTS, INC.	Tree Pruning Services / May 2026	28,306.50
9530	06/30/2026	WM CURBSIDE, LLC	HHW & Sharps Program / May 2026	4,366.89
Total Bank Debits and Checks: \$				718,929.77

Petty Cash Expenditures Paid Out (See Note 2)

ORANGE COUNTY CLERK-RECORDER Document Recording

\$54.00
Total Petty Cash: \$54.00

TOTAL \$ 718,983.77

NOTES:

Note 1 - City Councilmembers are eligible to receive either a salary or vehicle reimbursement allowance in the amount of \$300 per month (\$3,600 per year). Such compensation is included in the City's regular payroll (see "ADP Payroll Services" under "Automatic Bank Debits"), unless waived by the Councilmember. For the month of June 2026, the following Councilmembers received compensation in the amount of \$300: Conners, Horne, Lee, and McCary.

Note 2 - Petty cash is reported as cash is paid out, not when the fund is replenished.

**CITY OF LAGUNA WOODS
PAYMENT REGISTER
July 15, 2025**

This Report Covers the Period 6/01/2026 through 6/30/2026

Date	Vendor Name	Description	Amount
Note 3 - The table below summarizes credit card expenditures paid via Check #9495 to U.S. Bank totaling \$3,219.24:			
	Make.com	GIS Software	\$10.59
	Bluebeam	Computer Software	\$660.00
	Home Depot	Office Supplies	\$65.66
	Restaurantware	Community Event Supplies	\$113.14
	Michaels	Community Event Supplies	\$53.96
	image360	Woods End Trail Marker Sign	\$431.00
	ChargePoint	Fleet Vehicle Charging Fees	\$200.00
	UPS Store	Postage	\$19.71
	Home Depot	Plaza Clock Supplies	\$7.52
	PQLlite	Property Data Report	\$19.95
	Zoom	Video Conferencing	\$31.98
	Sinch Mailgun	Computer Software	\$35.00
	Microsoft	Office 365 Online Services / April 2026	\$141.75
	Hightail	Computer Software	\$15.00
	Target	Office Supplies	\$43.09
	Phresh	Office Supplies	\$85.42
	J&M Trophies	Councilmember Name Badge	\$12.49
	Amazon	Office Supplies	\$290.70
	USPS	Postage	\$10.48
	Stamps.com	Postage	\$30.99
	Southwest Airlines	Travel For SB 897 Committee Hearing / Macon	\$680.81
	OCFA	Best & Bravest Awards Event / Councilmembers & Macon	\$260.00
Total Credit Card Reimbursement:			\$3,219.24

**CITY OF LAGUNA WOODS
PAYMENT REGISTER
July 15, 2025**

This Report Covers the Period 6/01/2026 through 6/30/2026

Date	Vendor Name	Description	Amount
Note 3 - The table below summarizes credit card expenditures paid via Check #9528 to U.S. Bank totaling \$2,213.58:			
	Secretary of State	State Filing Fee / Civic Support Fund	\$20.00
	Flowerful	Memorial Day Service Wreath	\$451.48
	Hightail	Computer Software	\$15.00
	ChargePoint	Fleet Vehicle Charging Fees	\$190.00
	Microsoft	Office 365 Online Services / May 2026	\$1.31
	Microsoft	Office 365 Online Services / May 2026	\$141.75
	Microsoft	Office 365 Subscription / April 2026	\$538.33
	Sinch Mailgun	Computer Software	\$35.00
	Zoom	Video Conferencing	\$31.98
	League of California Cities	Financial Management Webinar / Councilmembers & Staff	\$400.00
	PartyPlus	Community Event Supplies	\$124.16
	Stamps.com	Postage	\$80.99
	J&M Trophies	Councilmember Name Badge	\$12.49
	Staters Brothers	Community Event Supplies	\$13.98
	Aldi	City Council Meeting Supplies	\$12.85
	Phresh	Office Supplies	\$122.40
	Make.com	GIS Software	\$10.59
	Home Depot	Office Supplies	\$11.27
Total Credit Card Reimbursement:			\$2,213.58

Administrative Services Director/City Treasurer's Certification

I, Elizabeth Torres, Administrative Services Director / City Treasurer, do hereby certify:

- In accordance with California Government Code Section 37202, I hereby certify to the accuracy of the demands on cash summarized within;
- That the City is able to meet all cash flow needs which might reasonably be anticipated for the next 12 months; and
- That the City is in compliance with California Government Code Section 27108.

Digitally signed by
Elizabeth Torres
Date: 2026.07.09
19:43:42 -07'00'

Elizabeth Torres, Administrative Services Director/City Treasurer

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7.3 CITY FLEET VEHICLES

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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**CITY OF LAGUNA WOODS
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING AND ADOPTING THE FISCAL YEAR 2026-27 BUDGET FOR FISCAL YEAR 2026-27 COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027, INCREASING MOBILE SOURCE REDUCTION FUND APPROPRIATIONS FOR THE PURCHASE OF TWO NEW ZERO EMISSION VEHICLES

WHEREAS, the Fiscal Years 2025-27 Budget (“Budget”) was adopted by the City Council on June 25, 2025 (Resolution No. 25-18); and

WHEREAS, per City Administrative Policy 2.9, increases in adopted fund-level Budget appropriations require City Council approval; and

Two New Zero Emission Vehicles

WHEREAS, the City receives funding from the State of California’s Assembly Bill 2766 (1991) Subvention Program, which remits a portion of a motor vehicle registration fee surcharge to counties and cities to support efforts to meet requirements of federal and state clean air acts, and for the implementation of motor vehicle emission reduction measures in the South Coast Air Quality Management District’s Air Quality Management Plan; and

WHEREAS, the City accounts for Assembly Bill 2766 (1991) Subvention Program revenue in the Mobile Source Reduction Fund; and

WHEREAS, staff has identified a need to add two additional vehicles to the City’s fleet for City business; and

WHEREAS, the California Air Resources Board’s Advanced Clean Fleet Regulation requires that at least 50% of the vehicles local governments purchase in a calendar year be zero emission vehicles (beginning on January 1, 2027, 100% of the vehicles local governments purchase in a calendar year will be required to be zero emission vehicles); and

WHEREAS, Motor Source Reduction Fund monies can be used to purchase zero emission vehicles; and

WHEREAS, staff recommends that the City use Mobile Source Reduction Fund monies to purchase two new zero emission vehicles for City business; and

WHEREAS, the City Council wishes to increase Fiscal Year 2026-27 appropriations for the Mobile Source Reduction Fund in the amount of \$60,000 for the purchase of two

new zero emission vehicles for City business; and

WHEREAS, the unassigned Mobile Source Reduction Fund balance has sufficient funds to accommodate the increased appropriations.

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

SECTION 1. Section 2 of Resolution No. 25-18, as previously amended by Resolution Nos. 25-28, 25-34, 25-39, 25-41, 25-44, 26-03, 26-10, 26-11, 26-22, and 26-26, is hereby amended, in its entirety, to read as follows:

The budget appropriations authorized, on a fund level, are:

	<i>Fiscal Year 2025-26 Adopted Budget</i>	<i>Fiscal Year 2024-25 Carryover Appropriations</i>	<i>Fiscal Year 2025-26 Budget Amendments</i>	<i>Fiscal Year 2025-26 Amended Budget</i>
General Fund	\$10,814,328 (includes transfers to Capital Projects Fund of \$1,860,000 and to the Senior Mobility Fund of \$406,052)	\$64,902	\$1,644,482 ^{A,B,D,E,G,H,I}	\$12,523,712 (includes transfers to Capital Projects Fund of \$3,225,307 and to the Senior Mobility Fund of \$406,052)
Capital Projects Fund	\$1,860,000	\$687,100	\$1,519,074 ^{B,C,D,G,H,I}	\$4,066,174
Fuel Tax	\$404,557	-	-	\$404,557
Road Maintenance & Rehabilitation Program	\$515,824	\$14,993	-	\$530,817
Measure M2 (OC Go)	\$267,780	-	-	\$267,780
Service Authority for Abandoned Vehicles	\$0	-	-	\$0
Supplemental Law Enforcement Services	\$231,600	-	-	\$231,600
Mobile Source Reduction	\$10,000	-	-	\$10,000
PEG/Cable Television	\$15,000	-	-	\$15,000
Senior Mobility	\$652,598	-	-	\$652,598
Community Development Block Grant (CDBG)	\$500,000	-	-	\$500,000
Federal Grants	\$0	\$233,233	-	\$233,233

ITEM 7.3 – Attachment A

State of California Grants	\$0	\$274,924	-	\$274,924
Miscellaneous Special Revenue	\$0	-	-	\$0
Laguna Woods Civic Support Fund	\$300	-	\$20,000 ^F	\$20,300
Less: Transfer to Other Funds	(\$2,266,052)	-	(\$1,365,307) ^{B,D,G,H,I}	(\$3,631,359)
TOTAL	\$13,005,935	\$1,275,151	\$1,818,249	\$16,099,335

^A Fund Budget Adjustment CC-25/26-01: City Manager Agreement, +\$16,347 (R 25-28)

^B Fund Budget Adjustment CC-25/26-02: Woods End Project, +\$330,607 (R 25-34)

^C Fund Budget Adjustment CC-25/26-03: Unspent Capital Projects Funds, +\$153,767 (R 25-39)

^D Fund Budget Adjustment CC-25/26-04: Pavement Project FY 2025-26, +\$8,700 (R 25-41)

^E Fund Budget Adjustment CC-25/26-05: CEPPT Contribution, +\$262,828 (R 25-44)

^F Fund Budget Adjustment CC-25/26-06: Civic Support Fund, +\$20,000 (R 26-10)

^G Fund Budget Adjustment CC-25/26-07: City Hall Project: Phase 5, +\$1,000,000 (R 26-11)

^H Fund Budget Adjustment CC-25/26-08: Woods End Project, +\$25,000 (R 26-11)

^I Fund Budget Adjustment CC-25/26-09: Pedestrian Project: Phase 10, +\$1,000 (R 26-22)

	<i>Fiscal Year 2026-27 Adopted Budget</i>	<i>Fiscal Year 2025-26 Carryover Appropriations</i>	<i>Fiscal Year 2026-27 Budget Amendments</i>	<i>Fiscal Year 2026-27 Amended Budget</i>
General Fund	\$9,611,466 (includes transfers to Capital Projects Fund of \$350,000 and to the Senior Mobility Fund of \$406,052)	-	\$399,201 ^{A,B,C,D,G,H}	\$10,010,667 (includes transfers to Capital Projects Fund of \$550,000 and to the Senior Mobility Fund of \$406,052)
Capital Projects Fund	\$350,000	-	\$200,000 ^{C,D}	\$550,000
Fuel Tax	\$439,580	-	-	\$439,580
Road Maintenance & Rehabilitation Program	\$529,206	-	\$196,003 ^F	\$725,209 ^E
Measure M2 (OC Go)	\$284,878	-	-	\$284,878
Service Authority for Abandoned Vehicles	\$0	-	-	\$0
Supplemental Law Enforcement Services	\$231,600	-	-	\$231,600
Mobile Source Reduction	\$10,500	-	\$60,000 ^I	\$70,500
PEG/Cable Television	\$15,000	-	-	\$15,000
Senior Mobility	\$686,906	-	-	\$686,906

ITEM 7.3 – Attachment A

Community Development Block Grant (CDBG)	\$500,000	-	-	\$500,000
Federal Grants	\$0	-	-	\$0
State of California Grants	\$0	-	-	\$0
Miscellaneous Special Revenue	\$0	-	-	\$0
Laguna Woods Civic Support Fund	\$300	-	-	\$300
Less: Transfer to Other Funds	(\$756,052)	-	(\$200,000)	(\$956,052)
TOTAL	\$11,903,384	\$0	\$655,204	\$12,558,588

^A Fund Budget Adjustment CC-26/27-01: City Manager Agreement, +\$19,674 (R 25-28)

^B Fund Budget Adjustment CC-26/27-02: City Council Salaries, +\$6,000 (R 26-03)

^C Fund Budget Adjustment CC-26/27-03: Generator Project, +\$50,000 (R 26-11)

^D Fund Budget Adjustment CC-26/27-04: City Hall Project: Phase 6, +\$150,000 (R 26-11)

^E Non-Fund Budget Adjustment CC-26/27-A: Road Maintenance & Rehabilitation Program Fund appropriations allocated to the “Pavement Management Plan Project (Northbound Moulton Parkway between City Limits and Calle Cortez)” are formally reallocated to the “Pavement Management Plan Project (Westbound El Toro Road between Moulton Parkway and Home Depot/Town Centre, Northbound and Southbound Moulton Parkway between El Toro Road and Via Campo Verde)” in the amount of \$393,997. This budget adjustment is identified hereon in the interest of transparency only and does not affect appropriations on a fund level. (R 26-11)

^F Fund Budget Adjustment CC-26/27-05: Pavement Project, +\$196,003 (R 26-11)

^G Fund Budget Adjustment CC-26/27-06: IT and Cyber Security Account, +\$136,855 (R 26-26)

^H Fund Budget Adjustment CC-26/27-07: Measure M2 MOE, +\$36,672 (R 26-26)

^I Fund Budget Adjustment CC-26/27-08: Fleet Vehicles, +\$60,000 (R 26-XX)

The budget appropriations authorized by this section reflect the Fiscal Years 2025-27 adopted budgets, plus authorized budget adjustments approved between July 1, 2025 and the date of this amendment. The budget appropriations authorized by this section also include carryovers of approved, but unspent, budget appropriations from prior fiscal years. Such carryovers were approved by the City Council with the adoption of the current budget and/or pursuant to Administrative Policy 2.9.

SECTION 2. The Mayor shall sign this resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 15th day of July 2026.

ANNIE MCCARY, Mayor

ATTEST:

YOLIE TRIPPY, CMC, City Clerk

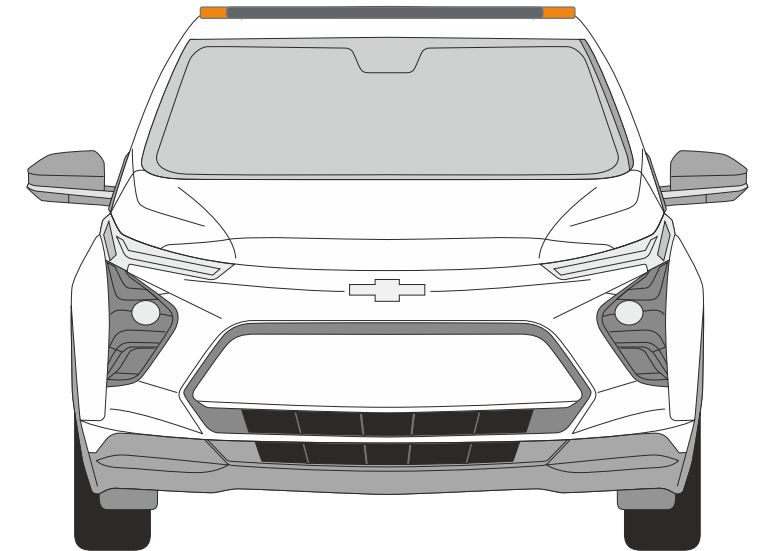
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 26-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the 15th day of July 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

YOLIE TRIPPY, CMC, City Clerk

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7.4 PURCHASE AUTHORIZATION

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Jul. 17, 2026**.

You can download a copy of this quote during checkout.

Place your order

Quote Name:	Laguna	Sales Rep	Herbert Perryman
Quote No.	3000193864385.27	Phone	737-252-0480
Total	\$51,625.11	Email	Herbert.Perryman@dell.com
Customer #		Billing To	CHRISTOPHER MACON
Quoted On	Jul. 09, 2026		CITY OF LAGUNA WOODS
Expires by	Jul. 17, 2026		24264 EL TORO RD
Contract Name	Dell NASPO Computer		LAGUNA WOODS, CA 92637
	Equipment PA - California		
Contract Code	C000001115143		
Customer Agreement #	23026 / 7-23-70-55-01		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Herbert Perryman

Shipping Group 1 of 2

Shipping To	Shipping Method
CHRISTOPHER MACON CITY OF LAGUNA WOODS 24264 EL TORO RD LAGUNA WOODS, CA 92637 (949) 639-0525	Standard Delivery

Product	Unit Price	Quantity	Subtotal
** Dell Pro Dock - WD25	\$166.22	25	\$4,155.50

Shipping Group 2 of 2

Shipping To

CHRISTOPHER MACON
CITY OF LAGUNA WOODS
24264 EL TORO RD
LAGUNA WOODS, CA 92637
(949) 639-0525

Shipping Method

Standard Delivery

** Dell Pro 14 Plus PB14250	\$1,805.35	20	\$36,107.00
** Dell Pro 16 Plus PB16250	\$1,577.02	5	\$7,885.10
Subtotal:			\$48,147.60
Shipping:			\$0.00
Environmental Fee:			\$105.00
Non-Taxable Amount:			\$4,736.45
Taxable Amount:			\$43,516.15
Estimated Tax:			\$3,372.51
Total:			\$51,625.11

** Based on the current price, this product is not eligible for Rebate and MDF due to special pricing considerations. Unless otherwise determined by Dell this policy does not include Server Preferred accounts and the Tailor Made server promotion.

7.5 TRAFFIC SIGNAL, STREET LIGHT, AND CITY HALL LIGHTING MAINTENANCE SERVICES

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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ASSIGNMENT AND ASSUMPTION CONSENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION CONSENT AGREEMENT (“Consent Agreement”) is made and entered into as of 07/01/26, by and between the City of Laguna Woods, a California municipal corporation (“City”), and Bear Electrical Solutions, LLC, a California limited liability company (“Bear LLC”).

WHEREAS, City and Bear Electrical Solutions, Inc., then a California corporation (“Bear Inc.”), entered into that certain written “Agreement for Consultant Services” as of July 5, 2023, (“Agreement”); and

WHEREAS, effective August 22, 2024, Bear Inc. converted to Bear LLC, retaining its original employer identification number, Secretary of State entity number, and Contractors State License Board (CSLB) license numbers; and

WHEREAS, Bear LLC has requested that City consent to the assignment and assumption of the Agreement by Bear LLC from Bear Inc.

NOW, THEREFORE, in consideration of the matters set forth in the foregoing recitals and terms, covenants, and conditions hereinafter contained, the parties hereby agree as follows:

1. The above recitals are true and correct to best of the parties’ knowledge.
2. Bear LLC agrees to assume all obligations of Bear Inc. as set forth in the Agreement and to be bound by all terms, covenants, and conditions of the Agreement.
3. As of August 22, 2024, the parties agree and acknowledge that the Agreement is read and interpreted with Bear LLC as “Consultant” as that term is defined and used in the Agreement.
4. Notwithstanding Section 15 of the Agreement, City consents to the assignment and assumption of the Agreement by Bear LLC from Bear Inc.
5. Each and every other term, covenant, and condition of the Agreement not herein modified is ratified and confirmed and shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Consent Agreement to be executed by their respective duly authorized agents as the date first set forth above.

CITY OF LAGUNA WOODS

BEAR ELECTRICAL SOLUTIONS, LLC

By: 

Christopher Macon
Its: City Manager

By: 

[Robert Asuncion \(Jul 1, 2026 14:36:21 HST\)](#)
Robert Asuncion
Its: Vice President

APPROVED AS TO FORM:
RUTAN & TUCKER, LLP



[Alisha Patterson \(Jul 1, 2026 17:32:45 PDT\)](#)
Alisha Patterson, City Attorney

7.6

**URBAN COUNTY COMMUNITY DEVELOPMENT
BLOCK GRANT AND OTHER PROGRAMS
COOPERATION AGREEMENT**

For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).

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**AMENDMENT SEVEN TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LAGUNA WOODS**

This Amendment Number SEVEN (hereinafter "Amendment SEVEN") is made and entered into by the County of Orange, a political subdivision of the State of California, ("COUNTY") and CITY OF LAGUNA WOODS, a municipal corporation, ("CITY"), UEI number KEJTJCZ91SH7 which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2027, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, COUNTY and CITY executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter, as amended, "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment ONE, effective as of July 16, 2008; and

WHEREAS, the Original Agreement was amended by Amendment TWO, effective as of July 1, 2012; and

WHEREAS, the Original Agreement was amended by Amendment THREE, effective as of July 1, 2015; and

WHEREAS, the Original Agreement was amended by Amendment FOUR, effective as of July 1, 2018; and

WHEREAS, the Original Agreement was amended by Amendment FIVE, effective as of July 1, 2021; and

WHEREAS, the Original Agreement was amended by Amendment SIX, effective as of July 1, 2024; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-26-08 allows "automatic" renewals for one successive three year Urban County qualification period provided that COUNTY sends a letter to CITY notifying it that the Original Agreement will be renewed unless CITY notifies COUNTY that it wishes to terminate the agreement and a copy of such a letter is provided to HUD; and

WHEREAS, COUNTY sent CITY a letter notifying CITY of such renewal on June 26, 2026; and

WHEREAS, CITY did not advise COUNTY that it wished to terminate the Original Agreement with County; and

WHEREAS, the CITY's City Manager and the COUNTY's Director of Orange County Community Resources have been duly authorized by their City Council and Board of Supervisors, respectively, to execute this Amendment SEVEN; and

WHEREAS, the Parties agree to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Modifications to the Original Agreement

1. Section 2 of the Original Agreement is amended in its entirety as follows:

"COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant ("CDBG"), Home Investment Partnership ("HOME") and Emergency Solutions Grant ("ESG") Program funds appropriated for Fiscal Years 2027-2028, 2028-2029 and 2029-2030 and from any program income generated from the expenditure of such funds."

2. Section 9 of the Original Agreement is amended and shall read as amended in its entirety as follows:

"This Agreement shall cover the three-year program period for Fiscal Years 2027-2028, 2028-2029 and 2029-2030, respectively of CDBG, HOME and ESG programs, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either Party before June 30, 2030, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

This Agreement remains in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewal) are expended and the funded activities completed, and the COUNTY and CITY cannot terminate or withdraw from this Agreement while it remains in effect."

3. Section 10 shall be added to Agreement to read:

"In accordance with HUD Notice CPD 26-08, this Agreement will renew automatically for participation in one successive three-year Urban County qualification period (July 1, 2030 to June 30, 2033) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. A copy of the termination notice must be sent to HUD Field Office by the date specified on the HUD Exchange Urban Counties website. COUNTY shall notify CITY in writing of its right not to participate any longer

than the date specified in HUD's Urban County Qualification Notice for the next qualification period. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website."

4. Section 11 of the Original Agreement is amended to read:

"CITY and COUNTY agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) when applicable and to submit such amendments to HUD. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, and to submit such amendment to HUD, this Agreement will be voided for such qualification period."

5. Section 14 of the Original Agreement is amended to add subsection (d) as follows:

"d. This Agreement covers the following formula funding programs administered by HUD: CDBG, HOME, and ESG, and CITY may receive a formula allocation under the HOME and ESG Programs only through the COUNTY. This does not preclude the COUNTY or the CITY from applying for HOME or ESG funds from the State, if the State allows."

6. Section 24 of the Original Agreement is amended to read:

"CITY may void this Agreement only if it submits to COUNTY on or before June 2027 the notification from HUD that CITY has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2027-2028, 2028-2029, and 2029-2030. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity. If this Agreement is not voided, then CITY must participate in COUNTY's Urban County for the entire three-year qualification period (FYs 2027/2028 through 2029/2030)."

II. Additional Agreements

The terms of the Additional Agreements in the Original Agreement are hereby amended as follows:

1. The COUNTY and the CITY agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the CITY, as approved and authorized between the Parties in the CDBG agreements, including the Consolidated Plan.

2. The CITY understands and agrees that it may not apply for grants under the State CDBG Program for the fiscal years during the period in which the CITY participates in the COUNTY'S CDBG Program. The COUNTY agrees that the CDBG funds that the CITY is entitled to will be utilized to benefit the CITY.
3. The COUNTY and the CITY shall take all actions necessary to assure compliance with the COUNTY'S certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, and that the grant will be conducted and administered in conformity with:
 - a. Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1;
 - b. The Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing including the obligations set forth in 24 CFR 91.225(a) and 5.105(a); and
 - c. Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974 and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146, Section 3 of the Housing and Urban Development Act of 1968, Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24, Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 425, and all other applicable laws and regulations. The Parties agree that no urban county funding will be used for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the COUNTY'S actions to comply with the COUNTY'S fair housing certification. The Parties acknowledge and agree that noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the urban 14 county) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department.
4. The CITY, COUNTY, and all other applicable units of general local government, may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under

Title I of the Housing and Community Development Act of 1974, as amended.

5. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Amendment SEVEN, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment SEVEN to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment SEVEN to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of Laguna Woods, a municipal
Corporation in the State of California

By: _____

Name: Christopher Macon

Title: City Manager

Date: _____

By: _____

Name: Yolie Trippy

Title: City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____

Alisha Patterson, City Attorney

COUNTY OF ORANGE, a political
subdivision of the State of California

By: _____

Dylan Wright, Director

Orange County Community Resources

Date: _____

////////////////////////////////////

ORIGINAL AGREEMENT, AS AMENDED, APPROVED AS TO FORM AND REQUIRED
COUNTY COUNSEL OPINION STATEMENT:

The terms and provisions of the Original Agreement, including this Amendment SEVEN, are fully authorized under State and local law and the Agreement provides full legal authority for the County to undertake, or assist in undertaking, essential community development and housing assistance activities within the CITY's jurisdiction.

Office of the County Counsel

Deputy County Counsel

Dated

Exhibit A

Original Cooperation Agreement and Amendment Numbers ONE through SIX

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7.7 CITY COUNCIL TRAVEL REIMBURSEMENT

**For additional information on this item,
please refer to Item 7.0 (Consent Calendar Summary).**

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: City Council Travel Reimbursement

Recommendation

1. Authorize expenditures from the existing City Council Department budget to reimburse Mayor McCary for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200;
2. Authorize expenditures from the existing City Council Department budget to reimburse Councilmember Moore for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200; and
3. Authorize expenditures from the existing City Council Department budget to reimburse Mayor Pro Tem Lee for mileage to and from her home and the Anaheim Convention Center in Anaheim, CA, and for self-parking at the Anaheim Convention Center, to participate in the League of California Cities (Cal Cities) Annual Conference and Expo, September 23-25, 2026, in a total amount not to exceed \$200.

Overview

Laguna Woods Municipal Code Chapter 2.02 governs reimbursements paid by the City to members of the City Council for actual and necessary expenses incurred in the performance of official duties. Laguna Woods Municipal Code Section 2.02.020(d)(1) requires that “all expenses for which reimbursement is sought shall be approved by the City Council, in a public meeting, before the expense is incurred.”

The recommendation would allow staff to process certain requests for reimbursement if a specified member of the City Council files a request and submits receipts (or comparable documentation) substantiating that they incurred the expenses. The recommendation does not require any specified member of the City Council to request reimbursement.

For Additional Information

League of California Cities (Cal Cities) Website: www.calcities.org

9.1

**CITY-OWNED STREETLIGHTS WITHIN UNITED
LAGUNA HILLS MUTUAL**

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: City-Owned Streetlights Within United Laguna Hills Mutual

Recommendation

1. Approve a first amendment to the streetlight maintenance and operation agreement with United Laguna Hills Mutual and authorize the Mayor to execute the first amendment, subject to approval as to form by the City Attorney; and
2. Direct the City Manager to include funding in the proposed Fiscal Years 2027-29 Budget for the retrofit of 188 City-owned streetlights within United Laguna Hills Mutual with light-emitting diode (“LED”) lamps, as contemplated by the first amendment to the streetlight maintenance and operation agreement with United Laguna Hills Mutual.

Background

In August 2001, the City entered into an agreement with United Laguna Hills Mutual for the City to assume payment, maintenance, and operation responsibilities for 188 streetlights within United Laguna Hills Mutual. The parties executed a bill of sale in September 2002 that conveyed ownership of the 188 streetlights to the City.

A map identifying the City-owned streetlights within United Laguna Hills Mutual is included as Attachment A. All streetlights are located on named streets (i.e., none are in cul-de-sacs) and bear a sticker with the City’s logo and contact information.

Discussion

Today’s meeting is an opportunity for City Council action, as well as public input, on a proposed amendment to the streetlight maintenance and operation agreement with United Laguna Hills Mutual (Attachment B) that would result in the City retrofitting 188 City-owned streetlights with LED lamps. If the proposed amendment is approved, staff recommends

funding the LED retrofits in the upcoming Fiscal Years 2027-29 Budget & Work Plan.

Under the proposed amendment – which has been negotiated with and approved by the United Laguna Hills Mutual Board of Directors – the City and United Laguna Hills Mutual would agree to clarify various language within the existing agreement. The City would then agree to retrofit its streetlights with LED lamps within 36 months of the effective date of the proposed amendment. The retrofits would be paid for by the City.

Language clarifications would include, but not be limited to:

- Explicitly acknowledging that the City did not design or construct the streetlights and, thus, assumes no liability for claims arising from the location, placement, spacing, design, or capacity limitations of the streetlights.
- Explicitly acknowledging that the City does not have any obligation to increase the number of streetlights, modify the location, placement, spacing, design, or capacity limitations of streetlights, or improve the specific level of lighting, illumination, or performance of the streetlights from that which was existing at the time they were purchased by the City. An exception is included for the proposed LED retrofits.
- Explicitly acknowledging that the City and United Laguna Hills Mutual intend for the City's obligations and discretion with respect to the streetlights to be governed by the same prevailing legal standards governing the City's provision of street lighting services and facilities on any public street or right of way.
- Explicitly providing access rights for the City to maintain, operate, repair, and retrofit the streetlights.
- Explicitly providing mutual indemnification.

