
**Court of Appeal of the State of California
Fourth Appellate District, Division 3**

No. G065816

NEWPORT BEACH STEWARDSHIP ASSOCIATION,

Plaintiff and Appellant,

v.

CITY OF NEWPORT BEACH,

Defendant and Respondent.

On Appeal from the Superior Court of Orange County
No. 30-2024-01428295 (Hon. Melissa McCormick)

**EXHIBITS TO APPELLANT'S REQUEST FOR
JUDICIAL NOTICE IN SUPPORT OF OPENING BRIEF**

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INDEX OF EXHIBITS

Ex.	Document	Page
A	City of Yorba Linda Ballot Measure JJ, Local Control, Residential Neighborhood, Open Space Protection Measure (November 5, 2024)	3
B	City of Cypress Ballot Measure S, Cypress Housing Element Implementation (November 5, 2024)	31
C	2024 Presidential General Election (11/05/2024), Official Election Results, Orange County Registrar of Voters (December 4, 2024)	36
D	Resolution No. 2025-81 of the City Council of the City of Newport Beach (November 18, 2025)	74

Exhibit A



Ballot Measures-JJ

Section

11

JJ

City of Yorba Linda, Local Control, Residential Neighborhood, Open Space Protection Measure

To maintain local control over land use decisions; protect open space, single-family residential neighborhood character, height limits; limit traffic; shall Yorba Linda retain voter-approved development restrictions, adopt land use plans developed by residents including mixed-use housing, retaining/attracting businesses at Savi Ranch; limiting new housing density in areas including Richfield/Christmas Tree Farm and Buena Vista, vacant land at Fairmont/Quarter Horse Drive; requiring developer fees supporting parks/schools and public oversight?

What your vote means

YES	NO
A “yes” vote on Measure JJ is a vote in favor of amendments to City of Yorba Linda land use laws applicable to certain property locations and allows the City to retain local land use control and comply with legal requirements.	A “no” vote on Measure JJ is a vote against amendments to City of Yorba Linda land use laws applicable to certain property locations and will make the City susceptible to potential legal ramifications.

For and against

FOR	AGAINST
Frank Stefano Stefano Golden Baked Ham Small Business Owner Beth Haney Donald LaCommare YLPA President David Romacinski DDS	No argument against this measure was submitted.



Ballot Measures-JJ

Section
11

Full Text of Measure JJ
City of Yorba Linda

ORDINANCE NO. 2024-1109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YORBA LINDA AMENDING THE TEXT OF THE LAND USE ELEMENT AND AMENDING THE LAND USE DIAGRAM OF THE YORBA LINDA GENERAL PLAN (GENERAL PLAN AMENDMENT 2024-02) PURSUANT TO THE IMPLEMENTATION PROGRAMS OF THE CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT, WITH THE ADOPTION OF EACH INDIVIDUAL ITEM IDENTIFIED IN GENERAL PLAN AMENDMENT 2024-02 CONTINGENT UPON APPROVAL BY A MAJORITY VOTE OF THE ELECTORATE OF THE CITY OF YORBA LINDA IN COMPLIANCE WITH THE YORBA LINDA RIGHT-TO-VOTE AMENDMENT

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, in furtherance of the State policy to provide a comprehensive, long-term plan for the physical development and use of property within a city's jurisdiction; and

WHEREAS, under California law, every city has the authority to adopt and amend a zoning code pursuant to a city's general police power, which allows for the orderly division of property within a city's jurisdiction into compatible uses and development standards so as to improve and protect the general welfare; and

WHEREAS, under California law, all of the elements within a city's general plan must be internally consistent, and all zoning must be in conformity with a city's general plan; and

WHEREAS, on October 28, 2016, the City of Yorba Linda (City) adopted its current General Plan (General Plan); and

WHEREAS, the City may amend all or part of its adopted General Plan to promote the public interest up to four times during any calendar year pursuant to Government Code Section 65358; and

WHEREAS, under California law, Government Code Section 65580 *et seq.* (Housing Element Law), every city in the State is required to periodically review and update the housing element of a general plan for the city, every city is mandated to include State-specified content in a housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and determination as to whether the city's draft housing element substantially complies with the Housing Element Law; and

WHEREAS, between October 2020 and August 2022, City staff conducted numerous study sessions and community workshops with stakeholders, consultants, and members of the public to comment and provide direction on the content of the City's draft housing element, and conducted numerous public hearings related to the adoption of several General Plan Amendments and Zoning Code Amendments to implement the 2021-2029 Housing Element that was conditionally certified by HCD on April 8, 2022; and

WHEREAS, when adopting these General Plan Amendments and Zoning Code Amendments, it was determined that they were contingent upon a successful approval by the voters of the City of Yorba Linda of General Plan Amendment 2022-02 and Zoning Code Amendment 2022-02, which was presented to the electorate of the City as Measure Z as part of the November 2022 General Election; and

WHEREAS, the Orange County Registrar of Voters determined that Measure Z failed to receive the approval of a majority of the electorate of the City, and therefore, General Plan Amendments 2022-01 and 2022-02 and Zoning Code Amendments 2022-01 and 2022-02 did not become effective; and

WHEREAS, in order to retain its conditional certification of its Housing Element from the HCD, the City is required to present a rezoning plan to the general electorate of the City by the General Election in November 2024, the City has revised its Housing Element and its associated implementation programs; and

WHEREAS, since November 2022, the City has prepared a revised draft Housing Element update through a robust public outreach effort of seven public workshops, which attracted nearly 400 residents from a diversity of backgrounds, ethnicities, age groups, political affiliations, geography within the city, housing tenure, and varying perspectives on housing; and

WHEREAS, this revised draft Housing Element was submitted to HCD for consideration and it was determined on February 23, 2024 that the City's draft Housing Element was found to be in substantial conformance with State housing laws; and

WHEREAS, the City of Yorba Linda 2021-2029 Housing Element identifies for the applicable 2021-2029 planning period the housing needs in the community and programs to achieve the housing goals, policies and objectives of the City, which substantially comply with State-mandated content under the State Housing Element law pursuant to the certification issued by HCD on April 8, 2022; and

WHEREAS, the adopted Housing Element includes implementation programs that, if and when adopted by the City Council by separate and subsequent approvals from the approval of the Housing Element, would commence implementing actions (i) to amend the Land Use Element and Land Use Map of the City's General Plan; and, (ii) to amend specified sections of the City of Yorba Linda Zoning Code, Title 18 of the Yorba Linda Municipal Code (Zoning Code) and Zoning Map; and

WHEREAS, the implementation programs included in the adopted Housing Element are intended to be carried out separately from the adoption by the City Council of the Housing Element to facilitate the compliance, if and as applicable, with the requirements of the Yorba Linda Right-to-Vote Amendment, Yorba Linda Municipal Code Section 18.01.010 *et seq.* (commonly known as "Measure B"), and are intended to preserve HCD's certification of the adopted Housing Element for the entirety of the 2021-2029 planning period; and

WHEREAS, the City Council has determined that the proposed amendments to specified provisions in the City of Yorba Linda Land Use Diagram, as identified in Exhibit "A" attached to this Ordinance and incorporated herein by this reference ("General Plan Amendment 2024-02"), each constitute a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective; and

document received by the CA 11th District Court of Appeal Division 5



Ballot Measures-JJ

Section
11

WHEREAS, General Plan Amendment 2024-02 would amend the Land Use Element of the General Plan to increase the total residential capacity in the Community Core/Downtown Historical District Area Plan by 166 dwelling units to account for Sites S3-082, S3-204, and S4-075; and

WHEREAS, General Plan Amendment 2024-02 would amend the Land Use Element of the General Plan to increase the total residential capacity in the West Bastanchury Area Plan by 194 dwelling units to account for Sites S3-203 and S3-210; and

WHEREAS, General Plan Amendment 2024-02 would amend the Land Use Diagram by changing the land use designations for the following sites to "Residential - High": APN #322-061-01, -08, -10, -12 -13, -14, -15, -16, -17, -18, -19, -20, -21 (Site S1-200), APN #323-311-03 (Site S4-075), APN #334-101-39, -40 (Site S3-082), APN #323-081-35, -36 (Site S4-204B), APN #323-051-26, -27 (Site S3-211), APN #323-231-18, -19 (Site S4-200), APN #343-591-05, -06, -07, -25 (Site S3-207); and

WHEREAS, General Plan Amendment 2024-02 includes provisions that are part of the implementation programs and implementing actions of the adopted Housing Element, and is necessary to ensure that the Land Use Element and Housing Element will be internally consistent within the City's General Plan, as required by State law; and

WHEREAS, the proposed revisions in General Plan Amendment 2024-02 are internally consistent with the other elements of the General Plan; and

WHEREAS, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the Planning Commission of the proposed amendments to the Land Use Element of the General Plan and General Plan Land Use Diagram (referred to herein as "General Plan Amendment 2024-02") as part of the consideration of the proposed Housing Element and implementation programs included therein; and

WHEREAS, General Plan Amendment 2024-02 as identified in Exhibit "A" attached to this Ordinance, includes all of the amendments to the General Plan and General Plan Land Use Diagram that constitute a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective. General Plan Amendment 2024-01 includes all of the amendments to the General Plan that do not constitute "Major Amendments" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore not subject to the approval of a majority vote of the electorate of the City to become effective.; and

WHEREAS, in accordance with State and City laws, on May 15, 2024, the Planning Commission conducted a public hearing to receive public testimony with respect to General Plan Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

WHEREAS, the Planning Commission considered the information provided by City staff, the public testimony, and the evidence presented at the Planning Commission public hearing on May 15, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department; and

WHEREAS, on May 15, 2024, the Planning Commission, at a regular public meeting, considered and decided to recommend to the City Council the approval of General Plan Amendment 2024-02, subject to compliance, as applicable, with the requirements of Yorba Linda Right-to-Vote Amendment (Measure B), in furtherance of the implementation programs included in the Housing Element; and

WHEREAS, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the City Council of General Plan Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

WHEREAS, in accordance with State and City laws, on August 2, 2024, the City Council conducted a public hearing to receive public testimony with respect to General Plan Amendment 2024-02 as part of the consideration of the Housing Element implementation programs included therein; and

WHEREAS, the City Council considered the information provided by City staff, the public testimony, and the evidence presented at the public hearing on August 2, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YORBA LINDA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. On August 2, 2022, the City Council certified a Program Environmental Impact Report (PEIR) for the 2021-2029 Housing Element through Resolution No. 2022-5817. Pursuant to 14 California Code of Regulations, § 15164, an Addendum to the Program Environmental Impact Report for the City of Yorba Linda 2021-2029 Housing Element Implementation Programs (State Clearinghouse # 2022040574) has been prepared.

The City, serving as the CEQA Lead Agency for the Revised Project (see CEQA Guidelines Sections 15050-15051), determined in its independent judgment that the Revised Project does not meet any of the circumstances from CEQA Guidelines Section 15162 and that an Addendum to the 2022 Certified PEIR is the appropriate CEQA compliance document for the Revised Project. The City's finding is based on the following facts:

- As demonstrated in Section 4.0 of the Addendum, the Revised Project would not require major revisions to the previously-certified 2022 Certified PEIR because implementation of the Revised Project would neither result in any significant impacts to the physical environment that were not already disclosed in the 2022 Certified PEIR nor result in substantial increases in the severity of the environmental impacts previously disclosed in the 2022 Certified PEIR.
- Subsequent to the certification of the 2022 Certified PEIR, no substantial changes in the circumstances under which the Revised Project would be undertaken have occurred that would require major revisions to the 2022 Certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- There is no evidence in the public record that new information of substantial importance has become available that is applicable to the Revised Project and/or the City (Project site), that was not known and could not have been known with the exercise of reasonable diligence at the time the 2022 Certified PEIR was certified and would alter the conclusions of the 2022 Certified PEIR.



Ballot Measures-JJ

Section
11

Section 2. The City Council has read and considered the amendments to the General Plan (referred to herein as "General Plan Amendment 2024-02") as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 3. Pursuant to Section 18.36.675 of the Yorba Linda Zoning Code, the City Council finds that General Plan Amendment 2024-02 is necessary to ensure that the General Plan is consistent within the City's other General Plan policies, goals and objectives, specifically the Housing Element, and is consistent with the objectives of the Zoning Code.

Section 4. The City Council finds that General Plan Amendment 2024-02 is necessary to implement the Housing Element programs established in the 2021-2029 Housing Element, and as approved by the State of California, and would permit and encourage the development of affordable housing opportunities pursuant to the Regional Housing Needs Assessment (RHNA) requirements, as set forth in the Housing Element Law and applicable State Guidelines, in locations adjacent to supporting services and public transportation provided they are compatible with, and will not adversely impact, the integrity and continuity of adjacent uses.

Section 5. The City Council hereby accepts the recommendation of the Planning Commission as modified herein to adopt General Plan Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 6. The City Council hereby adopts General Plan Amendment 2024-02, subject to each item identified therein to become effective only upon the approval by a majority vote of the electorate of the City of Yorba Linda voting "YES" on a ballot measure for the adoption of that item of General Plan Amendment 2024-02 at a duly noticed and held regular or special election of the electorate of the City of Yorba Linda.

Section 7. Pursuant to Elections Code section 9222, the City Council by subsequent ordinance or resolution shall identify the date of the election during which items identified in General Plan Amendment 2024-02 will be submitted for consideration by the electorate of the City of Yorba Linda, which election date shall be held not less than eighty-eight (88) days after the date of the subsequent ordinance or Ordinance ordering the election. Upon the ordering of the election by the City Council, the City Clerk shall be authorized and directed to take any and all necessary and proper actions to submit any identified items in General Plan Amendment 2024-02 to a vote of the electorate of the City of Yorba Linda in accordance with applicable State, County, and City laws, including the Yorba Linda Right-to-Vote Amendment (Measure B). The City Council hereby reserves the authority to submit the items identified in General Plan Amendment 2024-02 to a vote of the electorate of the City of Yorba Linda in separate elections. None of the items identified in General Plan Amendment 2024-02 shall take effect until approved by a majority vote of the electorate of the City of Yorba Linda.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Yorba Linda hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 9. This Ordinance is contingent upon a successful approval by the voters of the City of Yorba Linda and shall go into effect ten (10) days after such successful vote is declared by the legislative body.

Section 10. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published within fifteen (15) days after passage in accordance with law and as designated by resolution of the City Council, and shall cause this Ordinance and its certification, together with proof of publication, to be entered into the Book of Ordinances of the City of Yorba Linda.

EXHIBIT "A"

GENERAL PLAN AMENDMENT 2024-02 (Comprised of Item #1 – Item #8)

MODIFICATIONS TO THE TEXT OF THE LAND USE ELEMENT OF THE CITY OF YORBA LINDA GENERAL PLAN

Item No.	Page/Location	Amendment/Change
1	LU-25	Allowing multi-family housing between 20 to 60 DU/AC may be considered for specified sites within Santa Fe Ranch as described in the Housing Element.
2	LU-26	Increase the total residential capacity in the Community Core/Downtown Historical District Area Plan by 166 dwelling units to account for Sites S3-082, S3-204 and S4-075
3	LU-28	Increase the total residential capacity in the West Bastanchury Area Plan by 194 dwelling units to account for Sites S3-203 and S3-210



Ballot Measures-JJ

Section
11

MODIFICATIONS TO THE LAND USE DIAGRAM OF THE CITY OF YORBA LINDA GENERAL PLAN

Item No.	Page/ Location	Site No.	Site Description	Amendment/Change
4	Map	Site S1-200	APN #322-061-01, -08, -10, -12 -13, -14, -15, -16, -17, -18, -18, -19, -20, -21	Replace Land Use Diagram with updated version showing that the land use designation for this site has changed from "Residential – Medium Low" to "Residential - High".
5	Map	Site S4-200	APN #323-231-18, -19	Replace Land Use Diagram with updated version showing that the land use designation for this site has changed from "Residential – Medium" to "Residential - High"
6	Map	Site S4-204B	APN 323-081-35, -36	Replace Land Use Diagram with updated version showing that the land use designation for this site has changed from "Residential – Medium Low" to "Residential - High"
7	Map	Site S3-211	APN #323-051-26, -27	Replace Land Use Diagram with updated version showing that the land use designation for this site has changed from "Residential – Medium" to "Residential - High"
8	Map	Site S3-207	APN #343-591-05, -06, -07, -25,	Replace Land Use Diagram with updated version showing that the land use designation for this site has changed from "Residential – Medium" to "Residential - High"

Exhibit B

ORDINANCE NO. 2024-1111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YORBA LINDA AMENDING THE CITY OF YORBA LINDA ZONING CODE AND ZONING MAP (ZONING CODE AMENDMENT 2024-02) PURSUANT TO THE IMPLEMENTATION PROGRAMS OF THE CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT, WITH THE ADOPTION OF EACH INDIVIDUAL ITEM IDENTIFIED IN ZONING CODE AMENDMENT 2024-02 CONTINGENT UPON APPROVAL BY A MAJORITY VOTE OF THE ELECTORATE OF THE CITY OF YORBA LINDA IN COMPLIANCE WITH THE YORBA LINDA RIGHT-TO-VOTE AMENDMENT

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, in furtherance of the State policy to provide a comprehensive, long-term plan for the physical development and use of property within a city's jurisdiction; and

WHEREAS, under California law, every city has the authority to adopt and amend a zoning code pursuant to a city's general police power, which allows for the orderly division of property within a city's jurisdiction into compatible uses and development standards so as to improve and protect the general welfare; and

WHEREAS, under California law, all of the elements within a city's general plan must be internally consistent, and all zoning must be in conformity with a city's general plan; and

WHEREAS, on October 28, 2016, the City of Yorba Linda (City) adopted its current General Plan (General Plan); and

WHEREAS, the City may amend all or part of its adopted General Plan to promote the public interest up to four times during any calendar year pursuant to Government Code Section 65358; and

WHEREAS, under California law, Government Code Section 65580 *et seq.* (Housing Element Law), every city in the State is required to periodically review and update the housing element of a general plan for the city, every city is mandated to include State-specified content in a housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and determination as to whether the city's draft housing element substantially complies with the Housing Element Law; and

WHEREAS, between October 2020 and August 2022, City staff conducted numerous study sessions and community workshops with stakeholders, consultants, and members of the public to comment and provide direction on the content of the City's draft housing element, and conducted numerous public hearings related to the adoption of several General Plan Amendments and Zoning Code Amendments to implement the 2021-2029 Housing Element that was conditionally certified by HCD on April 8, 2022; and

WHEREAS, when adopting these General Plan Amendments and Zoning Code Amendments, it was determined that they were contingent upon a successful approval by the voters of the City of Yorba Linda of General Plan Amendment 2022-02 and Zoning Code Amendment 2022-02, which was presented to the electorate of the City as Measure Z as part of the November 2022 General Election; and

WHEREAS, the Orange County Registrar of Voters determined that Measure Z failed to receive the approval of a majority of the electorate of the City, and therefore, General Plan Amendments 2022-01 and 2022-02 and Zoning Code Amendments 2022-01 and 2022-02 did not become effective; and



Ballot Measures-JJ

Section
11

WHEREAS, in order to retain its conditional certification of its Housing Element from the HCD, the City is required to present a rezoning plan to the general electorate of the City by the General Election in November 2024, the City has revised its Housing Element and its associated implementation programs; and

WHEREAS, since November 2022, the City has prepared a revised draft Housing Element update through a robust public outreach effort of seven public workshops, which attracted nearly 400 residents from a diversity of backgrounds, ethnicities, age groups, political affiliations, geography within the city, housing tenure, and varying perspectives on housing; and

WHEREAS, this revised draft Housing Element was submitted to HCD for consideration and it was determined on February 23, 2024 that the City's draft Housing Element was found to be in substantial conformance with State housing laws; and

WHEREAS, the City of Yorba Linda 2021-2029 Housing Element identifies for the applicable 2021-2029 planning period the housing needs in the community and programs to achieve the housing goals, policies and objectives of the City, which substantially comply with State-mandated content under the State Housing Element law pursuant to the certification issued by HCD on April 8, 2022; and

WHEREAS, the adopted Housing Element includes implementation programs that, if and when adopted by the City Council by separate and subsequent approvals from the approval of the Housing Element, would commence implementing actions (i) to amend the Land Use Element and Land Use Map of the City's General Plan; and, (ii) to amend specified sections of the City of Yorba Linda Zoning Code, Title 18 of the Yorba Linda Municipal Code (Zoning Code) and Zoning Map; and

WHEREAS, the implementation programs included in the adopted Housing Element are intended to be carried out separately from the adoption by the City Council of the Housing Element to facilitate the compliance, if and as applicable, with the requirements of the Yorba Linda Right-to-Vote Amendment, Yorba Linda Municipal Code Section 18.01.010 et seq. (commonly known as "Measure B"), and are intended to preserve HCD's certification of the adopted Housing Element for the entirety of the 2021-2029 planning period; and

WHEREAS, the City Council has determined that the proposed amendments to specified provisions in the City of Yorba Linda Zoning Code (Title 18 of the Yorba Linda Municipal Code) and the Zoning Map, as identified in Exhibit "A" attached to this Ordinance and incorporated herein by this reference ("Zoning Code Amendment 2024-02"), each constitute a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective; and

WHEREAS, Zoning Code Amendment 2024-02 would amend Table 18.10-2 (Residential Development Standards) to modify the maximum building height in the RM-20 zoning designation to "40 feet or 3 stories, whichever is less"; and

WHEREAS, Zoning Code Amendment 2024-02 would amend the text of the West Bastanchury Planned Development (PD) for District II to create Area A, which would adhere to the existing District II development standards, for the following sites: APN #323-181-03, #323-191-10 through #323-191-06, -07, -46, and #323-201-08 through 39; and to create Area B, which would adhere to the RM (Residential Multi-family) zone development standards for the following sites: APN# 323-181-04, -05, 06, -07, and Area B would be limited to no more than 98 total units as described in Exhibit A; and

WHEREAS, Zoning Code Amendment 2024-02 would amend the text of the Savi Ranch Planned Development (PD) to allow multi-family residential uses consistent with the Housing Element for the following sites: APN #352-231-01, -02, -03, -04, -05, -06, -07, -08, -09, -012, and 352-116-14 as described in Exhibit A; and

WHEREAS, Zone Change 2024-02, which consists of proposed amendments to the Zoning Map, as identified in Exhibit A, is considered to be a part of Zoning Code Amendment 2024-02; and

WHEREAS, Zone Change 2024-02 would amend the Zoning Map by changing the zoning designations for the following sites to "Residential Multiple Family" (R-M) to allow a maximum residential density of ten (10) dwelling units per acre: APN #343-591-05, -06, -07, -25 (Site S3-207), APN #323-051-26, -27 (Site S3-211); and

WHEREAS, Zone Change 2024-02 would amend the Zoning Map by changing the zoning designations for the following sites to "Residential Multiple Family 20" (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three stories, whichever is less: APN #322-061-01, -08, -10, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21 (Site S1-200), APN #334-101-39, -40 (Site S3-082), APN #323-311-03 (Site S4-075), APN #334-101-39, -40 (Site S3-082), APN #323-231-18, -19 (Site S4-200), APN #323-081-35, -36 (Site S4-204B); and

WHEREAS, Zone Change 2024-02 would amend the Zoning Map by adding the "Affordable Housing Overlay" zoning designation to the following sites to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less: APN #322-061-01, -08, -10, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21 (Site S1-200), APN #323-311-03 (Site S4-075); and

WHEREAS, Zone Change 2024-02 would amend the Zoning Map by adding the "Congregational Lands Overlay" zoning designation to the following sites to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less: APN #322-173-04, -07 (Site S2-008), APN # 343-591-01, -02, -03 (Site S3-012), APN #334-292-18 (Site S2-008), APN #343-581-09, 343-582-12, APN #323-171-07, -08, -09 (Site S3-210); and

WHEREAS, Zone Change 2024-02 would amend the Zoning Map by adding the "Mixed Use Overlay" zoning designation to the following sites to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less: APN #322-121-07, -08 (Site S1-021); and

WHEREAS, the City Council has determined that Zoning Code Amendment 2024-02 constitutes a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and is therefore subject to the approval of a majority vote of the electorate of the City to become effective; and



Ballot Measures-JJ

Section 11

WHEREAS, Zoning Code Amendment 2024-02 includes provisions that are part of the implementation programs and implementing actions of the adopted Housing Element, and is necessary to ensure that the City's Zoning Code is consistent with the City's General Plan, as required by State law; and

WHEREAS, the Zoning Code and the Zoning Map are "Planning Policy Documents" under the Yorba Linda Right-to-Vote Amendment, Yorba Linda Municipal Code Section 18.01.020 (Measure B), which has additional public notice and public hearing requirements that require the Planning Commission to hold a public hearing pursuant to Section 18.01.040 that otherwise may not be required under state law; and

WHEREAS, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the Planning Commission of the proposed amendments to the Zoning Code (referred to herein as Zoning Code Amendment 2022-01) as part of the consideration of the adopted Housing Element and implementation programs included therein; and

WHEREAS, Zoning Code Amendment 2024-02, as identified in Exhibit "A" attached to this Ordinance, includes all of the amendments to the Zoning Code that constitute "Major Amendments" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective. Zoning Code Amendment 2024-02 includes all of the amendments to the Zoning Code and Zoning Map that constitute a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore subject to the approval of a majority vote of the electorate of the City to become effective; and

WHEREAS, in accordance with State and City laws, on May 15, 2024, the Planning Commission conducted a public hearing to receive public testimony with respect to Zoning Code Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

WHEREAS, the Planning Commission considered the information provided by City staff, the public testimony, and the evidence presented at the Planning Commission public hearing on May 15, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department; and

WHEREAS, on May 15, 2024, the Planning Commission, at a regular public meeting, considered and decided to recommend to the City Council the approval of Zoning Code Amendment 2024-02, subject to compliance, as applicable, with the requirements of Yorba Linda Right-to-Vote Amendment (Measure B), in furtherance of the implementation programs included in the Housing Element; and

WHEREAS, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the City Council of Zoning Code Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

WHEREAS, in accordance with State and City laws, on June 18, 2024, the City Council conducted a public hearing to receive public testimony with respect to Zoning Code Amendment 2024-02 as part of the consideration of the Housing Element and implementation programs included therein; and

WHEREAS, the City Council considered the information provided by City staff, the public testimony, and the evidence presented at the public hearing on June 18, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YORBA LINDA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. On August 2, 2022, the City Council certified a Program Environmental Impact Report (PEIR) for the 2021-2029 Housing Element through Resolution No. 2022-5817. Pursuant to 14 California Code of Regulations, § 15164, an Addendum to the Program Environmental Impact Report for the City of Yorba Linda 2021-2029 Housing Element Implementation Programs (State Clearinghouse # 2022040574) has been prepared.

The City, serving as the CEQA Lead Agency for the Revised Project (see CEQA Guidelines Sections 15050-15051), determined in its independent judgment that the Revised Project does not meet any of the circumstances from CEQA Guidelines Section 15162 and that an Addendum to the 2022 Certified PEIR is the appropriate CEQA compliance document for the Revised Project. The City's finding is based on the following facts:

- a. As demonstrated in Section 4.0 of the Addendum, the Revised Project would not require major revisions to the previously-certified 2022 Certified PEIR because implementation of the Revised Project would neither result in any significant impacts to the physical environment that were not already disclosed in the 2022 Certified PEIR nor result in substantial increases in the severity of the environmental impacts previously disclosed in the 2022 Certified PEIR.
- b. Subsequent to the certification of the 2022 Certified PEIR, no substantial changes in the circumstances under which the Revised Project would be undertaken have occurred that would require major revisions to the 2022 Certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c. There is no evidence in the public record that new information of substantial importance has become available that is applicable to the Revised Project and/or the City (Project site), that was not known and could not have been known with the exercise of reasonable diligence at the time the 2022 Certified PEIR was certified and would alter the conclusions of the 2022 Certified PEIR.

Section 2. The City Council has read and considered the amendments to the Zoning Code (referred to herein as "Zoning Code Amendment 2024-02") as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 3. Pursuant to Section 18.36.675 of the Yorba Linda Zoning Code, the City Council finds that Zoning Code Amendment 2024-02 is necessary to ensure that the Zoning Code is consistent within the City's General Plan policies, goals and objectives and is consistent with the objectives of the Zoning Code.

Section 4. The City Council finds that Zoning Code Amendment 2024-02 is necessary to apply the development standards contained in Zoning Code Amendment 2022-01 and Zoning Code Amendment 2024-02 to specific sites identified in Zoning Code Amendment 2024-02, would permit and encourage the development of affordable housing opportunities pursuant to the Regional Housing Needs Assessment (RHNA) requirements, as



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Section
11

forth in the Housing Element Law and applicable State Guidelines, in locations adjacent to supporting services and public transportation provided they are compatible with, and will not adversely impact, the integrity and continuity of adjacent uses.

Section 5. The City Council hereby accepts the recommendation of the Planning Commission as modified herein to adopt Zoning Code Amendment 2024-02, which includes Zone Change 2024-02, as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 6. The City Council hereby adopts Zoning Code Amendment 2024-02, which includes Zone Change 2024-02, subject to each item identified therein to become effective only upon the approval by a majority vote of the electorate of the City of Yorba Linda voting "YES" on a ballot measure for the adoption of that item of Zoning Code Amendment 2024-02 at a duly noticed and held regular or special election of the electorate of the City of Yorba Linda.

Section 7. Pursuant to Elections Code section 9222, the City Council by subsequent ordinance or resolution shall identify the date of the election during which items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, will be submitted for consideration by the electorate of the City of Yorba Linda, which election date shall be held not less than eighty-eight (88) days after the date of the subsequent ordinance or resolution ordering the election. Upon the ordering of the election by the City Council, the City Clerk shall be authorized and directed to take any and all necessary and proper actions to submit any identified items in Zoning Code Amendment 2024-02 to a vote of the electorate of the City of Yorba Linda in accordance with applicable State, County, and City laws, including the Yorba Linda Right-to-Vote Amendment (Measure B). The City Council hereby reserves the authority to submit the items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, to a vote of the electorate of the City of Yorba Linda in separate elections. None of the items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, shall take effect until approved by a majority vote of the electorate of the City of Yorba Linda.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Yorba Linda hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 9. This Ordinance is contingent upon a successful approval by the voters of the City of Yorba Linda and shall go into effect ten (10) days after such successful vote is declared by the legislative body.

Section 10. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published within fifteen (15) days after passage in accordance with law and as designated by resolution of the City Council, and shall cause this Ordinance and its certification, together with proof of publication, to be entered into the Book of Ordinances of the City of Yorba Linda.



Ballot Measures-JJ

Section
11

EXHIBIT "A"

Zoning Code Amendment 2024-02 (Comprised of Item #1 – Item #18)

MODIFICATIONS TO THE CITY OF YORBA LINDA ZONING CODE
(TITLE 18 OF THE YORBA LINDA MUNICIPAL CODE) AND ZONING MAP

ITEM #1. Table 18.10-2 (Residential Development Standards) of the Yorba Linda
Zoning Code is amended as follows:

**TABLE 18.10-2
RESIDENTIAL DEVELOPMENT STANDARDS⁷**

	Zones							
Standard	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Maximum density (units per acre)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0
Minimum lot size ¹	1 acre	39,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	15,000 sq ft	1 acre	1 acre
Minimum lot width	130 ft.	110 ft.	100 ft.	80 ft.	75 ft.	100 ft.(corner) 125 ft.(interior)	135 ft. (corner) 165 ft. (interior)	135 ft. (corner) 165 ft. (interior)
Minimum lot depth	150 ft.	170 ft.	150 ft.	100 ft.	100 ft.	100 ft.(corner) 125 ft.(interior)	135 ft. (corner) 165 ft. (interior)	135 ft. (corner) 165 ft. (interior)
Maximum lot coverage	35%	35%	35%	35%	40%	45%	65%	70%
Maximum building height	35 feet, or 2 stories, whichever is less ²						40 feet or 3 stories, whichever is less	50 feet or 4 stories, whichever is less
Minimum front yard setback	40 ft.	35 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum side yard setback (interior)	-- 3	-- 3	-- 3	10 ft.	-- 4	-- 4	-- 4	-- 4
Minimum side yard setback (street)	-- 3	-- 3	-- 3	10 ft.	10 ft.	10 ft.5	10 ft.5	10 ft.5
Minimum rear yard setback	45 ft.	40 ft.	25 ft.	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Minimum building separation ⁶	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Minimum dwelling size	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,300 sq. ft.	Studio = 750 sq. ft., 1 BR = 900 sq ft., 2 BR = 1,000 sq. ft., 3 BR = 1,200 sq. ft.	Studio = 550 sq. ft., 1 BR = 675 sq ft., 2 BR = 700 sq. ft., 3 BR = 900 sq. ft.	Studio = 550 sq. ft., 1 BR = 675 sq ft., 2 BR = 700 sq. ft., 3 BR = 900 sq. ft.