The proposed agreement also includes an option for United Laguna Hills Mutual to purchase the streetlights at any time for \$1.00. Upon transfer of the title of the streetlights, the City's obligations to maintain and operate the streetlights would terminate.

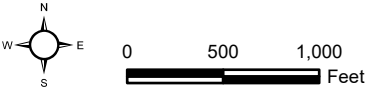
Fiscal Impact

Recommendation #2 would direct the City Manager to include funding for the LED retrofits in the proposed Fiscal Years 2027-29 Budget. The estimated cost of the LED retrofits is less than \$100,000, subject to the completion of design documents, construction drawings, and competitive bidding. LED retrofit costs could only be funded using General Fund monies, since the streetlights are located outside of the public roadway system.

Attachments: A – Map of City-Owned Streetlights Within United Laguna Hills Mutual
B – Proposed First Amendment



City-Owned Streetlights Within United Laguna Hills Mutual



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**FIRST AMENDMENT TO THE STREETLIGHT MAINTENANCE
AND OPERATION AGREEMENT**

THIS FIRST AMENDMENT TO THE STREETLIGHT MAINTENANCE AND OPERATION AGREEMENT (“Amendment No. 1”) is made and entered into as of _____ day of _____, 2026 (“Effective Date of Amendment No. 1”), by and between the City of Laguna Woods, a municipal corporation (“City”), and United Laguna Hills Mutual, a California nonprofit mutual benefit corporation (“United Mutual”). City and United Mutual may be referred to herein individually as a “Party” or collectively as the “Parties.”

R E C I T A L S

A. On or about August 31, 2001, City and United Mutual entered into that certain Streetlight Maintenance and Operation Agreement for payment responsibility for energy costs, maintenance, and operation of certain Streetlights on certain property owned by United Mutual (the “Agreement”).

B. Pursuant to the Agreement, United Mutual transferred to City all title it held in Streetlights, along with easements permitting Streetlights to remain on United Mutual’s grounds.

C. The legal descriptions and engineer’s drawing showing the precise location of each Streetlight maintenance easement that United Mutual granted to the City are located in Exhibit “A” legal descriptions to the Agreement, which is incorporated by this reference into this Amendment No. 1 as if set forth in full. A document entitled “Engineering and Architectural Guidelines for Repair and Replacement of Street Lights” along with a then-current description of the Streetlights are both included as Attachment “A” to the Agreement, which is incorporated by this reference into this Amendment No. 1 as if fully set forth in full.

D. The Parties now desire to amend the Agreement to: (1) allow City to retrofit the Streetlights at its own cost with light-emitting diode (“LED”) lamps; and (2) make non-substantive clarifications to existing provisions in the Agreement.

A M E N D M E N T

In consideration of the foregoing Recitals, which are incorporated herein by this reference, and the covenants and promises hereinafter contained, and for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties hereto agree to amend the Agreement as follows:

1. A new paragraph with the heading “**City’s Obligation to Retrofit Streetlights**” is hereby added to read as follows:

City’s Obligation to Retrofit Streetlights. City agrees to retrofit the Streetlights with light-emitting diode (“LED”) lamps within thirty-six (36) months of the Effective Date of Amendment No. 1. City agrees to pay the costs of retrofitting the Streetlights. City shall be solely responsible for selecting the LED lamps; however, City agrees to provide United Mutual an opportunity to review and provide feedback on the LED lamps prior to

the City making its final selection. United Mutual shall not charge City any encroachment permit fees or other fees associated with the retrofit of the Streetlights.

2. A new paragraph with the heading “**United Mutual’s Option to Purchase Streetlights**” is hereby added to read as follows:

United Mutual’s Option to Purchase Streetlights. City agrees that United Mutual, and no other party, has the option to purchase the Streetlights from City for the total purchase price of one dollar and no cents (\$1.00). United Mutual may exercise this option at any time in writing. After City transfers to United Mutual all title that it holds in Streetlights, City’s obligations to operate and maintain the Streetlights shall terminate.

3. The paragraph of the Agreement with the heading “**Transfer of Ownership of Streetlights from United Mutual to City**” is hereby modified as follows (additions shown with underlining and deletions shown with ~~strike through~~):

Transfer of Ownership of Streetlights from United Mutual to City. United Mutual agrees to transfer to City all title that it holds in Streetlights, along with easements permitting Streetlights to remain on United Mutual’s grounds (“Transfer”). The effective date of such ~~+~~Transfer shall be referred to as the “Transfer Date.” In connection with the Transfer, United Mutual is hereby delivering to City legal descriptions and engineer’s drawingss showing the precise location of each Streetlight maintenance easement on United Mutual’s grounds which is attached hereto as Exhibit “A” and incorporated herein by this reference.

4. The paragraph of the Agreement with the heading “**Operation, Maintenance, and Permitted Uses**” is hereby modified as follows (additions shown with underlining and deletions shown with ~~strike through~~):

Operation, Maintenance, and Permitted Uses. After Transfer, City agrees to operate and maintain Streetlights~~as is necessary and appropriate~~. City agrees that after Transfer, the Streetlights will continue to be used only for their intended purpose of providing illumination and for no other uses.

5. The paragraph of the Agreement with the heading “**City’s Obligation to Pay for Maintenance of Streetlights**” is hereby deleted in its entirety and replaced with the following paragraph:

City’s Obligation to Pay for Maintenance of Streetlights. City shall operate and maintain Streetlights at its own expense, keeping such Streetlights in good condition and in reasonable working order, and shall operate the Streetlights for their intended purpose of providing illumination

only, and for no other purpose. City and United Mutual shall cooperate reasonably in identifying any needed replacement or repair of Streetlights, and in the performance of its maintenance City shall strive to coordinate its maintenance and any equipment replacement activities with United Mutual or its managing agent. City agrees to operate Streetlights for the purpose of lighting the United Mutual community during evening and nighttime hours or at any other times deemed appropriate by the City. City's operation, maintenance, and retrofitting obligations of Streetlights notwithstanding, City and United Mutual agree, and United Mutual specifically acknowledges, that City did not initially design or construct the Streetlights, nor does City have any obligation to increase the number of Streetlights, modify the location, placement, spacing, design, or capacity limitations of Streetlights, or improve the specific level of lighting, illumination, or performance of the Streetlights from that which was existing at the time City purchased the Streetlights, except to the extent set forth in Amendment No. 1 to this Agreement, which relates only to lamp type and not to any specific level of lighting, illumination, or performance of the Streetlights. On that basis it is understood by the parties that City makes no promise, representation, nor warranty of any kind to United Mutual, nor to any party claiming by or through United Mutual, nor to any third party whatsoever, that it will keep, attain, or maintain any specific level of lighting, illumination, or performance of the Streetlights, other than to maintain operable lighting within each Streetlight, excepting a reasonable level of inoperability related to any needed replacement or repair of Streetlights, and no duty, mandatory or otherwise, is created for the City hereby. City and United Mutual agree, and United Mutual specifically acknowledges, that City has no obligation to install or otherwise provide any additional Streetlights. It is the intention of the parties that the City's obligations and discretion with respect to Streetlights be governed by the same prevailing legal standards governing the City's provision of street lighting services and facilities on any public street or right of way. Both parties acknowledge that City neither initially designed or constructed the Streetlights, and City assumes no responsibility nor liability whatsoever for any deficiencies in safety, performance, or illumination that may arise from the location, placement, spacing, design, or capacity limitations of the Streetlights, now or in the future.

6. The paragraph of the Agreement with the heading “**City's Obligation to Pay for Operating Costs of Streetlights**” is hereby modified as follows (additions shown with underlining and deletions shown with ~~strike-through~~):

City's Obligation to Pay for Operating Costs of Streetlights.

After Transfer, City agrees to pay all operating costs of Streetlights including but not limited to all electrical bills relating to Streetlights. ~~Furthermore, City agrees to operate Streetlights for the purpose of lighting~~

~~the United Mutual community during evening and nighttime hours or at any other times deemed appropriate by the City.~~

7. The paragraph of the Agreement with the heading “**Access Rights**” is hereby deleted in its entirety and replaced with the following paragraph:

Access Rights. United Mutual grants to City a right of entry to enter onto United Mutual’s private property as may be necessary or beneficial to maintain, operate, repair, and retrofit all Streetlights owned by City within United Mutual in the easement areas described and depicted in Exhibit “A”. In connection with such right of entry, United Mutual shall be responsible for providing consistent, safe, and unobstructed access to the Streetlights for the City, and for maintaining the landscaping, hardscape, and all other improvements belonging to or maintained by United Mutual which surround or affect such Streetlights in such a manner as not to obstruct or interfere with the access of City to the Streetlights, nor affect the appearance, performance, or structural integrity of the Streetlights. Such right of entry, and the City’s ability to freely exercise same, are and shall be a continuing condition to all of City’s maintenance and retrofitting obligations of the Streetlights hereunder. City and United Mutual agree and mutually acknowledge that in exercising such right of entry, City, and all of its employees, contractors, assignees, or representatives are entering onto United Mutual’s private property, and City specifically reserves any and all privileges and immunities it has under law in connection therewith, including but not limited to those provided by Government Code section 821.8. The Parties likewise agree and acknowledge that the grant of this right of entry does not thereby convert United Mutual’s private roadways into property that is in any way owned or controlled by City, nor in anyway provide or suggest acceptance of such roadways into City’s public roadway system by City, and that City’s ownership and control extends solely to the Streetlights.

8. The paragraph of the Agreement with the heading “**Indemnity**” is hereby deleted in its entirety and replaced with the following paragraph:

Indemnity. The Parties shall mutually indemnify and hold harmless each other, and their respective employees, contractors, assignees, or representatives officers, agents and appointed or elected directors, from any claims, demands, or causes of actions, including related expenses, attorneys’ fees, and reasonable costs, based on, arising out of, or in any way related to any damage to persons or property caused by or arising out of any negligence or willful misconduct in the performance of the indemnifying Party’s performance of its duties, or exercise of any of its rights or obligations under the Agreement and this Amendment No. 1. Notwithstanding such indemnity and hold harmless, both Parties specifically reserve to themselves all privileges and immunities afforded to

them as against each other, and as against any third parties hereto, including without limitation all immunities inuring to City under the Government Claims Act, Government Code sections 810 et seq., and all statutory or common law immunities arising under federal, state, or local law. Any claims arising under this Agreement against City shall be required to comply with Laguna Woods Municipal Code Chapter 3.04, as may from time to time be amended, and all claims presentation requirements of City. The Parties do not intend to create, and by this Agreement do not create, any third party beneficiaries under this Agreement, and the rights, privileges, and obligations created hereunder are solely those of the parties, and their respective employees, contractors, assignees, or representatives officers, agents and appointed or elected directors.

9. Defined Terms. All capitalized terms used, but not defined, in this Amendment No. 1 shall have the meanings ascribed to them in the Agreement.

10. Effect of Amendment. Except as expressly provided in this Amendment No. 1, all of the terms, conditions, and provisions set forth in the Agreement shall remain in full force and effect.

11. Effective Date. The effective date of this Amendment No. 1 shall be the later of the dates set forth next to the signatures of the Parties hereto, after both Parties hereto have signed this Amendment No. 1, which date shall be inserted into the preamble to this Amendment No. 1.

12. Legal Counsel. Each Party represents and agrees that it has been represented by, or had the opportunity to be represented by, independent legal counsel of its own choosing, and that it has had the full right and opportunity to consult with its respective legal counsel prior to executing this Amendment No. 1.

13. Representations. The person or persons executing this Amendment No. 1 on behalf of the respective Parties represents and warrants that he/she/they has/have the authority to so execute this Amendment No. 1 and to bind the respective Parties to its obligations hereunder.

14. Counterparts and Electronic Signatures. This Amendment No. 1 may be executed in counterparts, each of which, when both Parties hereto have signed this Amendment No. 1, shall be deemed an original. The counterparts of this Amendment No. 1 may be executed and delivered by electronic means by either of the Parties to the other Party and the receiving Party may rely on the receipt of such document so executed and delivered by electronic means as if the original had been received.

[END – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, City and United Mutual have caused this instrument to be executed on their behalf by their respective officers or agents herein duly authorized as of the date first written above.

“City”

CITY OF LAGUNA WOODS

Dated: _____

By: _____
Annie McCary, Mayor

APPROVED AS TO FORM:

By: _____
Alisha Patterson, City Attorney

“United Mutual”

UNITED LAGUNA HILLS MUTUAL

Dated: _____

By: _____
Charles Prater, President

[END OF SIGNATURES]

9.2

**2025-2026 ORANGE COUNTY GRAND JURY
REPORT, “WILDFIRES HIT HOME”**

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: 2025-2026 Orange County Grand Jury Report, "Wildfires Hit Home"

Recommendation

Approve a response to the 2025-2026 Orange County Grand Jury Report, "Wildfires Hit Home," authorize the Mayor to execute the response, and direct the City Manager to submit the response as required by applicable law.

Background

On May 19, 2026, the Orange County Grand Jury publicly released a report titled "Wildfires Hit Home" (Attachment A). The report requires all 34 Orange County cities, the Orange County Board of Supervisors, and the Orange County Fire Authority Board of Directors to respond to certain findings and recommendations, in accordance with California Penal Code Section 933. The City Council is required to respond to six findings and three recommendations no later than August 18, 2026, unless an extension is obtained pursuant to California Penal Code Section 933.05(b)(3).

Discussion

Today's meeting is an opportunity for City Council action, as well as public input, on a response to the 2025-2026 Orange County Grand Jury Report, "Wildfires Hit Home." Staff recommends that the City Council approve the proposed response (Attachment B), authorize the Mayor to execute the proposed response, and direct the City Manager to submit the proposed response as required by applicable law.

To satisfy the requirements of California Penal Code Section 933(c), the response approved by the City Council would be submitted on behalf of the City Council to the Presiding Judge of the Orange County Superior Court.

The proposed response has been prepared in conformance with California Penal Code Section 933.05, which requires the City to respond as follows:

For Findings (select one of the following)

- The City **agrees** with the finding; or
- The City **disagrees wholly** or **partially** with the finding, in which case the response shall specify the portion of the finding that is disputed and include an explanation of the reasons therefor.

State law does not provide an option for the City to decline to respond based on a finding's inapplicability. The City must either agree, disagree wholly, or disagree partially.

For Recommendations (select one of the following)

- The recommendation **has been implemented**, with a summary regarding the implemented action; or
- *The recommendation has not yet been implemented, but **will be implemented** in the future, with a timeframe for implementation; or
- *The recommendation **requires further analysis**, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the City Council that does not exceed six months from the date of publication of the grand jury report; or
- The recommendation **will not be implemented** because it is **not warranted** or is **not reasonable**, with an explanation therefor.

* The City is required to define timeframes for responses to recommendations that have not yet been implemented, but **will be implemented** in the future or **require further analysis**. In the case of recommendations requiring further analysis, the City Council would be required to complete such analysis by November 19, 2026. The Orange County Grand Jury requests annual reports in March of each year on the status of recommendations accepted but not yet implemented.

Fiscal Impact

Sufficient to support this project are included in the City's budget.

Attachments: A – Orange County Grand Jury Report
B – Proposed Response



Wildfires Hit Home



Orange County Grand Jury 2025-2026

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SUMMARY

Wildfires have become a fact of life in California. Persistent drought conditions and accelerated warming have led to an increase in wildfires throughout the state. Of the twenty most destructive wildfires in California history, fifteen have occurred in the last ten years (see Appendix A). From the Camp Fire, also referred to as the Paradise Fire, in Northern California to the Palisades and Eaton Fires in Los Angeles and the Airport Fire in Orange County, the tragic loss of life and the destruction of thousands of homes and structures have upended homeowners' lives and rocked the insurance industry with billions of dollars in claims just in the last few years. These conditions have made home insurance unaffordable or unavailable for many Orange County residents. The State of California has attempted over recent years to mitigate the impact on ratepayers and insurers and has provided tougher regulations for hardening homes and property. Both the California legislature and the California Department of Insurance have issued recent laws and regulations to address these issues. Significant for this report are Safer from Wildfires (2022), California Fair Access to Insurance Requirements (FAIR) Plan (1968, revised 2025), Assembly Bill 888 (2025) and California Wildland-Urban Interface Code (2025).

The California FAIR Plan was established in 1968 to provide basic insurance for property owners who could not obtain fire coverage through the traditional insurance market due to being in high-risk fire areas. The FAIR Plan is not a state agency, and it receives no taxpayer funding. It is a syndicated fire insurance pool made up of all insurers licensed to write property/casualty insurance in the state. The FAIR Plan is intended to be the insurer of last resort and is meant to be a temporary safety net helping property owners until they can transition back to the traditional insurance market. The numerous fires over the last few years coupled with private insurers leaving the California market or no longer insuring homes in high-risk areas, have resulted in the FAIR Plan being financially strained with the number of policies more than doubling since September 2023.¹ The State Legislature and Department of Insurance both responded with strategies to rebalance this problem requiring insurers to increase the number of policies issued in high-risk areas and to change the way rates are established, however, insurance companies, using loopholes in the legislation, have so far largely avoided meeting the goals set for them.²

The Safer from Wildfires regulation was issued by the Insurance Commissioner after development in partnership with California Department of Forestry and Fire Protection (CAL FIRE) and the Governor's Office of Emergency Services. The regulation mandates

¹ Key Statistics & Data. The California FAIR Plan. <https://www.cfpnet.com/key-statistics-data/>

² The New York Times, *California Promised Insurance Relief, But Delivered Loopholes*, Nov. 2, 2025.

that insurance companies provide rate discounts for various actions that property owners take to create defensible space and harden their homes against wildfires (see Appendix B).

AB888, the California Safe Homes Grant Program, aims to reduce wildfire losses, improve insurability and resilience of vulnerable communities, and support home hardening efforts to help residents qualify for insurance premium incentives. It provides grants to aid qualifying residents and communities to complete wildfire risk mitigation measures.

The California Wildland-Urban Interface Code (CWUIC) refers to the California Building Standards Code, Title 24, Part 7. Effective in January 2026, the CWUIC requires fire-resistant and ignition-resistant construction in Fire Hazard Severity Zones or the wildland-urban interface. Requirements were also established for vegetation and hazard mitigation in the same areas. Studies have definitively shown that implementing these home hardening and defensible space requirements, including retrofitting existing homes, will greatly reduce ignition and fire spread, thereby reducing damage and resulting claims. Compliance with the 2015 International Wildland-Urban Interface Code (IWUIC) could save \$4 for every \$1 invested and retrofitting structures to the IWUIC could provide from \$2 to as much as \$8 in benefits for each \$1 invested.³ Home hardening and defensible space measures that align with wildland-urban interface codes and Safer from Wildfires regulations will help save homeowners and insurance companies from catastrophic loss.

The 2025-2026 Orange County Grand Jury found evidence that clearly shows Safer from Wildfires home hardening and defensible space measures protect homes and communities, saving homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

BACKGROUND

California's Wildfire Crisis and Insurance Impact

California faces an escalating wildfire crisis fueled by accelerated warming, prolonged droughts, increasingly windy conditions, and expanded development into fire-prone areas. Between 2015 and 2025, 15 of the 20 most destructive wildfires in state history

³ National Institute of Building Science, *Natural Hazard Mitigation Saves*. 2019. https://nibs.org/wp-content/uploads/2025/04/NIBS_MMC_MitigationSaves_2019-1.pdf. Accessed March 3, 2026.

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emergency and millions of dollars in claims. This fire and others not only caused property loss, but also damaged ecosystems, water resources, and impacted air quality. Post-fire soil degradation and the expansion of invasive, non-native plants has further hindered recovery.⁶

In California, wildfires have strained the private insurance market. Many insurers, facing frequent and unsustainable financial exposure and constraints on rate hikes caused by Proposition 103 have withdrawn from high-risk areas, or stopped issuing new policies altogether. Some insurers have even withdrawn from the state completely.

California homeowners in high-risk wildfire areas report premiums ranging from \$5,000 to \$12,000 annually.⁷ Orange County, California's fifth most expensive housing market as of the 4th quarter 2025,⁸ faces challenges that are different than the statewide market. With an average home price of \$1.2 million,⁹ rising insurance costs further threaten housing affordability. A recent survey found that 43% of Orange County seniors worry most about housing costs and financial security.¹⁰ Among the hardest hit by insurance premium increases and policy nonrenewal are retirees, renters, and owners of condominiums, townhomes, and mobile homes.

The Safer from Wildfires regulation requires insurers to offer discounts to homeowners who take proactive steps to reduce wildfire risk. Discounts are based on both achieving community-level designations, which assess the collective mitigation efforts of neighborhoods, and property-level improvements such as installing fire-resistant roofing, ember-resistant vents, and clearing defensible space.¹¹

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

⁶ Mashall A. Hayrikian, *Engineering and Environmental Implications of the LA wildfires: Eaton and Palisades Fire*, Marshall Geoscience – Geotechnical Engineering, Laboratory Services, <http://www.marshallgeo.com/geotechnical-engineering/engineering-and-environmental-implications-of-la-wildfires-eaton-palisades-fires/>

⁷ Merlin Law Group. *Fire Insurance in California: A Complete Guide*. <https://www.merlinlawgroup.com/fire-insurance-california-guide/>. Accessed March 6, 2026.

⁸ California Association of Realtors®, *Median Prices of Existing Single Family Homes*. Accessed March 8, 2026. <https://www.car.org/marketdata/data/housingdata>

⁹ O.C. CA Real Estate and Property Data, ATTOM, October 2025

¹⁰ Gabriel San Roman, *New report on aging in Orange County outlines key concerns among seniors*, Los Angeles Times, June 21, 2024, <https://www.latimes.com/socal/daily-pilot/entertainment/story/2024-06-21/aging-in-orange-county-report>

¹¹ California Code of Regulations, Title 10, Section 2644.9, Consideration of Mitigation Factors; Wildfire Risk Models. <https://regulations.justia.com/states/california/title-10/chapter-5/subchapter-4-8/article-4/section-2644-9/>

REASON FOR STUDY

Wildfires have become an increasingly severe threat to residential communities in Orange County, particularly those in high-risk fire zones. The frequency and intensity of wildfires has escalated due to prolonged droughts, rising temperatures, and development encroachment into wildland-urban interface areas. Catastrophic losses from these wildfires have resulted in a continuing insurance crisis.

This study aims to (1) identify the shared responsibilities of local governments and fire service agencies, communities and homeowners to reduce the risk of wildfire in the wildland-urban interface, (2) investigate the status of actions taken by the California legislature and Department of Insurance to provide relief to policyholders, and (3) inform communities and homeowners on home hardening, defensible space, insurance risk reduction, and wildfire safety awareness.

METHOD OF STUDY

The investigation reviewed the efforts of Orange County local governments, local fire departments, and homeowner associations to better understand and provide an independent look at the above concerns and possible solutions. To achieve a clear picture of the wildfire problem in the Orange County wildland-urban interface and its impact on insurance rates, the 2025-2026 Grand Jury has done the following:

- Reviewed studies and academic papers
- Issued a Fire Hazard Severity Zone survey to all Orange County cities
- Examined the 2025 California Wildland-Urban Interface Code
- Observed a demonstration at a Yorba Linda Water District Heli-Hydrant™
- Visited Firewise USA Site designated communities
- Conducted literature review of previous statewide Grand Jury reports
- Interviewed California Department of Insurance staff, reviewed Department website and pertinent regulations
- Visited Orange County Fire Authority facilities to better understand their training, procedures, and preparedness
- Conducted multiple interviews with city, county, and fire officials, as well as homeowners association staff and residents regarding wildland-urban interface wildfire risk reduction



*Orange County Fire Authority helicopter approaching Yorba Linda Water District Heli-Hydrant™
Source: Orange County Grand Jury 2025-2026*

INVESTIGATION AND ANALYSIS

The 2025-2026 Grand Jury investigated the risk of wildfire in Orange County wildland-urban interface areas, the insurance industry's response to this risk, actions taken by fire prevention authorities to reduce the risk of damage and destruction of homes by wildfire, and the state legislature and California Department of Insurance (CDI) response to the insurance crisis. The Grand Jury also investigated actions homeowners should take to share the responsibility to reduce community wildfire risk, and by doing so, potentially reduce their insurance costs.

The Grand Jury investigation included evaluation of CDI initiatives, the Safer from Wildfires insurance regulation,¹² and other regulations related to wildfire and insurance risk reduction. The investigation also included examination of recent changes to Fire Hazard Severity Zone mapping, the 2025 CWUIC, and pending amendments to the ember-resistant Zone 0 regulations that comprise defensible space requirements.

Shared Responsibility for Reduction of Wildfire and Insurance Risk

There is a broad scope of shared responsibility for risk reduction in wildland-urban interface areas. State legislators, CDI, state and local fire prevention authorities, counties and cities, community-level organizations, and homeowners all share responsibility for taking actions necessary to prevent wildfires in wildland-urban interface areas and thereby reduce insurance risk and policy rates. Figure 2 below illustrates the shared responsibility.

¹² California Code of Regulations, Title 10, Section 2644.9



Figure 2 Shared responsibility for risk reduction in wildland-urban interface areas

The conclusion of this report focuses on the responsibilities of local governments and fire prevention authorities to provide homeowners the information and guidance needed to reduce property-level wildfire and insurance risk and thereby reduce these risks across entire communities.

Wildland-Urban Interface

Wildland-urban interface (WUI) is where urban development meets or intermixes with undeveloped natural areas. The term “wildland-urban interface” refers most often to areas where houses are located within or adjacent to relatively larger areas of natural vegetation. The U.S. Forest Service refers to WUI simply as “areas where human development meets natural landscapes.”¹³ WUI is at greatest risk of wildfire in



Source: RanchoMissionViejo.com

¹³ Forest Service, U.S. Department of Agriculture. Wildland-Urban Interface. <https://research.fs.usda.gov/nrs/fire/wui>. Accessed January 12, 2026.

California, where we have led the nation in both WUI growth and wildfires for 30 years.¹⁴

The Wildland-Urban Interface Fire Problem

The current National Fire Protection Association (NFPA) Firewise USA program was developed out of the 1986 Wildfire Strikes Home conference principally organized by the U.S. Forest Service and the NFPA. This initiative was the initial fire management response to the home destruction problem related to wildfires nationally recognized in 1985 which has since become known as the WUI fire problem.¹⁵

By the middle of this century, many Orange County residents may have a dramatic experience with wildfire due to increasingly drier, hotter conditions. Research that examined wildfires during the period from 1959 through 2009 predicts that in the next 25 years Southern California will see increased wildfires during months when fall winds occur and also during the warmer, summer months. It is estimated that by the mid-21st century there will be a 64% increase in acreage burned during higher intensity fall winds, and a 77% increase during summer winds due to warmer and drier climate. A greater concern is the estimated 20% increase in structures destroyed due to fires during fall winds and estimated 74% increase in structures destroyed due to fires during summer winds in warmer, drier conditions.¹⁶

Orange County development that continues into the WUI should expect to face these predictions. This Orange County Grand Jury report focuses on the implications for increased wildfire and insurance risk and our concern that most homes in WUI areas are not prepared to resist ignition and destruction by wildfire.

Wildland-Urban Interface Fire Disaster and Suburban Conflagration

WUI fire disasters and suburban conflagrations occur during extreme fire conditions when numerous houses ignite and burn simultaneously, overwhelming the capabilities of firefighting resources.¹⁷ If enough homes are ignition-resistant, many homes do not ignite during extreme fire conditions and fire protection is not overwhelmed by the

¹⁴ Center for Critical Urban and Environmental Studies. University of California, Santa Cruz. *Wildland Urban Interface (WUI) Research for Resilience: Addressing California's Climate, Conservation & Housing Crises*. <https://criticalurbanenvironments.ucsc.edu/projects/wildland-urban-interface-wui-research-for-resilience/>

¹⁵ Jack Cohen. *The Wildland-Urban Interface Fire Problem: A Consequence of the Fire Exclusion Paradigm*. Forest History Today. Fall 2008: 20-26. https://www.fs.usda.gov/rm/pubs_other/rmrs_2008_cohen_j002.pdf. Accessed March 25, 2026.

¹⁶ Yufang Jin, et al. *Identification of two distinct fire regimes in Southern California; implications for economic impact and future change*. Environmental Research Letters, Volume 1, Number 9. IOP Science, September 8, 2015. <https://iopscience.iop.org/article/10.1088/1748-9326/10/9/094005>. Accessed January 9, 2026.

¹⁷ Cohen, *The Wildland-Urban Interface Fire Problem*, 22.

homes that do ignite; the ignition-resistant homes can survive without firefighter protection, and an extreme wildfire can occur without becoming a WUI fire disaster¹⁸ or suburban conflagration.

Suburban conflagrations occur when fire spreads from the wildlands into the WUI and suburban environment. Suburban conflagration follows the conceptual WUI fire chain of events in Figure 3.¹⁹ Once a structure in a community ignites, the probability of its complete destruction is high and the risk to the rest of the community increases as the burning structure produces significant heat and embers.²⁰ Effective prevention of structure ignitions through home hardening and defensible space measures can break the WUI fire chain of events.



Figure 3 WUI and suburban conflagration fire disaster chain of events.²¹

Home Ignition Zone and Home Ignition Potential

The home ignition zone refers to a home and its immediate surroundings within 100 to 200 feet. The home ignition zone principally determines the potential for WUI fire disasters. Research shows that a home's ignition potential during extreme wildfires is determined by the characteristics of its exterior materials and design, their response to

¹⁸ Cohen, *The Wildland-Urban Interface Fire Problem*, 23.

¹⁹ Ian M. Gammanco, et al. *The Return of Conflagration in Our Built Environment*. Insurance Institute for Business and Home Safety. September 2023. https://ibhs.org/wp-content/uploads/Suburban_Wildfire_Conflagration_WhitePaper.pdf. Accessed March 20, 2026.

²⁰ Gammanco, *The Return of Conflagration*, 22.

²¹ Gammanco, *The Return of Conflagration*, 14.

burning objects within 100 feet, and their response to embers. Most destroyed homes in residential areas ignite from smaller flames and firebrands (lofted embers), not surrounding vegetation.²² Reducing home ignition potential is the key to preventing WUI fire disaster.

Reducing Home Ignition Potential Can Prevent Wildland-Urban Interface Fire Disaster and Suburban Conflagration

During extreme WUI fires, homes ignite and burn and sustain the requirements for combustion both indirectly and directly: Indirectly from radiation and convection heating from flames, and directly from ember spot ignitions on a house. Computational modeling and laboratory and field experiments show that large flames of burning shrubs and tree canopies must be within 100 feet to ignite a home's wood exterior, while most destroyed homes ignite from smaller flames and directly from burning embers.²³ These research results suggest that addressing the conditions in the home ignition zone to significantly reduce home ignition potential can prevent WUI fire disaster. Reducing home ignition potential means addressing the ignitability of the structure rather than the immediate surroundings.



Source: Patrick T. Fallon / Agence France-Presse / Getty Images

An analysis of CAL FIRE data and Butte County property records shows that about 51% of the 350 single-family homes built after 2008 in the path of the Camp Fire were undamaged. By contrast, only 18% of the 12,100 homes built prior to 2008 escaped damage.²⁴ The homes built after 2008 were required to conform to 2008 Title 24, Chapter 7A of the California Building Standards Code which focused on construction of new buildings located within WUI and Fire Hazard Severity Zones. These 2008 wildfire risk mitigation requirements for new homes included materials such as fire-resistant

²² Cohen, *The Wildland-Urban Interface Fire Problem*, 23.

²³ Cohen, *The Wildland-Urban Interface Fire Problem*, 24.

²⁴ Dale Kasler and Phillip Reese. *In Camp Fire, Newer Houses Were Much Less Damaged*. The Sacramento Bee. April 11, 2019, updated January 9, 2024. <https://www.kqed.org/science/1940012/newer-%D8%8Cuses-much-less-damaged-in-camp-fire>. Accessed March 4, 2026.

roofs and siding, and construction methods for exterior wildfire protection. These wildfire risk mitigation requirements for new construction directly reduce home ignition potential and help homes constructed to the new standards survive undamaged.

Benefits of Reducing Home Ignition Potential Can Exceed Costs

The benefits of reducing home ignition potential through compliance with new construction requirements can exceed costs, with 90% of the benefits estimated from reduced property losses and insurance costs. The benefit-cost ratio (BCR) for complying with the 2015 International Wildland-Urban Interface Code (IWUIC) has been calculated by the National Institute of Building Science for a number of representative counties with moderate to extreme fire risk. Total benefits were calculated at \$3 billion and total costs at \$800 million, suggesting a BCR of approximately 4:1 or \$4 saved for every \$1 of additional construction and maintenance cost.²⁵

A national average BCR for retrofitting typical 2,000 square-foot existing homes plus nearby non-residential buildings (stores, schools, etc.) to 2018 IWUIC ignition-resistant construction and defensible space was also calculated. Benefits of retrofit exceed costs, with 93% of the benefits estimated from reduced property losses. Total benefits were calculated at \$430 billion and total costs at \$240 billion, equivalent to a national average BCR of 2:1 or \$2 saved for every \$1 of retrofit and maintenance costs.²⁶ The per-house retrofit cost is highly uncertain. The lowest average per-house retrofit cost would imply a much higher benefit-cost ratio, perhaps as high as 8:1, equivalent to an average of \$8 saved for every \$1 of retrofit cost.²⁷

Office of the State Fire Marshal Fire Hazard Severity Zone Mapping

California laws now require Fire Hazard Severity Zone (FHSZ) mapping.^{28,29,30} The need for FHSZ mapping arose from repeated occurrence of major destructive fires. The FHSZ maps are developed using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. There are three levels of hazard score: Moderate, High, and Very High. Many factors are

²⁵ National Institute of Building Science, *Natural Hazard Mitigation Saves*. 63

²⁶ National Institute of Building Science, *Natural Hazard Mitigation Saves*, 114.

²⁷ National Institute of Building Science, *Natural Hazard Mitigation Saves*, 115.

²⁸ California Public Resources Code 4201-4204. <https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-1/article-9/>

²⁹ California Government Code 51175-89. <https://law.justia.com/codes/california/code-gov/title-5/division-1/part-1/chapter-6-8/section-51175/>

³⁰ California Code of Regulations Title 14, Section 1280.

<https://regulations.justia.com/states/california/title-14/division-1-5/chapter-7/subchapter-3/article-1/section-1280/>

Wildfires Hit Home

considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. FHSZ maps evaluate hazard, not risk. “Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30- to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. “Risk” is the potential damage that a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.³¹

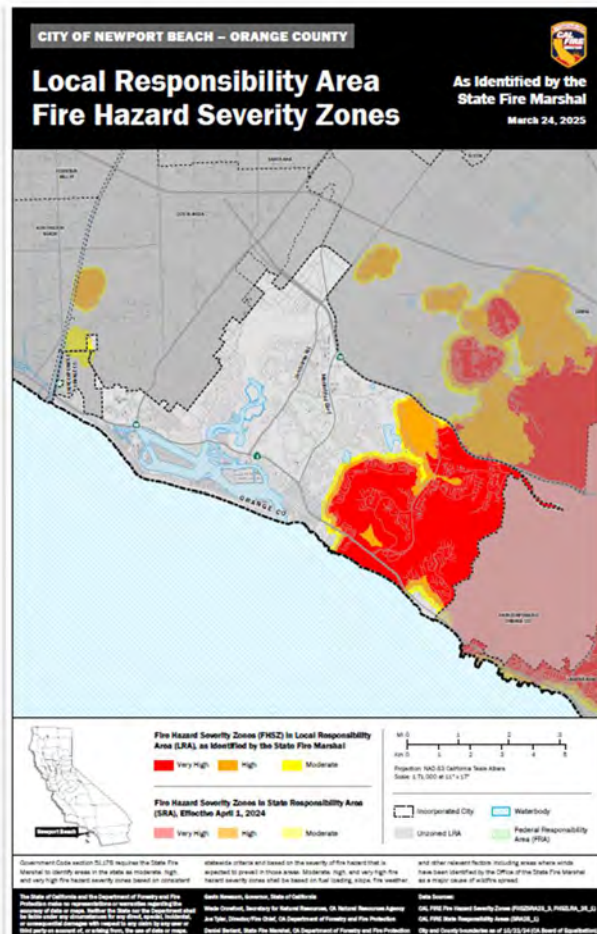


Figure 4 Example of an Orange County City LRA Fire Hazard Severity Zone Map

FHSZ mapping began with the State Responsibility Area (SRA), defined as a designated area in California where the state has primary responsibility for fire prevention and suppression. The SRA FHSZ mapping went into effect in April 2024. Since then, the Office has also been mapping Local Responsibility Areas (LRA), defined as a portion of land where local agencies, such as city or county fire departments, are responsible for wildfire protection. All Orange County FHSZ maps are accessible at the CAL FIRE website.³² Figure 4 shows an example of an Orange County city FHSZ map. Appendix C shows a screenshot of Orange County FHSZs using the CAL FIRE Find Your Fire Hazard Severity Zone viewer accessible at this CAL FIRE web address:³³

³¹ CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. Explore Fire Hazard Severity Zones. . <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed March 20, 2026.

³² CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones in Local Responsibility Area. Phase 4. Orange County. <https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/folder/312669458215>. Accessed March 12, 2026.

³³ CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed March 12, 2026.

<https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9>.

Homeowners can enter their address in this viewer to find whether their property is located within a specific FHSZ.

How Fire Hazard Severity Zone Maps Impact Homeowners

FHSZ maps have no direct impact on insurance coverage. The CDI states that the FHSZ maps are intended to drive local planning decisions, not insurance decisions, and that FHSZ maps have nothing to do with insurance rating.³⁴

Though not used directly for insurance rating, FHSZ mapping does have significant indirect impacts. Properties located in High or Very High FHSZs are subject to certain legal requirements. New state building code requirements effective January 2026 for homes within a FHSZ or a WUI area include fire-resistant materials and construction methods. Buildings in these areas are subject to defensible space requirements. If you sell a home located in these areas, you are required to disclose fire risk and compliance to potential buyers using a specific form.

These regulations are in place to increase fire-resistance of communities and ensure property owners are aware of the risks involved in living in a wildfire-prone area.

California Wildland-Urban Interface Code Effective January 1, 2026

Title 24, Part 7 of the California Building Standards Code, also referred to as the 2025 California Wildland-Urban Interface Code (CWUIC),³⁵ became effective January 1, 2026.

Title 24, Part 7, Chapter 5, Special Building Construction Regulations establishes minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.³⁶ Chapter 5 requirements for construction within a FHSZ or a WUI area include:

- Specifications for fire-resistance-rated construction and non-combustible materials
- Ignition-resistant construction and material
- Replacement or repair of roof coverings

³⁴ California Department of Insurance. CAL FIRE Hazard Maps Do Not Affect Insurance Rates or Availability. <https://www.insurance.ca.gov/0400-news/0102-alerts/2025/CAL-FIRE-hazard-maps-do-not-affect-insu.cfm>. Accessed March 6, 2026.

³⁵ 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. <https://codes.iccsafe.org/content/CAWUIC2025P2>. Accessed January 22, 2026.

³⁶ 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. <https://codes.iccsafe.org/content/CAWUIC2025P2>. Accessed January 22, 2026.

Defensible Space Requirements and the New Ember-Resistant Zone 0

The State Board of Forestry and Fire Protection is responsible for the existing defensible space regulations³⁷ for buildings or structures located in the SRA or in Very High FHSZ in the LRA. If you have a home or building in the SRA or in the Very High FHSZ in the LRA, you are responsible for ensuring that your property complies with defensible space requirements to protect structures from wildfire. The Board of Forestry and Fire Protection webpages include an illustration of existing Defensible Space Zones 0, 1, and 2 (Figure 5), and links to Zones 0, 1, and 2 resources.³⁸



Figure 5 Board of Forestry and Fire Protection Defensible Zones 0, 1, and 2

It is important to note that “ember-resistant Zone 0” does not mean all vegetation, including trees, within 0-5 feet must be removed. New ember-resistant Zone 0

³⁷ California Public Resources Code Division 4 - Forests, Forestry and Range and Forage Lands Part 2 - Protection of Forest, Range and Forage Lands Chapter 3 - Mountainous, Forest-, Brush- and Grass-Covered Lands Section 4291. <https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-3/section-4291/>. Accessed January 14, 2026.

³⁸ State of California Board of Forestry and Fire Protection. <https://bof.fire.ca.gov/projects-and-programs/defensible-space-zones-0-1-and-2>. Accessed January 14, 2026.

vegetation options will be finalized later in 2026. The next public workshop meeting is scheduled for April 23, 2026. New ember-resistant Zone 0 requirements enhance existing defensible space requirements in High and Very High FHSZs in the LRA to create an ember-resistant zone within 0 to 5 feet of a building.³⁹ Compliance with existing or enhanced defensible space requirements addresses home ignition potential and reduces home ignitability. Reducing the ignitability of enough homes can break the WUI fire chain of events and help more homes escape destruction or survive undamaged.

AB38 Defensible Space Compliance Documentation and Disclosure

AB38 became effective in 2021, requiring sellers of property located in a High or Very High FHSZ to provide buyers with documentation stating the property complies with state defensible space requirements or local vegetation management ordinances, as applicable. The law provides that if documentation demonstrating compliance cannot be obtained by the close of escrow, a written agreement may be executed showing that the buyer agrees to obtain documentation of compliance within one year of the close of escrow.⁴⁰

The law also requires a Defensible Space Disclosure be provided by sellers of property located in a High or Very High FHSZ to buyers of homes constructed before January 1, 2010. The Disclosure must include specified information and a copy of a final inspection report, or information on where the report may be obtained. A sample Defensible Space Disclosure notice is reproduced at Appendix D.

California Homeowners Insurance Crisis

Devastating property losses and casualties resulting from numerous wildfires in California WUI areas and other natural disasters beginning in 2018 have precipitated a continuing homeowners insurance crisis. Beginning in 2022 and 2023, insurers began dramatically raising California homeowners fire insurance premiums in what were considered wildfire risk areas, and some insurers began to stop issuing policies in high-risk areas or withdraw from the California homeowners' insurance market altogether. Like many homeowners throughout the state that are severely impacted by the insurance crisis, many Orange County homeowners are also impacted.

³⁹ Board of Forestry and Fire Protection. Summary of October 2025 Draft Zone 0 Regulation Language. <https://34c031f8-c9fd-4018-8c5a-4159cdf6b0d-cdn-endpoint.azureedge.net/-/media/bof-website/projects-and-programs/defensible-space-zones-0-1-2/october-zone-0-summary-and-rule-plead.pdf?rev=927f9551dc7b4f15b8263671cca15ef2&hash=F80F2C5451370BB3C855E38CCCC516D4>. Accessed February 17, 2025.

⁴⁰ Assembly Bill 38, Wood. Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation. Approved October 2, 2019. [California-2019-AB38-Chaptered](#)

Actions have been taken by the state legislature and the CDI during the last three years to strengthen the property insurance market, increase insurer commitments to write more policies in wildfire-distressed areas, and provide a framework to support homeowners in securing premium reductions from insurers when they take specific actions to reduce their community- and property-level wildfire risk.⁴¹ Despite these actions, many homeowners remain vulnerable to dramatic policy premium increases, nonrenewal, or the inability to secure traditional insurance coverage.

A recent New York Times article⁴² cites a 2023 California Association of Realtors survey wherein “nearly 7 percent of realtors surveyed...said that they had deals fall out of escrow that year because buyers couldn’t find adequate, affordable coverage.” As further cited in the article: “The percentage of realtors reporting that they had deals fall through for lack of insurance has more than doubled since 2023, to 16.6 percent.”

Unabated Growth of the California FAIR Plan

The continuing statewide insurance crisis is further demonstrated by the unabated growth in California FAIR Plan residential insurance policies. The FAIR Plan provides

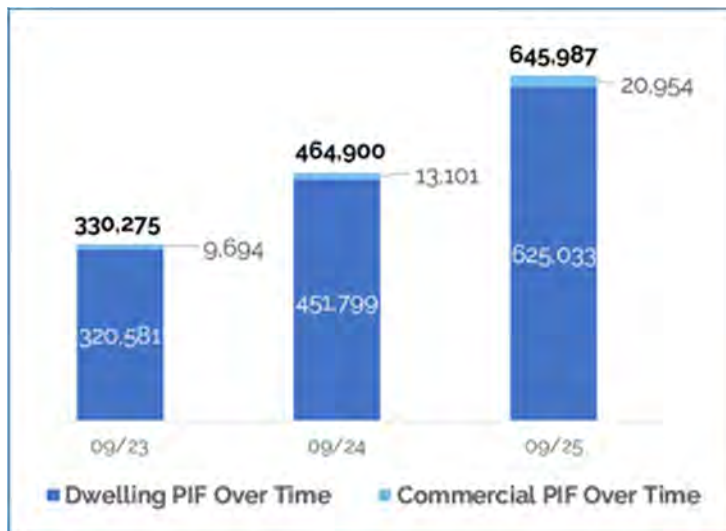


Figure 6 Total FAIR Plan Dwelling and Commercial Policies Have Increased, September 2023 to September 2025

basic fire insurance coverage for eligible high-risk properties when such coverage is demonstrated by the applicant to be unavailable in the traditional insurance market.⁴³ FAIR Plan coverage is limited, relatively expensive, and is the insurer of last resort for these properties. During the period from September 2023 to September 2025, the number of FAIR Plan residential dwelling policies in force (PIF) increased from 320,581 to 625,033 as shown at

⁴¹ California Department of Insurance. Sustainable Insurance Strategy.

<https://ains.assembly.ca.gov/system/files/2023-12/insurance-commissioner-ricardo-lara-california-sustainable-insurance-strategy-presentation-to-assembly-insurance-committee-12-13-2023.pdf>. Accessed January 29, 2026.

⁴² New York Times. *California Promised Insurance Relief, But Delivered Loopholes*. November 1, 2025. <https://www.nytimes.com/2025/11/01/us/los-angeles-california-fire-insurance-regulations.html>. Accessed March 25, 2026.

⁴³ The California FAIR Plan. <https://www.cfpnet.com/>. Accessed March 25, 2026.

Figure 6.⁴⁴ FAIR Plan data for Orange County residential policies in 2022 is shown in Appendix E.

The FAIR Plan is a syndicated fire insurance pool comprised of all insurers licensed to conduct property and casualty business in California. The FAIR Plan was established by statute⁴⁵ in August 1968 as an insurance placement facility and all licensed property/casualty insurers that write basic property insurance are required to be members of the FAIR Plan. The FAIR Plan issues policies on behalf of its member companies, and each member company participates in the profits, losses, and expenses of the FAIR Plan in direct proportion to its market share of business written in the state. The FAIR Plan is not a state agency or public entity; it does not receive public or taxpayer funding. As the total number of FAIR Plan policies continues to grow unabated, so does the financial strain on the overall FAIR Plan fire insurance pool.

Insurance Relief for Homeowners: Safer from Wildfires Insurance Regulation

The first of the wildfire safety regulatory incentives was the Safer from Wildfires regulation enacted in fall 2022.⁴⁶ Safer from Wildfires requires insurers to offer premium discounts based, in part, on mandatory factors including community-level wildfire risk mitigation designations and property-level wildfire risk mitigation efforts. Every action taken under Safer from Wildfires qualifies applicants and policyholders for insurance discounts.

Safer from Wildfires: Community-Level Wildfire Risk Mitigation

There are two examples of community-level wildfire risk mitigation designations listed in the Safer from Wildfire regulation: 1) Fire Risk Reduction Community Listing⁴⁷ approved by the Board of Forestry and Fire Protection, and 2) Firewise USA Site Designation⁴⁸ approved by the National Fire Protection Association. Other examples of community-level wildfire risk mitigation designations include local Fire Safe Council supported by the California Fire Safe Council, Community Wildfire Protection Plan supported by the

⁴⁴ Key Statistics & Data. The California FAIR Plan. <https://www.cfpnet.com/key-statistics-data/>. Accessed March 25, 2026.

⁴⁵ California Insurance Code sections 10090 et seq. <https://law.justia.com/codes/california/code-ins/division-2/part-1/chapter-9/section-10090/>. Accessed April 21, 2026.

⁴⁶ California Code of Regulations, Title 10, Section 2644.9

⁴⁷ Fire Risk Reduction Community listed by the Board of Forestry and Fire Protection pursuant to Public Resources Code Section 4290.1. <https://bof.fire.ca.gov/projects-and-programs/fire-risk-reduction-community-list>. Accessed February 10, 2026.

⁴⁸ Firewise USA program managed by National Fire Protection Association (NFPA). <https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA>. Accessed April 21, 2026.

U.S. Fire Administration, and the Wildfire Prepared Neighborhood™ Pilot Program⁴⁹ being launched by the Insurance Institute for Business & Home Safety (IBHS).

Safer from Wildfires: Property-Level Wildfire Risk Mitigation

Safer from Wildfires also requires insurers to offer premium discounts based, in part, on the reduced wildfire risk resulting from each and every property-level wildfire risk mitigation action. These individual property-level wildfire risk mitigation efforts include measures addressing the immediate surroundings of a building and building hardening. The IBHS offers homeowner guidance based on its research,⁵⁰ and a property-level Wildfire Prepared Home™ designation⁵¹ that recognizes mitigation measures addressing both immediate surroundings and home hardening.

Safer from Wildfires: Property-Level Measures Addressing Immediate Surroundings - Defensible Space

The following measures are specified in Safer from Wildfires to address the immediate surroundings of a building. Each of these actions qualifies for insurance discount:

- a. Clearing of vegetation and debris from under decks
- b. Clearing of vegetation, debris, mulch, stored combustible materials, and any and all movable combustible objects from the area within five (5) feet of the building
- c. Use of only noncombustible materials in any improvements to the property, including fences and gates situated within five (5) feet of the building
- d. Removal or absence of combustible structures, including sheds and other outbuildings, from the area within thirty (30) feet of the building or as much of such area as is under the control of the applicant or policyholder
- e. Whether the property upon which the building is situated complies with state or local defensible space requirements, as applicable

Safer from Wildfires: Property-Level Building Hardening Measures

The following building hardening measures are specified in Safer from Wildfires. Each of these actions qualifies for insurance discount:

- a. Class-A fire rated roof
- b. Enclosed eaves

⁴⁹ Institute for Business & Home Safety. Wildfire Prepared Neighborhood Pilot Program. <https://wildfireprepared.org/wildfire-prepared-neighborhood-pilot-program/>. Accessed March 19, 2026.

⁵⁰ IBHS Research. *Wildland Fire Embers and Flames: Home Mitigations That Matter*. April 2023. <https://ibhs1.wpenginepowered.com/wp-content/uploads/Home-Mitigations-that-Matter-FINAL.pdf>. Accessed February 10, 2026.

⁵¹ Institute for Business & Home Safety. Wildfire Prepared Home: Take Proven Steps to Reduce Your Risk. <https://wildfireprepared.org/>. Accessed March 19, 2026.

- c. Fire-resistant vents
- d. Multipane windows, including dual pane windows, or functional shutters, which when closed, cover the entire window and do not have openings
- e. At least six (6) inches of noncombustible vertical clearance at the bottom of the exterior surface of the building, measured from the ground up

Safer from Wildfires: Optional Factors

The Safer from Wildfires regulation also incorporates other optional factors that are substantially related to risk of wildfire loss. These optional factors may include, but are not limited to: fuel, slope, access, aspect, structural characteristics, wind, and other community-level or property-level mitigation efforts, or designations as recommended by a state or local fire safety agency or organization as reducing wildfire risk.

Reducing Wildfire and Insurance Risk: AB888 The California Safe Homes Grant Program

AB888 established the California Safe Homes Grant Program in October 2025 to be developed and administered by the Department of Insurance for the purpose of achieving the following goals:

- (1) Reducing local and statewide wildfire losses
- (2) Improving insurability and resilience of vulnerable communities
- (3) Home hardening of insurable properties to mitigate wildfire risk and enable consumers to get access to insurance premium incentives offered by insurance companies and in alignment with the department's rules.

Eligible California Safe Home Grant Program applicants include qualifying individuals and qualifying cities, counties, and special districts. For individuals, grant funds may be awarded if the following criteria are met:

- (1) The property of the applicant is covered by an admitted insurer or the California FAIR Plan
- (2) The property of the applicant is in a ZIP Code that overlaps with a High or Very High FHSZ.
- (3) The income of the applicant is no higher than the low-income limit for the county in which they reside

As of January 1, 2026, the Department of Insurance was developing the grant application portal and planned to begin accepting California Safe Homes Grant applications in spring 2026.⁵²

Our Shared Responsibilities

Orange County Fire Authority (OCFA)

OCFA serves all unincorporated areas of Orange County and its 23 Orange County member cities. The OCFA Board of Directors is made up of elected officials from the County and its member cities. The 11 Orange County cities that are not served by OCFA have their own city fire departments, i.e., their own fire service agencies having jurisdiction. The list of OCFA member cities and other Orange County fire service agencies is included at Appendix F.

OCFA education and outreach programs are comprehensive. Online materials and event scheduling is accessible at their website, and a staff of seven community education specialists and a community education supervisor are available to coordinate and attend events. The Wildfire Preparedness⁵³ webpages cover multiple topic areas including:

- Ready, Set, Go!
- Home Assessment
- Defensible Space Disclosure Inspection
- Pest Control (tree pests management)
- Immediate Zone
- FHSZ Maps
- Insurance
- Contractors (specializing in wildfire preparedness)

OCFA takes a systematic approach to mitigating risk through its Community Risk Reduction Department (formerly Fire Prevention). OCFA Community Risk Reduction (CRR) staff identifies community risks, collaborates with developers, agencies, and residents to build and maintain safe communities.⁵⁴ In addition to the extensive Wildland Preparedness webpages, the CRR department webpages include a section on Wildland & Vegetation with specific information for homeowners in wildland interface areas. The CRR department supports homeowners' risk reduction efforts by providing an online

⁵² CalMatters. California homeowners could qualify for grants for new roofs and fire safety. January 1, 2026. <https://calmatters.org/economy/2026/01/california-safe-homes-grants/>. Accessed February 17, 2026.

⁵³ Orange County Fire Authority. Wildfire Preparedness. <https://ocfa.org/ready-set-go/>. Accessed February 24, 2026.

⁵⁴ Orange County Fire Authority. About Us. Departments. <https://ocfa.org/about-us/departments/community-risk-reduction/>. Accessed February 24, 2026.

home assessment tool⁵⁵ that covers the basics of both home hardening and defensible space principles. The online assessment tool guides the homeowner through a series of questions and ends with the opportunity to receive an emailed report providing recommendations for fire mitigation strategies. Before beginning the online questionnaire, homeowners are given the option to request an in-person home assessment with an OCFA Fire Prevention Specialist.

Fire Hazard Severity Zone Survey Results - Local Governments and Fire Service Agencies

This investigation included a survey of Orange County cities to gather information about their efforts to reduce risk of wildfire in WUI areas and their outreach programs for homeowners. The Grand Jury invited 34 Orange County cities to respond to the survey and received 28 responses. Of these 28 responses, 20 were from various city departments, and eight were from city fire departments.

The Orange County cities that responded to the survey reported having from zero to 100% of their city land area within Moderate, High, or Very-High FHSZs. Reported land areas may not match each individual city's FHSZ map. A summary of the survey results for city area reported in FHSZs are shown at Figure 7:

⁵⁵ Orange County Fire Authority. Home Assessment Tool. <https://ocfa.org/ready-set-go/home-assessment/>. Accessed February 24, 2026.

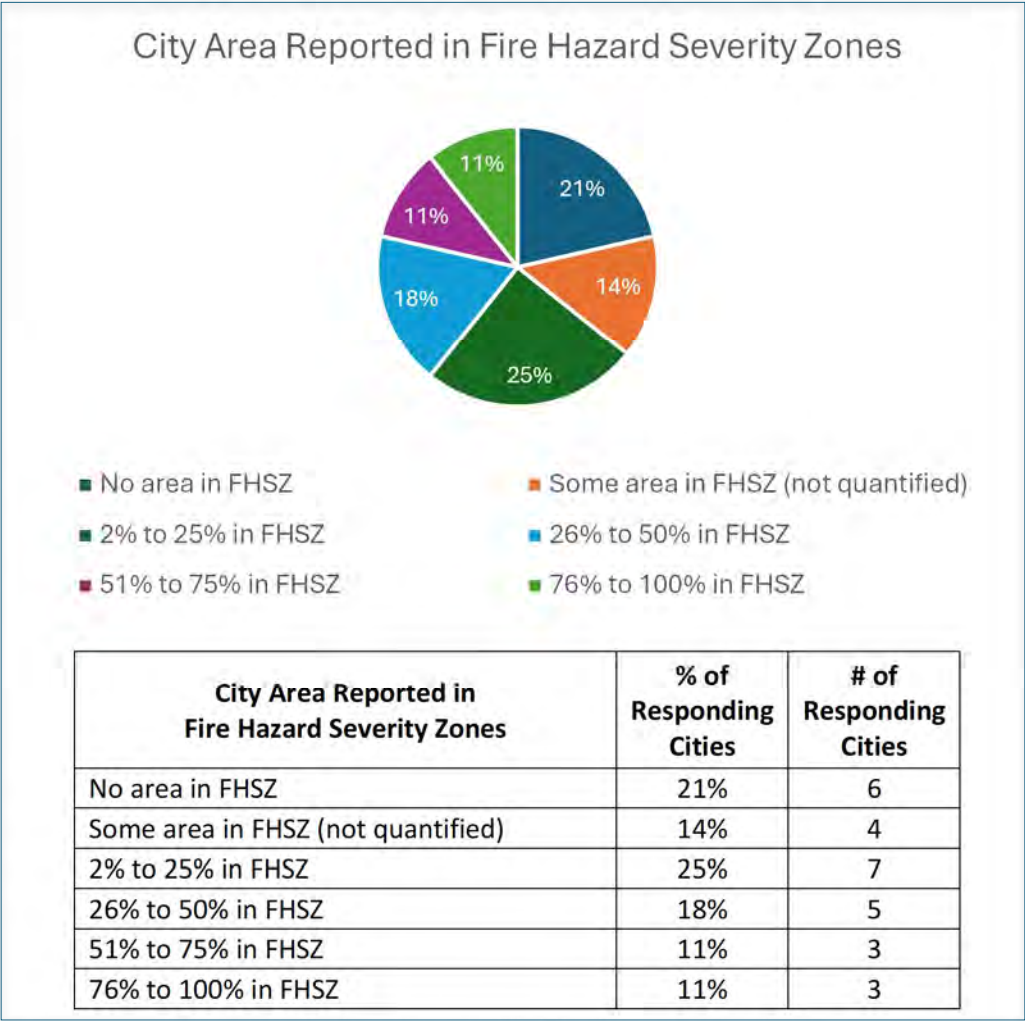


Figure 7 City Area Reported in Fire Hazard Severity Zones

11 of 28 responding cities reported having achieved or have applications pending approval for community-level wildfire risk mitigation designations. Achievement of community-level wildfire risk mitigation designations is a significant way local governments, local fire departments, unincorporated areas, and special districts can reduce wildfire and insurance risk for their residents. A summary of the survey results for cities that have achieved or applied for community-level wildfire risk mitigation designation are shown at Figure 8.