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Section 11

Minimum parking per dwelling unit	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	Studio – 2 bdrm = 2 covered plus 1 covered or uncovered 3+ bdrm = 2 covered plus 1.5 covered or uncovered	Studio = 1 covered; 1 bdrm = 1 covered + 0.8 uncovered; 2 bdrm = 1 covered + 1 uncovered; 3+ bdrm = 1 covered + 1 uncovered Guest: Studio = 0.75 per unit; 1 bdrm = 0.5 per unit; 2 bdrms = 0.5 per unit; 3 or more bdrms = 1.5 per unit	Studio = 1 covered; 1bd = 1 covered + 0.8 uncovered; 2bd = 1 covered + 1 uncovered, 3+ bdrm = 1 covered + 1 uncovered, Guest: Studio = 0.75 per unit; 1 bdrm = 0.5 per unit; 2 bdrms = 0.5 per unit; 3 or more bdrms = 1.5 per unit
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- Any legally established lot that is at least 4,000 sq. ft. and has a minimum twenty foot (20') wide vehicular access to a street may be used as a building site.
- Steeple, crosses and other religious symbols on churches and religious institutions may exceed the height limit in accordance with Section 18.24.110. See also Section 18.10.110.H and Section 18.26.030 of the Zoning Code for additional design standards related to height determinations for structures.
- Side yard setbacks in R-A, RLD and R-E zones shall be ten percent (10%) of the lot width, but not less than ten (10) feet, and need be no more than twenty (20) feet.
- Interior side yard setbacks in R-U and R-M, R-M-20, and R-M-30 zones shall have a cumulative total of both side yards of twenty (20) feet; however, in no case shall a side yard be less than five (5) feet.
- Front yard setback requirements shall be applied to all property frontages facing public streets for the R-M, R-M-20, and R-M-30 zones.
- The required 10-foot building separation standard shall not apply to small accessory structures as defined in Section 18.10.120.B. However, if the combined area of multiple small accessory structures located within three (3) feet of each other exceeds a combined one hundred twenty (120) square feet, each structure shall be considered a large accessory structure.
- Residential properties having a slope gradient of 15 percent (15%) or greater shall comply with the regulations contained in Chapter 18.30 of this title.

ITEM #2. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at the southeast corner of Rose Drive/Blake Rd – APN #322-061-01, -08, -10, -12 -13, -14, -15, -16, -17, -18, -19, -20, -21 (Site S1-200) will change from “Residential Estate” (RE) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #3. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4791 and 4811 Eureka Avenue – APN #334-101-39, -40 (Site S3-082) will change from “Commercial – General” (CG) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #4. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5300-5393 Richfield Road – APN #343-591-05, -06, -07, -25 (Site S3-207) will change from “Residential Urban” (RU) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #5. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4742 Plumosa – APN #323-311-03 (Site S4-075) will change from “Commercial – General” (CG) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.



Ballot Measures-JJ

Section
11

ITEM #6. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5005 and 5079 Mountain View Ave – APN #343-582-12, 343-281-07 (Site S3-024) will remain as “Residential Estate” (RE) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #7. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 17151 Bastanchury Rd – APN #322-173-04, -07 (Site S2-008) will remain as “Residential Estate” (RE) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #8. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5320 Richfield Rd – APN #343-591-01, -02, -03 (Site S3-012) will remain as “Residential Urban” (RU) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #9. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4861 Liverpool St – APN #334-292-18 (Site S2-013) will remain as “Residential Urban” (RU) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #10. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 18021-18111 Bastanchury Rd – APN #323-171-07, -08, -09 (Site S3-210) will remain as “West Bastanchury Planned Development” (PD) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #11. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 16951 Imperial Highway – APN #322-121-07, -08 (Site S1-021) will remain as “Commercial General” (CG) in the “Imperial Highway Combining Zone” (I) and will also be subject to the “Mixed-Use Overlay” (MUO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less.

ITEM #12. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 18597-18602 Altrudy Ln – APN #323-231-18, -19 (Site S4-200) will change from “Residential Suburban” (RS) to “Residential Multi-family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #13. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 19081-19111 Yorba Linda Blvd – APN #323-081-35, -36 (Site S4-204B) will change from “Residential Estate” (RE) to “Residential Multi-family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #14. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4341 Eureka Ave – APN #323-071-03 (Site S3-034) will change from “Residential Suburban” (RS) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #15. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5225-5227 Highland Ave – APN #343-561-08, -09 (Site S3-205A) will change from “Residential Estate” (RE) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #16. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 17651 Imperial Highway – APN #323-051-26, -027 (Site S3-211) will change from “Residential Suburban” (RS) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.



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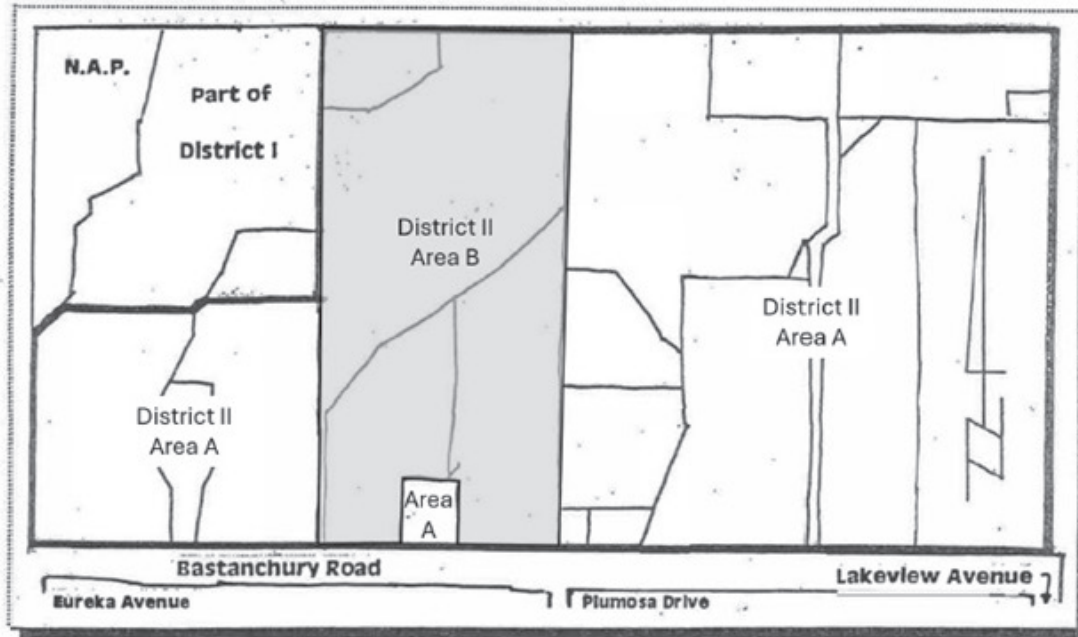
Section

11

ITEM #17. *The West Bastanchury Planned Development (PD) text for District II is amended as follows:*

WEST BASTANCHURY PRD DISTRICT II

District II Map



- Size:** 66.5 acres
- Density:** 1.0 dwelling units per acre (Area A) & no more than 98 total units (Area B)
- Location:** the northwest quadrant of Bastanchury Road and Lakeview Avenue, except for the westerly 17 acres (District I)
- APNs:**
Area A
323-171-05,06,07, 323-181-02,03, 323-121-01,02,03,04,05
323-191-01,02,03,04,05,06,07,08
Area B
323-181-04 (max 18 units) & 323-181-05,06,07 (max 80 units)
- Uses**
- Permitted:** Same as for RA (Residential Agricultural) zone for Area A and RM for Area B
- Development**
- Standards:** Same as for RA for Area A and same as RM for Area B
- Street**
- Standards:** Rustic - rolled curb with no sidewalks, unless sidewalks determined necessary for public safety; trail(s) may be used to provide access to arterials
- Trails:** Provide for equestrian trail connection with the Vista Del Verde Master Planned Community along the northern perimeter of District II
- Arterial Access and Setbacks:** With new subdivisions, no lots to front on or take access from the arterial (Bastanchury and/or Lakeview); there shall be a twenty-five foot landscape setback (measured from curb) to perimeter wall (sidewalk and/or trail included within this setback)



Ballot Measures-JJ

Section

11

ITEM #18. *The Savi Ranch Planned Development (PD) text is amended as follows:*

ZONING CODE AMENDMENT 2024 -02 AMENDING SAVI RANCH PD

Conditions or circumstances not specifically provided for in these regulations, shall be regulated by provisions of the Yorba Linda Zoning Code. In cases of conflict between provisions of the Yorba Linda Zoning Code and provisions in the Commercial Retail designation of the Savi Ranch PC zone, the following regulations shall prevail:

1. DEFINITION

Commercial Retail - this area is intended for commercial retail users, primarily "big box" development, major retailers of considerable size, and support commercial uses within the designated retail center.

2. PROPERTY DEVELOPMENT STANDARDS

Lot area	10,000 sq.ft.
Lot width	60 ft.
Lot depth	100 ft.
Front Yard Setback	5 ft.
Side Yard Setback	-
Side Yard (Street Side)	5 ft.
Rear Yard Setback	-
Max. Bldg. Height	45 ft.

3. PERMITTED USES

The following uses are permitted or conditionally permitted in the Commercial Retail designation of the PC Zone for Savi Ranch:

<u>POTENTIAL USES</u>	<u>PERMITTED\CUP</u>
Alcoholic Beverage Sales	C
Ancillary Food & Beverage Sales	P
Apparel Store	P
Appliance Store	P
Books, Gifts & Stationary Store	P
Cellular Antenna Sites	C
Commercial Recreation Facilities	C
Computer Store	P
Convenience Store	C
Department Store	P
Drive Through Restaurants	C
Drug Store\Pharmacy	P
Furniture Store	P
General Retail	C
Grocery Store	P
Hardware\Home Improvement	C
Health Club	C
Hotel\Motel	C
Movie Theater	P
Music\ Video Store	P
Office Supplies	P
Pet Store	C
Restaurant	P
Retail Warehouse Store	P
Sporting Good Store	P
Toy Store	P
Vehicle Sales and Leasing	C
Video Arcade	

Uses of a similar nature and intensity as the above mentioned uses, as well as temporary uses, may be permitted with the approval of the Community Development Director.



Ballot Measures-JJ

Uses which do not pertain to a retail commercial center would not be permitted. Such uses include, but are not limited to the following: service\gas stations, car washes, churches, educational facilities, office uses, catering, medical facilities, etc.

Certain parcels identified in the 2021-2029 Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty (60) dwelling units per acre.

4. PARKING

Off street parking standards shall be the same as those described in the Yorba Linda Zoning Code, Chapter 18.22, with the exception of Section 18.22.040.D.5 which requires a minimum of six foot wide landscape planters between facing rows of parking. Instead, a combination of six foot wide planters and/or diamond shaped tree wells between the facing rows of parking will be permitted in the Commercial Retail designation of the Savi Ranch PC Zone.

5. SIGNAGE

- a. For the shopping center, there shall be allowed two illuminated, freestanding-base mounted identification signs at the entrance to the center, not to exceed 100 square feet in area per side and eight feet in height. A minimum of 15 percent or more of said sign shall be allocated for the shopping center's name, with not more than 85% of the sign being allocated for up to eight individual tenant i.d. panels.
- b. For each use\tenant, one primary sign over the front entrance is allowable with the following maximum sign area:

<u>Building Square Footage</u>	<u>Max. Sign Area</u>	<u>Letter Height</u>
Tenants 45,000 s.f. to 130,000 s.f.	300 square feet	7 feet*
Tenants 20,000 s.f. to 44,999 s.f.	200 square feet	6 feet*
Tenants 12,000 s.f. to 19,999 s.f.	150 square feet	4 feet*
Tenants under 12,000 s.f.	100 square feet	3 feet*

* Initial capital letter may exceed letter height by 1 foot.

- c. For each use\tenant, a secondary sign is permitted, which shall be placed on a side of the building fronting on a street, parking lot, or major drive aisle, and may not exceed 60% of the sign area of the primary sign allowed for such tenant. If a building has more than two sides fronting onto a street, parking lot, or major drive aisle, the tenant may request approval for a third sign from the Community Development Director.
- d. Individual monument signs, internal directional signs, menu boards shall follow the specification of the Zoning Code, or as otherwise approved by the Community Development Director.
- e. A movie theater marquee must be mounted on the theater building and may not exceed the maximum sign area established above. The theater marquee shall be in addition to the allowable building signage for the theater.

General sign specifications shall be the same as those described in the Yorba Linda Zoning Code, Chapter 18.24.



Ballot Measures-JJ

Section

11

SAVI RANCH (PD)

PROPERTY DEVELOPMENT STANDARDS

	OFFICE & COMMERCIAL	SUPPORT COMMERCIAL	INDUSTRIAL R&D	COMMERCIAL RETAIL
LOT AREA*	½ acre	½ acre	½ acre	10,000 sq. ft.
LOT WIDTH	150 ft.	100 ft.	100 ft.	60 ft.
LOT DEPTH	150 ft.	100 ft.	100 ft.	100 ft.
FRONT YARD	20 ft.	20 ft.	15 ft.	5 ft.
SIDE YARD, STREET SIDE	20 ft.	20 ft.	15 ft.	5 ft.
SIDE YARD	10 ft.	10 ft.	10 ft.	—
REAR YARD	10 ft.	10 ft.	0 ft.	—
BUILDING HEIGHT	55 ft.**	35 ft.	55 ft.***	45 ft.***
MAXIMUM DWELLING SIZE	—	—	—	—
DISTANCE BETWEEN BUILDINGS	—	—	—	—
LOT COVERAGE (MAXIMUM)	60%	35%	50%	—

* Condominium sites for office, commercial, and industrial uses shall not have minimum building parcel size.

** No building shall exceed a height of 55 feet, except that subject to a Conditional Use Permit buildings (in Office and Commercial area) may be constructed to a height of 12 stories.

*** On Housing Element sites, the maximum building height shall be 85 feet and no more than five residential stories. For mixed use development on Housing Element sites, the maximum height of 85 feet may be exceeded through the approval of a Conditional Use Permit and Design Review. In no case shall the building height exceed one hundred (100) feet.

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Ballot Measures-JJ

Section

11

P.C. OFFICE AND INDUSTRIAL PARK ZONE

FILE

SECTION 1 - PURPOSES

For Savi Ranch

The purpose of the PC, Office and Industrial Park Zone is to accommodate the introduction of various office, commercial, and industrial and open space uses into a single comprehensive development. The Office and Industrial Park Zone will facilitate the integration of these uses in a manner which creates a functional and aesthetically pleasing employment complex. Four land use categories constitute this zone in accordance with the following purposes (refer to attached map for location of land use areas):

- A. Office and Commercial - this area is intended as a location for uses of an office or primarily retail commercial function. The area will accommodate multi-story office buildings as well as retail commercial uses serving a clientele located outside as well as within the Office and Industrial Park Zone.
- B. Support Commercial - this area is intended as a location for low intensity commercial, office, or recreational uses. Topographic considerations such as significant slopes and land area preclude high intensity development yet offer opportunities for low intensity uses having good visibility from the Riverside Freeway.
- C. Industrial/Research and Development - this area is intended as a location for high technology industries primarily in fields of electronics, instruments, and machinery which are labor-intensive, growth oriented, and environmentally clean, as well as related and complimentary light industrial and service commercial uses.
- D. Open Space Preserve - this area is intended for passive and active open space uses. It is intended that this area will serve as an open space link between Yorba and Featherly Regional Park, as well as an area for the recreational uses ancillary to the employment complex. This area is coterminus with the City of Yorba Linda zoning.

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Section
11

SECTION 2 - PERMITTED USES

A. Office and Commercial

Offices

- General retail
- Food service
- Hotels and motels

Medical, dental and related health care services for humans

- Nurseries

Public service utility offices

Recreational facilities

Service stations

Parking facilities

Theaters and entertainment complexes

Veterinary offices

Public utility installations

Roads

Temporary uses as permitted by the Planning Director

- Uses of a similar nature and intensity as the above.

- Certain parcels identified in the 2008-2014 Housing Element and in Zone Change 2011-01B are permitted to allow for residential use at a maximum density of thirty (30) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less, in accordance with the property development standards set forth in the "Residential Multiple-Family 30" (R-M-30) zone.

- Certain parcels identified in the 2021-2029 Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty (60) dwelling units per acre.



Ballot Measures-JJ

Section 11

B. Support Commercial.

Convenience packaged-good retail stores

Hotels, motels, inns

Food service

Offices

Public utility installation

Roads

- . Temporary uses as permitted by the Planning Director
- . Vehicle sales facilities (conditional use permit required)
 - Includes ancillary support services that operate in conjunction with a vehicle sales facility (e.g. vehicle repair and vehicle rental) - conditional use permit required
- . Uses of a similar nature and intensity as the above.
 - However, uses such as commercial recreation (e.g. dance and martial arts studios), tutoring facilities, and churches/ temples/religious institutions are expressly prohibited within the zone.
- . Certain parcels identified in the 2008-2014 Housing Element and in Zone Change 2011-018 are permitted to allow for residential use at a maximum density of thirty (30) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less, in accordance with the property development standards set forth in the "Residential Multiple-Family 30" (R-M-30) zone.

C. Industrial/Research and Development

Blueprinting, printing, xerox and related service uses

Distribution, storage, wholesaling and warehousing uses Food service

General manu. turing and assembly uses Industrial and office condominiums Offices

Repair shops

- . Testing facilities
 - Uses engaged in research, laboratories and compatible light manufacturing
 - Parking facilities
 - Public utility installations
 - Roads
 - Temporary uses as permitted by the Planning Director
 - Uses of a similar nature and intensity as the above.
- . Certain parcels identified in the 2021-2029 Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty dwelling units per acre.



Ballot Measures-JJ

Section

11

D. Open Space Preserve

- Flood and Road Projects - flood control channels, levees, spreading grounds and basins, roads, bridges and storm drains constructed in accordance with plans meeting the approval of the City Engineer
- Agriculture - all permitted agricultural use types except agricultural processing and tree crops
- Park Projects - parks, campgrounds, picnic grounds, trails, wildlife and natural preserves, and similar open space uses.