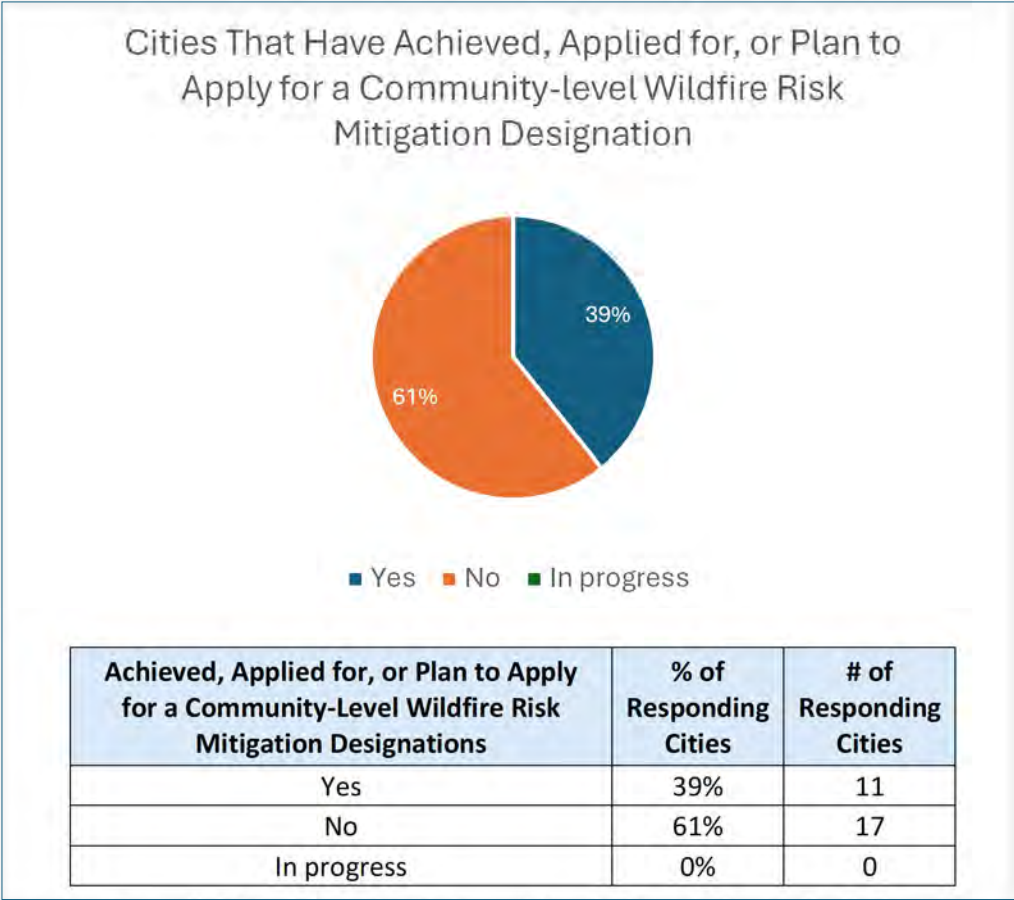


Figure 8 Cities Reporting Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designation

16 of 28 responding cities reported having an outreach program that provides information and guidance to property owners on wildfire risk mitigation measures and grant programs. A summary of the survey results on cities reporting whether they have these outreach programs in place are shown at Figure 9. These outreach programs are needed to help homeowners achieve awareness and ability to plan and take actions required to reduce individual and community wildfire and insurance risk.

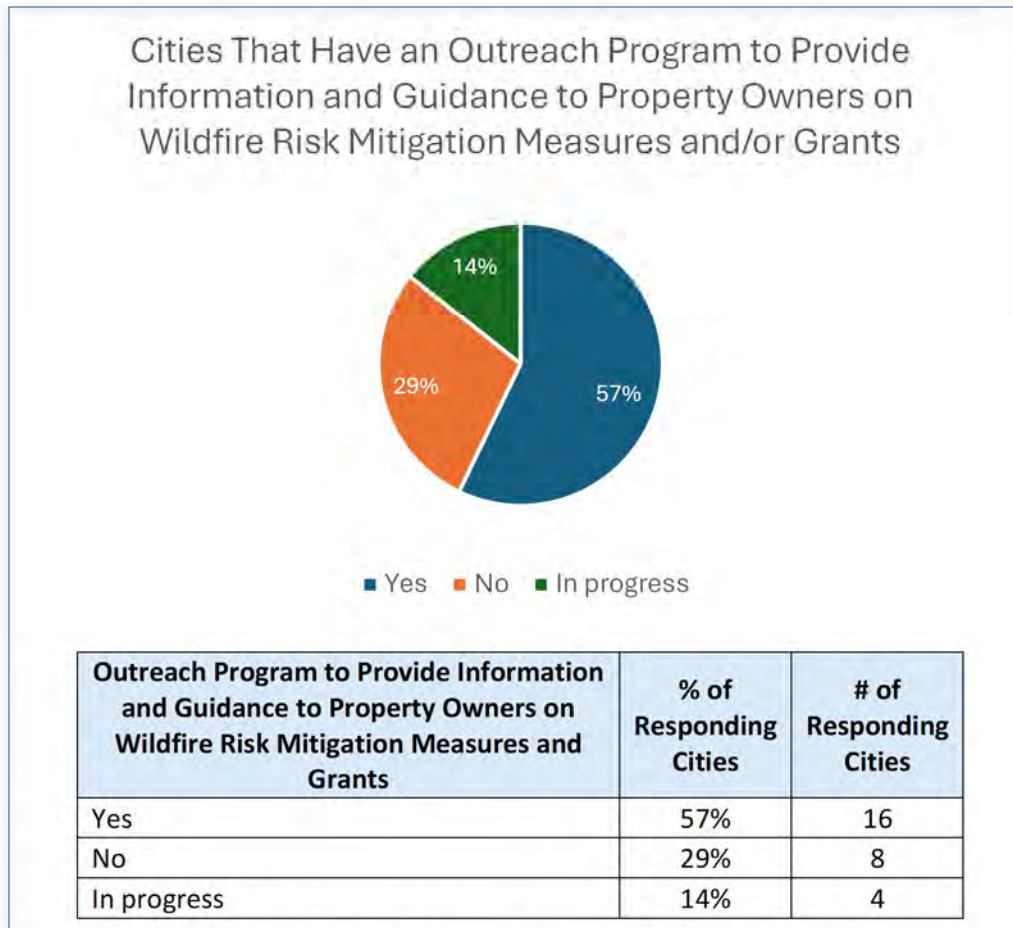


Figure 9 Cities Reporting Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and/or Grants

11 of the 16 cities reported having their own outreach programs, are Orange County Fire Authority (OCFA) member cities, and referred to one or more of OCFA's comprehensive programs and resources (see Figure 10). While OCFA member cities' use of OCFA outreach programs and resources is efficient and beneficial to their residents, the availability of a direct local contact at the city who is knowledgeable and can provide even a minimum of information and guidance on wildfire mitigation resources would help remove barriers to homeowners' actions to reduce wildfire risk.

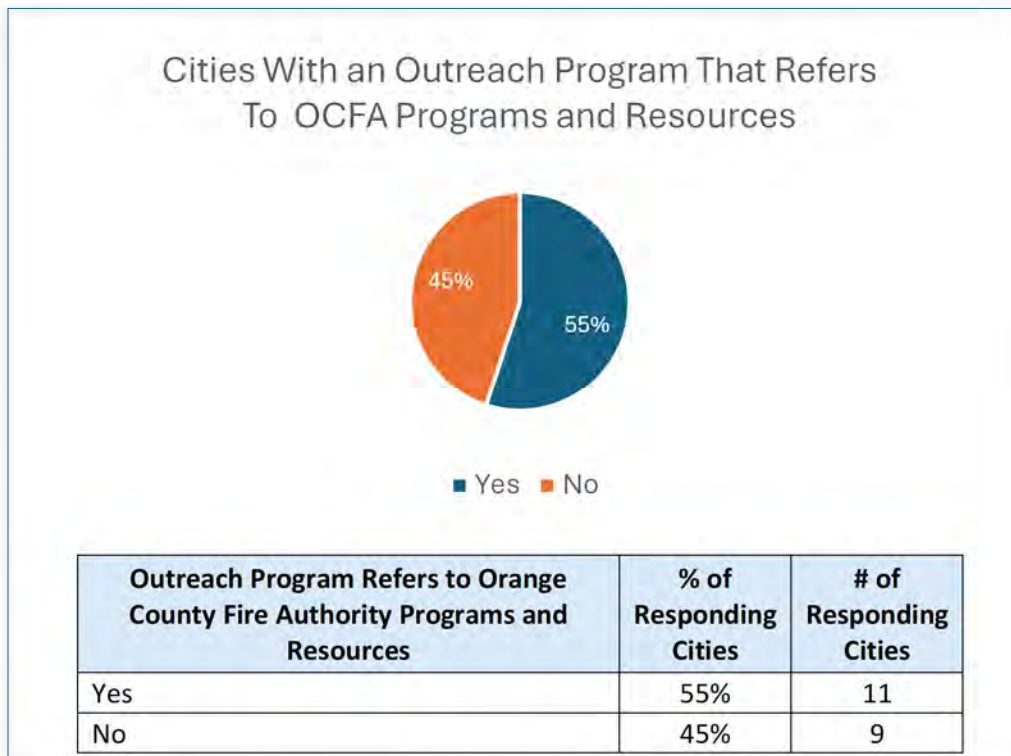


Figure 10 Cities Reporting Their Outreach Program Refers to Orange County Fire Authority Outreach Programs and Resources

Orange County Homeowners Associations Play an Important Role

According to the California Community Managers Association, there are 4,927 homeowners associations (HOA) in Orange County, and 82% of Orange County residents live in HOAs.⁵⁶ These HOAs communicate directly with their residents, and thus have the ability to mobilize people and resources to effectively achieve and maintain community-level wildfire risk mitigation designations and reduce their residents' homeowner insurance premiums.

HOAs are the local contact for their residents, and through their architectural and landscape standards can effectively communicate information on home hardening and defensible space requirements. HOAs often host community leaders and local fire service agencies for fire prevention workshops and other outreach events for HOA residents. Their local contact function can also provide information and organize opportunities to volunteer and support local fire prevention overall through activities such as Citizens Brigade⁵⁷ and Bike Brigade.⁵⁸ These HOA-hosted workshops, outreach

⁵⁶ California Association of Community Managers. Estimated number of residents living in HOAs based on average of 2010-2014 Census reports of 3.04 persons per household. www.cacm.org.

⁵⁷ *Weathered: After the LA Firestorm*. PBS, KCET, 2026.

⁵⁸ Ellis, Rebecca. Los Angeles Times. January 10, 2026. *Topanga Canyon felt abandoned. So residents are banding together to fight fire*. <https://www.latimes.com/california/story/2025-01-10/topanga-canyon-felt-abandoned-so-residents-are-banding-together-to-fight-fire>. Accessed March 6, 2026.

events, and local contact functions are effective means to help homeowners achieve awareness and ability to plan and take actions necessary to reduce wildfire and insurance risk.

HOAs often have significant responsibility for large open space areas of Orange County that can total hundreds of acres of fuel modification zones. The HOAs' collaborative role with local fire service agencies in managing these fuel modification zones is as important as their role with HOA residents in the shared responsibilities for wildfire and insurance risk reduction.

Homeowners are Responsible for Reducing Home Ignition Potential

Fire science research has demonstrated that ignition-resistant homes can survive wildfire without firefighter protection.⁵⁹ Where there are enough ignition-resistant homes, the WUI fire chain of events can be broken to prevent fire disasters, and these homes can escape destruction or survive undamaged. Taking the actions necessary to make homes ignition resistant to windborne embers is the responsibility of homeowners. The role of the homeowner is critical in the shared responsibilities for reducing wildfire and insurance risk in WUI areas.

Homeowners need support from local governments and fire service agencies to achieve the awareness and ability to plan and take actions necessary to make homes ignition resistant. This support is most effectively delivered through local outreach programs; effective communications in outreach programs have been found to be the more local, personalized efforts such as one-on-one consultation with fire experts, townhall events, small workshops, tours, and demonstrations.⁶⁰ For example, provision of in-person or online home assessments that result in written recommendations to homeowners for specific wildfire risk mitigation actions. Documentation of the recommended actions taken can then be presented to homeowners' insurers for the insurance discounts required by Safer from Wildfires.

Safer from Wildfires home hardening and defensible space measures protect homes and communities, save homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

⁵⁹ Cohen, *The Wildland-Urban Interface Fire Problem*, 23.

⁶⁰ Gammanco, *The Return of Conflagration*, 34.

FINDINGS

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

Based on its investigation “Wildfires Hit Home” the 2025-2026 Orange County Grand Jury has arrived at the following six findings:

- F1** More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners’ insurance premiums, nonrenewals, and inability to obtain insurance.
- F2** Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.
- F3** Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.
- F4** Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.
- F5** All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.
- F6** AB888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

RECOMMENDATIONS

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

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following recommendations:

- R1** By December 31, 2026, the Orange County Board of Supervisors should plan to host a county-wide annual wildfire prevention fair for the County and all cities and fire service agencies, including Orange County Fire Authority, to showcase respective wildfire outreach programs, and for the first annual wildfire prevention fair to be scheduled no later than December 31, 2027. [F1, F2, F3, F4, F5, F6]
- R2** By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs. [F1, F2, F3, F4, F5, F6]
- R3** By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year. [F4, F5, F6]
- R4** By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs. [F1, F2, F3, F4, F5, F6]

COMMENDATIONS

Yorba Linda Water District

The 2025-26 Orange County Grand Jury extends its special thanks to the Yorba Linda Water District (YLWD) for providing two tours of its facilities, including their non-portable Heli-Hydrants™. The YLWD with foresight and planning installed three Heli-Hydrant™

facilities. One of the tanks was the first to be installed in Southern California. These innovative tanks enable fire department helicopters to access water more quickly and efficiently, improving helicopter firefighting capabilities in areas where wildland vegetation and human development intersect, such as in the Yorba Linda service area.



Source: 2025-2026 Grand Jury

Newport Beach Fire Department

The 2025-2026 Orange County Grand Jury acknowledges and recognizes the Newport Beach Fire Department for their outstanding and continuing efforts to lead the Southern California region in dedication and adherence to the highest level of fire protection and safety. They are a role model for other cities in Orange County and elsewhere. In 2024, the Insurance Services Office honored Newport Beach Fire Department as a Top Tier Class 1 fire agency through its Public Protection Classification Program. Newport Beach Fire Department shares the Top Tier Class 1 designation with only about 1% of the top fire departments nationwide.

The Grand Jury particularly commends Newport Beach Fire Prevention leadership, who generously dedicated time and expertise to share insights from their extensive knowledge of fire science.

REQUIRED RESPONSES

California Penal Code Section 933 requires the governing body of any public agency which the Grand Jury has reviewed, and about which it has issued a final report, to comment to the Presiding Judge of the Superior Court on the findings and recommendations pertaining to matters under the control of the governing body. Such comment shall be made no later than 90 days after the Grand Jury publishes its report (filed with the Clerk of the Court). Additionally, in the case of a report containing findings and recommendations pertaining to a department or agency headed by an elected County official (e.g., District Attorney, Sheriff, etc.), such elected County official shall comment on the findings and recommendations pertaining to the matters under that elected official's control within 60 days to the Presiding Judge with an information copy sent to the Board of Supervisors.

The following excerpts from the California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury report:

§933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

§933.05.

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons, therefore.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefore.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

The Orange County Grand Jury requires the following responses:

Orange County Board of Supervisors

90 Day Response Required

Findings:

F1, F2, F3, F4, F5, F6

Recommendations:

R1, R2, R3

Wildfires Hit Home

Orange County Fire Authority Board of Directors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3

City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Anaheim	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Brea	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Buena Park	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Cypress	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Irvine	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of La Habra	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

Wildfires Hit Home

City of La Palma

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Laguna Beach

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Laguna Hills

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Laguna Niguel

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Laguna Woods

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Lake Forest

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Los Alamitos

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Mission Viejo

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Newport Beach

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Orange

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Placentia

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Rancho Santa Margarita

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of San Clemente

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of San Juan Capistrano

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

Wildfires Hit Home

City of Santa Ana

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Seal Beach

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Stanton

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Tustin

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Villa Park

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

City of Westminster

Findings:

Recommendations:

90 Day Response Requested

F1, F2, F3, F4, F5, F6

R2, R4

City of Yorba Linda

Findings:

Recommendations:

90 Day Response Required

F1, F2, F3, F4, F5, F6

R2, R3, R4

Acronyms

AB	Assembly Bill
B	Brush
BCR	Benefit Cost Ratio
CAL FIRE	California Department of Forestry and Fire Protection
CAL OES	California Governor's Office of Emergency Services
CC	Contract Counties
CDI	California Department of Insurance
CRR	Community Risk Reduction
CWUIC	California Wildland-Urban Interface Code
FAIR	Fair Access to Insurance Requirement
FEMA	Federal Emergency Management Agency
FHDS	Fire Hardening and Defensible Space
FHSZ	Fire Hazard Severity Zone
G	Grass
HOA	Homeowners Association
IBHS	Insurance Institute for Business & Home Safety®
IWUIC	International Wildland-Urban Interface Code
LRA	Local Responsibility Area
NFPA	National Fire Protection Association
OCFA	Orange County Fire Authority
P&C	Property and Casualty
PIF	Policies in Force
SB	Senate Bill
SRA	State Responsibility Area
USDA	United States Department of Agriculture

Wildfires Hit Home

USFS	United States Forest Service
WRAP	Wildfire Risk Reduction and Asset Protection
WUI	Wildland-Urban Interface
YLWD	Yorba Linda Water District

Glossary

Aspect	Compass direction that a slope or terrain surface faces, influencing sunlight exposure, temperature, and vegetation.
Catastrophic loss	A sudden, severe, and often, widespread event resulting in extreme financial, loss of life, or permanent injury.
Class-A roof	Highest fire resistance classification for a roof assembly, signifying its effectiveness against severe fire exposure.
Conflagration	A particularly large and destructive fire; in the built environment, this may describe a fire that spreads via structure to structure.
Defensible space	Buffer zone created and managed between buildings and surrounding wildland area to protect buildings from embers, flames, or heat, slow or stop wildfire spread, and help ensure safety of firefighters.
Ember	Small piece of burning or glowing fragment from a fire.
Ember-resistant	Refers to features that reduce the risk of ignition from embers.
Ember spot ignition	Refers to one of the principal ways homes can ignite during extreme WUI fires, by embers directly on a house.
Firebrands	Refers to airborne embers; pieces of burning wood.
Firewise USA	Program administered by NFPA® and co-sponsored by the USDA Forest Service and the National Association of State Foresters.
Fuel modification zone	Designated area where vegetation is managed to reduce wildfire risk for protection of homes and communities.
Fuel reduction	Management of vegetation to reduce risk of wildfires.
Heli-Hydrant™	Patented rapid-fill water tank system for helicopter firefighting operations.
Home hardening	Utilizing building materials, construction methods and maintenance practices to increase resistance to ignition from fire exposure.
Home ignition potential	Susceptibility of a home and its immediate surroundings within 100 feet (thirty meters) to ignite during a wildfire.
Home ignition zone	A home and its immediate surroundings within 100 feet (thirty meters).

Wildfires Hit Home

Ignition	Process leading to the onset of a sustained combustion reaction; “start of a fire.”
Ignition-resistant	Refers to materials and construction methods designed to resist ignition or sustained flaming combustion; difficult to catch fire when exposed to direct flame or heat.
Wildland fuels	Burnable plant materials that can act as fuel during wildfires, including grasses, shrubs, trees, dead leaves, and fallen pine needles.
Zone 0	Ember-resistant defensible space within the first five feet around a structure, required for properties in State Responsibility Area or Very High Fire Hazard Severity Zone in the Local Responsibility Area.

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Appendix A

CAL FIRE Wildfire Data

Top 20 Deadliest California Wildfires

	FIRE NAME (CAUSE)	DATE	COUNTY	ACRES	STRUCTURES	DEATHS
1	CAMP FIRE (Powerlines)	November 2018	Butte	153,336	18,804	85
2	GRIFFITH PARK (Unknown)	October 1933	Los Angeles	47	0	29
3	TUNNEL - Oakland Hills (Rekindle)	October 1991	Alameda	1,600	2,900	25
4	TUBBS (Electrical)	October 2017	Napa & Sonoma	36,807	5,643	22
5	EATON (Under Investigation)*	January 2025	Los Angeles	14,021	9,413	19
6	NORTH COMPLEX (Lightning)	August 2020	Butte, Plumas, & Yuba	318,935	2,352	15
7	CEDAR (Human Related)	October 2003	San Diego	273,246	2,820	15
8	RATTLESNAKE (Arson)	July 1953	Glenn	1,340	0	15
9	PALISADES (Under Investigation)*	January 2025	Los Angeles	23,707	6,833	12
10	LOOP (Unknown)	November 1966	Los Angeles	2,028	0	12
11	HAUSER CREEK (Human Related)	October 1943	San Diego	13,145	0	11
12	INAJA (Human Related)	November 1956	San Diego	43,904	0	11
13	IRON ALPS COMPLEX (Lightning)	August 2008	Trinity	105,855	10	10
14	REDWOOD VALLEY (Power Lines)	October 2017	Mendocino	36,523	544	9
15	HARRIS (Undetermined)	October 2007	San Diego	90,440	548	8
16	CANYON (Unknown)	August 1968	Los Angeles	22,197	0	8
17	CARR (Human Related)	July 2018	Shasta County, Trinity	229,651	1614	8
18	LNU Lightning Complex (Lightning/Arson)	August 2020	Napa/Sonoma/Yolo/Stanislaus/ Lake	363,220	1,491	6
19	ATLAS (Powerline)	October 2017	Napa & Solano	51,624	781	6
20	OLD (Human Related)	October 2003	San Bernardino	91,281	1,003	6

** Fires with the same death count are listed by most recent. Several fires have had 4 fatalities, but only the most recent are listed.

***This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, or local responsibility.



7/25/2025

Source: CalFire Redbook Data

Figure 11 Top 20 Deadliest California Wildfires

Top 20 Most Destructive California Wildfires

FIRE NAME (CAUSE)	DATE	COUNTY	ACRES	STRUCTURES	DEATHS
1 CAMP (Powerlines)	November 2018	Butte	153,336	18,804	85
2 EATON (Under Investigation)*	January 2025	Los Angeles	14,021	9,413	19
3 PALISADES (Under Investigation)*	January 2025	Los Angeles	23,707	6,833	12
4 TUBBS (Electrical)	October 2017	Napa & Sonoma	36,807	5,636	22
5 TUNNEL - Oakland Hills (Rekindle)	October 1991	Alameda	1,600	2,900	25
6 CEDAR (Human Related)	October 2003	San Diego	273,246	2,820	15
7 NORTH COMPLEX (Lightning)	August, 2020	Butte, Plumas, & Yuba	318,935	2,352	15
8 VALLEY (Electrical)	September 2015	Lake, Napa & Sonoma	76,067	1,955	4
9 WITCH (Powerlines)	October 2007	San Diego	197,990	1,650	2
10 WOOLSEY (Electrical)	November 2018	Ventura	96,949	1,643	3
11 CARR (Human Related)	July 2018	Shasta County, Trinity	229,651	1,614	8
12 GLASS (Undetermined)	September 2020	Napa & Sonoma	67,484	1,520	0
13 LNU LIGHTNING COMPLEX (Lightning/Arson)	August 2020	Napa, Solano, Sonoma, Yolo, Lake, & Colusa	363,220	1,491	6
14 CZU LIGHTNING COMPLEX (Lightning)	August 2020	Santa Cruz, San Mateo	86,509	1,490	1
15 NUNS (Powerline)	October 2017	Sonoma	54,382	1,355	3
16 DIXIE (Powerline)	July 2021	Butte, Plumas, Lassen, & Tehama	963,309	1,311	1
17 THOMAS (Powerline)	December 2017	Ventura & Santa Barbara	281,893	1,063	2
18 CALDOR (Under Investigation)	September 2021	Alpine, Amador, & El Dorado	221,774	1,003	1
19 OLD (Human Related)	October 2003	San Bernardino	91,281	1,003	6
20 JONES (Undetermined)	October 1999	Shasta	26,200	954	1

Structures include homes, outbuildings (barns, garages, sheds, etc) and commercial properties destroyed. This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, local or tribal responsibility.
*Numbers not final *DINS Disclaimer: These numbers are preliminary based on aerial assessments dedicating heat sources which can include chicken coops, outbuildings, sheds, water containers, etc. *Validated inspections are currently being ground-verified by Damage Assessment Teams.

 7/25/2025

Source: CalFire Redbook Data

Figure 12 Top 20 Most Destructive California Wildfires

Wildfires Hit Home

Incident #	County	Fire Name	Date		Direct Protection Area	Acres Burned	Vegetation Type	Cause	Structures		Fatalities	
			Start	Contained					Destroyed	Damaged	Firefighters	Civilians
ORC-127883	ORANGE RIVERSIDE	AIRPORT	9/9/24	10/5/24	CC	23,526	B, G	EQUIPMENT	160	34		
CNF-405	ORANGE	JIM	3/2/22	3/9/22	USFS	553	B, G	HUMAN				
ORC-136890	ORANGE	BOND	12/2/20	12/11/20	CC	6,686	B, G	STRUCTURE	31	21		
ORC-121612	ORANGE	BLUE RIDGE	10/26/20	11/7/20	CC	13,694	B, G	UNDETERMINED	1	12		
ORC-121364	ORANGE	SILVERADO	10/26/20	11/7/20	CC	12,466	B, G	UNDER INVESTIGATION	5	11		
CNF-2664	ORANGE RIVERSIDE	HOLY	8/6/18	9/14/18	USFS	23,025	B, G	ARSON	24	18		
ORC-110494	ORANGE	CANYON 2	10/9/17	10/17/17	CC	9,217	B, G	MISCELLANEOUS	25	55		
ORC-1478	ORANGE	CANYON	9/25/17	10/3/17	CC	2,662	B, G	MISCELLANEOUS	7			
CNF-2873	ORANGE	SILVERADO	9/12/14	9/20/14	USFS	985	B	UNDETERMINED				
ORC-045067	ORANGE	CARBON CANYON	7/7/11	7/8/11	CALFIRE/CC	508	B	UNDETERMINED				

Notes:

B = Brush

G = Grass

CC = Contract Counties

USFS = United States Forest Service

Source: CalFire Redbook Data

Figure 13 Large Fires 300 Acres and Greater - State and Contract Counties Direct Protection Area

Year	County	Fire Name	Total	A < 0.25 Acres	B 0.26 - 9.99 Acres	C 10 - 99 Acres	D 100 - 299 Acres	E 300 - 999 Acres	F 1000 - 4999 Acres	G > 5000 Acres
2024	Orange	Airport	39	31	5	1	1	0	0	1
2023	Orange	-	28	18	10	0	0	0	0	0
2022	Orange	Jim	30	23	4	0	2	1	0	0
2021	Orange	-	7	5	2	0	0	0	0	0
2020	Orange	Bond, Blue Ridge, Silverado	45	33	7	2	0	0	0	3
2019	Orange	-	46	36	7	2	1	0	0	0
2018	Orange	Holy	57	49	5	0	2	0	0	1
2017	Orange	Canyon, Canyon 2	71	56	12	1	0	0	1	1
2016	Orange	-	42	33	4	5	0	0	0	0
2015	Orange	-	3	2	1	0	0	0	0	0
2014	Orange	Silverado	8	6	1	0	0	1	0	0
2013	Orange	-	13	12	1	0	0	0	0	0
2012	Orange	-	19	16	2	1	0	0	0	0
2011	Orange	Carbon Canyon	10	9	0	0	0	1	0	0
2010	Orange	-	7	1	5	1	0	0	0	0
2009	Orange	-	10	6	0	3	1	0	0	0
2008	Orange	-	8	6	2	0	0	0	0	0
2008 - 2024	Annualized	-	26.1	20.1	4.0	0.9	0.4	0.2	0.1	0.4

Yellow highlight signifies named fires including fires that span both Orange and Riverside counties

Source: CalFire Redbook Data

Figure 14 Orange County Wildfires by Size

Appendix B
Safer from Wildfires Flyer



Figure 15 Safer from Wildfires Flyer, Page 1

3 Ways to Get Started with Safer from Wildfires

Don't know where to start? Here are 3 low-cost steps you can take today.



Keep embers out

Installing 1/16 to 1/8 inch noncombustible, corrosion-resistant metal mesh screens over attic vents can keep wind-blown embers out of your house.



Clear the first 5 feet

Removing greenery and replacing wood chips with stone or decomposed granite 5 feet around your home prevents fire from getting a foot in the door.