The following uses are permitted subject to the issuance of a Conditional Use Permit:

Public utility facilities

Temporary structures which can be readily removed within the time available for flood warning

Recreation areas, parks, campgrounds, playgrounds, fishing lakes, hunting clubs, riding and hiking trails, golf courses, athletic fields, parking lots, wildlife and natural preserves, and similar open space uses without permanent structures or improvements, except restrooms

Excavation and removal of rock, sand, gravel and other materials.

The following uses are specifically prohibited:

Landfills

Excavations that will tend to broaden the floodplain or direct flood flows out of the natural floodplain

Human habitations

Storage of flammable substances or materials which will add to the debris load of a stream or watercourse

* Storage of Dangerous Material - storage of chemicals, explosives,
** flammable liquids or other toxic materials.



Ballot Measures-JJ

Section
11

8. Off-Street Parking

Off-street parking standards shall be the same as expressed in Section 14 of the Yorba Linda Zoning Ordinance, except that a maximum of twenty-five (25) percent of required off-street parking spaces may be designed to accommodate compact automobiles. Compact vehicle parking spaces shall have a minimum dimension of 8 feet by 16 feet.

Document received by the CA 4th District Court of Appeal Division 3.



Ballot Measures-JJ

Section

11

SECTION 4 - PERFORMANCE STANDARDS

Performance standards, governing noise standards; landscaping maintenance, screening of mechanical equipment, odor, radioactivity, heat and glare, vibration, fire and explosion hazard and outdoor storage area shall be governed the City of Yorba Linda Zoning Ordinance.

SECTION 5 - SIGNS

Signs shall be governed according to Chapter 18.24 of the Yorba Linda Zoning Ordinance with the following exceptions:

- A. In the Office and Commercial sub area, buildings in excess of two (2) stories shall be permitted to exceed 30 square feet per building sign subject to the approval of the Community Development Director.
- B. In the Support Commercial sub area, each use shall be permitted one lighted freestanding sign not exceeding 75 square feet in area.
- C. In the Industrial/Research and Development sub area, freestanding signs shall be ground-mounted or monument type signs (as opposed to pole or pylon) and shall not exceed a height of six (6) feet.

SECTION 6 - SPECIAL REQUIREMENTS FOR HOUSING DEVELOPMENT

- A. Uncovered parking spaces, common open space areas, and private patios and stoops shall be permitted within setback areas provided that a masonry wall six feet in height and screen landscaping at least 5 feet in width is erected and maintained between such uses and the property line. In addition, uncovered parking spaces within front and street-side setback areas, however, shall be located a minimum of 10 feet from the property line as required in Section 18.22.040 (C)(2)(f).
- B. Landscaping. The following landscaping standards shall apply. These standards shall override Section 18.10.110 (C)(2) and 18.10.110 (C)(3), if applicable:
 - 1. A minimum 50 percent of the building site area, exclusive of building footprints, shall be landscaped and provided with an adequate underground irrigation system.
 - 2. A minimum of 25 percent of the building site area, exclusive of building footprints, shall accommodate private, active patio areas or active areas for common use of residents such as BBQs, playgrounds, hardscape features, and outdoor seating areas. The active areas for common use of residents shall comprise no less than one-fifth of this 25 percent of building site area.
- C. The minimum unit size shall be:
 - 1. Studio units: 400 square feet
 - 2. 1-bedroom units: 600 square feet
 - 3. 2-bedroom units: 700 square feet
 - 4. 3-bedroom units: 900 square feet



The map displays a network of streets within the CA 4th District Court of Appeal Division 3. Key streets include LAUREL VIEW, PINEWOOD, and S3-024. Other labeled areas include S3-012 and S3-207. The map also shows various residential streets such as LAUREL VIEW, PINEWOOD, and S3-024. The map is oriented with North at the top.



Ballot Measures-JJ

Section
11



document received by the CA 4th District Court of Appeal Division 3.



CA 4th District Court of Appeal Division 3.

document received by the CA 4th District Court of Appeal Division 3.



Ballot Measures-JJ

Section
11

Impartial Analysis City of Yorba Linda Measure JJ

California law requires that cities establish land use regulations for locations within the City that can accommodate existing and projected housing needs. This ballot measure ("Measure") was placed on the ballot by the Yorba Linda City Council as part of the City's effort to comply with State housing laws. The Measure (implementing City Ordinance Nos. 2024-1109 and 2024-1111) increases the allowable number of residential dwelling units, along with maximum building heights, that can be built at specific locations within the City. The locations, along with a "site" reference, are:

Southeast corner Rose Drive and Blake Road (S1-200)
4791 and 4811 Eureka Avenue (S3-082)
4742 Plumosa Drive (S4-075)
22722 Old Canal Road (S6-015)
22711 Oak Crest Circle (S6-020)
17151 Bastanchury Road (S2-008)
5320 Richfield Road (S3-012)
4861 Liverpool Street (S2-013)
5091 and 5005 Mountain View Avenue (S3-024)
18021-18111 Bastanchury Road (S3-210)
Vacant Parcel west of 16951 Imperial Highway (S1-021)
5300-5392 Richfield Road (S3-207)
18597-18602 Altrudy Lane (S4-200)
19081-19111 Yorba Linda Boulevard (S4-204B)
17651 Imperial Highway (S3-211)
18101-19251 Bastanchury Road (S3-203)
Vacant Parcel east of Quarter Horse Drive Trailhead and west of 20303 Fairmont Boulevard (S5-008)
Generally 23030-23060 Eastpark Drive and 23000-23081 Savi Ranch Parkway (S6-025)

If a majority of voters vote "yes", the Land Use Element and Land Use Diagram of the City's General Plan and the City's Zoning Map, Zoning Code and regulations will be amended to allow:

Maximum residential density of 3 units per acre: S5-008
Maximum residential density of approximately 5 units per acre: S3-203
Maximum residential density of 10 units per acre: S3-211 and S3-207.
Maximum residential density of 20 units per acre and a maximum height of 40 feet or three stories, whichever is less: S4-200 and S4-204B.
Maximum residential density of 35 units per acre and a maximum height of 40 feet or 3 stories, whichever is less: S1-200, S3-082, S4-075, S2-008, S3-012, S2-013, S3-024, and S3-210.
Maximum residential density of 35 units per acre and a maximum height of 50 feet or 4 stories, whichever is less: S1-021.
Maximum residential density of 60 units per acre and a maximum height of 85 feet (100 feet if approved by a discretionary permit) or 5 residential stories, whichever is less: S6-015, S6-020, and S6-025.

The Measure does not require that housing be constructed on the sites but merely allows such housing to potentially be built. Whether a property is developed is up to the property owner.

If the City does not comply with State housing laws, the City is potentially susceptible to legal ramifications such as loss of local land use control, State and private party litigation, the loss of State funding, and substantial fines and attorney's fees.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF MEASURE JJ. IF YOU DESIRE A COPY OF THE ORDINANCES OR MEASURE, PLEASE CALL THE ELECTIONS OFFICIAL'S OFFICE AT (714) 961-7150 AND A COPY WILL BE MAILED AT NO COST TO YOU.

City Attorney, Todd Litfin



Ballot Measures-JJ

Section
11

Argument in Favor of Measure JJ

We face a critical decision regarding the future of our beautiful city. The State of California has mandated housing numbers for every city, and we must choose: plan it ourselves or leave it to developers. Yorba Linda created a resident working group with members from across the city to address this issue. The plan before you today is their thoughtful, comprehensive solution. We urge you to vote YES on Measure JJ to maintain local land-use control and protect Yorba Linda's unique character.

A YES vote on Measure JJ will stop State bureaucrats and developers from altering our neighborhoods without our input. By law, Yorba Linda must designate areas for housing, and this measure allows city voters to decide where these units will be placed. Remember, cities do not build housing but must zone for it. If Measure JJ fails, the State could impose its own housing plan, bypassing our community's voice. This could lead to costly legal battles and challenges to Measure B, potentially stripping away our right to vote on land-use issues.

A pressing concern is Builder's Remedy. Without an approved housing plan, developers can bypass local zoning rules and increase housing density without our consent. This is already happening in several nearby cities. We must prevent this from occurring in Yorba Linda.

Voting YES on Measure JJ will:

- Protect existing open spaces
- Maximize local control over housing projects
- Limit traffic impacts
- Preserve the character of single-family neighborhoods
- Revitalize Savi Ranch's living and shopping experience
- Safeguard residents' rights to vote on future zoning changes

This measure represents the best possible scenario for preserving Yorba Linda's charm. The choice is clear: either we, the residents, decide our city's future, or developers will dictate it without our approval. Let's make the right decision for our community. Vote YES on Measure JJ.

s/ Frank Stefano
Stefano Golden Baked Ham
Small Business Owner

s/ Beth Haney

s/ Donald LaCommare
YLPA President

s/ David Romacinski
DDS

No argument against this measure was submitted.

Document received by the CA 4th District Court of Appeal Division 3.

Exhibit B



Ballot Measures-S

S

City of Cypress, Cypress Housing Element Implementation

To address the rising cost of living and high cost of housing (without raising taxes); retain/attract small businesses; maintain local control; meet state housing requirements; provide for housing needs of workers, seniors, and middle-class families, shall the City of Cypress measure to approve an ordinance amending the Cypress Town Center and Commons Specific Plan to allow the right to develop 676 additional housing units, over time, at the Los Alamitos Race Course instead of allowing 766 housing units elsewhere in Cypress, be adopted?

What your vote means

YES	NO
A “YES” vote is a vote to approve the amendment to the CTCC.	A “NO” vote is a vote against allowing the amendment to the CTCC, and will result in the City having to allocate an additional 766 units to the Lincoln Avenue Specific Plan area.

For and against

FOR	AGAINST
Scott Minikus City of Cypress Mayor	George Pardon 35 year Cypress Resident
Rob Johnson Former City of Cypress Mayor	Brittney Cook 30 year Cypress Resident
Tim Keenan Former Cypress Mayor	Rita Gamil 30 year Cypress Resident
Cypress Chamber of Commerce	Ed Kraemer 24 year Cypress Resident
El Zarape	Laurie Chrispen 9 year Cypress Resident

Document received by the CA 4th District Court of Appeals Division 3.



Ballot Measures-S

Section
11

Impartial Analysis City of Cypress Measure S

The Cypress City Council, by a vote of 4-to-1, placed Measure S ("Measure") on the November 5, 2024, ballot.

State law requires all California cities to update their Housing Element and accommodate new housing units based upon the State-imposed Regional Housing Needs Assessment (RHNA). On June 27, 2022, the City of Cypress (City) adopted the 2021-2029 Housing Element Update, which includes a plan to accommodate the City's RHNA of 3,936 housing units over eight years. After accounting for units already permitted or under construction, the plan distributes the remaining required units primarily between the Lincoln Avenue corridor and the Cypress Town Center and Commons Specific Plan (CTCC). Currently, the CTCC permits 1,250 units of which 135 units have already been constructed. This Measure would allow an additional 676 units in the CTCC to address the RHNA mandate to permit 1,926 units total within the CTCC. The remaining units are assigned to Lincoln Avenue and other areas in the City. The State also required the City to plan for a 323-unit buffer because it considered infill development on Lincoln Avenue less likely to develop due to site constraints, existing uses, and disparate ownership. With the buffer, the Housing Element plans for a total of 4,259 new housing units.

On June 5, 2018, the voters of the City approved an initiative titled "Measure A" establishing the CTCC 2.0. Measure A requires voter approval of any amendment of the CTCC that would permit any land use other than those permitted in Measure A.

In compliance with Measure A, this Measure S proposes the adoption of an ordinance approving the replacement of the CTCC 2.0 with the CTCC 3.0. If approved, the amendments to the CTCC include: increasing the number of housing units permitted by 676 units, increasing the maximum residential density to 30 (from 20) dwelling units per acre in the Town Center Portion of the CTCC, and creating a new medium density residential district allowing development up to 15 dwelling units per acre. The zoning remains the same on 95 acres (67%) of the CTCC area and the increased density is generally located in the southeast area of the CTCC.

If not approved, the City must implement the alternative and allocate an additional 766 housing units within the Lincoln Avenue Specific Plan and other areas of Cypress. Either way, the City must plan to accommodate the units to secure a State-compliant Housing Element and thus avoid the risk of facing penalties per State law.

A "YES" vote is a vote to approve the amendment to the CTCC. A "NO" vote is a vote against allowing the amendment to the CTCC, and will result in the City having to allocate an additional 766 units to the Lincoln Avenue Specific Plan area. This Measure would take effect only if it receives a majority "YES" vote at the November 5, 2024, election.

The above statement is an impartial analysis of Measure S. If you desire a copy of the ordinance or measure, please go to the City's website at:

https://destinyhosted.com/cypredocs/2024/CCREG/20240708_277/2436%5FResolution%5FRe%5FHousing%5FElement%5FBallot%5FMeasure%5Fwith%5Fordinance%5Fattached.pdf or contact the Cypress City Clerk's Office at (714) 229-6685 and a copy will be provided at no cost to you.

s/ Fred Galante, City Attorney
City of Cypress



Ballot Measures-S

Section 11

Argument in Favor of Measure S

As the cost of living continues to grow, the cost of housing has become a major concern for Cypress residents.

Vote YES on S to meet State housing mandates, provide balanced housing opportunities for all income levels – all without raising taxes.

Measure S enables Cypress to gradually comply with California's strict housing laws. If communities don't allow enough housing to be built, the State could override local decisions and impose development without regard to location, traffic, or the interests of our residents. After thorough studies, the City determined that the Los Alamitos Race Course site offers the most benefits to the community with minimal impact on existing neighborhoods and small businesses.

Measure S will not raise taxes but will make it easier for people to own homes and live in Cypress. Over the past 40 years, Cypress has become unaffordable for our children and grandchildren, leading to declining school enrollment.

That's why Measure S is essential. It will provide additional future housing opportunities, allowing families and workers in our community to afford to live here. More homeowners means more property tax revenue to support schools, road maintenance, public safety, and parks and recreation.

Measure S will also strengthen Cypress's economy by bringing new customers to our business community and providing housing for employees in our business parks.

Vote Yes on S

- Support local schools
- Protect essential City services
- Provide balanced housing opportunities
- Prevent the State politicians, bureaucrats, and developers from building housing in Cypress with no community input

Measure S protects our existing neighborhoods and small businesses by locating new housing in the Los Alamitos Race Course when it eventually redevelops.

Vote Yes on S: Expand housing opportunities, provide balanced housing opportunities, and generate increased property tax revenue to support schools without imposing new taxes.

s/ Scott Minikus
City of Cypress Mayor

s/ Rob Johnson
Former City of Cypress Mayor

s/ Tim Keenan
Former Cypress Mayor

Cypress Chamber of Commerce

El Zarape

Rebuttal to Argument in Favor of Measure S

Vote NO on Measure S. This measure will permanently alter the character of Cypress without providing affordable housing.

While the State requires the city to plan for close to 4,000 additional residential units, who do you know that wants them?

The city has developed an alternative housing plan that will be submitted to the State for certification in the event this ballot measure is not approved.

The cost of housing in Cypress will remain high because the city's plan has no affordability mandate. While more housing may generate more tax revenue, it will seriously impact traffic and open space.

Packing more people into smaller spaces won't create affordable housing. If higher density created affordability then why doesn't the 60 unit per acre apartment complex recently built on Katella have any affordable units? Without an affordability mandate, developers are major beneficiaries of the city's plan.

Cypress is already well-funded and a great place to live. In 2018, residents voted for a balanced approach to a "Town Center" concept for the Racetrack property. Adding 676 more units to the Racetrack would be like adding another housing development with a similar number of residential units as Sorrento, but with significantly higher density.

Vote NO on Measure S.

- Honor the Town Center concept we voted for in 2018.
- Don't fall for the scare tactics of the proponents.
- Don't let developers profit at the expense of our quality of life.

s/ George Pardon
35 year Cypress Resident

s/ Brittney Cook
30 year Cypress Resident

s/ Rita Gamil
30 year Cypress Resident

s/ Ed Kraemer
24 year Cypress Resident

s/ Laurie Chrispen
9 year Cypress Resident



Ballot Measures-S

Section
11

Argument Against Measure S

The first problem with this measure is the name: 'Town Center and Commons.' It should be called 'More Housing' or 'No on Town Center'. The city is proposing the additional 676 units on the racetrack where residents voted to have a town center in 2018. Residents continually say they have to leave Cypress for fine dining, shopping, and entertainment. If approved, there is little chance there will be a town center.

Second, the city suggests if this isn't approved there is a risk of losing local building control, however, the city has an alternative plan that complies with the State's RHNA requirements.

Third, the number to keep in mind isn't 676, it is 1,791. If approved, 1,791 units can be built on the racetrack because 1,115 units have yet to be built based on the 2018 measure.

Fourth, the plan is for Moody to connect Cerritos Ave to Katella. Moody will become another major thoroughfare that will negatively impact our residents. Getting our children to school and other activities is challenging enough. Traffic on Katella is already bad enough.