Be safer together

With Firewise USA, communities as small as 8 dwelling units or as big as 2,500 can create an action plan and start being safer together. Firewise USA is a nationally recognized program with proven results, sponsored by the National Fire Prevention Association.

Do more, save more

Every action under Safer from Wildfires will qualify you for an insurance discount. By doing more, you can save more.

- Class A fire-rated roof
- 5-foot ember-resistant zone around the structure
- Noncombustible 6 inches at the bottom of walls
- Ember- and fire-resistant vents
- Double pane windows or added shutters
- Enclosed eaves
- Cleared vegetation and debris from under decks
- Move sheds and outbuildings at least 30 feet away
- Trim trees and remove brush in compliance with state and local defensible space laws
- Neighborhoods can form a Firewise USA community
- Cities, counties, and local districts can become certified as a Fire Risk Reduction Community

Scan to find more resources



Figure 16 Safer from Wildfires Flyer, Page 2

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Orange County Grand Jury 2025-2026

Appendix C

Fire Hazard Severity Zone Map of Orange County

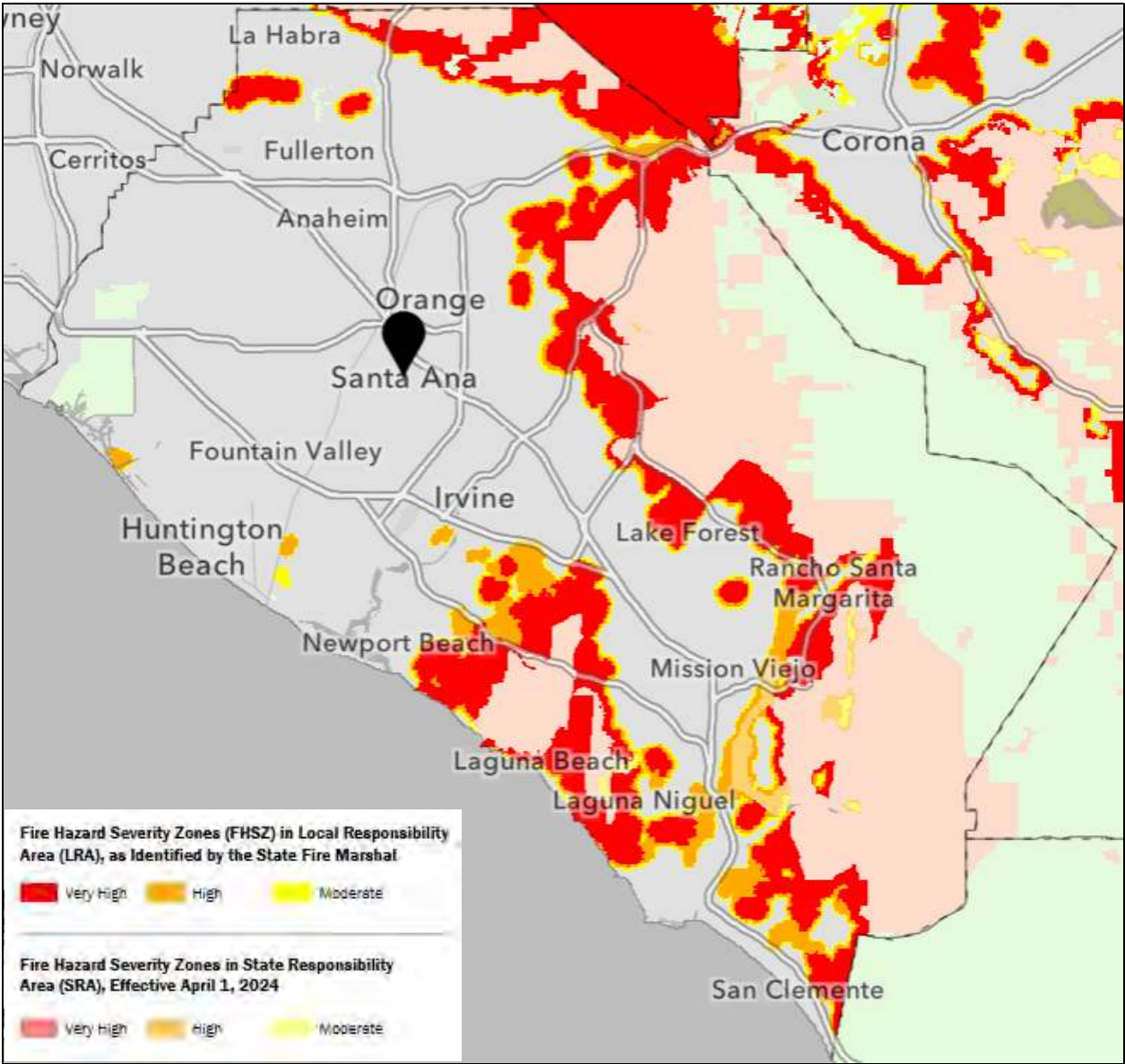


Figure 17 Fire Hazard Severity Zone Map of Orange County

Appendix D



**FIRE HARDENING AND DEFENSIBLE SPACE
DISCLOSURE AND ADDENDUM**
(C.A.R. Form FHDS, Revised 6/25)

This is a disclosure and addendum to the Purchase Agreement, OR ☐ Other _____ ("Agreement"),
 dated _____, on property known as _____ ("Property"),
 in which _____ is referred to as Buyer,
 and _____ is referred to as Seller.

1. **LAW APPLICABILITY:** If this property does not meet the conditions stated in paragraph 1A or 1B, there is no requirement to complete the subsequent applicable paragraphs.

A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in paragraph 2 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); (iii) the Property is located in either a **high or very high** fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN PARAGRAPH 2B AND 2C.

B. Defensible Space Compliance: The disclosures and requirements specified in paragraph 3 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and (iii) the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, PARAGRAPH 3 DOES NOT HAVE TO BE COMPLETED.

C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on Cal Fire's website at <https://www.fire.ca.gov/dspace/>.

2. **FIRE HARDENING DISCLOSURE** (☐ Property is built on or after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):

A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE [HTTP://WWW.READYFORWILDFIRE.ORG](http://WWW.READYFORWILDFIRE.ORG)".

B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers (Seller is not obligated to explain or clarify their responses to questions 2B(1)-2B(6), whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required).

(1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.....	☐ Yes ☐ No
(2) Roof coverings made of untreated wood shingles or shakes.....	☐ Yes ☐ No
(3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.....	☐ Yes ☐ No
(4) Single pane or non-tempered glass windows.....	☐ Yes ☐ No
(5) Loose or missing bird stopping or roof flashing.....	☐ Yes ☐ No
(6) Rain gutters without metal or noncombustible gutter covers.....	☐ Yes ☐ No

Explanation/Clarification: _____

C. LIST OF LOW COST RETROFITS: The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at <https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handout.pdf>.

Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No", and provide any explanation/clarification below.)

(1) Roof replaced with Class A fire-rated roof.....	☐ Yes ☐ No
(2) Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops).....	☐ Yes ☐ No
(3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter.....	☐ Yes ☐ No
(4) Covered chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with 3/8 inch to 1/2 inch openings.....	☐ Yes ☐ No
(5) Install ember and flame-resistant vents.....	☐ Yes ☐ No
(6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces.....	☐ Yes ☐ No
(7) Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot.....	☐ Yes ☐ No
(8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C.....	☐ Yes ☐ No
(9) Replace windows with multi-paned windows that have at least one pane of tempered glass.....	☐ Yes ☐ No
(10) Replace siding or deck using compliant noncombustible, ignition-resistant, or other OSFM Wildland Urban Interface (WUI) Products.....	☐ Yes ☐ No

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FHDS REVISED 6/25 (PAGE 1 OF 2)

Buyer's Initials _____ / _____ Seller's Initials _____ / _____



FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (FHDS PAGE 1 OF 2)

Figure 18 Fire Hardening and Defensible Space Disclosure, Page 1

(11) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch.....☐ Yes ☐ No

(12) Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.....☐ Yes ☐ No

Explanation/Clarification: _____

3. **DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM:** (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met; the Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):

A. **LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ IS NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (Paragraphs 3B and 3C must be completed regardless of the answer to paragraph 3A if the conditions in paragraph 1B are met.)

B. **SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within 3 (or _____) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last. If this paragraph is checked, also check paragraph 3C(5) below.

OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within 3 (or _____) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last.

C. **BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*

OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.

OR (3) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.

OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain documentation of compliance prior to the time for Buyer's final verification of condition.

OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer.

OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN STATE COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.

D. The local agency from which a copy of the documentation in paragraph 3B(2), 3B(3), 3C(4), 3C(5), or 3C(6), as applicable, may be obtained is _____, which may be contacted at _____.

* The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

4. ☐ **FINAL INSPECTION REPORT DISCLOSURE:** The Property was newly constructed, or was rebuilt following damage by a fire and the construction required a permit, and Seller has obtained a final inspection report addressing compliance with home fire hardening recommended building standards as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and Buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature below, and the answers on paragraph 2C are accurate. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller _____ Date _____

Seller _____ Date _____

By signing below, Buyer acknowledges that they have received a copy of this Fire Hardening and Defensible Space Disclosure and Addendum, and they have read and understand the form and agree to the terms in paragraph 3C.

Buyer _____ Date _____

Buyer _____ Date _____

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FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (FHDS PAGE 2 OF 2)



Figure 19 Fire Hardening and Defensible Space Disclosure, Page 2

Appendix E

California Department of Insurance Data

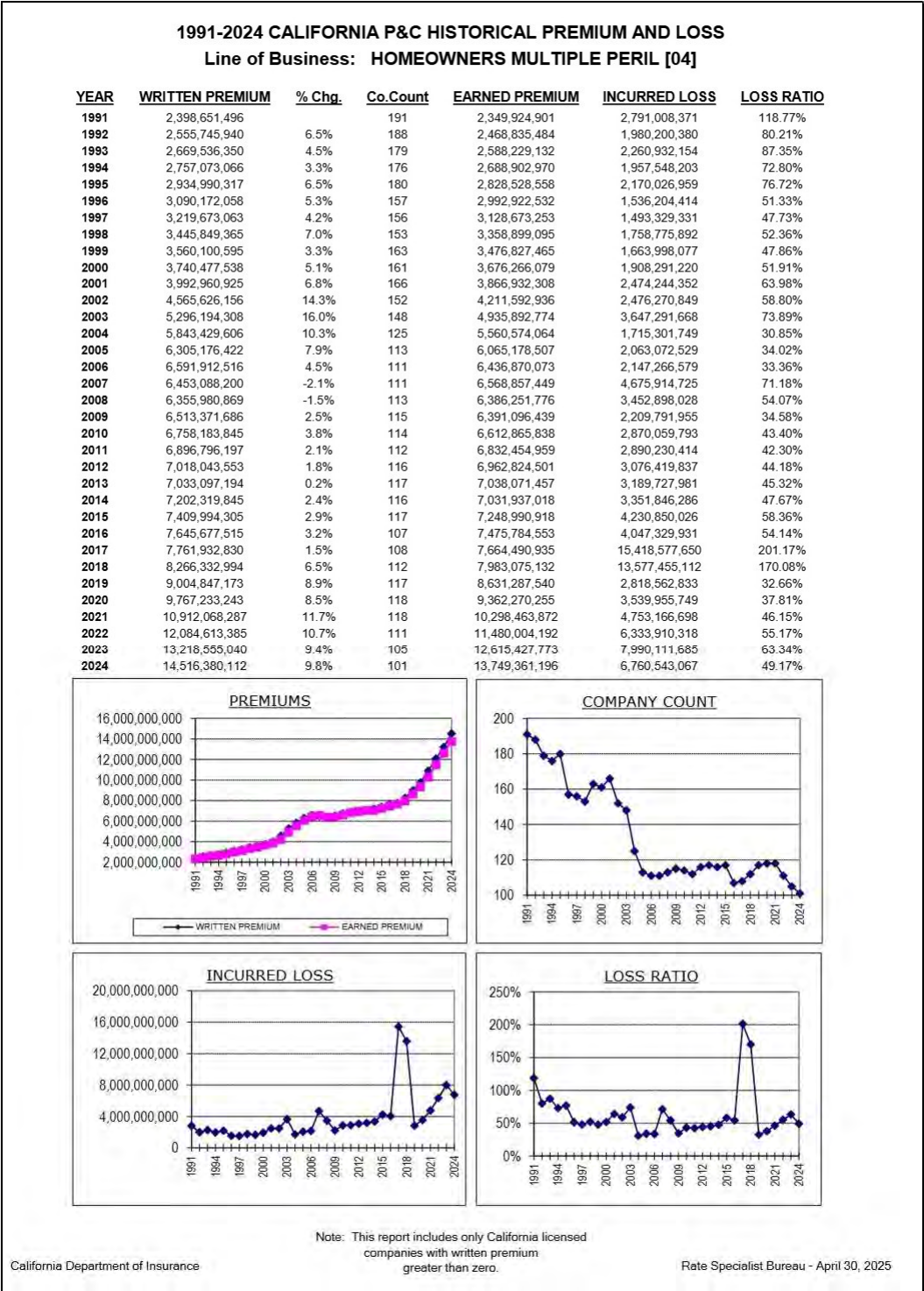


Figure 20 California Property and Casualty Insurance Company Homeowners Premium and Loss

ITEM 9.2 - Attachment A
Wildfires Hit Home

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
90620	None		Buena Park		10,826	20	0.2%
90621	VH, H, M, None		Buena Park	Los Coyotes CC	3,863	19	0.5%
90623	None		La Palma		3,701	7	0.2%
90630	None		Cypress		10,692	22	0.2%
90631	VH, H, M, None		La Habra	Westridge CC	12,999	274	2.1%
90680	None		Stanton		3,591	9	0.3%
90720	None		Los Alamitos		5,821	4	0.1%
90740	None		Seal Beach		4,741	6	0.1%
90742	None		Huntington Beach	Sunset Beach	303	4	1.3%
90743	None		Seal Beach	Surfside	139	2	1.4%
92602	VH, H, M, None		Irvine	Loma Ridge	5,755	23	0.4%
92603	VH, H, M, None		Irvine	Turtle Rock, Shady Canyon	4,115	20	0.5%
92604	None		Irvine		4,660	3	0.1%
92606	None		Irvine		3,195	1	0.0%
92610	VH, H, M, None		Lake Forest	Foothill Ranch	2,996	41	1.4%
92612	H, M, None		Irvine	William R. Mason Regional Park	1,574	1	0.1%
92614	None		Irvine		3,102	4	0.1%
92617	M, None		Irvine	UCI	993	0	0.0%
92618	VH, H, M, None		Irvine	Laguna Altura, Borrego Canyon	9,789	17	0.2%
92620	VH, H, M, None		Irvine	Stonegate	12,171	11	0.1%
92624	H, M, None		Dana Point	Capistrano Beach	2,255	4	0.2%
92625	VH, H, M, None		Newport Beach	Corona Del Mar	4,423	7	0.2%
92626	None		Costa Mesa		8,817	4	0.0%
92627	H, M, None		Costa Mesa	Talbert Regional Park	9,748	14	0.1%
92629	VH, H, M, None		Dana Point	Crown Valley Pkwy.	7,229	8	0.1%
92630	VH, H, M, None		Lake Forest	Saddleback Church	14,090	24	0.2%
92637	VH, H, M, None		Laguna Woods	Laguna Canyon	545	0	0.0%
92646	None		Huntington Beach		14,923	11	0.1%
92647	None		Huntington Beach		11,451	14	0.1%
92648	None		Huntington Beach		8,997	6	0.1%
92649	H, M, None		Huntington Beach	Brightwater Dr., Oceanridge Dr.	8,363	6	0.1%
92651	VH, H, M, None		Laguna Beach		8,760	459	5.0%
92653	VH, H, M, None		Laguna Hills	North Laguna Hills	6,266	13	0.2%
92655	None		Unincorporated OC	Midway City	1,408	1	0.1%
92656	VH, H, M, None		Aliso Viejo	Wood Canyon Dr.	7,537	37	0.5%
92657	VH, H		Newport Beach	Newport Coast	3,133	100	3.1%
92660	H, M, None		Newport Beach	Newport Ridge Clubhouse	7,209	15	0.2%
92661	None		Newport Beach	Balboa Peninsula	1,683	4	0.2%
92662	None		Newport Beach	Balboa Island	1,367	1	0.1%
92663	M, None		Newport Beach	Canyon Park	5,479	10	0.2%
92672	VH, H, M, None		San Clemente		8,901	37	0.4%
92673	VH, H, M, None		San Clemente		7,804	42	0.5%
92675	VH, H, M, None		San Juan Capistrano		8,415	58	0.7%
92676	VH	Yes	Unincorporated OC	Silverado	156	550	77.9%
92677	VH, H, M, None		Laguna Niguel	Pacific Island Dr., Salt Creek Open Space	14,861	112	0.7%
92678	VH	Yes	Unincorporated OC	Trabuco Canyon	16	15	48.4%
92679	VH, H, M		Unincorporated OC	Trabuco Canyon, Coto de Caza, Dove Canyon	8,019	1,052	11.6%

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.

Source: California Department of Insurance

Figure 21 FAIR Plan Data for Orange County Zip Codes 90620 - 92679

Wildfires Hit Home

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
92683	None		Westminster		16,837	20	0.1%
92688	VH, H, M, None		Rancho Santa Margarita		7,872	52	0.7%
92691	VH, H, M, None		Mission Viejo	Wilderness Glen Park	11,920	10	0.1%
92692	VH, H, M, None		Mission Viejo		12,832	26	0.2%
92694	VH, H, M, None		Unincorporated OC	Ladera Ranch	7,453	42	0.6%
92697	None		Irvine	UCI	0	0	0.0%
92698	None		Aliso Viejo		0	0	0.0%
92701	None		Santa Ana		3,818	77	2.0%
92703	None		Santa Ana		7,396	97	1.3%
92704	None		Santa Ana		10,533	82	0.8%
92705	VH, H, M, None		Santa Ana	Cowan Heights, Peters Canyon	9,699	34	0.3%
92706	None		Santa Ana		5,507	6	0.1%
92707	None		Santa Ana		7,554	77	1.0%
92708	None		Fountain Valley		13,293	9	0.1%
92780	None		Tustin		7,315	2	0.0%
92782	VH, H, M, None		Tustin	Pioneer Road Park	4,483	12	0.3%
92801	None		Anaheim		6,802	20	0.3%
92802	None		Anaheim		4,421	15	0.3%
92804	None		Anaheim		11,474	22	0.2%
92805	None		Anaheim		8,715	24	0.3%
92806	None		Anaheim		5,357	11	0.2%
92807	VH, H, M, None		Anaheim	Walnut Canyon Reservoir	9,178	67	0.7%
92808	VH, H, M, None		Anaheim	Anaheim Hills	4,648	34	0.7%
92809	None		Anaheim		0	0	0.0%
92821	VH, H, M, None		Brea		8,838	64	0.7%
92823	VH, H, M, None		Brea	Carbon Canyon Rd.	1,380	55	3.8%
92831	VH, H, M, None		Fullerton	Panorama Nature Preserve	5,326	11	0.2%
92832	None		Fullerton		3,846	7	0.2%
92833	VH, H, M, None		Fullerton	Ralph B. Clark Park	10,168	22	0.2%
92835	VH, H, M, None		Fullerton	Rolling Hills Park, Laguna Lake Park	6,157	11	0.2%
92840	None		Garden Grove		8,946	6	0.1%
92841	None		Garden Grove		6,013	2	0.0%
92843	None		Garden Grove		6,064	9	0.1%
92844	None		Garden Grove		2,763	1	0.0%
92845	None		Garden Grove		4,808	1	0.0%
92861	VH, H, M, None		Villa Park		1,964	2	0.1%
92862	VH, H, M, None		Unincorporated OC	Black Star Canyon	6	0	0.0%
92865	None		Orange		4,257	10	0.2%
92866	None		Orange		3,048	1	0.0%
92867	VH, H, M, None		Orange	Santiago Oaks Regional Park	9,943	12	0.1%
92868	None		Orange		2,776	3	0.1%
92869	VH, H, M, None		Orange	El Modena Open Space	8,215	25	0.3%
92870	None		Placentia		10,759	15	0.1%
92886	VH, H, M, None		Yorba Linda	Black Gold GC	13,587	82	0.6%
92887	VH, H, M, None		Yorba Linda	Box Canyon Park	5,210	217	4.0%
92799	None		Santa Ana	Distribution Center	0	0	0.0%
92850	None		Anaheim		0	0	0.0%
92899	None		Anaheim	Distribution Center	0	0	0.0%
Totals					588,062	4,387	0.7%

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.

Source: California Department of Insurance

Figure 22 FAIR Plan Data for Orange County Zip Codes 92680 – 92899

Appendix F

OCFA and Covered Cities



Figure 23 Orange County Fire Authority Covered Cities

Orange County Fire Jurisdictions

Anaheim Fire Department

201 S. Anaheim Blvd., Suite 301
Anaheim, CA 92805
714-765-4000

Brea Fire Department

1 Civic Center Circle
Brea, CA 92821
714-990-7600

Costa Mesa Fire Department

2803 Royal Palm Dr.
Costa Mesa, CA 92628
714-754-5106

Fountain Valley Fire Department

10200 Slater Ave.
Fountain Valley, CA 92708
714-593-4436

Fullerton Fire Department

312 E. Commonwealth Ave.
Fullerton, CA 92832
714-738-6500

Placentia Fire and Life Safety Dept.

401 E Chapman Avenue
Placentia, CA 92870
714 9938117

Huntington Beach Fire Department

2000 Main St.
Huntington Beach, CA 92648
714-536-5411

La Habra - LA County Fire Department

1320N. Eastern Avenue
Los Angeles, CA 90063-3220
323-881-2411

Laguna Beach Fire Department

505 Forest Ave.
Laguna Beach, CA 92651
949-497-3311

Newport Beach Fire Department

3300 Newport Blvd.
Newport Beach, CA 92663
949-644-3104

Orange Fire Department

176 S. Grand Ave.
Orange, CA 92866
714-288-2500

Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602
714-573-6000

The OCFA provides fire services for the following cities: Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

DIAL 911 FOR EMERGENCY SERVICES

Figure 24 Orange County Fire Jurisdictions

Appendix G

Ready, Set, Go!, Zone 0 At-A-Glance and Links

The main objective of the Immediate Zone, or 0 to 5 feet zone, is to reduce the potential that embers landing near a building will ignite fuels and expose the area around a home to a direct flame.

The Immediate Zone is the most important zone to reduce home ignition from flying embers. Install hard surfaces, reduce vegetation, and eliminate combustible mulch.

Orange County Fire Authority

www.ocfa.org/RSR

Changes made to the Immediate Zone can make a big impact in reducing structure loss during a wildfire

- Use hardscape like gravel, pavers, concrete and other noncombustible material. No combustible bark or mulch
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Limit plants in this area to low growing (below 2 feet), nonwoody, properly watered and maintained plants
- Limit combustible items (outdoor furniture, storage, planters, etc.) on top of decks
- Relocate firewood and lumber 30 feet away from buildings
- Replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives
- Consider relocating garbage and recycling containers outside this zone
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone

For more information, please visit the OCFA website or call (714) 573-6774 to schedule a Wildfire Home Assessment.

Regulations for wildfire safety are dynamic and new requirements may be enacted by the State of California and its regulatory agencies at any time. Projects must comply with all state requirements for vegetation management and wildfire safety, in addition to the requirements in this guideline, in place at the time of plan submittal. Where a conflict between this guideline and other applicable regulations exists, the more stringent or specific requirement will apply.

Figure 25 Ready, Set Go! Flyer for Immediate Zone



DEFENSIBLE SPACE

Defensible Space is an area between your house and an oncoming wildfire, where the vegetation has been controlled, trimmed, or removed to reduce wildfire threat from embers, flames, and intense heat.



Creating Defensible Space is the duty of every resident living in an area at risk for wildfires.



Orange County Fire Authority

www.ocfa.org/RSG

In order to offer wildfire protection, Defensible Space should reach at least 100 feet from the house, garage, and other buildings on the property, or to the property line. In many cases, Defensible Space is simply the front, side, and back yards of your home.

Guidelines for Vegetation Management within 100 feet of your home include:

- Remove all dead and dying plants
- Recommend removal of vegetation found on the Undesirable Plant List and replant using drought-tolerant, fire-resistive plants
- Trim or remove plants to create the recommended vertical and horizontal separation between them
- Remove dry leaves, twigs, pine needles, etc. from the yard, roof, and rain gutters
- Install hard surfaces, reduce vegetation, and eliminate combustible mulch within 5 feet of home

It's not necessary to remove all vegetation around your home, but creating Defensible Space will give firefighters a better chance of keeping wildfire from spreading to your home. Mowing, weeding, pruning, thinning, spacing, and careful plant selection can make the difference between survival and losing your home during a wildfire. Consult a geologist prior to beginning maintenance if you have slope stability issues.



For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

Figure 26 Ready, Set, Go! Flyer on Defensible Space



The main objective of Home Hardening is to give your home the best chance to survive a wildfire. Home Hardening addresses the most vulnerable components of your home, which includes the construction materials that make up your home and the quality of defensible space surrounding it.



Prepare (harden) your home now before a wildfire starts!



**Orange County
Fire Authority**

www.ocfa.org/RSG

All new homes built in the Wildland Urban Interface (WUI) are required to meet the minimum standards for the protection of life and property by increasing the home's ability to resist ember intrusion, direct flames, and radiant heat. Homes can be retrofitted to these new building requirements using the recommendations listed below:

- 1. Roof** - Ember-resistant material. Gaps are filled with ignition-resistant material. No loose roof flashing.
- 2. Eaves** - Eaves are maintained with all gaps filled with caulking and painted over.
- 3. Vents** - 1/8-inch metal mesh screen or ember proof vents.
- 4. Chimney** - 1/2-inch spark arrestor screen. Clear tree branches and/or vegetation at least 10 feet away from opening.
- 5. Gutters** - Install gutter guards. Remove combustible debris on a regular basis.
- 6. Exterior Siding** - Exterior siding is maintained with all gaps filled with caulking and painted over.
- 7. Doors** - Weather-stripping around door frames and doors adjusted for a "tight fit" within the frame.
- 8. Windows** - Multi-pane windows, with at least one pane being tempered, and metal framing.
- 9. Fences** - Non-combustible or ignition-resistant material. Maintain fencing by keeping vegetation clear.
- 10. Patio Covers** - Ignition-resistant material. Fill all gaps and crevices. Install metal flashing between the patio and outside wall.
- 11. Balconies & Decks** - Ignition-resistant material. Fill all gaps between the deck and outside wall with caulking or metal flashing. Remove or replace combustible items stored above and below.
- 12. Immediate Zone** - No woody vegetation located within 5 feet of the home. No combustible items located within 5 feet of the home (trash bins, patio furniture, storage, mulch, etc.)

Refer to the California Wildland Urban Interface Code (CWUIC) for permits and specific requirements.

For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

Figure 27 Ready, Set, Go! Flyer for Home Hardening, Page 1

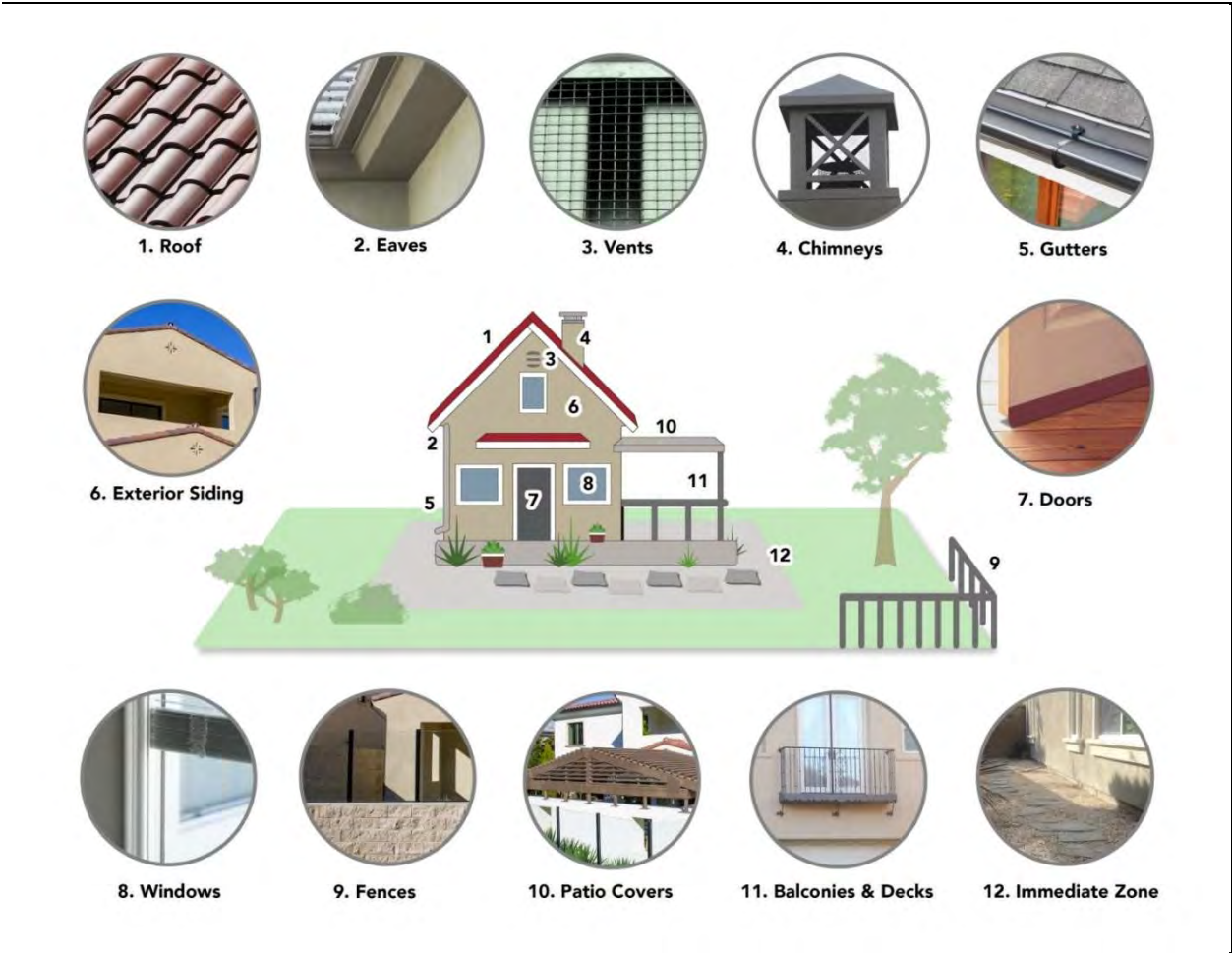


Figure 28 Ready, Set, Go! Flyer for Home Hardening, Page 2



The flyer is titled "READY, SET, GO! VEGETATION MANAGEMENT". It features a large image of a wildfire on the left and a photo of two people in safety vests working on a hillside on the right. A green banner at the top contains the title and a definition of vegetation management. The main body is divided into sections: Removal, Reduction, Replacement, and Resistant, each with a list of bullet points. On the left side, there is a leaf icon, a quote, the Orange County Fire Authority logo, and the website address. A footer box at the bottom provides contact information for more details.

READY, SET, GO!
VEGETATION MANAGEMENT

Vegetation Management is controlling plant material to prevent wildfire spread. It requires a constant commitment to follow the 4 R's of Vegetation Management to reduce the threat.



Vegetation Management isn't a one-time fix. It's an ongoing commitment.



Orange County Fire Authority

www.ocfa.org/RSG

Removal:

- Remove all dead and dying plants within 100 feet of your home
- Identify and remove plants found on OCFA's Undesirable Plant List
- Remove dry leaves, bark and pine needles from the yard, roof, and rain gutters

Reduction:

- Prune and thin plants within 100 feet of your home, including your plants within 100 feet of your neighbor's home
- Provide 6 feet vertical separation between shrub tops and lower tree branches to reduce "ladder fuels"
- Use Horizontal Separation Guidelines for plants over 2 feet in height (15 feet minimum or 3 times the tallest plant)
- Keep all shrubs within 10 feet of your home trimmed to 2 feet or lower
- Prune or remove plants near windows
- Remove all tree branches or plants within 10 feet of chimney outlets
- Move wood piles at least 30 feet from your home, or to the property line
- Keep annual grasses and weeds cut to 4 inches or less

Replacement:

- Replace fire-prone plants with fire-resistant and drought tolerant plants. See the OCFA Planting Guide for recommendations
- When putting in new plants, leave enough space for them to grow to mature size
- Any vegetation over 2 feet cannot be within 15 feet of a tree canopy

Resistant:

- Use fire-resistant plants whenever possible
- Keep in mind that even plants listed on the Planting Guide must be maintained using Spacing Guidelines for both vertical and horizontal separation. Plant separation is an important part reducing wildfire threat

For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a wildfire home assessment.

Figure 29 Ready, Set, Go! Flyer on Vegetation Management



Embers are burning pieces of vegetation or other flammable material and are the leading cause of structural damage and home loss from a wildfire.



In order to successfully protect your home, you need to understand the real threat during a wildfire.

Once they're picked up by strong winds, embers can travel as much as five miles in front of the active front of a wildfire. Before flames get anywhere near your home, embers can land in dry or flammable vegetation or small open spaces on your roof or walls, and ignite, threatening your home.

If embers fall on and ignite nearby plants, the radiant heat created by the fire can burn combustible siding, doors, or window frames. Radiant heat can also cause windows to break, creating openings that allow flames and embers to enter your home. Once the home is on fire, it will create more embers that can be picked up by winds, travel to other homes and neighborhoods, and increase fire damage for the entire community.

Embers create a huge threat during a wildfire. It's the steps you take now to make your home and landscaping more ember-resistant that will protect your family, your home, and your community during the next wildfire. Take responsibility!



**Orange County
Fire Authority**

www.ocfa.org/RSG



For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

Figure 30 Ready, Set, Go! On Be Ember Aware



A Wildfire Home Assessment is a meeting at your home with a Fire Department representative, who will give you tips on how to better protect your home from a wildfire.



**Don't wait.
Set up a
FREE Home
Assessment to
protect your
home today.**



**Orange County
Fire Authority**

www.ocfa.org/RSG

Experts can't tell you when the next wildfire will happen, but they do know that wildfires can happen at any time in Southern California. Many residents have not taken the most basic steps to protect their families, homes and neighborhoods from Orange County's #1 fire risk.

During your FREE Wildfire Home Assessment, the outside of your home and property, along with other risk factors, will be evaluated. Then, you'll be given specific steps you can take to reduce your home's vulnerability to wildfire.

Many proven tips to help your home survive a wildfire are available 24/7 at ocfa.org, including:

Landscaping	Construction	Safety
Plant Selection Spacing Separation Dead & Dying Plants Fuel Modification Creating Defensible Space Vegetation Management	Balconies & Decks Chimneys Fences Garages Patio Covers Rain Gutters Roofs, Eaves, & Vents Walls and Siding Windows	Ember Awareness As Wildfire Approaches Wildfire Evacuation If You Get Trapped Disaster Kits & Go! Bags Red Flag Warnings

Homes survive wildfires because of what you do to prepare for them ahead of time, not by fate or luck. No matter where you live, or how much money you can spend, there are things that you can do right now to help protect your home.

To schedule your FREE Home Assessment:



Figure 31 Ready, Set, Go! Flyer on Home Assessment

Wildfires Hit Home

 Wildfire Home Risk Assessment Are You READY? READY! SET! GO!			
Directions: Answer each question using assigned point values as it applies to the home. If the question does not apply, score it as a zero. Total the points to determine the risk level for the home.			
Home			
Condition found	Recommendation	Points	Total
The home has all non-combustible siding (brick, stucco, metal)		0	
The home has some vinyl siding	Replace siding with non-combustible material	5	
The home has some wood siding		10	
The roof material is non-combustible (metal, composition, tile) with no areas for fire embers to intrude (i.e. has bird stops, flashing at valleys, and blocking)		0	
The roof has wood shakes or areas for fire embers to intrude	Replace wood shake with Class A roof assembly with approved "blocking" material. Eliminate intrusion areas	20	
All chimneys have spark arresters		0	
Some chimneys do not have spark arresters	Install spark arresters with 1/2" non-combustible mesh ¹	5	
All gutters and roof are clear of combustible debris		0	
Some gutters and/or roof have combustible debris present	Clear all combustible debris from roof and gutters. Install screens on gutters to reduce the accumulation of combustible debris ¹	5	
All eaves are boxed to prevent ember collection underneath		0	
Some eaves are not boxed	Plug openings in open-eave areas with durable caulk. Install a non-combustible covering over blocking to eliminate openings	5	
All windows are dual pane with durable frame (one pane is tempered).		0	
Some windows are single pane or have wood frames or do not have any tempered glass	Replace with dual pane windows with a durable frame. One pane should be tempered	5	
All eave and cornice vents are baffled. All other vents are protected with 1/8" non-combustible mesh		0	
Some eave vents and cornice vents are present and are not baffled or some vents are not protected by 1/8" non-combustible mesh	Replace eave and cornice vents with approved baffled vents. Protect all other vents with 1/8" non-combustible mesh. Keep the areas around the vents clear of vegetation	10	
Patio cover is constructed or covered with non-combustible material (brick, stucco, metal) or is not within 10' of home		0	
Patio cover is constructed with uncovered combustible material and is within 10' of home	Replace with non-combustible material or cover with non-combustible material (brick, stucco, metal)	5	
All balconies are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.). Undersides are protected to prevent ember accumulation		0	
Some balconies are constructed with combustible material or combustible material is exposed or undersides are unprotected	Replace with non-combustible material or cover with non-combustible material. Protect undersides	5	
All decks are constructed with non-combustible material (composite, tile, brick, etc.)		0	
Some decking is constructed with combustible material (un-approved vinyl, wood, etc.)	Replace with non-combustible material or cover with non-combustible material	10	
The undersides of all raised decks are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.)		0	
The undersides of some raised decks are constructed with combustible material and not covered with non-combustible material (brick, stucco, metal, tile, etc.)	Replace with non-combustible deck or cover with non-combustible material (brick, stucco, metal, tile, etc.)	10	
All fences, gazebos, and trellis's are 10' or more from the home or are constructed with non-combustible material		0	
Some fencing, gazebos or trellis's are less than 10' from the home and constructed with combustible material	Replace fencing, gazebo or trellis with non-combustible material within 10' from the house	5	

Figure 32 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 1

Landscape			
Condition found	Recommendation	Points	
All vegetation is green and well watered (not annual grasses) and/or drought resistant		0	
Some vegetation is dead or not drought or fire resistant	Remove ALL dead vegetation and replace with fire resistant planting material. Visit www.ocfa.org for recommendations	10	
All shrubs are at least 5' from structures		0	
Some shrubs are within 5' of structures	Replace shrubs with low lying vegetation or thin shrubs to 50% density	10	
All overhanging limbs are at least 10' above roofs and at least 10' away from structures		0	
Some overhanging limbs are less than 10' from roofs and structures	Remove all limbs within 10' from structures ¹	5	
All taller vegetation is pruned and separated from underbrush and separated from trees. Separation between shrubs and trees is at least 3 times height of shrubs. Separation between low lying vegetation and shrubs is at least 3 times height of low lying vegetation. Spacing between shrubs is at least three times width of shrubs		0	
Some taller vegetation hangs over underbrush creating a "fuel ladder" that can carry fire up and toward the home	Provide separation between low lying vegetation and shrubs. Provide separation between shrubs and trees.	10	
All outbuildings and secondary structures are at least 20' from the home or constructed with non-combustible material		0	
Some outbuildings and secondary structures are within 20' of the home and constructed with combustible material	Replace with non-combustible material or cover with non-combustible material	5	
Perimeter			
Condition found	Recommendation	Points	
Home has at least 100' of brush clearance around it or is protected by a formal and compliant "fuel modification" program		0	
Home has 30' - 100' of defensible space	Remove dead or dying vegetation within 100' of homes.	5	
Home has less than 30' of defensible space	Remove native vegetation within 30' of home. Thin native vegetation 50% density within 30' to 100' of home ¹	10	
All firewood and other combustible materials are stored at least 30' from the home		0	
Some firewood or other combustible materials are stored against or within 30' of home	Move firewood and other combustible storage at least 30' away from home ¹	10	
TOTAL SCORE _____			
For follow up questions regarding this risk assessment, please contact: Consultation Performed by: Name: _____ Phone: _____ Date: _____			
SCORING: During a wildfire, firefighters are better able to protect homes that have low scores. Firefighters may not be able to protect homes that have higher scores. 0: Your home has the greatest potential for survivability during a hostile wildfire. 5-20: Your home has been identified as a low risk. Recommendations indicated on this checklist should be addressed to increase the survivability of your home during a hostile wildfire. 25-40: Your home has been identified as a moderate risk. Survivability of your home will be an issue during a hostile wildfire. Recommendations indicated on this checklist should be completed. 45 and above: Your home has been identified as a high risk. The survivability of your home is low. Your home may be in extreme danger during a hostile wildfire. Recommendations indicated on this checklist are strongly encouraged to be completed.			
For additional information on how to increase the chance your home will survive a wildfire, please visit the Orange County Fire Authority's Safety and Education page at www.ocfa.org and the State Fire Marshal's wildland urban interface products page at http://osfm.fire.ca.gov/licensinglistings/licenselistings_bml_searchcotest. If you walk your property without an OCFA inspector and have questions afterwards feel free to contact us at 714-573-6774 or rsgoc@ocfa.org ¹ For some homeowners, these recommendations may be requirements of the fire code. If the property is near a wildland area and is subject to a Defensible Space inspection, this is not just a recommendation, but a requirement and subject to a Wildland Inspection Notice.			

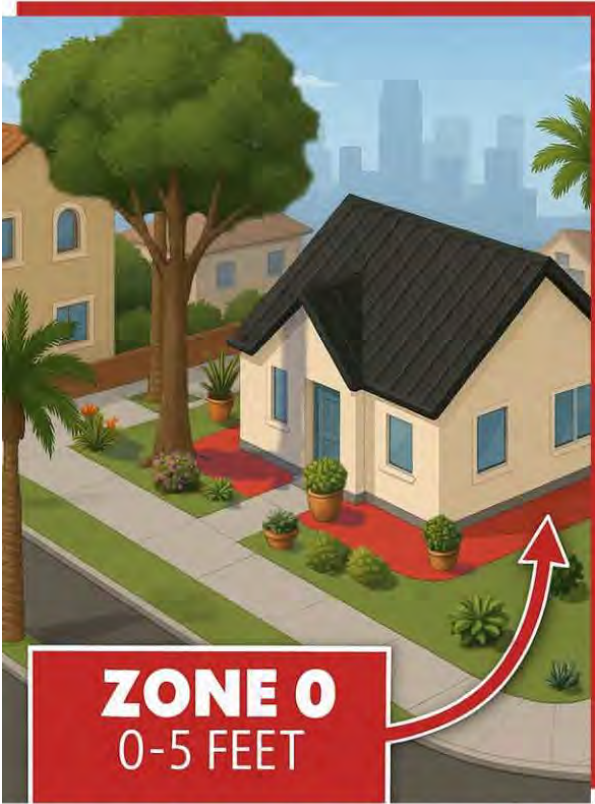
Figure 33 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 2

ZONE 0 AT-A-GLANCE



Wind-driven embers during wildfires are a leading cause of homes being destroyed, including in the 2025 Los Angeles fires. Californians can protect their homes by removing items that can ignite from these dangerous embers around the first five feet of their homes.

In 2021 state leaders passed a law that requires statewide guidelines that protect the area immediately adjacent to homes, which is known as “Zone 0”. Since then, several cities have already adopted Zone 0 requirements on their own and the California Department of Insurance has established the Safer from Wildfires Program to enable home insurance discounts for implementation of these protective measures.



ZONE 0
0-5 FEET

Zone 0 is the first five feet surrounding your home, decks, and attached structures. This area is called the ember-resistant zone and is critical to wildfire defense. The goal is simple: keep this zone completely free of combustible materials so embers or flames cannot ignite your home.

ZONE 0 GUIDELINES

- Use pavers, concrete, or other hardscape materials instead of combustible mulch.
- Clear dead weeds, grass, and debris; check roofs, gutters, and outdoor areas.
Keep branches trimmed 10 feet away from chimneys and stovepipes.
- Minimize combustible items like furniture and planters on decks.
- Move firewood and lumber to Zone 2 for safety.
- Replace combustible fencing and gates with fire-resistant materials.
Shift garbage and recycling containers to a safer area outside this zone.
- Relocate boats, RVs, and vehicles away from this zone to reduce fire risks.
- Plants can be added just outside Zone 0 as a way to maintain vegetation around the home.



Figure 34 Zone 0 At-A-Glance, Page 1

ZONE 0 AT-A-GLANCE



THE SCIENCE BEHIND ZONE 0

In an ongoing collaboration, CAL FIRE - Office of the State Fire Marshal (OSFM) and the Insurance Institute for Business & Home Safety (IBHS) continue to conduct live burn demonstrations using a mitigated and nonmitigated structure.

The demonstrations provide a controlled environment to study how specific structural and landscape modifications mitigate wildfire risk, thereby offering data-driven insights into fire behavior and prevention.

Research has concluded that removing flammable materials within the first five feet of a structure prevents embers from starting a fire, greatly reducing the risk of ignition to exterior walls, eaves, and gutters—areas where wildfire embers can easily take hold. Keeping this area clear is one of the best protection measures you can take to protect your home.



- **Zone 0 Landscaping** – Non-mitigated home had wood mulch, plants, and a wooden fence within five feet, acting as a wick for flames. The mitigated home used gravel, hardscaping, and a metal fence, removing fuel for embers.
- **Vents** – Standard vents let embers enter and ignite the attic. Ember-resistant vents on the mitigated home blocked them.
- **Siding** – Flammable siding to the ground allowed flames to climb. The mitigated home used noncombustible material at the base.
- **Gutters** – Debris-filled plastic gutters fueled ember ignition. The mitigated home had clean metal gutters with noncombustible gutter guards to prevent debris accumulation.
- **Furniture** – Flammable outdoor furniture on the non-mitigated home ignited from embers. The mitigated home used noncombustible furniture, preventing ignition.

MORE RESOURCES [LINKTR.EE/CALFIREZONE0](https://linktr.ee/calfirezone0)
SCIENCE, VIDEOS, AND MORE...



Figure 35 Zone 0 At-A-Glance, Page 2

Links

Immediate Zone

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Immediate-Zone-2025.pdf>

Defensible Space

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/03/OCFA-RSG-Defensible-Space-1-1.pdf>

Home Hardening

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Hardening-2025.pdf>

Vegetation Management

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2026/01/OCFA-RSG-Vegetation-Management.pdf>

Be Amber Aware

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Be-Ember-Aware-688b04d7e4fb9.pdf>

Home Assessment

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Assessment-2025.pdf>

Wildfire Home Risk Assessment

<https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Home-Assessment-Form-688b05b09d57e.pdf>

Zone 0 At-A-Glance

<https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/prepare/zone-0-at-a-glance.pdf>



City of Laguna Woods

24264 El Toro Road
Laguna Woods, CA 92637
Telephone: (949) 639-0500
lagunawoods.gov

July XX, 2026

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

SUBJECT: City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report, "Wildfires Hit Home"

Dear Judge Hanson:

Thank you for the report and for the time and effort involved in preparing it.

Per the Orange County Grand Jury's request, and in accordance with California Penal Code Section 933, please find the City of Laguna Woods' response to the subject report attached. The response was approved by the Laguna Woods City Council on July 15, 2026.

If you have any questions or would like any additional information, please contact Christopher Macon, City Manager, at (949) 639-0525 or cmacon@lagunawoods.gov.

Sincerely,

Annie McCary
Mayor

Attachment: A – City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report, "Wildfires Hit Home"

CC: Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

ATTACHMENT A

City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report,
"Wildfires Hit Home"

FINDINGS

F1. More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners' insurance premiums, nonrenewals, and inabilities to obtain insurance.

Response: The City of Laguna Woods agrees with this finding, but notes that increases in homeowners' insurance premiums, nonrenewals, and inabilities to obtain insurance may also be attributable to factors other than the frequency and severity of wildfires.

F2. Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.

Response: The City of Laguna Woods agrees with this finding.

F3. Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.

Response: The City of Laguna Woods agrees with this finding.

F4. Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.

Response: The City of Laguna Woods disagrees partially with this finding, but only to the extent that we understand individual insurers utilize proprietary modeling to aid in decisions whether to offer insurance policies and, if so, at what costs. The value placed on community-level and property-level wildfire risk mitigation designations likely varies insurer to insurer.

F5. All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.

Response: The City of Laguna Woods agrees with this finding.

F6. AB888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

Response: The City of Laguna Woods disagrees partially with this finding. The California Safe Homes Grant Program has not yet begun providing the financial assistance contemplated by AB 888. When such financial assistance begins, its availability will be limited for individuals based on insurance status, location, and income. It does not appear that the California Safe Homes Grant Program will provide financial assistance for properties where roofs and other exterior elements are maintained by homeowners' associations. By excluding that subset of housing units, the otherwise potentially significant benefits of the California Safe Homes Grant Program are expected to be minimal in Laguna Woods.

RECOMMENDATIONS

R2. By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs. [F1, F2, F3, F4, F5, F6]

Response: This recommendation will not be implemented because it is not reasonable due to the City of Laguna Woods lacking sufficient authority for implementation. While the City of Laguna Woods is willing to participate in a county-wide annual wildfire prevention fair, the City of Laguna Woods lacks the authority to commit the Orange County Board of Supervisors to plan such an event. Likewise, the City of Laguna Woods lacks the authority to commit other cities or fire service agencies to participate in such an event.

R3. By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year. [F4, F5, F6]

Response: This recommendation was implemented prior to receiving this report. The City of Laguna Woods' Fiscal Years 2025-27 Budget & Work Plan includes a significant work plan item to "take the actions required to qualify the City [of Laguna Woods] for inclusion on a future Fire Risk Reduction Community List approved by the California State Board of Forestry and Fire Protection."

R4. By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs. [F1, F2, F3, F4, F5, F6]

Response: This recommendation will not be implemented because it is not warranted. The Orange County Fire Authority serves as the City of Laguna Woods' fire department and is, thus, best qualified and positioned to provide outreach regarding wildfire risk reduction.

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9.3

**2025-2026 ORANGE COUNTY GRAND JURY
REPORT, "CALIFORNIA HOUSING MANDATES:
THE UNINTENDED RESHAPING OF ORANGE
COUNTY NEIGHBORHOODS"**

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: 2025-2026 Orange County Grand Jury Report, “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods”

Recommendation

Approve a response to the 2025-2026 Orange County Grand Jury Report, “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods,” authorize the Mayor to execute the response, and direct the City Manager to submit the response as required by applicable law.

Background

On May 27, 2026, the Orange County Grand Jury publicly released a report titled “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods” (Attachment A). The report requires 21 Orange County cities, the Orange County Board of Supervisors, the Orange County Council of Governments (“OCCOG”), and the Southern California Association of Governments (“SCAG”) to respond to certain findings and recommendations, in accordance with California Penal Code Section 933. The City Council is required to respond to 11 findings and 8 recommendations no later than August 27, 2026, unless an extension is obtained pursuant to California Penal Code Section 933.05(b)(3).

Discussion

Today’s meeting is an opportunity for City Council action, as well as public input, on a response to the 2025-2026 Orange County Grand Jury Report, “California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods.” Staff recommends that the City Council approve the proposed response (Attachment B), authorize the Mayor to execute the proposed response, and direct the City Manager to submit the proposed response as required by applicable law.

To satisfy the requirements of California Penal Code Section 933(c), the response approved by the City Council would be submitted on behalf of the City Council to the Presiding Judge of the Orange County Superior Court.

The proposed response has been prepared in conformance with California Penal Code Section 933.05, which requires the City to respond as follows:

For Findings (select one of the following)

- The City **agrees** with the finding; or
- The City **disagrees wholly** or **partially** with the finding, in which case the response shall specify the portion of the finding that is disputed and include an explanation of the reasons therefor.

State law does not provide an option for the City to decline to respond based on a finding's inapplicability. The City must either agree, disagree wholly, or disagree partially.

For Recommendations (select one of the following)

- The recommendation **has been implemented**, with a summary regarding the implemented action; or
- *The recommendation has not yet been implemented, but **will be implemented** in the future, with a timeframe for implementation; or
- *The recommendation **requires further analysis**, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the City Council that does not exceed six months from the date of publication of the grand jury report; or
- The recommendation **will not be implemented** because it is **not warranted** or is **not reasonable**, with an explanation therefor.

* The City is required to define timeframes for responses to recommendations that have not yet been implemented, but **will be implemented** in the future or **require further analysis**. In the case of recommendations requiring further analysis, the City Council would be required to complete such analysis by November 27, 2026. The Orange County Grand Jury requests annual reports in March of each year on the status of recommendations accepted but not yet implemented.

Fiscal Impact

Sufficient to support this project are included in the City's budget.

Attachments: A – Orange County Grand Jury Report
B – Proposed Response



California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods



Orange County Grand Jury 2025-2026

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SUMMARY

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

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

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

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

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

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

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

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

BACKGROUND

California continues to experience some of the highest housing prices and rents in the nation, while some say housing production has not kept pace with population and employment growth². State policymakers have concluded that fragmented local decision-making, restrictive zoning practices, and lengthy approval processes, have

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

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

contributed to this imbalance³. In response, the California Legislature has pursued a more centralized and enforceable approach to housing policy such as Senate Bill (SB)9, SB10, SB35, SB79, SB131, SB330, and Assembly Bill (AB)1050, AB2011(see Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing-related bills designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

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

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

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

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

³ [In California, statewide housing reforms brush against local resistance | Brookings](#)

⁴ [New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf](#)

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

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

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

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

⁵ [National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing](#)

⁶ [Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative](#)

⁷ [Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development](#)

⁸ [California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed](#)

⁹ [New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf](#)

¹⁰ [California State Senate Recent Legislative Actions](#)

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

REASON FOR STUDY

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

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

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

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

METHOD OF STUDY

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

Research

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

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

Interviews

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

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

Observations and Site Visits

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

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

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

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

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

Government Meetings

The Members of the OCGJ attended:

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

Document Review

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

City Survey

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

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

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

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

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

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

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

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

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

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

¹¹ [Statewide Housing Plan](#)

¹² [California Legislative Analyst's Office - California Housing](#)

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

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment¹³. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.¹⁴ Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways¹⁵. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.¹⁶ In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents¹⁷. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

¹³ [PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California](#)

¹⁴ [South Coast Air Quality Management District - CEQA](#)

¹⁵ [California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED](#)

¹⁶ [How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal](#)

¹⁷ [Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO₂, NO₂, O₃](#)

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



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

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

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

¹⁸ [How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal](#)

¹⁹ [PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California](#)

²⁰ [In California, statewide housing reforms brush against local resistance | Brookings](#)

Regional Housing Needs Assessment Process

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

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

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

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

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

²¹ [California Housing Element Law Explained – Legal Clarity](#)

²² [The California State of Real Estate - Realtor.com Economic Research](#)

²³ [Welcome to HCD! | California Department of Housing and Community Development](#)

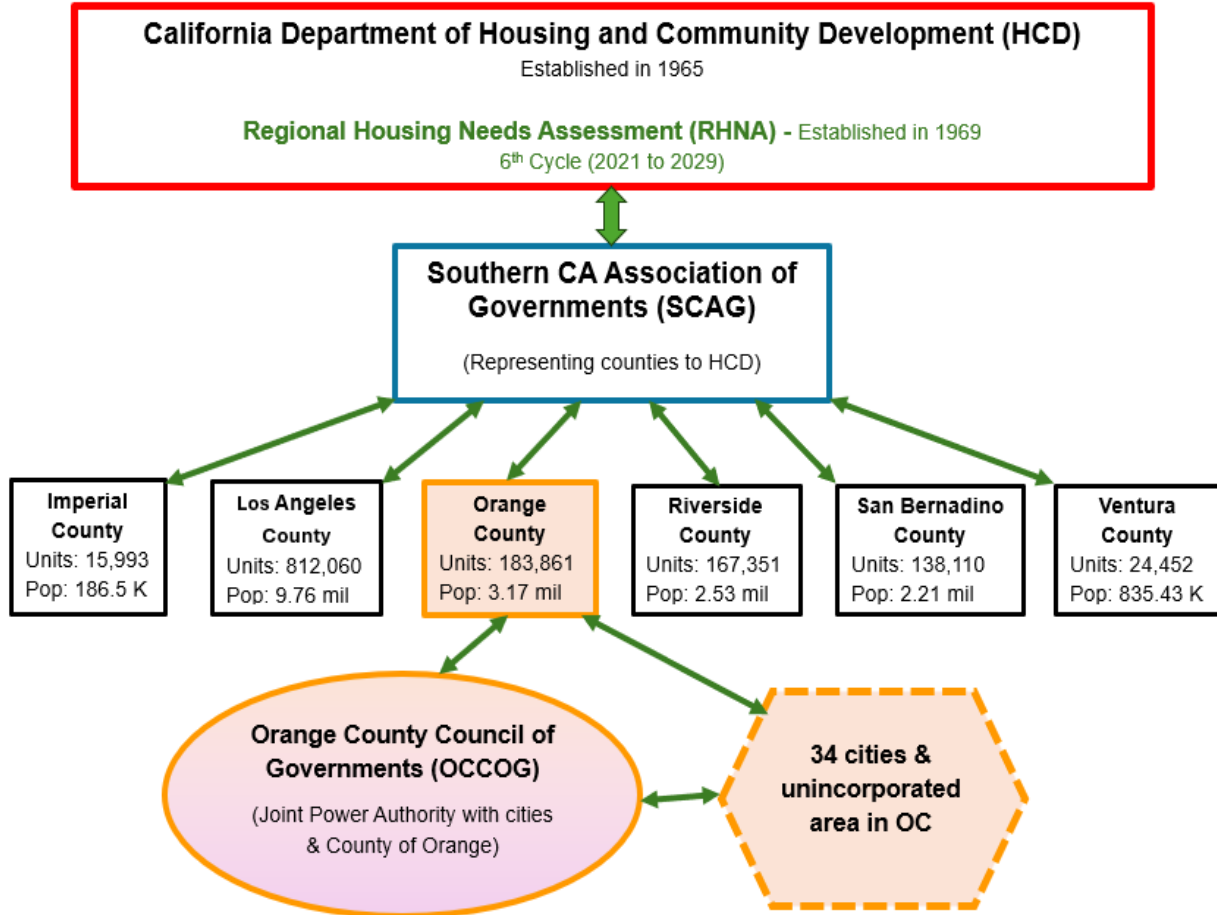
²⁴ [Enforcement Authority | California Department of Housing and Community Development](#)