Why didn't the city rezone the Mitsubishi building or other commercial property on Katella? Mitsubishi moved 5 years ago and that building remains vacant. The city stated they did not put housing on those properties because the owners didn't want it. It's only fair that residents get to say we don't want it either.

Vote No on Measure S

s/ George Pardon
35 year Cypress Resident

s/ Brittney Cook
30 year Cypress Resident

s/ Rita Gamil
30 year Cypress Resident

s/ Ed Kraemer
24 year Cypress Resident

s/ Laurie Chrispen
9 year Cypress Resident

Rebuttal to Argument Against Measure S

Measure S is about fairness. It evenly distributes the planning for State-required new homes throughout Cypress. Measure S plans for the eventual addition of up to 1,791 homes at the racecourse and up to 1,643 homes along Lincoln Avenue. Without Measure S, 2,379 high-density multi-family homes (five- and six-stories) are planned for Lincoln Avenue. This will disrupt established neighborhoods and force small, community serving businesses to close.

Measure S makes minimal changes to the Cypress Town Center & Commons Specific Plan (CTCC). In fact, 67% (95 acres) of the CTCC remains unchanged, and most of the new zoning is relatively low density (two-story townhomes). To attract new businesses, restaurants and shopping, three-story homes are planned in the southern part of the racecourse near Katella Avenue. This new housing will support a vibrant town center, something that is easy to see in The Square at Cypress, home to Trader Joe's. Planning housing near Katella Avenue allows people to live close to Cypress' largest employers, walk to commercial areas, and takes advantage of Katella Avenue's Smart Street designation.

Measure S does not create new traffic. A study available on the City's website found that traffic from the State-mandated housing will not overburden our streets. Measure S distributes traffic throughout the City and ensures that no one neighborhood is disproportionately affected. The Moody-Katella connection was approved by voters in 2018 and will be part of the racecourse's redevelopment whether or not Measure S is approved.

Vote YES on Measure S to fairly distribute new housing throughout Cypress.

s/ Scott Minikus
Mayor, City of Cypress

s/ Rob Johnson
Former Mayor, City of Cypress

s/ Tim Keenan
Former Cypress Mayor

Cypress Chamber of Commerce

Exhibit C



2024 Presidential General Election

OFFICIAL ELECTION RESULTS

VOTER TURNOUT

76.1%



Ballots Counted 1,417,397
Registered Voters 1,861,450

PRECINCTS REPORTING

100%



Partially Reporting 0
Fully Reporting 2,294
Total Precincts 2,294

Showing 212 of 212 contests

President

PRESIDENT AND VICE PRESIDENT (VOTE FOR 1)				
<input type="checkbox"/>	KAMALA D. HARRIS/TIM WALZ (DEM)	691,731	49.72%	<div><div></div></div>
<input type="checkbox"/>	DONALD J. TRUMP/JD VANCE (REP)	654,815	47.06%	<div><div></div></div>
<input type="checkbox"/>	JILL STEIN/RUDOLPH WARE (GRN)	16,534	1.19%	<div><div></div></div>
<input type="checkbox"/>	ROBERT F. KENNEDY JR./NICOLE SHANAHAN (AI)	16,407	1.18%	<div><div></div></div>
<input type="checkbox"/>	CHASE OLIVER/MIKE TER MAAT (LIB)	6,748	0.49%	<div><div></div></div>
<input type="checkbox"/>	CLAUDIA DE LA CRUZ/KARINA GARCIA (P/F)	4,730	0.34%	<div><div></div></div>
<input type="checkbox"/>	Peter Sonski	342	0.02%	<div><div></div></div>

United States Senator

UNITED STATES SENATOR (VOTE FOR 1)

<input type="checkbox"/> STEVE GARVEY (REP)	688,967	50.52%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ADAM B. SCHIFF (DEM)	674,882	49.48%	<input type="text"/>	<input type="text"/>

UNITED STATES SENATOR, Partial/Unexpired Term (VOTE FOR 1)

<input type="checkbox"/> STEVE GARVEY (REP)	683,720	50.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ADAM B. SCHIFF (DEM)	666,586	49.37%	<input type="text"/>	<input type="text"/>

United States Representative

UNITED STATES REPRESENTATIVE 38th District (VOTE FOR 1)

<input type="checkbox"/> *LINDA T. SÁNCHEZ (DEM)	12,612	53.87%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ERIC J. CHING (REP)	10,799	46.13%	<input type="text"/>	<input type="text"/>

UNITED STATES REPRESENTATIVE 40th District (VOTE FOR 1)

<input type="checkbox"/> *YOUNG KIM (REP)	194,398	55.05%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOE KERR (DEM)	158,714	44.95%	<input type="text"/>	<input type="text"/>

UNITED STATES REPRESENTATIVE 45th District (VOTE FOR 1)

<input type="checkbox"/> *MICHELLE STEEL (REP)	142,771	50.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DEREK TRAN (DEM)	139,198	49.37%	<input type="text"/>	<input type="text"/>

UNITED STATES REPRESENTATIVE 46th District (VOTE FOR 1)

<input type="checkbox"/> *LOU CORREA (DEM)	134,013	63.43%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DAVID PAN (REP)	77,279	36.57%	<input type="text"/>	<input type="text"/>

**UNITED STATES REPRESENTATIVE 47th District
(VOTE FOR 1)**

<input type="checkbox"/> DAVE MIN (DEM)	181,721	51.44%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SCOTT BAUGH (REP)	171,554	48.56%	<input type="text"/>	<input type="text"/>

**UNITED STATES REPRESENTATIVE 49th District
(VOTE FOR 1)**

<input type="checkbox"/> MATT GUNDERSON (REP)	74,512	55.42%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *MIKE LEVIN (DEM)	59,928	44.58%	<input type="text"/>	<input type="text"/>

State Senator

**STATE SENATOR 37th District
(VOTE FOR 1)**

<input type="checkbox"/> STEVEN "STEVE" CHOI (REP)	232,345	50.66%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *JOSH NEWMAN (DEM)	226,270	49.34%	<input type="text"/>	<input type="text"/>

Member of the State Assembly

**MEMBER OF THE STATE ASSEMBLY 59th District
(VOTE FOR 1)**

<input type="checkbox"/> *PHILLIP CHEN (REP)	117,511	60.95%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DAVE OBRAND (DEM)	75,280	39.05%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 64th District
(VOTE FOR 1)**

<input type="checkbox"/> *BLANCA PACHECO (DEM)	12,476	53.71%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> RAUL ORTIZ JR. (REP)	10,752	46.29%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 67th District
(VOTE FOR 1)**

<input type="checkbox"/> *SHARON QUIRK-SILVA (DEM)	75,148	56.27%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ELIZABETH "BETH" CULVER (REP)	58,406	43.73%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 68th District
(VOTE FOR 1)**

<input type="checkbox"/> *AVELINO VALENCIA (DEM)	84,259	63.72%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MIKE TARDIF (REP)	47,975	36.28%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 70th District
(VOTE FOR 1)**

<input type="checkbox"/> *TRI TA (REP)	96,083	54.70%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JIMMY D. PHAM (DEM)	79,587	45.30%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 71st District
(VOTE FOR 1)**

<input type="checkbox"/> *KATE SANCHEZ (REP)	65,542	60.29%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> GARY KEPHART (DEM)	43,167	39.71%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 72nd District
(VOTE FOR 1)**

<input type="checkbox"/> *DIANE DIXON (REP)	157,278	59.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DOM JONES (DEM)	107,251	40.54%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 73rd District
(VOTE FOR 1)**

<input type="checkbox"/> *COTTIE PETRIE-NORRIS (DEM)	108,445	56.83%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SCOTTY PEOTTER (REP)	82,365	43.17%	<input type="text"/>	<input type="text"/>

**MEMBER OF THE STATE ASSEMBLY 74th District
(VOTE FOR 1)**

<input type="checkbox"/> *LAURIE DAVIES (REP)	62,751	56.99%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> CHRIS DUNCAN (DEM)	47,366	43.01%	<input type="text"/>	<input type="text"/>

School

**NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 2
(VOTE FOR 1)**

<input type="checkbox"/> *ED LOPEZ	22,903	67.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JACK DANIEL FENNELL	10,960	32.37%	<input type="text"/>	<input type="text"/>

**NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 5
(VOTE FOR 1)**

<input type="checkbox"/> MARK LOPEZ	23,429	66.98%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> STEVE SLAWSON	11,552	33.02%	<input type="text"/>	<input type="text"/>

**NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 7
(VOTE FOR 1)**

<input type="checkbox"/> *RYAN BENT	36,029	60.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KYLE MILLER	23,561	39.54%	<input type="text"/>	<input type="text"/>

**COAST COMMUNITY COLLEGE DISTRICT Governing Board Member, Trustee Area
2
(VOTE FOR 1)**

<input type="checkbox"/> PHU NGUYEN	23,443	57.36%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOE DOVINH	9,743	23.84%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> LINDA R. ZAMORA	7,687	18.81%	<input type="text"/>	<input type="text"/>

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT Governing Board Member,
Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> CECILIA "CECI" IGLESIAS	8,464	45.44%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> NELIDA MENDOZA	4,272	22.94%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ANDREW LINARES	3,325	17.85%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> AUDREY Y NOJI	2,564	13.77%	<input type="text"/>	<input type="text"/>

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT Governing Board Member,
Trustee Area 5
(VOTE FOR 1)**

<input type="checkbox"/> *DAVID CROCKETT	10,605	54.50%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MAYRA RUIZ	8,855	45.50%	<input type="text"/>	<input type="text"/>

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT Governing Board Member,
Trustee Area 7
(VOTE FOR 1)**

<input type="checkbox"/> *TINA ARIAS MILLER	19,632	78.45%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> TONY CASTRO	5,392	21.55%	<input type="text"/>	<input type="text"/>

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 1
(VOTE FOR 1)**

<input type="checkbox"/> *CAROLYN INMON	31,500	68.39%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KATHERINE DAIGLE	9,115	19.79%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARLENE BRONSON	5,446	11.82%	<input type="text"/>	<input type="text"/>

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> LISA A. BARTLETT	37,354	51.99%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ROCKY CIFONE	34,501	48.01%	<input type="text"/>	<input type="text"/>

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 6
(VOTE FOR 1)**

<input type="checkbox"/> *RYAN DACK	30,125	59.72%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MICHAEL FRANKLIN	20,318	40.28%	<input type="text"/>	<input type="text"/>

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT Governing Board
Member, Trustee Area 7
(VOTE FOR 1)**

<input type="checkbox"/> *TIMOTHY "TIM" JEMAL	36,829	58.73%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> CARL J. DAVID	25,876	41.27%	<input type="text"/>	<input type="text"/>

CAPISTRANO UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)

<input type="checkbox"/> JENNIFER ADNAMS	13,986	53.81%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *AMY HANACEK	12,004	46.19%	<input type="text"/>	<input type="text"/>

CAPISTRANO UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 2
(VOTE FOR 1)

<input type="checkbox"/> LISA ZOLLINGER	14,523	56.43%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *MICHAEL PARHAM	11,212	43.57%	<input type="text"/>	<input type="text"/>

CAPISTRANO UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)

<input type="checkbox"/> *LISA DAVIS	16,658	59.22%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SHERINE SMITH	11,469	40.78%	<input type="text"/>	<input type="text"/>

CAPISTRANO UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 5
(VOTE FOR 1)

<input type="checkbox"/> *KRISTA CASTELLANOS	12,267	57.59%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SONIA TERWISKE	9,033	42.41%	<input type="text"/>	<input type="text"/>

GARDEN GROVE UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)

<input type="checkbox"/> *TERI ROCCO	11,518	53.11%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> NICHOLAS DIBS	10,168	46.89%	<input type="text"/>	<input type="text"/>

GARDEN GROVE UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 5
(VOTE FOR 1)

<input type="checkbox"/> *DINA NGUYEN	15,045	87.81%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KHAI DAO	2,088	12.19%	<input type="text"/>	<input type="text"/>

LAGUNA BEACH UNIFIED SCHOOL DISTRICT Governing Board Member
(VOTE FOR 2)

<input type="checkbox"/> SHERI MORGAN	5,746	23.25%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> HOWARD HILLS	5,657	22.89%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *JAN VICKERS	5,444	22.03%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> LAUREN BOECK	5,111	20.68%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARGARET MARY WARDER	2,758	11.16%	<input type="text"/>	<input type="text"/>

LOS ALAMITOS UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee
Area 4
(VOTE FOR 1)

<input type="checkbox"/> FARNAZ PARDASANI	3,201	58.48%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> L. BOBBY PAPOULIAS	2,273	41.52%	<input type="text"/>	<input type="text"/>

LOS ALAMITOS UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee
Area 5
(VOTE FOR 1)

<input type="checkbox"/> MATT BRAGMAN	3,717	63.20%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> PERLA MENDOZA	2,164	36.80%	<input type="text"/>	<input type="text"/>

NEWPORT-MESA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee
Area 1
(VOTE FOR 1)

<input type="checkbox"/> *LEAH ERSOYLU	6,013	51.98%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ROBIN MENSINGER	5,556	48.02%	<input type="text"/>	<input type="text"/>

NEWPORT-MESA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee
Area 3
(VOTE FOR 1)

<input type="checkbox"/> *CAROL CRANE	7,047	51.88%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> PHILIP STEMLER	6,537	48.12%	<input type="text"/>	<input type="text"/>

NEWPORT-MESA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 6
(VOTE FOR 1)

<input type="checkbox"/> *KRISTA WEIGAND	6,142	47.05%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> AMY PETERS	4,584	35.12%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> CHRIS KRETZU	2,328	17.83%	<input type="text"/>	<input type="text"/>

ORANGE UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)

<input type="checkbox"/> *ANA PAGE	61,736	73.75%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DZUNG "DAN" NGUYEN	21,973	26.25%	<input type="text"/>	<input type="text"/>

ORANGE UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 4, Short Term
(VOTE FOR 1)

<input type="checkbox"/> *SARA J. PELLY	63,116	79.81%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ARMANDO "MANDO" PEREZ-SERRATO	15,966	20.19%	<input type="text"/>	<input type="text"/>

ORANGE UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 7, Short Term
(VOTE FOR 1)

<input type="checkbox"/> *STEPHEN GLASS	64,760	80.78%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> STEVE ROCCO	15,410	19.22%	<input type="text"/>	<input type="text"/>

PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)

<input type="checkbox"/> TRICIA QUINTERO	10,095	62.76%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> RYAN JAMES MILLER	5,318	33.06%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> NICOLAS CARDENAS	672	4.18%	<input type="text"/>	<input type="text"/>

PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 2
(VOTE FOR 1)

<input type="checkbox"/> *MARILYN ANDERSON	3,823	55.54%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARIA "LUPITA" STUBBS	3,060	44.46%	<input type="text"/>	<input type="text"/>

**PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT Governing Board Member,
Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> *LEANDRA BLADES	9,835	53.27%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MISTY JANSSEN	8,626	46.73%	<input type="text"/>	<input type="text"/>

**SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT Governing Board Member,
Trustee Area 2
(VOTE FOR 1)**

<input type="checkbox"/> MICHELE SPARKS	10,260	52.50%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SCOTT MILLER	9,282	47.50%	<input type="text"/>	<input type="text"/>

**SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT Governing Board Member,
Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> *SUZIE SWARTZ	11,357	57.48%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MICHELLE O'BRIEN	8,401	42.52%	<input type="text"/>	<input type="text"/>

**SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT Governing Board Member,
Trustee Area 4
(VOTE FOR 1)**

<input type="checkbox"/> *AMANDA MORRELL	10,208	55.40%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MICHAEL STANNARD	8,218	44.60%	<input type="text"/>	<input type="text"/>

**SANTA ANA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)**

<input type="checkbox"/> BRENDA LEBSACK	6,332	50.81%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> RIGO RODRIGUEZ	6,131	49.19%	<input type="text"/>	<input type="text"/>

**SANTA ANA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 2
(VOTE FOR 1)**

<input type="checkbox"/> VALERIE MAGDALENO	6,718	76.93%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> LLOYD BOUCHER-REYES	2,015	23.07%	<input type="text"/>	<input type="text"/>

**SANTA ANA UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> ALFONSO ALVAREZ	4,795	60.82%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DANA SUAREZ	2,081	26.40%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> TAMIKO ANDERSON	1,008	12.79%	<input type="text"/>	<input type="text"/>

**TUSTIN UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)**

<input type="checkbox"/> *ALLYSON MUÑIZ DAMIKOLAS	7,418	71.22%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOE PORTERA	2,997	28.78%	<input type="text"/>	<input type="text"/>

**TUSTIN UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 2
(VOTE FOR 1)**

<input type="checkbox"/> KATHY COPELAND	7,753	54.02%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BILL PEVEHOUSE	6,599	45.98%	<input type="text"/>	<input type="text"/>

**TUSTIN UNIFIED SCHOOL DISTRICT Governing Board Member, Trustee Area 4
(VOTE FOR 1)**

<input type="checkbox"/> *JONATHAN STONE	4,040	65.43%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARK MCCALLIE	2,135	34.57%	<input type="text"/>	<input type="text"/>