²⁵ [About us | Southern California Association of Governments](#)

²⁶ [Orange County Council of Governments](#)

²⁷ [Orange County Council of Governments](#)

RHNA PROCESS



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

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

²⁸ [Southern California COG Regional Housing Need Determination](#)

²⁹ [Southern California COG Regional Housing Need Determination](#)

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

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

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

Regional Housing Needs Analysis Challenges

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

³⁰ [California Department of Housing and Community Development |](#)

³¹ [The 5 Statutory Objectives of the RHNA Methodology](#)

³² [State Housing Law Program | California Department of Housing and Community Development](#)

³³ [Best Practices for Allocating & Evaluating RHNA](#)

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

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

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

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.³⁵ Further, the audit identified errors in certain data calculations and raised concerns³⁶. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.³⁷ Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates³⁸. One report even suggests base information used was from the 1980's³⁹. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.⁴⁰ HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.⁴¹

³⁴ [New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf](#)

³⁵ [California Auditor Report 2021-125](#)

³⁶ [California Auditor Report 2021-125](#)

³⁷ [More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?](#)

³⁸ [CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight](#)

³⁹ [CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight](#)

⁴⁰ [Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard](#)

⁴¹ [California State Auditor - Report 2021-125 Recommendation 3 Responses](#)

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

Penalties for Not Having an HCD-Approved Housing Element

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

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

⁴² [OCCOG Press Release HCD](#)

⁴³ [Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States](#)

⁴⁴ [Orange County Council of Governments](#)

⁴⁵ [Orange County Council of Governments](#)

⁴⁶ [Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard](#)

⁴⁷ [Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard](#)

⁴⁸ [Housing Open Data Tools | California Department of Housing and Community Development](#)

⁴⁹ ["Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins](#)

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

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

Penalties for Not Meeting Housing-Plan Construction Goals

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

Feasibility of Housing Mandate in Orange County

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

⁵⁰ [Builder's Remedy Primer](#)

⁵¹ [The Builder's Remedy and Housing Elements](#)

⁵² [Housing Elements | California Department of Housing and Community Development](#)

⁵³ [Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard](#)

⁵⁴ [Enforcement Process | California Department of Housing and Community Development](#)

⁵⁵ [Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard](#)

⁵⁶ [Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard](#)

⁵⁷ [Index of /programs-surveys/popest/tables](#)

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

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

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

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

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

⁵⁸ [Turner Center UC Berkeley Development Math](#)

⁵⁹ [Interest Rates Impact Construction Project Funding](#)

⁶⁰ [CHP State Housing Needs Report](#)

⁶¹ [The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND](#)

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

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

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

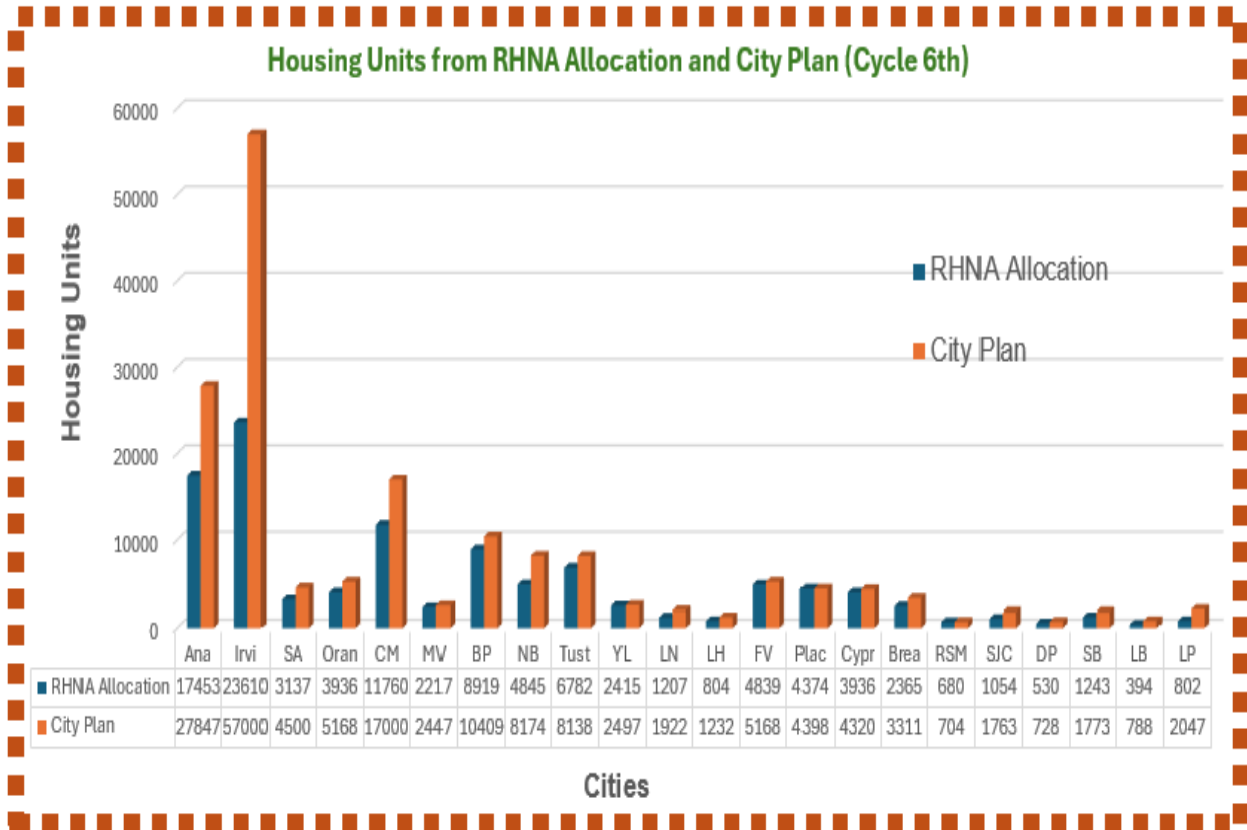
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.⁶² However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions.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

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

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

⁶² [California Department of Housing and Community Development | California Department of Housing and Community Development](#)

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



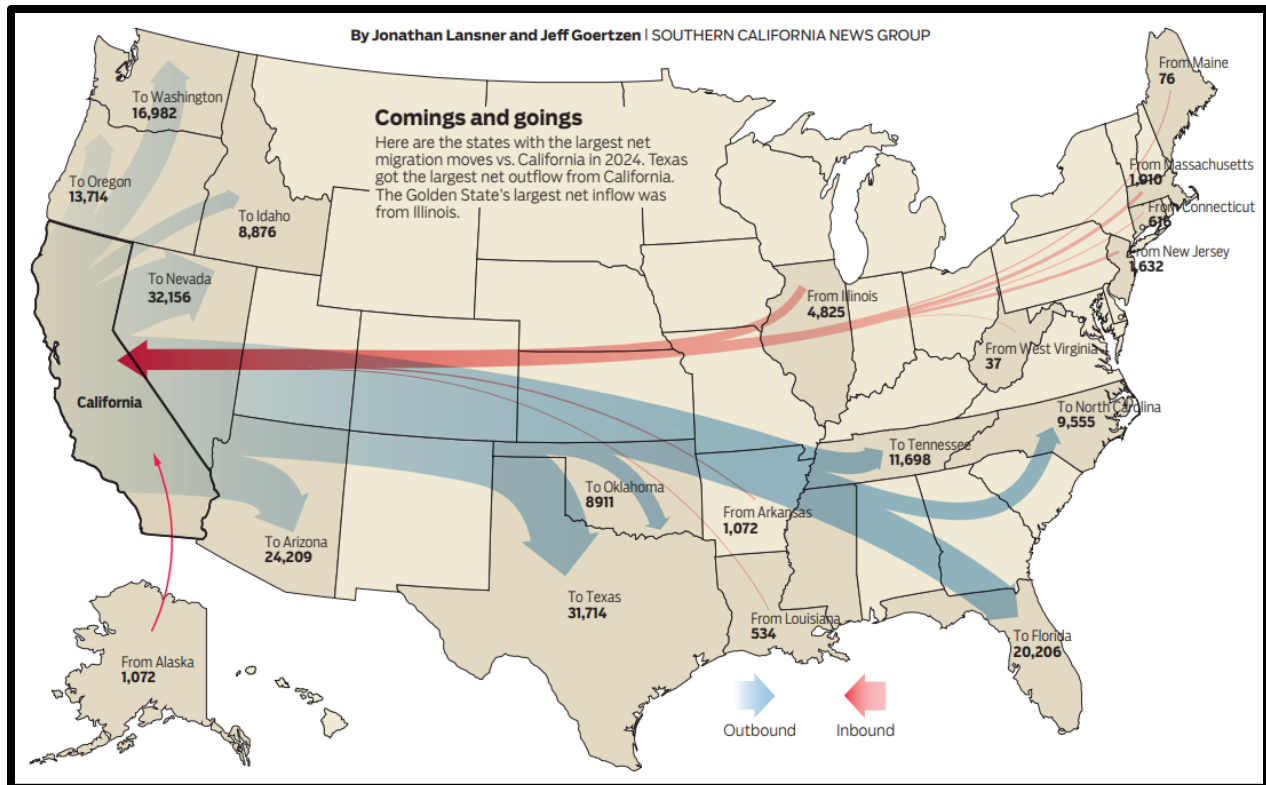
Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

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

⁶³ [CSUF - Center for Demographic Research](#)

⁶⁴ [California's Population - Public Policy Institute of California](#)



Source Orange County Register ⁶⁵

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

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

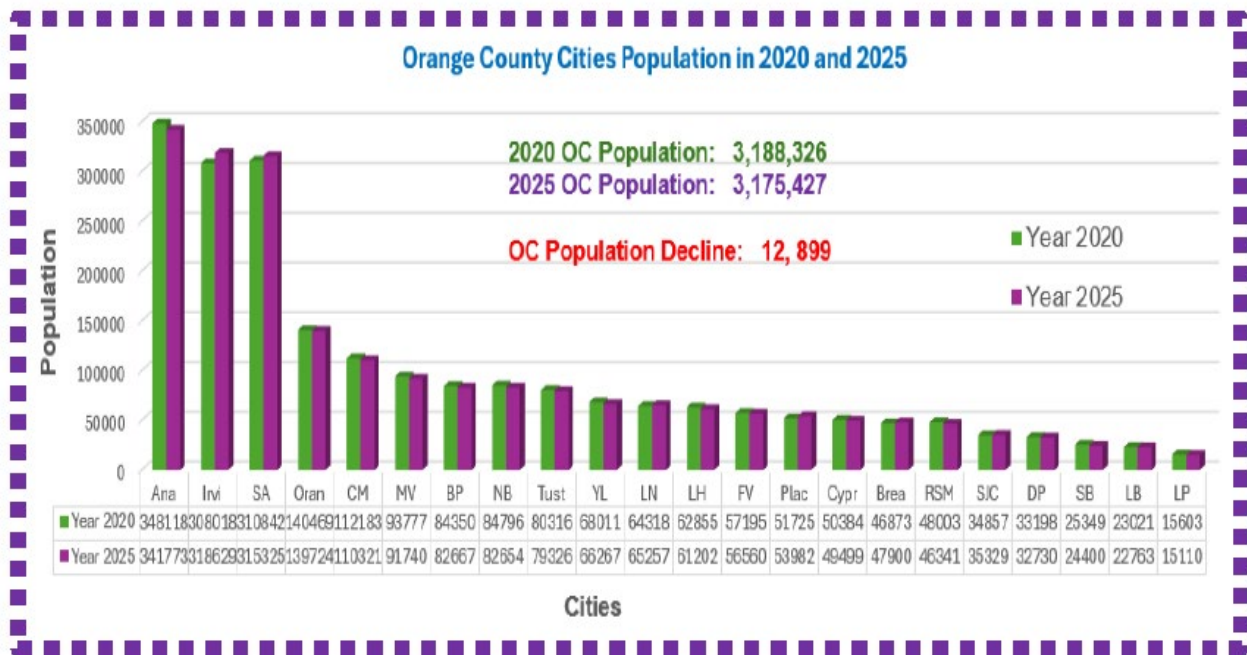
⁶⁵ [Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register](#)

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

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

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

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



Data source: Orange County Progress Report 2025

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

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

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

⁶⁸ [PowerPoint Template for SCAG Presentations](#)

⁶⁹ [Projections | California Department of Finance](#)

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

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

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG’s final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.⁷¹

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

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

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

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

⁷⁰ [Regional Housing Needs Assessment | Southern California Association of Governments](#)

⁷¹ [Regional Housing Needs Assessment | Southern California Association of Governments](#)

City Challenges

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

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

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

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

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

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

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

For example:

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

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

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

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

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

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

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

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

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

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

⁷³ [Attorney General Bonta Celebrates U.S. Supreme Court's Denial of Huntington Beach's Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General](#)

⁷⁴ [Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist](#)

⁷⁵ [Editorial: Mission Viejo's needless angst over apartments – Orange County Register](#)

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

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

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

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

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

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

7th Cycle (2029-2037) Concerns

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

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

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

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later⁷⁸, fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

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

⁷⁶ [SCAG Final RHNA Methodology, March 5, 2020](#)

⁷⁷ [Best Practices for Allocating & Evaluating RHNA](#)

⁷⁸ [Regional Housing Needs Assessment | Southern California Association of Governments](#)

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

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

CONCLUSION

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

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

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

⁷⁹ [California’s Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development](#)

⁸⁰ [California’s Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development](#)

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

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

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

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

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

FINDINGS

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

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

- F1** In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.
- F2** Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.
- F3** OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.
- F4** Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.
- F5** SCAG’s 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.
- F6** RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.
- F7** Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.
- F8** California’s regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

- F9** The cost of constructing a single affordable housing unit in California typically ranges from approximately \$500,000 to \$800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.
- F10** Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.
- F11** Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.
- F12** The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.
- F13** The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.
- F14** OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.
- F15** Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.
- F16** The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.
- F17** The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

- F18** The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.
- F19** The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.
- F20** Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.
- F21** The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.
- F22** Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

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

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

- R1** OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)
- R2** OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

- R3** OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)
- R4** OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)
- R5** OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)
- R6** OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)
- R7** OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)
- R8** By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)
- R9** By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)
- R10** By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

- R11** The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)
- R12** The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)
- R13** OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)
- R14** By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)
- R15** By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)
- R16** By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)
- R17** By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)
- R18** By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

- R19** By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)
- R20** By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

The following excerpts from California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury's report:

Penal Code §933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

Penal Code §933.05.

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

- (1) The respondent agrees with the finding.*
- (2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.*

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

- (1) The recommendation has been implemented, with a summary regarding the implemented action.*
- (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.*
- (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of*

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG Findings Recommendations	90 Day Response Required F3, F4, F5, F12, F13, F14, F15, F17 R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors Findings Recommendations	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA Findings Recommendations	90 Day Response Required F16 R13
SCAG Findings Recommendations	90 Day Response Required F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22 R5, R11, R19, R20
City of Aliso Viejo Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

California State Housing Mandates

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos Findings: Recommendations:	90 Day Response Requested F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Orange Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia Findings: Recommendations:	90 Day Response Requested F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita Findings: Recommendations:	90 Day Response Required F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12 R7, R8, R9, R11, R12, R14, R15, R16

California State Housing Mandates

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Housing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counties) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RHNA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

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APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do⁸¹

Surplus Land Act (1968; strengthened by AB 1486 in 2019)

Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.

Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.

Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)

Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.

Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).

Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)

Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.

Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a “stackable” bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.

Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)

Problem addressed: Cities used subjective discretion (e.g., “neighborhood character”) to deny otherwise compliant housing.

Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified “objective standards.”

Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic “anti-NIMBY” tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)

Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.

Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

⁸¹ Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

California State Housing Mandates

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.

Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)

Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.

Solution: **SB 375** requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; **SB 743** replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.

Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing “Gentle Density”

Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.

Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.

Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority

Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.

Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for “builder’s remedy” projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.

Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern “Yes In My Backyard” enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval

Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.

Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for “Missing Middle” Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

California State Housing Mandates

AB 2097 (2022): Eliminating Parking Minimums Near Transit

Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.

Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.

Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036

Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.

Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.

Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)

Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.

Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.

Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)

Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.

Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).

Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit

Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.

Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.

Role: A land-use preemption tool establishing “as-of-right” higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval

Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.

Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning

Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.

Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.

Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property

Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.

Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.

Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking

Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.

Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional (“private professional provider”) to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

California State Housing Mandates

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection “Shot Clock” and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney’s fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency’s own violations. Defines “housing reform law” broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State’s pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
 - Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
 - Priority scheduling for appeals.
- Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
 - Requires temporary relief whenever continuances occur,
 - Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
 - Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
- Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General’s statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of “emergency shelter” to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

California State Housing Mandates

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.

Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs

Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.

Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥\$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.

Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans

Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.

Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.

Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations

Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.

Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.

Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications

Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.

Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.

Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing

Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.

Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right

Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.

Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.

Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards

(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)

Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.

Solution: SB 415 clarifies key definitions (“logistics use development,” “sensitive receptor”), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.

Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities

Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

California State Housing Mandates

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
 - Truck-route and loading-bay orientation requirements,
 - Anti-idling measures and cold-storage plug-ins,
 - Title 24–level building efficiency standards (solar, EV-readiness),
 - 2:1 replacement requirement for recently occupied affordable units demolished,
 - Applicability to large new facilities and expansions ≥20% of floor area.
- Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional “responsible agencies” (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REAs as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego “Project Vela”).

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring $\geq 2/3$ of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.

Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit “tokenism.”

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects

Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State’s housing incentives and enabling visitor-serving developments that undermined local zoning.

Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.

Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

- Q1** What is your city’s 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?
- Q2** If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?
- Q3** What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?
- Q4** What are the implications of recent state legislation on R-1 single-family zoning for your city’s land-use policies and community character?
- Q5** What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?
- Q6** Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?
- Q7** What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.

Core Responsibilities:

1. Sub-Regional Planning and Coordination
 - a. Serves as Orange County’s official sub-regional planning organization within the six-county SCAG region.

California State Housing Mandates

- b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
- 2. Regional Representation and Advocacy
 - a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
 - b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
- 3. Housing, Transportation, and Sustainable Communities Planning
 - a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
 - b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
- 4. Technical Analysis, Studies, and Data Support
 - a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
 - b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
- 5. Intergovernmental Collaboration and Consensus-Building
 - a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
 - b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.⁸²

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.⁸³

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

⁸² [Orange County Council of Governments](#)

⁸³ [Home | Southern California Association of Governments](#)

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.⁸⁴

⁸⁴ [California Department of Housing and Community Development](#)

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City of Laguna Woods

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Telephone: (949) 639-0500
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July XX, 2026

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

SUBJECT: City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods"

Dear Judge Hanson:

Thank you for the report and for the time and effort involved in preparing it.

Per the Orange County Grand Jury's request, and in accordance with California Penal Code Section 933, please find the City of Laguna Woods' response to the subject report attached. The response was approved by the Laguna Woods City Council on July 15, 2026.

If you have any questions or would like any additional information, please contact Christopher Macon, City Manager, at (949) 639-0525 or cmacon@lagunawoods.gov.

Sincerely,

Annie McCary
Mayor

Attachment: A – City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods"

CC: Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

ATTACHMENT A

City of Laguna Woods' Response to the 2025-2026 Orange County Grand Jury Report,
"California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods"

FINDINGS

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

Response: The City of Laguna Woods agrees with this finding, but notes that its affirmative response to the term "burdensome" relates only to the time, resources, and challenges of complying with housing-related laws. This response is not intended as commentary on the purpose or intent of such laws.

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

Response: The City of Laguna Woods agrees with this finding.

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

Response: The City of Laguna Woods disagrees partially with this finding. While the City of Laguna Woods believes that participation in OCCOG and SCAG is valuable, most "housing mandates" are acts of the California State Legislature that occur irrespective of whether cities participate in OCCOG or SCAG meetings.

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

Response: The City of Laguna Woods agrees with this finding.

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

Response: The City of Laguna Woods disagrees partially with this finding with regard to its own jurisdiction and notes that it lacks the information and first-hand knowledge to opine on other jurisdictions. For the City of Laguna Woods, the factors referenced in this finding are generally true; however, a lack of mutual interest amongst property owners and developers in pursuing housing development at particular locations is also a factor. The City of Laguna Woods also notes that the State of California's requirement for it to establish minimum development densities (i.e., minimum numbers of dwelling units that can be constructed per acre) has deterred at least one developer from pursuing housing development due to that

developer's stated desire to construct housing at a density lower than the minimum.

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

Response: The City of Laguna Woods disagrees partially with this finding. While some residents in Orange County share the sentiments identified in this finding, others do not. There is a diversity of opinion regarding the extent to which "community priorities" should factor into housing-related planning decisions.

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

Response: The City of Laguna Woods disagrees with this finding with regard to its own jurisdiction and notes that it lacks the information and first-hand knowledge to opine on other jurisdictions. The City of Laguna Woods does not believe that its permitting fees and other regulatory construction costs can be reasonably foreseen to present substantial challenges for private housing developers. The City of Laguna Woods has completed relevant analysis as part of its most recent General Plan Housing Element Update and in connection with the most recent amendment of its inclusionary housing ordinance.

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

Response: The City of Laguna Woods disagrees with this finding but only because it lacks the information or first-hand knowledge to independently assess the stated conclusions.

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

Response: The City of Laguna Woods agrees with this finding, but notes that while some redevelopment agencies may have supported the construction of affordable housing, robust evidence exists regarding consequences of redevelopment agencies (e.g., the creation and exacerbation of local fiscal challenges due to property tax diversion and debt issuance).

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

Response: The City of Laguna Woods disagrees with this finding but only because it lacks the information or first-hand knowledge to independently assess the stated conclusions.

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

Response: The City of Laguna Woods agrees with this finding.

RECOMMENDATIONS

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

Response: This recommendation will not be implemented because it is not reasonable due to the City of Laguna Woods lacking sufficient authority for implementation. While the City of Laguna Woods is willing to reassess the current OCCOG dues structure for the purposes recommended, the City of Laguna Woods lacks the authority to commit OCCOG, the County of Orange, or other cities to doing so. The City of Laguna Woods expects that if such a reassessment is necessary, it would be initiated by OCCOG.

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

Response: This recommendation will not be implemented because it is not reasonable due to the City of Laguna Woods lacking sufficient authority for implementation. While the City of Laguna Woods does not object to the concept of developing a coordinated regional plan for the purposes recommended, it lacks the authority to commit the County of Orange or other cities to doing so.

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

Response: This recommendation will not be implemented because it is not reasonable due to the City of Laguna Woods lacking sufficient authority for implementation. The City of Laguna Woods lacks the authority to commit the Orange County Board of Supervisors to implementing the recommendation. The recommendation also appears to be duplicative of the State of California's existing Housing Open Data Tools, which are currently available at <https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools>.

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

Response: This recommendation will not be implemented because it is not warranted. The City of Laguna Woods participates in SCAG and OCCOG meetings as necessary, but also values the collective expertise of the individuals who have been appointed to serve on each agency's respective committees.

R12. The County of Orange and each city should designate a single technical representative, by

September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

Response: This recommendation was implemented prior to receiving this report. The City Manager is the primary technical representative for SCAG and OCCOG meetings. The Planning & Environmental Services Director is the alternate technical representative.

R14. By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

Response: This recommendation will not be implemented because it is not warranted. The City of Laguna Woods provides robust annual reporting of a variety of metrics to the State of California each year as part of its General Plan Annual Progress Report. Annual Progress Reports are available on both the State of California and City of Laguna Woods' websites.

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

Response: This recommendation was implemented prior to receiving this report. During the 6th Cycle General Planning Housing Element Update, the City of Laguna Woods emphasized public education. The City of Laguna Woods continually assesses opportunities to engage the public and will continue to do so throughout future RHNA processes.

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

Response: This recommendation will not be implemented because it is not warranted. The City of Laguna Woods is committed to implementing the programs included in its General Plan Housing Element, which were developed with consultation from the State of California to satisfy legal obligations under State Housing Law.

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9.4 TRANSIT SHELTER AND STREET FURNITURE PROJECT

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: Transit Shelter and Street Furniture Project

Recommendation

Provide direction to the City Manager on the design and construction of new transit shelters and street furniture.

Background

The Transit Shelter and Street Furniture Project (“Project”) is included in the Fiscal Years 2025-36 Capital Improvement Program as a partially funded project. The Project involves the replacement of all transit shelters and most street furniture on El Toro Road and Moulton Parkway with new transit shelters and street furniture. The Project is intended to construct transit shelters and street furniture that better align with community aesthetics and needs, on or in advance of the anticipated expiration of the franchise agreement under which the existing transit shelters and street furniture are supplied.

The transit shelters and most street furniture on El Toro Road and Moulton Parkway are currently supplied by Clear Channel Outdoor, Inc. under a franchise agreement that expires on December 31, 2027. Under the franchise agreement, Clear Channel Outdoor has the exclusive right to sell and display advertising on transit shelters in the public right-of-way, in exchange for maintaining the transit shelters and street furniture it provides and paying the City at least \$40,000 annually. Those payments are deposited in the General Fund.

Representative photographs of the existing transit shelters and street furniture are included in Attachment A.

Discussion

Today’s meeting is an opportunity for City Council direction, as well as public input, on the

design and construction of new transit shelters and street furniture. Staff is not seeking any specific direction but would welcome feedback on the design direction.

Staff has worked with Smith Architects, Inc. to prepare a conceptual design for new transit shelters and street furniture (Attachment B). Separate designs have been prepared for a “primary stop” that would be constructed at higher-traffic locations, as well as a “secondary stop” that would be constructed at lower-traffic and space-constrained locations. Renderings of the conceptual designs are included in Attachment B.

The conceptual design includes stucco, red tile, and dark brown elements for consistency with City Hall’s appearance. Advertising panels are not included in the conceptual design, which staff believes would result in considerable aesthetic improvement.

The materials and configurations included in the conceptual design were selected with ease of maintenance and durability in mind, as the City will be newly responsible for maintenance following the expiration of the current franchise agreement.

New features included in the conceptual design include leaning shelves, vandal-resistant light-emitting diode (“LED”) lighting, and City branding. The “primary stop,” which includes covered seating, extends a covering over a space for wheelchairs, standing, or leaning.

Alternatives

Staff notes that an alternative to constructing new transit shelters and street furniture would be to exercise the franchise agreement’s option to purchase the existing transit shelters and street furniture from Clear Channel Outdoor. Staff does not recommend doing so due to the age and condition of the existing transit shelters and street furniture, as well as the antiquated design that poorly aligns with community aesthetics and needs.

Another alternative is to attempt to negotiate an extension of the franchise agreement. Staff does not recommend doing so and believes it would be unlikely for the City to maintain revenue generation at the existing level or secure significant concessions regarding the replacement or refurbishment of existing transit shelters and street furniture.

Fiscal Impact

The Project is currently funded in the amount of \$425,000, \$350,000 of which is a budgetary placeholder for construction. A final construction budget would be considered after design documents are completed and costs can be more accurately estimated.