**ANAHEIM UNION HIGH SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> *KATHERINE H. SMITH	10,957	52.92%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOSE PAOLO MAGCALAS	9,749	47.08%	<input type="text"/>	<input type="text"/>

**ANAHEIM UNION HIGH SCHOOL DISTRICT Governing Board Member, Trustee Area 4
(VOTE FOR 1)**

<input type="checkbox"/> *BRIAN O'NEAL	16,395	69.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> HENRY CHAROEN	7,210	30.54%	<input type="text"/>	<input type="text"/>

**ANAHEIM UNION HIGH SCHOOL DISTRICT Governing Board Member, Trustee Area 5, Short Term
(VOTE FOR 1)**

<input type="checkbox"/> *RON HOSHI	16,525	62.42%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> STEVE BLOUNT	9,947	37.58%	<input type="text"/>	<input type="text"/>

**HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> SUSAN HENRY	17,889	65.48%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> LEEANN CORRAL	9,431	34.52%	<input type="text"/>	<input type="text"/>

**ANAHEIM ELEMENTARY SCHOOL DISTRICT Governing Board Member, Trustee Area 1
(VOTE FOR 1)**

<input type="checkbox"/> *JACKIE FILBECK	8,013	74.19%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> RYAN J. HALL	2,788	25.81%	<input type="text"/>	<input type="text"/>

**ANAHEIM ELEMENTARY SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> JULIE DIEP	6,526	61.04%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MATTHEW ALEX MARISCAL	4,165	38.96%	<input type="text"/>	<input type="text"/>

**BUENA PARK SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> MICHAEL JENSEN	1,907	56.79%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *THARWA AHMAD	1,451	43.21%	<input type="text"/>	<input type="text"/>

**CENTRALIA SCHOOL DISTRICT Governing Board Member, Trustee Area 3
(VOTE FOR 1)**

<input type="checkbox"/> ANGELA HERNANDEZ	2,076	58.66%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> THOMAS BARRAZA	1,463	41.34%	<input type="text"/>	<input type="text"/>

**CYPRESS SCHOOL DISTRICT Governing Board Member, Trustee Area A
(VOTE FOR 1)**

<input type="checkbox"/> *CARRIE HAYASHIDA	2,192	61.90%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> STEVE SHANAHAN	1,349	38.10%	<input type="text"/>	<input type="text"/>

**CYPRESS SCHOOL DISTRICT Governing Board Member, Trustee Area E
(VOTE FOR 1)**

<input type="checkbox"/> JAIME NEEDHAM	2,109	51.19%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *CANDI KERN	2,011	48.81%	<input type="text"/>	<input type="text"/>

**FOUNTAIN VALLEY SCHOOL DISTRICT Governing Board Member
(VOTE FOR 2)**

<input type="checkbox"/> *STEVEN SCHULTZ	16,604	44.93%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ASHLEY RAMIREZ	10,291	27.85%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> HUY TRAN	10,063	27.23%	<input type="text"/>	<input type="text"/>

**FULLERTON SCHOOL DISTRICT Governing Board Member, Trustee Area 2
(VOTE FOR 1)**

<input type="checkbox"/> JAMES CHO	6,203	61.91%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *HILDA SUGARMAN	3,816	38.09%	<input type="text"/>	<input type="text"/>

**FULLERTON SCHOOL DISTRICT Governing Board Member, Trustee Area 5
(VOTE FOR 1)**

<input type="checkbox"/> VANESA ESTRELLA	3,852	51.13%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *LEONEL TALAVERA	3,682	48.87%	<input type="text"/>	<input type="text"/>

**HUNTINGTON BEACH CITY SCHOOL DISTRICT Governing Board Member, Trustee
Area 1
(VOTE FOR 1)**

<input type="checkbox"/> BRIAN BURLEY	4,403	50.58%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> CINDY BARRIOS	4,302	49.42%	<input type="text"/>	<input type="text"/>

**LA HABRA CITY SCHOOL DISTRICT Governing Board Member, Full Term
(VOTE FOR 2)**

<input type="checkbox"/> JUSTIN RODGERS	9,233	39.65%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *OFELIA CORONA HANSON	7,223	31.02%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BERTHA MANZANARES	6,829	29.33%	<input type="text"/>	<input type="text"/>

**LA HABRA CITY SCHOOL DISTRICT Governing Board Member, Short Term
(VOTE FOR 1)**

<input type="checkbox"/> MINERVA S. GÓMEZ	8,445	52.77%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BARBARA GASTELUM	7,557	47.23%	<input type="text"/>	<input type="text"/>

**OCEAN VIEW SCHOOL DISTRICT Governing Board Member
(VOTE FOR 2)**

<input type="checkbox"/> *GINA CLAYTON-TARVIN	19,875	28.91%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KERI GORSAGE	16,306	23.72%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DAVID CLIFFORD	15,007	21.83%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KEITH JORGENSEN	12,561	18.27%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOHN BRISCOE	4,992	7.26%	<input type="text"/>	<input type="text"/>

County

**County Supervisor 1st District
(VOTE FOR 1)**

<input type="checkbox"/> JANET NGUYEN	160,036	61.24%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> FRANCES MARQUEZ	101,296	38.76%	<input type="text"/>	<input type="text"/>

City

**CITY OF ALISO VIEJO Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> TIM ZANDBERGEN	2,561	51.44%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JENNIFER ENGLE	2,418	48.56%	<input type="text"/>	<input type="text"/>

**CITY OF ALISO VIEJO Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> MIKE MUNZING	2,610	55.05%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ROSS CHUN	2,131	44.95%	<input type="text"/>	<input type="text"/>

**CITY OF ANAHEIM Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> RYAN BALIUS	11,092	75.89%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> OJAALA AHMAD	3,524	24.11%	<input type="text"/>	<input type="text"/>

**CITY OF ANAHEIM Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> *NORMA CAMPOS KURTZ	9,255	71.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> FRANCISCO ROSAS	3,696	28.54%	<input type="text"/>	<input type="text"/>

**CITY OF ANAHEIM Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> KRISTEN M. MAAHS	7,070	43.08%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ANDREW SAREGA	5,244	31.95%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> CRISTAL RUIZ	4,098	24.97%	<input type="text"/>	<input type="text"/>

**CITY OF BREA Member, City Council
(VOTE FOR 2)**

<input type="checkbox"/> *CHRISTINE MARICK	10,873	32.57%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *MARTY SIMONOFF	8,263	24.75%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BILL KLOVSTAD	7,689	23.03%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> THOMAS DONINI	6,561	19.65%	<input type="text"/>	<input type="text"/>

**CITY OF BREA City Treasurer
(VOTE FOR 1)**

<input type="checkbox"/> *DENISE EBY	15,283	79.77%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> SEAN THOMAS	3,876	20.23%	<input type="text"/>	<input type="text"/>

**CITY OF BUENA PARK Member, City Council, District 2, Short Term
(VOTE FOR 1)**

<input type="checkbox"/> CARLOS FRANCO	2,266	59.00%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> YONG "CHUY" CHOI	1,575	41.00%	<input type="text"/>	<input type="text"/>

**CITY OF BUENA PARK Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> *SUSAN SONNE	4,030	63.21%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOHN DADE	2,346	36.79%	<input type="text"/>	<input type="text"/>

**CITY OF BUENA PARK Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> LAMIYA HOQUE	4,459	71.94%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> PAUL GONZALES	1,739	28.06%	<input type="text"/>	<input type="text"/>

**CITY OF COSTA MESA Mayor
(VOTE FOR 1)**

<input type="checkbox"/> *JOHN STEPHENS	23,236	53.10%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JAMES PETERS	20,520	46.90%	<input type="text"/>	<input type="text"/>

**CITY OF COSTA MESA Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> MIKE BULEY	4,849	54.15%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> ADAM C. ERETH	4,106	45.85%	<input type="text"/>	<input type="text"/>

**CITY OF COSTA MESA Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> *LOREN GAMEROS	5,463	100.00%	<input type="text"/>	<input type="text"/>
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**CITY OF COSTA MESA Member, City Council, District 6
(VOTE FOR 1)**

<input type="checkbox"/> JEFF PETTIS	4,377	50.47%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *JEFFREY HARLAN	4,295	49.53%	<input type="text"/>	<input type="text"/>

**CITY OF CYPRESS Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> KYLE CHANG	1,957	43.98%	<input type="text"/>
<input type="checkbox"/> MARK H. PLAGER	1,928	43.33%	<input type="text"/>
<input type="checkbox"/> GAYEL KAPLAN	565	12.70%	<input type="text"/>

**CITY OF CYPRESS Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> LEO MEDRANO	2,036	40.39%	<input type="text"/>
<input type="checkbox"/> GLENN BUTTON	1,676	33.25%	<input type="text"/>
<input type="checkbox"/> BLAZE BHENCE	1,329	26.36%	<input type="text"/>

**CITY OF DANA POINT Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> *MIKE FROST	2,451	100.00%	<input type="text"/>
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**CITY OF DANA POINT Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> *MICHAEL VILLAR	2,319	100.00%	<input type="text"/>
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**CITY OF FOUNTAIN VALLEY Member, City Council
(VOTE FOR 2)**

<input type="checkbox"/> *TED BUI	14,276	35.66%	<input type="text"/>
<input type="checkbox"/> *GLENN GRANDIS	13,137	32.81%	<input type="text"/>
<input type="checkbox"/> ALICIA "RUDY" HUEBNER	7,297	18.23%	<input type="text"/>
<input type="checkbox"/> KATY V. WRIGHT	5,328	13.31%	<input type="text"/>

**CITY OF FULLERTON Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> *FRED JUNG	7,432	72.06%	<input type="text"/>
<input type="checkbox"/> MATTHEW "MATT" TRUXAW	2,882	27.94%	<input type="text"/>

**CITY OF FULLERTON Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> *NICK DUNLAP	9,546	63.65%	<div><div></div></div>
<input type="checkbox"/> JAN M. FLORY	5,452	36.35%	<div><div></div></div>

**CITY OF FULLERTON Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> JAMIE VALENCIA	3,489	36.04%	<div><div></div></div>
<input type="checkbox"/> VIVIAN "KITTY" JARAMILLO	3,436	35.49%	<div><div></div></div>
<input type="checkbox"/> LINDA WHITAKER	1,736	17.93%	<div><div></div></div>
<input type="checkbox"/> SCOTT MARKOWITZ	1,020	10.54%	<div><div></div></div>

**CITY OF GARDEN GROVE Mayor
(VOTE FOR 1)**

<input type="checkbox"/> STEPHANIE KLOPFENSTEIN	15,709	26.91%	<div><div></div></div>
<input type="checkbox"/> DIEDRE THU-HA NGUYEN	14,372	24.62%	<div><div></div></div>
<input type="checkbox"/> LAN NGUYEN	10,179	17.44%	<div><div></div></div>
<input type="checkbox"/> PHAT BUI	7,831	13.41%	<div><div></div></div>
<input type="checkbox"/> JOHN R. O'NEILL	7,460	12.78%	<div><div></div></div>
<input type="checkbox"/> MUSAAB B. MUGHAL	1,474	2.52%	<div><div></div></div>
<input type="checkbox"/> THOMAS THAI NGUYEN	1,356	2.32%	<div><div></div></div>

**CITY OF GARDEN GROVE Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> PHILLIP NGUYEN	5,701	56.25%	<div><div></div></div>
<input type="checkbox"/> JOHN RAMIREZ	4,434	43.75%	<div><div></div></div>

**CITY OF GARDEN GROVE Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> YESENIA MUNETON	4,663	51.67%	<div><div></div></div>
<input type="checkbox"/> SANDY L. THOMAS	3,204	35.50%	<div><div></div></div>
<input type="checkbox"/> MARIYAN BAHADARAKHANN	1,158	12.83%	<div><div></div></div>

**CITY OF GARDEN GROVE Member, City Council, District 6
(VOTE FOR 1)**

<input type="checkbox"/> ARIANA ARESTEGUI	3,359	51.76%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> TRI LAM	3,130	48.24%	<input type="text"/>	<input type="text"/>

**CITY OF HUNTINGTON BEACH Member, City Council
(VOTE FOR 3)**

<input type="checkbox"/> CHAD WILLIAMS	52,335	19.33%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BUTCH TWINING	43,924	16.23%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> DON KENNEDY	43,319	16.00%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *NATALIE MOSER	40,260	14.87%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *DAN KALMICK	38,879	14.36%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *RHONDA BOLTON	37,170	13.73%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARISSA JACKSON	10,454	3.86%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> AMORY HANSON	4,353	1.61%	<input type="text"/>	<input type="text"/>

**CITY OF HUNTINGTON BEACH City Clerk
(VOTE FOR 1)**

<input type="checkbox"/> LISA LANE BARNES	52,956	57.80%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> REGINA M. BLANKENHORN	38,660	42.20%	<input type="text"/>	<input type="text"/>

**CITY OF HUNTINGTON BEACH City Treasurer
(VOTE FOR 1)**

<input type="checkbox"/> *ALISA BACKSTROM	74,634	100.00%	<input type="text"/>	<input type="text"/>
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**CITY OF IRVINE Mayor
(VOTE FOR 1)**

<input type="checkbox"/> LARRY AGRAN	42,652	38.76%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> TAMMY KIM	37,924	34.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> RON SCOLES DANG	12,891	11.71%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> LEE SUN	6,001	5.45%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> FELIPE DELGADO	5,325	4.84%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> AKSHAT "AB" BHATIA	2,761	2.51%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> WING CHOW	2,496	2.27%	<input type="text"/>	<input type="text"/>

**CITY OF IRVINE Member, City Council, District 1, Short Term - Two (2) Years
(VOTE FOR 1)**

<input type="checkbox"/> MELINDA LIU	5,896	32.31%	<input type="text"/>
<input type="checkbox"/> JOHN PARK	5,787	31.71%	<input type="text"/>
<input type="checkbox"/> MICHELLE JOHNSON	3,274	17.94%	<input type="text"/>
<input type="checkbox"/> JACKIE KAN	2,243	12.29%	<input type="text"/>
<input type="checkbox"/> JEFF KITCHEN	1,050	5.75%	<input type="text"/>

**CITY OF IRVINE Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> WILLIAM GO	5,352	30.93%	<input type="text"/>
<input type="checkbox"/> JEFF STARKE	4,441	25.66%	<input type="text"/>
<input type="checkbox"/> GANG CHEN	3,624	20.94%	<input type="text"/>
<input type="checkbox"/> PARRISA YAZDANI	3,199	18.49%	<input type="text"/>
<input type="checkbox"/> MOHAMED KOTHERMYDEEN	689	3.98%	<input type="text"/>

**CITY OF IRVINE Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> JAMES MAI	8,968	44.00%	<input type="text"/>
<input type="checkbox"/> TOM CHOMYN	5,845	28.68%	<input type="text"/>
<input type="checkbox"/> JING SUN	5,569	27.32%	<input type="text"/>

**CITY OF IRVINE Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> MIKE CARROLL	10,255	57.93%	<input type="text"/>
<input type="checkbox"/> AYN CRACIUN	7,446	42.07%	<input type="text"/>

**CITY OF LAGUNA BEACH Member, City Council
(VOTE FOR 2)**

<input type="checkbox"/> *BOB WHALEN	7,029	30.52%	<input type="text"/>
<input type="checkbox"/> HALLIE JONES	6,851	29.74%	<input type="text"/>
<input type="checkbox"/> *GEORGE WEISS	5,141	22.32%	<input type="text"/>
<input type="checkbox"/> JUDIE MANCUSO	4,013	17.42%	<input type="text"/>

**CITY OF LAGUNA BEACH City Clerk
(VOTE FOR 1)**

<input type="checkbox"/> *ANN MARIE MCKAY	10,431	100.00%	<div></div>
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**CITY OF LAGUNA BEACH City Treasurer
(VOTE FOR 1)**

<input type="checkbox"/> *LAURA PARISI	10,469	100.00%	<div></div>
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**CITY OF LAGUNA HILLS Member, City Council
(VOTE FOR 2)**

<input type="checkbox"/> JARED MATHIS	7,746	37.18%	<div></div>
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<input type="checkbox"/> *DON CASKEY	7,102	34.09%	<div></div>
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<input type="checkbox"/> NEEL PATEL	5,987	28.74%	<div></div>
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**CITY OF LAGUNA WOODS Member, City Council
(VOTE FOR 3)**

<input type="checkbox"/> *SHARI L. HORNE	7,718	30.95%	<div></div>
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<input type="checkbox"/> *CYNTHIA S. CONNERS	7,327	29.38%	<div></div>
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<input type="checkbox"/> EUN JU "PEARL" LEE	5,949	23.86%	<div></div>
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<input type="checkbox"/> JAMES PING-YA TUNG	3,941	15.81%	<div></div>
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**CITY OF LA HABRA Member, City Council
(VOTE FOR 3)**

<input type="checkbox"/> *DAREN NIGSARIAN	11,802	24.68%	<div></div>
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<input type="checkbox"/> *ROSE ESPINOZA	9,964	20.84%	<div></div>
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<input type="checkbox"/> DELWIN "DEL" LAMPKIN	7,710	16.12%	<div></div>
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<input type="checkbox"/> SUSAN M. PRITCHARD	7,430	15.54%	<div></div>
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<input type="checkbox"/> *CARRIE SURICH	5,878	12.29%	<div></div>
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<input type="checkbox"/> MICHELLE BERNIER	5,038	10.53%	<div></div>
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**CITY OF LAKE FOREST Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> *DOUG CIRBO	7,133	100.00%	<div></div>
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**CITY OF LAKE FOREST Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> *ROBERT PEQUENO	5,869	100.00%	<div></div>
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**CITY OF LA PALMA Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> DEBBIE S. BAKER	1,110	100.00%	<div></div>
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**CITY OF LA PALMA Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> VIKESH P. PATEL	922	100.00%	<div></div>
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**CITY OF LA PALMA Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> MARK WALDMAN	1,067	100.00%	<div></div>
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**CITY OF LOS ALAMITOS Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> *TANYA DOBY	541	51.77%	<div></div>
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<input type="checkbox"/> WENDY GROSE	504	48.23%	<div></div>
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**CITY OF LOS ALAMITOS Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> GARY LOE	566	54.69%	<div></div>
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<input type="checkbox"/> *TRISHA MURPHY	469	45.31%	<div></div>
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**CITY OF LOS ALAMITOS Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> *JORDAN NEFULDA	754	100.00%	<div></div>
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**CITY OF NEWPORT BEACH Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> MICHELLE BARTO	26,760	62.06%	<div></div>
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<input type="checkbox"/> NANCY SCARBROUGH	16,359	37.94%	<div></div>
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**CITY OF NEWPORT BEACH Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> *NOAH BLOM	27,803	64.18%	<input type="text"/>
<input type="checkbox"/> JEFF HERDMAN	15,515	35.82%	<input type="text"/>

**CITY OF NEWPORT BEACH Member, City Council, District 7
(VOTE FOR 1)**

<input type="checkbox"/> SARA J. WEBER	30,845	73.05%	<input type="text"/>
<input type="checkbox"/> MILES PATRICOLA	11,382	26.95%	<input type="text"/>

**CITY OF ORANGE Mayor
(VOTE FOR 1)**

<input type="checkbox"/> *DAN SLATER	46,369	100.00%	<input type="text"/>
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**CITY OF ORANGE Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> *JON DUMITRU	5,389	100.00%	<input type="text"/>
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**CITY OF ORANGE Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> *KATHY TAVOULARIS	7,646	100.00%	<input type="text"/>
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**CITY OF ORANGE Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> *ANA GUTIERREZ	6,374	100.00%	<input type="text"/>
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**CITY OF ORANGE City Clerk
(VOTE FOR 1)**

<input type="checkbox"/> *PAMELA COLEMAN	44,147	100.00%	<input type="text"/>
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**CITY OF ORANGE City Treasurer
(VOTE FOR 1)**

<input type="checkbox"/> GARRETT P. SMITH	29,913	61.67%	<input type="text"/>
<input type="checkbox"/> EUGENE FIELDS	18,594	38.33%	<input type="text"/>

**CITY OF PLACENTIA Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> THOMAS HUMMER	1,469	62.22%	<input type="text"/>
<input type="checkbox"/> JOSHUA CORREA	892	37.78%	<input type="text"/>

**CITY OF PLACENTIA Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> *JEREMY YAMAGUCHI	3,089	66.79%	<input type="text"/>
<input type="checkbox"/> KENNETH STEVENSON	1,536	33.21%	<input type="text"/>

**CITY OF PLACENTIA Member, City Council, District 5
(VOTE FOR 1)**

<input type="checkbox"/> *WARD L. SMITH	2,744	58.43%	<input type="text"/>
<input type="checkbox"/> COLSON TEAL	1,952	41.57%	<input type="text"/>

**CITY OF PLACENTIA City Treasurer
(VOTE FOR 1)**

<input type="checkbox"/> *KEVIN A. LARSON	19,455	100.00%	<input type="text"/>
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**CITY OF RANCHO SANTA MARGARITA Mayor
(VOTE FOR 1)**

<input type="checkbox"/> TONY BEALL	16,243	72.38%	<input type="text"/>
<input type="checkbox"/> MYRTA RIVERA	4,075	18.16%	<input type="text"/>
<input type="checkbox"/> TONY MATA	2,123	9.46%	<input type="text"/>

**CITY OF RANCHO SANTA MARGARITA Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> KERI LYNN BAERT	3,125	55.93%	<input type="text"/>
<input type="checkbox"/> CAROL GAMBLE	2,462	44.07%	<input type="text"/>

**CITY OF SAN CLEMENTE Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> RICK LOEFFLER	3,694	47.73%	<input type="text"/>
<input type="checkbox"/> ANGELA WATTS	2,826	36.52%	<input type="text"/>
<input type="checkbox"/> AMANDA QUINTANILLA	932	12.04%	<input type="text"/>
<input type="checkbox"/> LOIS MCNICOLL	287	3.71%	<input type="text"/>

**CITY OF SAN CLEMENTE Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> ZHEN WU	4,866	56.08%	<input type="text"/>
<input type="checkbox"/> SARAH SCHNEIDER	3,811	43.92%	<input type="text"/>

**CITY OF SAN JUAN CAPISTRANO Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> *SERGIO FARIAS	1,551	75.07%	<input type="text"/>
<input type="checkbox"/> JESSE "CHIP" NELSON	515	24.93%	<input type="text"/>

**CITY OF SANTA ANA Mayor
(VOTE FOR 1)**

<input type="checkbox"/> *VALERIE AMEZCUA	44,785	59.93%	<input type="text"/>
<input type="checkbox"/> BENJAMIN VAZQUEZ	29,948	40.07%	<input type="text"/>

**CITY OF SANTA ANA Member, City Council, Ward 1
(VOTE FOR 1)**

<input type="checkbox"/> *THAI VIET PHAN	7,151	52.50%	<input type="text"/>
<input type="checkbox"/> JULIE TRAN	6,471	47.50%	<input type="text"/>

**CITY OF SANTA ANA Member, City Council, Ward 3
(VOTE FOR 1)**

<input type="checkbox"/> *JESSIE LOPEZ	9,109	51.19%	<input type="text"/>
<input type="checkbox"/> JEFFREY KATZ	8,685	48.81%	<input type="text"/>

**CITY OF SANTA ANA Member, City Council, Ward 5
(VOTE FOR 1)**

<input type="checkbox"/> *JOHNATHAN RYAN HERNANDEZ	5,078	55.92%	<input type="text"/>
<input type="checkbox"/> MARIO ALVARADO	4,003	44.08%	<input type="text"/>

**CITY OF SEAL BEACH Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> BEN WONG	2,432	100.00%	<input type="text"/>
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**CITY OF SEAL BEACH Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> PATTY SENEAL	2,402	100.00%	<input type="text"/>
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**CITY OF STANTON Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> VICTOR BARRIOS	1,264	59.54%	<input type="text"/>
<input type="checkbox"/> *HONG ALYCE VAN	859	40.46%	<input type="text"/>

**CITY OF STANTON Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> JOHN DOUGLAS WARREN	1,910	70.22%	<input type="text"/>
<input type="checkbox"/> MIKE MONTGOMERY	810	29.78%	<input type="text"/>

**CITY OF TUSTIN Member, City Council, District 1
(VOTE FOR 1)**

<input type="checkbox"/> LEE FINK	4,059	52.08%	<input type="text"/>
<input type="checkbox"/> TANNER DOUTHIT	3,735	47.92%	<input type="text"/>

**CITY OF TUSTIN Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> JOHN NIELSEN	2,112	55.93%	<input type="text"/>
<input type="checkbox"/> NATHAN YEARGIN	1,014	26.85%	<input type="text"/>
<input type="checkbox"/> BILL ESBIT	650	17.21%	<input type="text"/>

**CITY OF TUSTIN Member, City Council, District 4
(VOTE FOR 1)**

<input type="checkbox"/> RYAN GALLAGHER	5,314	68.47%	<input type="text"/>
<input type="checkbox"/> LANA CLAY	2,447	31.53%	<input type="text"/>

**CITY OF VILLA PARK Member, City Council
(VOTE FOR 2)**

<input type="checkbox"/> ROBERT FRACKELTON	2,476	39.85%	<input type="text"/>
<input type="checkbox"/> KELLY MCBRIDE	1,748	28.13%	<input type="text"/>
<input type="checkbox"/> LAWRENCE TALEBI	1,210	19.48%	<input type="text"/>
<input type="checkbox"/> YAN KILLY	779	12.54%	<input type="text"/>

**CITY OF WESTMINSTER Member, City Council, District 2
(VOTE FOR 1)**

<input type="checkbox"/> *CARLOS MANZO	3,717	52.89%	<input type="text"/>
<input type="checkbox"/> HAUWIE TIEU	1,747	24.86%	<input type="text"/>
<input type="checkbox"/> THANH DANG	1,564	22.25%	<input type="text"/>

**CITY OF WESTMINSTER Member, City Council, District 3
(VOTE FOR 1)**

<input type="checkbox"/> MARK NGUYEN	4,547	54.91%	<input type="text"/>
<input type="checkbox"/> K.C. WOLBERT	2,232	26.95%	<input type="text"/>
<input type="checkbox"/> JOSEPH NGO	1,502	18.14%	<input type="text"/>

**CITY OF YORBA LINDA Member, City Council
(VOTE FOR 3)**

<input type="checkbox"/> *TARA CAMPBELL	27,244	33.63%	<input type="text"/>
<input type="checkbox"/> *PEGGY HUANG	17,956	22.16%	<input type="text"/>
<input type="checkbox"/> SHIVINDER SINGH	12,764	15.75%	<input type="text"/>
<input type="checkbox"/> JESS BATTAGLIA	12,699	15.67%	<input type="text"/>
<input type="checkbox"/> ANTHONY JOHNSON	10,356	12.78%	<input type="text"/>

Districts

COSTA MESA SANITARY DISTRICT Director, Division 2 (VOTE FOR 1)

<input type="checkbox"/> NICOLE WILTSHIRE	4,898	50.35%	<div><div></div></div>
<input type="checkbox"/> MARK SHAFFER	3,844	39.52%	<div><div></div></div>
<input type="checkbox"/> SHAUN PATRICK FERRYMAN	985	10.13%	<div><div></div></div>

EAST ORANGE COUNTY WATER DISTRICT Director, Division 1 (VOTE FOR 1)

<input type="checkbox"/> JOHN L. SEARS	3,662	52.79%	<div><div></div></div>
<input type="checkbox"/> PAUL D. JONES	3,275	47.21%	<div><div></div></div>

IRVINE RANCH WATER DISTRICT Director, Division 4 (VOTE FOR 1)

<input type="checkbox"/> DANIEL R. FERONS	16,317	49.06%	<div><div></div></div>
<input type="checkbox"/> STEVEN ALLISON	14,851	44.66%	<div><div></div></div>
<input type="checkbox"/> RON SEMON	2,088	6.28%	<div><div></div></div>

MIDWAY CITY SANITARY DISTRICT Director (VOTE FOR 2)

<input type="checkbox"/> *TYLER DIEP	19,646	37.39%	<div><div></div></div>
<input type="checkbox"/> *CHI CHARLIE NGUYEN	14,605	27.80%	<div><div></div></div>
<input type="checkbox"/> AMY PHAN WEST	8,646	16.46%	<div><div></div></div>
<input type="checkbox"/> ANH "ANDY" NGUYEN	4,851	9.23%	<div><div></div></div>
<input type="checkbox"/> NAMQUAN NGUYEN	2,702	5.14%	<div><div></div></div>
<input type="checkbox"/> KHAI DAO	2,089	3.98%	<div><div></div></div>

MOULTON NIGUEL WATER DISTRICT Director
(VOTE FOR 4)

<input type="checkbox"/> *RICHARD S. "DICK" FIORE	40,726	22.55%	<input type="text"/>
<input type="checkbox"/> *SHERRY WANNINGER	40,284	22.31%	<input type="text"/>
<input type="checkbox"/> *DUANE D. CAVE	40,176	22.25%	<input type="text"/>
<input type="checkbox"/> *BRIAN S. PROBOLSKY	39,582	21.92%	<input type="text"/>
<input type="checkbox"/> HOSSEIN "MILO" EBRAHIMI	19,814	10.97%	<input type="text"/>

MUNICIPAL WATER DISTRICT OF ORANGE COUNTY Director, Division 4
(VOTE FOR 1)

<input type="checkbox"/> *KARL W. SECKEL	83,879	60.93%	<input type="text"/>
<input type="checkbox"/> PANO FROUSIAKIS	53,780	39.07%	<input type="text"/>

MUNICIPAL WATER DISTRICT OF ORANGE COUNTY Director, Division 6
(VOTE FOR 1)

<input type="checkbox"/> *JEFF THOMAS	79,379	60.92%	<input type="text"/>
<input type="checkbox"/> FRANK GOMEZ	42,232	32.41%	<input type="text"/>
<input type="checkbox"/> PRAMOD KUNJU	8,689	6.67%	<input type="text"/>

ORANGE COUNTY WATER DISTRICT Director, Division 2
(VOTE FOR 1)

<input type="checkbox"/> *DENIS BILODEAU	67,823	79.29%	<input type="text"/>
<input type="checkbox"/> ARMANDO "MANDO" PEREZ-SERRATO	17,715	20.71%	<input type="text"/>

ORANGE COUNTY WATER DISTRICT Director, Division 3
(VOTE FOR 1)

<input type="checkbox"/> *ROGER YOH	41,563	47.97%	<input type="text"/>
<input type="checkbox"/> AL NEDERHOOD	26,449	30.53%	<input type="text"/>
<input type="checkbox"/> MONIQUE DAVIS	18,627	21.50%	<input type="text"/>

ORANGE COUNTY WATER DISTRICT Director, Division 6
(VOTE FOR 1)

<input type="checkbox"/> *CATHY GREEN	73,171	74.41%	<input type="text"/>
<input type="checkbox"/> NILE MORGAN	25,163	25.59%	<input type="text"/>

**ORANGE COUNTY WATER DISTRICT Director, Division 7, Short Term
(VOTE FOR 1)**

<input type="checkbox"/> *ERIK WEIGAND	47,175	55.08%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BOB OOTEN	38,471	44.92%	<input type="text"/>	<input type="text"/>

**ROSSMOOR COMMUNITY SERVICES DISTRICT Director
(VOTE FOR 3)**

<input type="checkbox"/> NATHAN SEARLES	3,741	31.94%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *TONY DEMARCO	3,059	26.11%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> MARY ANN REMNET	2,885	24.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> KONYA VIVANTI	2,029	17.32%	<input type="text"/>	<input type="text"/>

**SANTA MARGARITA WATER DISTRICT Director, Division 3
(VOTE FOR 1)**

<input type="checkbox"/> BETTY H. OLSON	12,791	70.50%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> GRETHA SOLÓRZANO	5,352	29.50%	<input type="text"/>	<input type="text"/>

**SERRANO WATER DISTRICT Director, Division 2
(VOTE FOR 1)**

<input type="checkbox"/> ROBERT "ROBBIE" PITTS	594	54.00%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *MIKE PELLY	506	46.00%	<input type="text"/>	<input type="text"/>

**SUNSET BEACH SANITARY DISTRICT Director
(VOTE FOR 4)**

<input type="checkbox"/> *JOHN H. WOODS	423	25.56%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *GRAHAM HOAD	336	20.30%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *DAVID E. EVANS	330	19.94%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOHN DENTZER	294	17.76%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> PETER AMUNDSON	272	16.44%	<input type="text"/>	<input type="text"/>

TRABUCO CANYON WATER DISTRICT Director
(VOTE FOR 2)

<input type="checkbox"/> MARK S. ANDERSON	3,424	32.98%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> JOHN HORST	2,349	22.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> *STEPHEN DOPUDJA	2,072	19.96%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> BARBARA JEAN FOSTER	1,393	13.42%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> STANLEY D. KIRST, JR.	1,144	11.02%	<input type="text"/>	<input type="text"/>

Measures Submitted to the Voters

Proposition 2 - Authorizes Bonds for Public School and Community College Facilities.
(VOTE FOR 1)

<input type="checkbox"/> Yes	711,878	53.42%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	620,772	46.58%	<input type="text"/>	<input type="text"/>

Proposition 3 - Constitutional Right to Marriage.
(VOTE FOR 1)

<input type="checkbox"/> Yes	767,402	57.53%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	566,501	42.47%	<input type="text"/>	<input type="text"/>

Proposition 4 - Authorizes Bonds for Safe Drinking Water, Wildfire Prevention, and Protecting Communities and Natural Lands From Climate Risks.
(VOTE FOR 1)

<input type="checkbox"/> Yes	706,429	52.89%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	629,160	47.11%	<input type="text"/>	<input type="text"/>

Proposition 5 - Allows Local Bonds for Affordable Housing and Public Infrastructure With 55% Voter Approval.
(VOTE FOR 1)

<input type="checkbox"/> No	812,308	61.46%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	509,400	38.54%	<input type="text"/>	<input type="text"/>