Report Prepared With: April Baumgarten, Public Works Administrator

Attachments: A – Photographs and Conceptual Renderings of Transit Shelters and Street Furniture
B – Conceptual Design for New Transit Shelters and Street Furniture

Photographs and Conceptual Renderings of Transit Shelters and Street Furniture

Existing Stop Comparable to the Conceptual Primary Stop:



Rendering of the Conceptual Primary Stop (NOT TO SCALE):



Existing Stop Comparable to the Conceptual Secondary Stop:

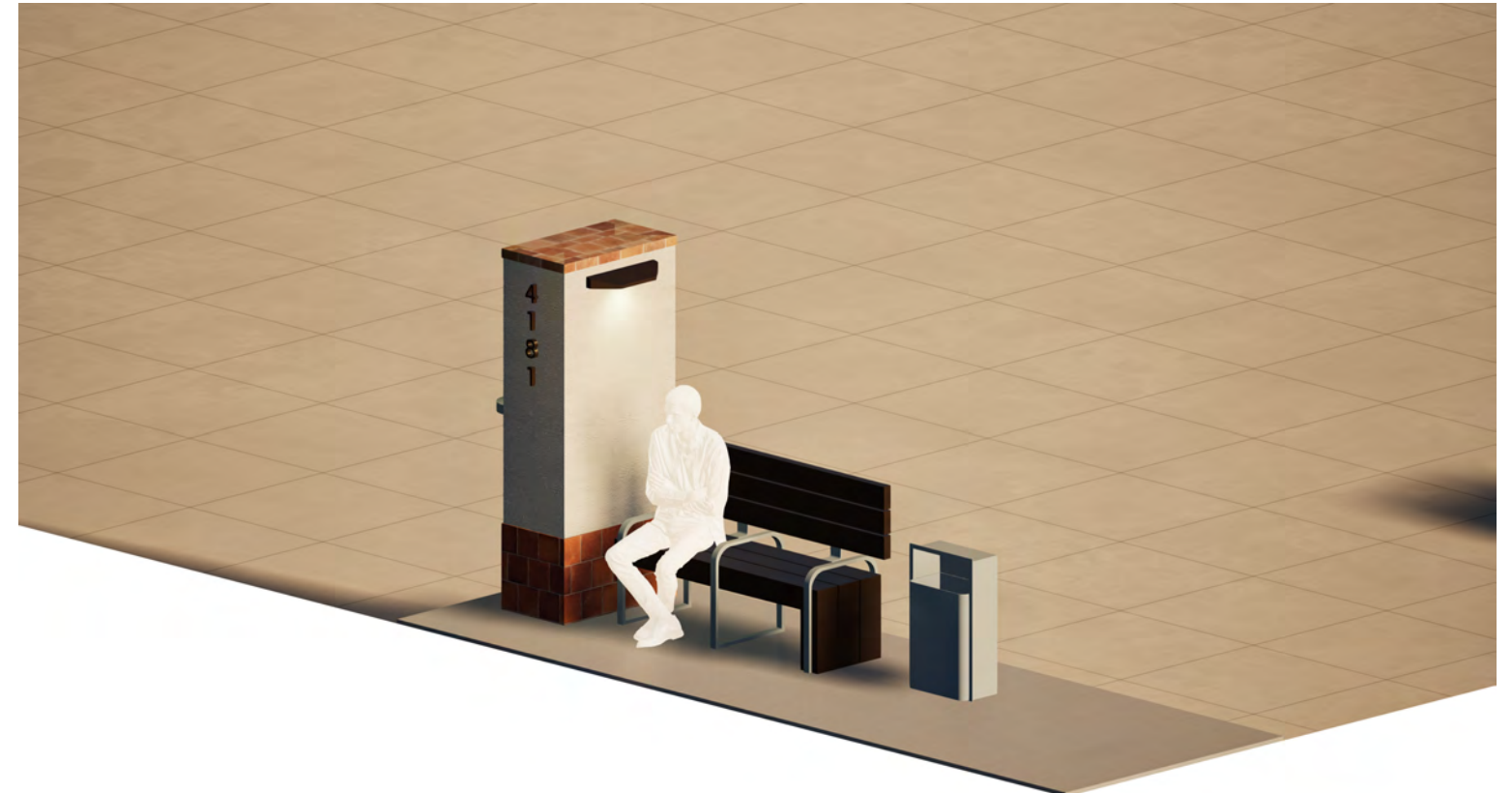


Rendering of the Conceptual Secondary Stop (NOT TO SCALE):

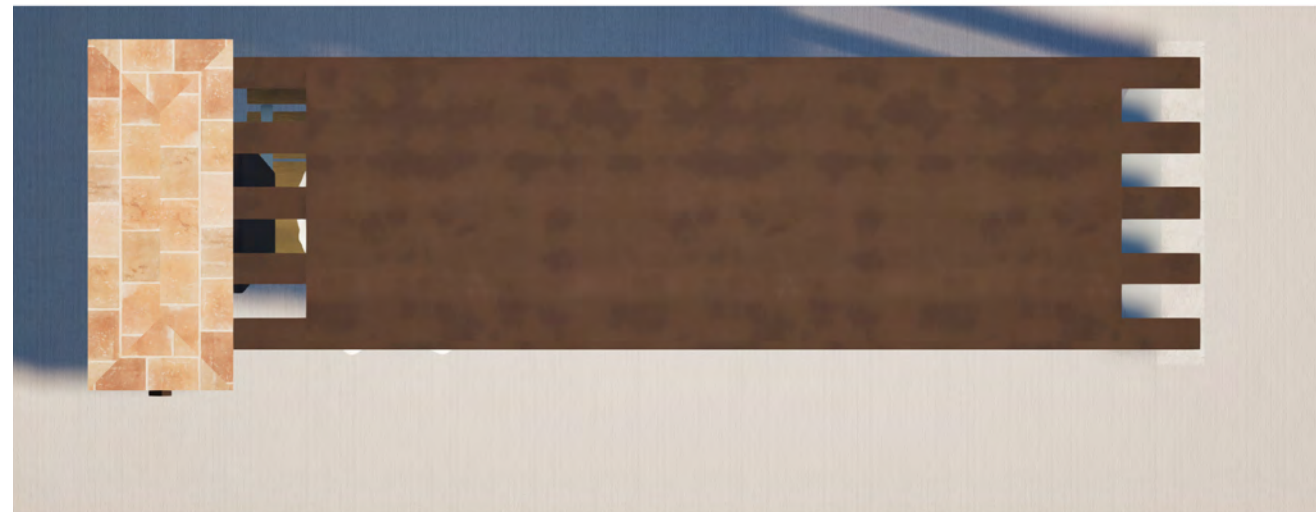




PRIMARY STOP
For Higher-Traffic Locations



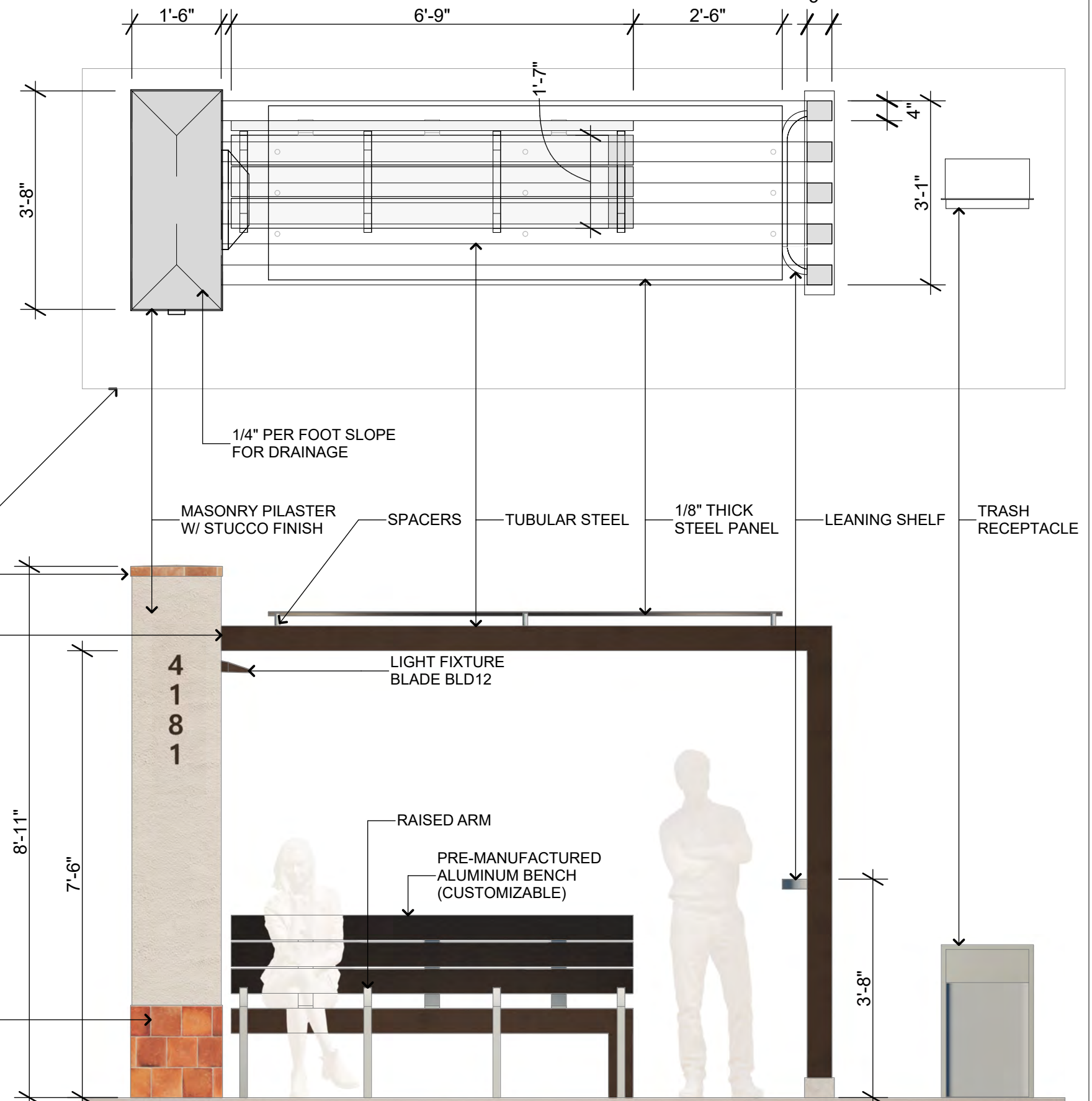
SECONDARY STOP
For Lower-Traffic and Space-Constrained Locations

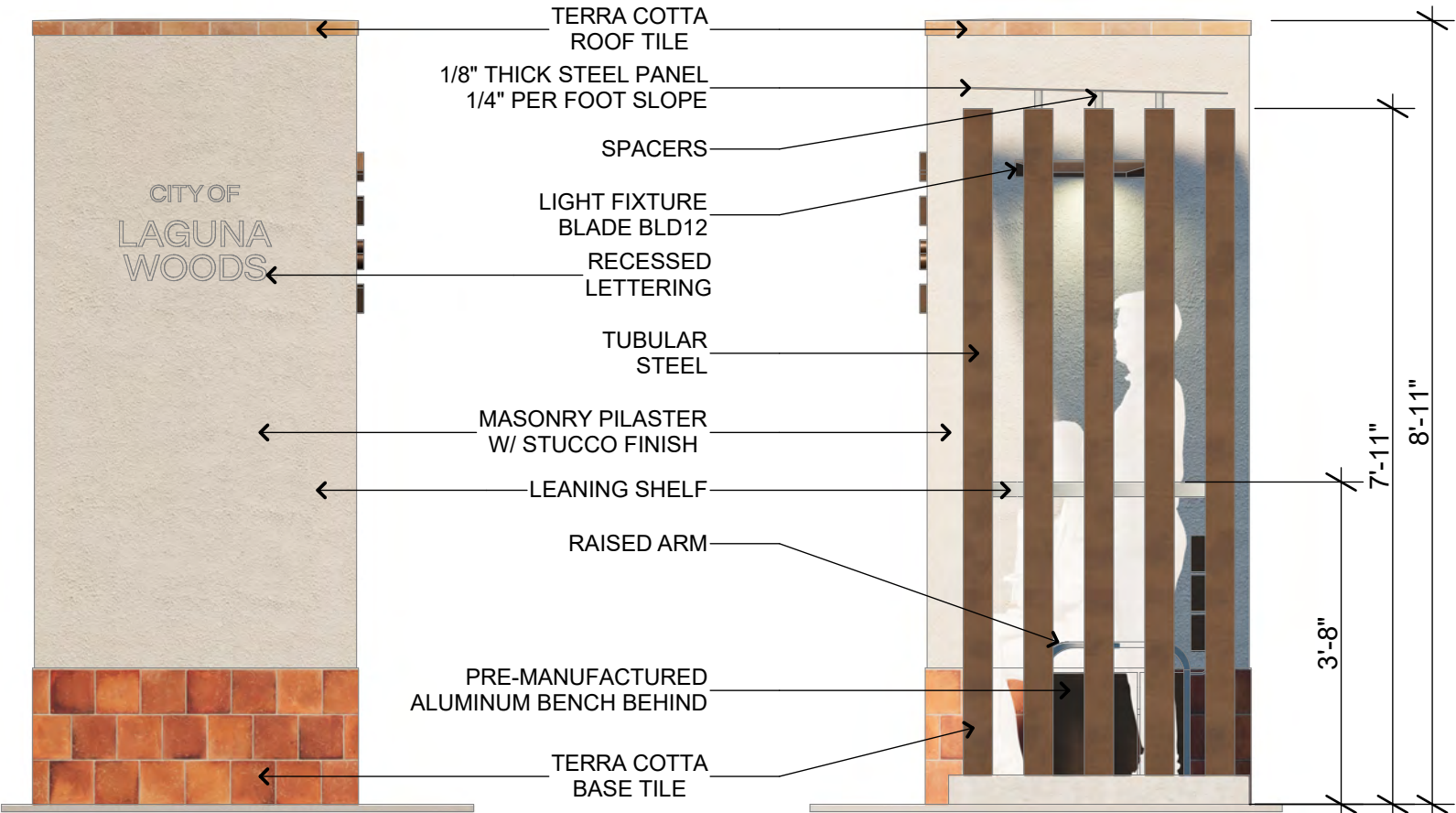
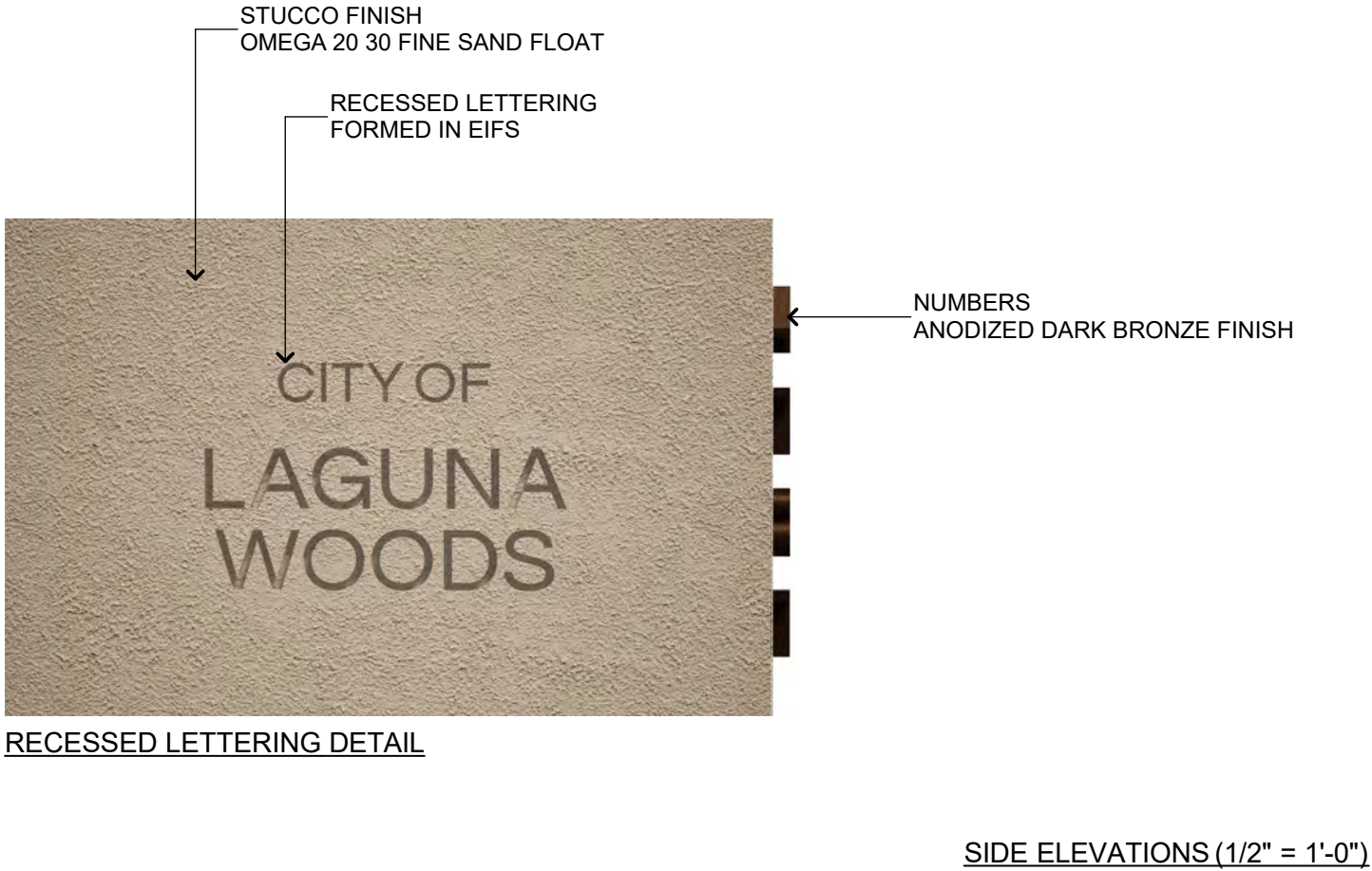


TOP VIEW (1/2" = 1'-0")



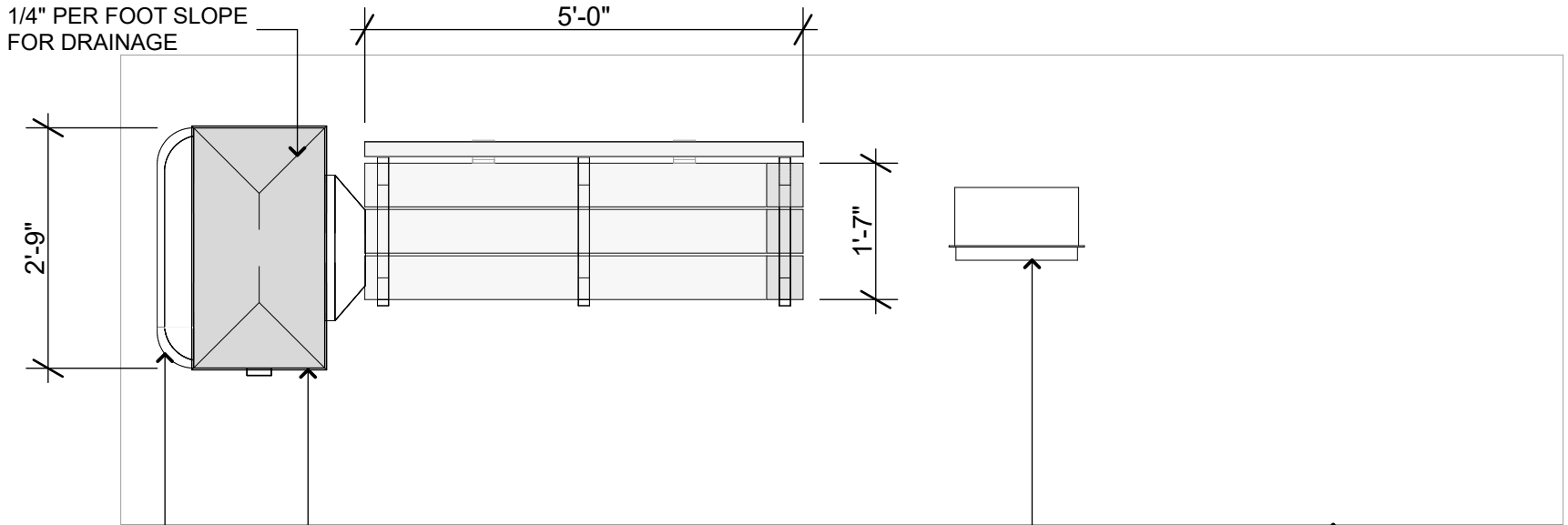
FRONT ELEVATION (1/2" = 1'-0")



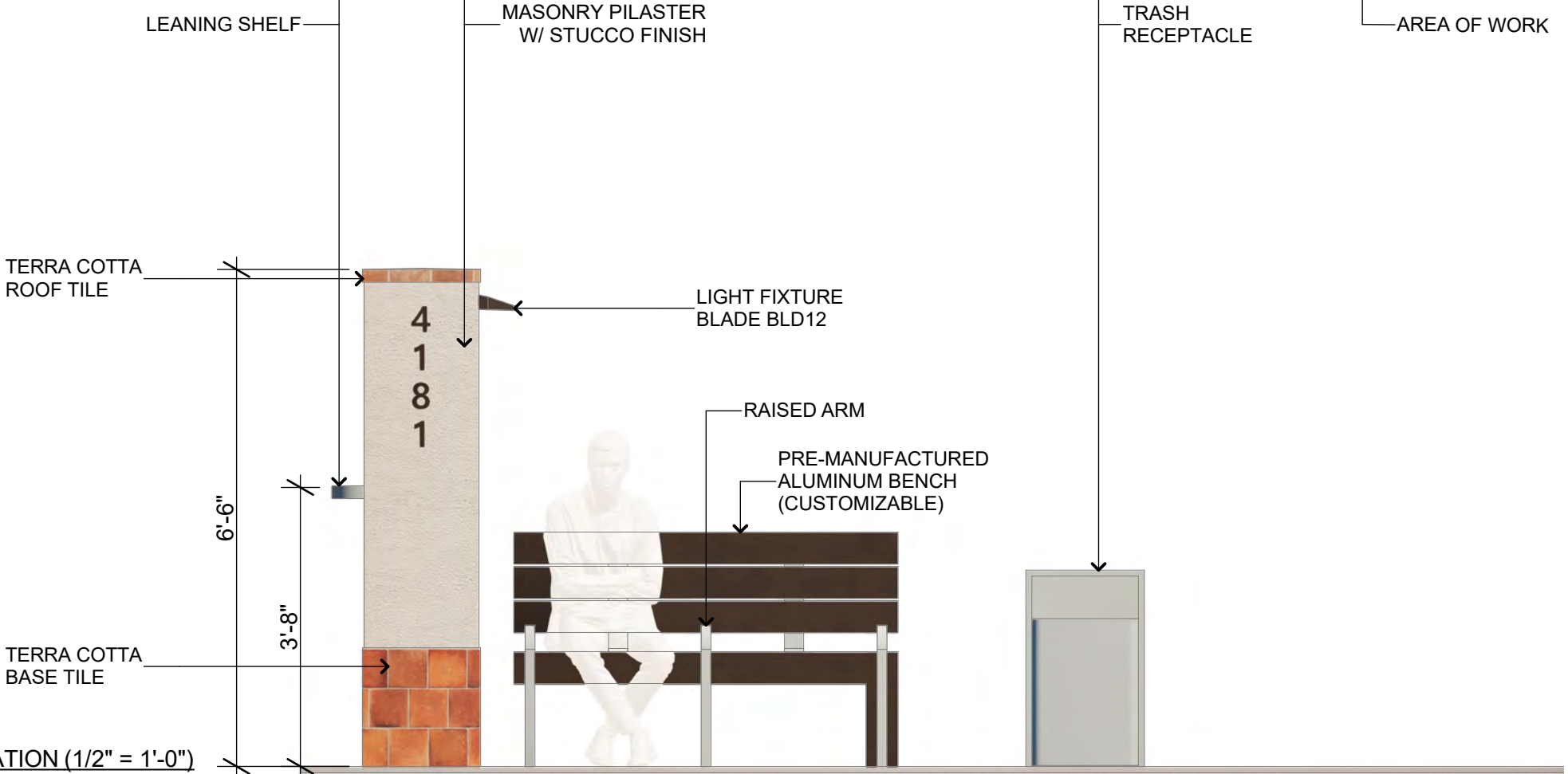


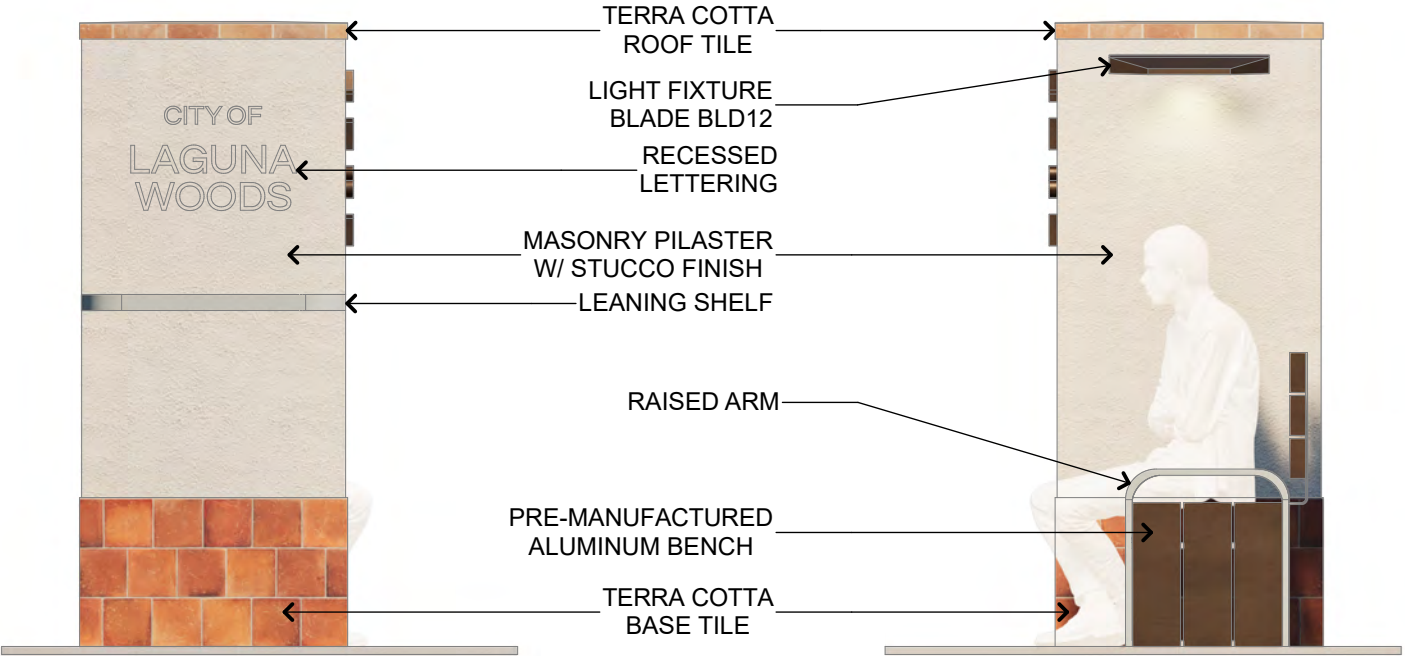
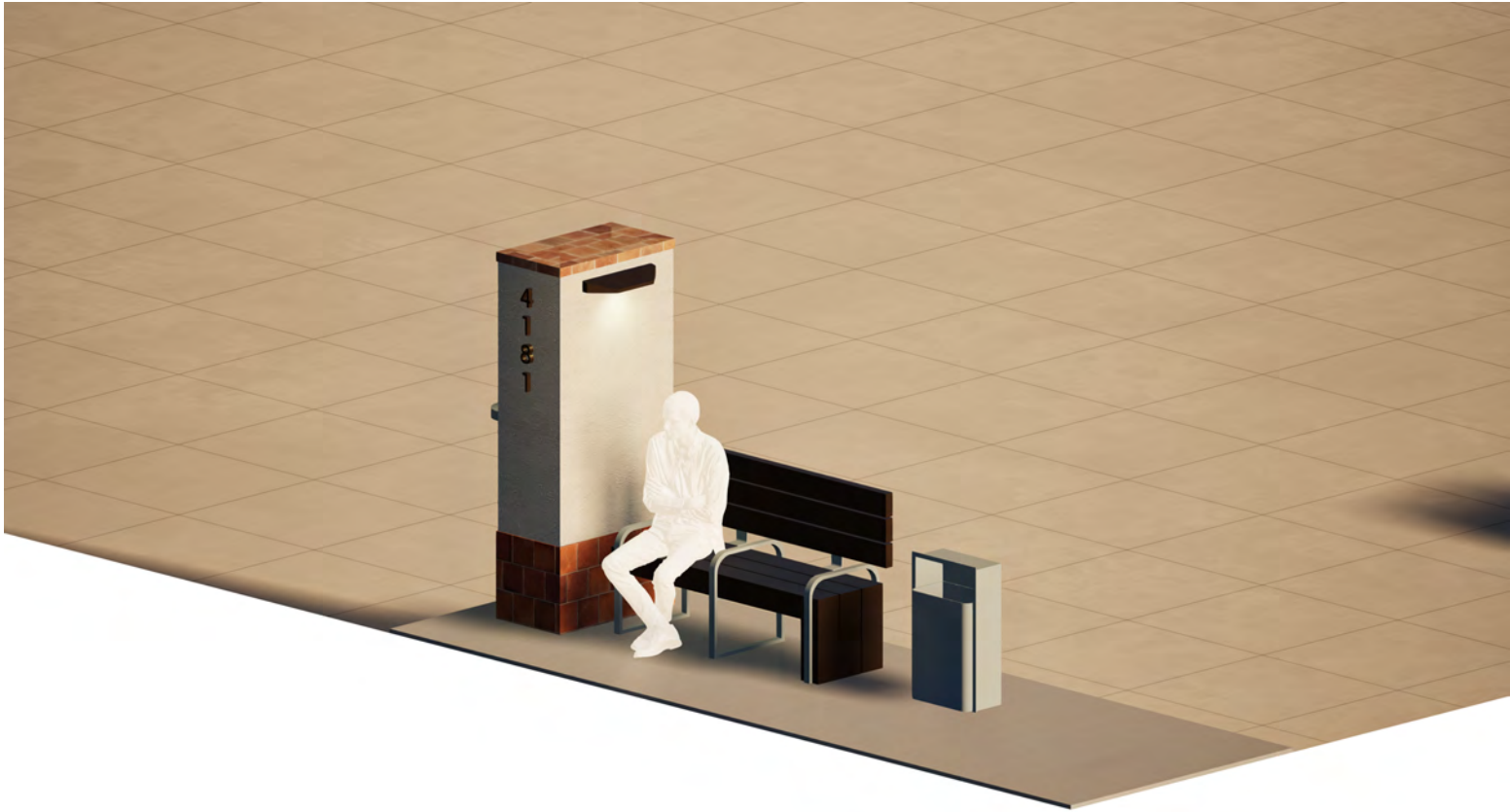


TOP VIEW (1/2" = 1'-0")



FRONT ELEVATION (1/2" = 1'-0")





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CITY COUNCIL MEETING SCHEDULE

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City of Laguna Woods

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Christopher Macon, City Manager

FOR: July 15, 2026 City Council Meeting

SUBJECT: City Council Meeting Schedule

Recommendation

Schedule an adjourned regular meeting of the City Council for a date and time between this meeting and the next regular meeting of the City Council on August 19, 2026. The adjourned regular meeting will be held at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.