Proposition 6 - Eliminates Constitutional Provision Allowing Involuntary Servitude for Incarcerated Persons.
(VOTE FOR 1)

<input type="checkbox"/> No	752,443	57.74%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	550,614	42.26%	<input type="text"/>	<input type="text"/>

Proposition 32 - Raises Minimum Wage.
(VOTE FOR 1)

<input type="checkbox"/> No	825,857	61.51%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	516,820	38.49%	<input type="text"/>	<input type="text"/>

Proposition 33 - Expands Local Governments' Authority to Enact Rent Control on Residential Property.
(VOTE FOR 1)

<input type="checkbox"/> No	846,721	64.05%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	475,292	35.95%	<input type="text"/>	<input type="text"/>

Proposition 34 - Restricts Spending of Prescription Drug Revenues by Certain Health Care Providers.
(VOTE FOR 1)

<input type="checkbox"/> Yes	708,486	55.34%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	571,660	44.66%	<input type="text"/>	<input type="text"/>

Proposition 35 - Provides Permanent Funding for Medi-Cal Health Care Services.
(VOTE FOR 1)

<input type="checkbox"/> Yes	857,322	64.92%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	463,356	35.08%	<input type="text"/>	<input type="text"/>

Proposition 36 - Allows Felony Charges and Increases Sentences for Certain Drug and Theft Crimes.
(VOTE FOR 1)

<input type="checkbox"/> Yes	998,326	74.54%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	341,060	25.46%	<input type="text"/>	<input type="text"/>

**G - Rancho Santiago Community College District, Affordable Education, Career, Repair, Safety Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	91,403	51.03%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	87,719	48.97%	<input type="text"/>	<input type="text"/>

**H - Brea Olinda Unified School District, Brea Olinda Unified School District Improvement Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	12,942	64.55%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	7,107	35.45%	<input type="text"/>	<input type="text"/>

**I - Santa Ana Unified School District, Classroom Improvement Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	40,336	68.90%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	18,203	31.10%	<input type="text"/>	<input type="text"/>

**J - Tustin Unified School District, Classroom Repair/Safety/Quality Education Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	39,075	66.87%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	19,357	33.13%	<input type="text"/>	<input type="text"/>

**K - Anaheim Union High School District, Classroom/School Repair, Quality Education, Career Readiness Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	82,881	66.94%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	40,928	33.06%	<input type="text"/>	<input type="text"/>

**L - Fullerton Joint Union High School District, Local High School Improvement Measure
(VOTE FOR 1)**

<input type="checkbox"/> Bonds - Yes	51,561	58.33%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	36,829	41.67%	<input type="text"/>	<input type="text"/>

M - Buena Park School District, School Safety, Renovation and Construction Measure
(VOTE FOR 1)

<input type="checkbox"/> Bonds - Yes	10,240	67.54%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	4,922	32.46%	<input type="text"/>	<input type="text"/>

N - Fullerton School District, Fullerton Elementary School District Repair, Upgrade and Safe Educational Facilities Measure
(VOTE FOR 1)

<input type="checkbox"/> Bonds - Yes	29,859	61.15%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	18,971	38.85%	<input type="text"/>	<input type="text"/>

O - La Habra City School District, Bond Measure
(VOTE FOR 1)

<input type="checkbox"/> Bonds - Yes	12,085	65.51%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	6,363	34.49%	<input type="text"/>	<input type="text"/>

P - Lowell Joint School District, Safe and Modern Schools Measure
(VOTE FOR 1)

<input type="checkbox"/> Bonds - Yes	3,873	61.49%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bonds - No	2,426	38.51%	<input type="text"/>	<input type="text"/>

R - City of Buena Park, Public Safety/Essential Services Measure
(VOTE FOR 1)

<input type="checkbox"/> Yes	21,806	74.71%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	7,380	25.29%	<input type="text"/>	<input type="text"/>

S - City of Cypress, Cypress Housing Element Implementation
(VOTE FOR 1)

<input type="checkbox"/> Yes	13,334	58.82%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	9,336	41.18%	<input type="text"/>	<input type="text"/>

T - City of Dana Point, An Initiative to Repeal and Replace the City's Existing Short Term Rental Ordinance
(VOTE FOR 1)

<input type="checkbox"/> No	11,839	63.98%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	6,664	36.02%	<input type="text"/>	<input type="text"/>

U - City of Huntington Beach, Charter Amendment Measure - Environmental Protection
(VOTE FOR 1)

<input type="checkbox"/> Yes	56,306	57.69%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	41,295	42.31%	<input type="text"/>	<input type="text"/>

V - City of La Habra, Emergency Services/Neighborhood Safety/Community Protection Measure
(VOTE FOR 1)

<input type="checkbox"/> Yes	15,876	68.92%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	7,158	31.08%	<input type="text"/>	<input type="text"/>

W - City of La Palma, Election Reform and Voter Choice Measure
(VOTE FOR 1)

<input type="checkbox"/> Yes	4,022	58.32%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	2,874	41.68%	<input type="text"/>	<input type="text"/>

X - City of Los Alamitos, Los Alamitos City Government Accountability, Transparency, Charter Reform Measure
(VOTE FOR 1)

<input type="checkbox"/> Yes	3,416	62.86%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	2,018	37.14%	<input type="text"/>	<input type="text"/>

Y - City of Mission Viejo, Transient Occupancy Tax Increase
(VOTE FOR 1)

<input type="checkbox"/> No	26,959	53.48%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	23,454	46.52%	<input type="text"/>	<input type="text"/>

Z - City of Orange, Public Safety/City Services Measure
(VOTE FOR 1)

<input type="checkbox"/> No	28,792	50.43%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	28,299	49.57%	<input type="text"/>	<input type="text"/>

AA - City of Orange, Fireworks Ordinance
(VOTE FOR 1)

<input type="checkbox"/> Yes	35,468	61.18%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	22,503	38.82%	<input type="text"/>	<input type="text"/>

**BB - City of San Clemente, Beach Protection, Restoration, Clean Ocean Measure
(VOTE FOR 1)**

<input type="checkbox"/> Yes	24,004	64.62%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	13,145	35.38%	<input type="text"/>	<input type="text"/>

**CC - City of Santa Ana, Rent Stabilization and Just Cause Eviction Ordinance
(VOTE FOR 1)**

<input type="checkbox"/> Yes	43,134	57.63%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	31,713	42.37%	<input type="text"/>	<input type="text"/>

**DD - City of Santa Ana, Proposed Amendment to Section 1203 of the Santa Ana City Charter
(VOTE FOR 1)**

<input type="checkbox"/> No	44,378	59.03%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	30,799	40.97%	<input type="text"/>	<input type="text"/>

**EE - City of Santa Ana, Proposed Amendments to Sections 401.05, 611, 702, 703, 1002, and 1103 of the Santa Ana City Charter
(VOTE FOR 1)**

<input type="checkbox"/> Yes	53,781	73.83%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	19,061	26.17%	<input type="text"/>	<input type="text"/>

**FF - City of Santa Ana, Proposed Amendment to Section 402 of the Santa Ana City Charter
(VOTE FOR 1)**

<input type="checkbox"/> No	47,880	65.66%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Yes	25,041	34.34%	<input type="text"/>	<input type="text"/>

**GG - City of Seal Beach, Services Measure
(VOTE FOR 1)**

<input type="checkbox"/> Yes	10,689	68.25%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	4,973	31.75%	<input type="text"/>	<input type="text"/>

**HH - City of Stanton, Mayoral Term Limits
(VOTE FOR 1)**

<input type="checkbox"/> Yes	7,048	66.61%	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> No	3,533	33.39%	<input type="text"/>	<input type="text"/>

II - City of Tustin, Term Limits Revisions
(VOTE FOR 1)

<input type="checkbox"/> Yes	15,420	53.94%	<div><div></div></div>
<input type="checkbox"/> No	13,165	46.06%	<div><div></div></div>

JJ - City of Yorba Linda, Local Control, Residential Neighborhood, Open Space Protection Measure
(VOTE FOR 1)

<input type="checkbox"/> Yes	34,718	90.40%	<div><div></div></div>
<input type="checkbox"/> No	3,686	9.60%	<div><div></div></div>

KK - City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure
(VOTE FOR 1)

<input type="checkbox"/> No	31,159	81.94%	<div><div></div></div>
<input type="checkbox"/> Yes	6,868	18.06%	<div><div></div></div>

Exhibit D

RESOLUTION NO. 2025-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, CALLING FOR AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, TO SUBMIT TO THE VOTERS AN INITIATIVE MEASURE PROPOSING TO AMEND THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN AND REQUESTING THE ORANGE COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE

WHEREAS, Section 1003 of the Charter of the City of Newport Beach ("City Charter") states that the provisions of the Elections Code of the State of California ("Elections Code"), as the same now exist or hereafter may be amended, which governs initiatives, shall apply to the use thereof in the City of Newport Beach ("City") so far as such provisions of the Elections Code are not in conflict with the provisions of the Charter;

WHEREAS, on April 30, 2025, pursuant to Elections Code Section 9202, the City was served with a Notice of Intention to Circulate Petition, a Proponent's Signed Statement, and a copy of a proposed initiative titled the Responsible Housing Initiative ("Initiative");

WHEREAS, on May 15, 2025, pursuant to Elections Code Section 9203, the City Attorney prepared a summary of the Initiative with the following ballot title: "Initiative to Provide Affordable Housing for 2,900 Extremely Low-, Very Low-, Low- and Moderate-Income Households";

WHEREAS, on November 18, 2025, certification was presented to the City Council that not less than ten percent of the registered voters of the City signed the petition for the Initiative;

WHEREAS, pursuant to Elections Code Section 9215, if an initiative petition is signed by not less than ten percent of the registered voters of a city, that city shall either adopt the proposed initiative, submit the proposed initiative to the voters, or order a report pursuant to Elections Code Section 9212;

WHEREAS, On November 18, 2025, the City Council ordered to submit the proposed initiative to the voters at the next regular election occurring not less than 88 days after the date of the order of election pursuant to Elections Code section 1405(a).

City of Newport Beach

WHEREAS, pursuant to Charter Section 1000, a General Municipal Election shall be held in the City of Newport Beach on the first Tuesday after the first Monday of November in each even-numbered year for the election of officers and for such other purposes as the City Council may prescribe; and

WHEREAS, pursuant to Charter Sections 1000, 1002, and 1003 and Elections Code Sections 9215 and 1405(a), the City Council of the City of Newport Beach desires to call and give notice of a General Municipal Election to be held on Tuesday, November 3, 2026, for the purpose of submitting to the registered voters of the City of Newport Beach an initiative measure proposing to amend the Land Use Element of the City's General Plan.

NOW, THEREFORE, the City Council of the City of Newport Beach, California, does resolve, declare, determine and order as follows:

Section 1: Pursuant to Charter Sections 1000, 1002, and 1003 and Elections Code Sections 9215 and 1405(a), there is hereby called and ordered to be held in the City of Newport Beach, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of submitting to the registered voters of the City of Newport Beach an initiative measure proposing to amend the Land Use Element of the City's General Plan, as provided for in this resolution.

Section 2: The City Council does hereby order submitted to the registered voters of the City of Newport Beach at the General Municipal Election on Tuesday, November 3, 2026, the following question:

MEASURE ____	
CITY OF NEWPORT BEACH GENERAL PLAN - AMENDMENT	Yes
Shall the measure to amend the City of Newport Beach's General Plan Land Use Element allowing 2,900 new affordable housing units (2,160 reserved for extremely low-, very low-, and low-income households; and 740 for moderate-income households) with densities of 20 - 50 dwelling units per acre, plus State of California allowed housing density bonuses, in Dover/Westcliff (174), Newport Center (870), West Newport Mesa (406), Airport Area (929), and Coyote Canyon (521), be adopted?	No

Section 3: The text of the Initiative and proposed amendment to the Land Use Element (Policy LU 4.4) of the City's General Plan is attached hereto as Exhibit 1 and incorporated herein by this reference.

Section 4: The vote requirement for the ballot measure to pass is a majority (50% +1) of the votes cast.

Section 5: The ballots to be used at the election shall be in form and content as required by law.

Section 6: The City hereby requests, pursuant to Elections Code Section 10403, that the Orange County Board of Supervisors consent and agree to the consolidation of the City's General Municipal Election with the Statewide General Election to be held on Tuesday, November 3, 2026, for the purpose of submitting to the registered voters of the City of Newport Beach an initiative measure proposing to amend the Land Use Element of the City's General Plan.

Section 7: The City recognizes that additional costs will be incurred by the County of Orange by reason of consolidation, and the City agrees to reimburse the County of Orange for such costs.

Section 8: The City Clerk is authorized, instructed, and directed to contract with the County of Orange to procure and furnish any and all services, official ballots, notices, printed matter and all supplies, equipment, and paraphernalia that may be necessary to properly and lawfully conduct the election.

Section 9: In accordance with the provisions of law governing Statewide General Elections, including Elections Code Section 10418, the precincts, ballot drop box locations and hours of operations, vote center locations and hours of operations, vote-by-mail procedures and timing, the election officers, and all other services, staff, and procedures for the General Municipal Election shall be the same as those utilized by the County of Orange and in compliance with the Elections Code of the State of California.

Section 10: In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for the holding municipal elections.

Section 11: Notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, the time, and in the form, and manner as required by law.

Section 12: The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 13: The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City of Newport Beach upon presentation of a properly submitted bill.

Section 14: The Orange County Elections Official is hereby authorized to canvass the returns of the General Municipal Election.

Section 15: The City Clerk shall receive the canvass from the Orange County Elections Official as it pertains to the Initiative and shall timely certify the results to the City Council in accordance with law.

Section 16: If the voters approve the Initiative, the amendment to the Land Use Element of the General Plan shall be adopted as of the date that the vote is declared by the City Council and shall go into effect 10 days after that date in accordance with Elections Code Section 9217 or as otherwise required by law.

Section 17: The City Clerk shall deliver certified copies of this resolution, including the full text of the measure attached hereto as Exhibit 1, to the Clerk of the Board of Supervisors of Orange County and the Orange County Registrar of Voters.

Section 18: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 19: If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.

Section 20: The City Council finds the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080(b)(1) because submission to the voters of a voter-sponsored initiative is a ministerial duty required by Elections Code Section 9215, and is therefore not subject to CEQA pursuant to Sections 15060(c)(1) (the activity does not involve the exercise of discretionary powers by a public agency), 15060(c)(3) (the activity is not a project as defined in Section 15378), and 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3.

Section 21: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 18th day of November, 2025.



Joe Stapleton
Mayor

ATTEST:



Lena Shumway
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE



Aaron C. Harp
City Attorney

Attachment: Exhibit 1 – Responsible Housing Initiative

City of Newport Beach

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF NEWPORT BEACH } ss.

I, Lena Shumway, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; the foregoing Resolution No. 2025-81 was duly adopted by the City Council of said City at a regular meeting held on the 18th day of November, 2025, by the following vote, to wit:

AYES: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Noah Blom, Councilmember Michelle Barto, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand
NAYS: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 19th day of November, 2025.



Lena Shumway
City Clerk
City of Newport Beach, California

City of Newport Beach

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

Ballot Title:

Initiative to Provide Affordable Housing for 2,900 Extremely Low-, Very Low-, Low- and Moderate-Income Households

Ballot Summary:

This measure mandates that 2,160 of the 2,900 dwelling units set forth in General Plan Land Use Element (Policy LU 4.4) be reserved for extremely low-, very low-, and low-income households.

The key areas affected by this initiative include:

Airport Area: Of the 929 total dwelling units provided for in this area, 692 dwelling units would be required to be affordable for extremely low-, very low-, and low-income households.

West Newport Mesa Area: Of the 406 total dwelling units provided for in this area, 302 dwelling units would be required to be affordable for extremely low-, very low-, and low-income households.

Newport Center Area: Of the 870 total dwelling units provided for in this area, 648 dwelling units would be required to be affordable for extremely low-, very low-, and low-income households.

Dover/Westcliff Area: Of the 174 total dwelling units provided for in this area, 130 dwelling units would be required to be affordable for extremely low-, very low-, and low-income households.

Coyote Canyon Area: Of the 521 total dwelling units provided for in this area, 388 dwelling units would be required to be affordable for extremely low-, very low-, and low-income households.

The remaining units that are not reserved for extremely low-, very low-, and low-income households would only be available to moderate-income households.

In sum, this initiative would restrict new housing development provided for in Policy LU 4.4 to only allow for the construction of dwelling units for lower-income households, which would be capped to a specific number of units in each area, until such time as voters approve additional units. The initiative contemplates a density range of 20 to 50 units per gross acre (plus any additional density allowed by state law).

To the City Council of the City of Newport Beach:

We, the undersigned, registered and qualified voters of the State of California, residents of the City of Newport Beach, California, pursuant to Article II, Sections 1 and 11 of the California Constitution, and sections 9200, et seq. of the California Elections Code, hereby present to the City Council of the City of Newport Beach this petition and request that the following proposed amendments to the Newport Beach General Plan be adopted by the City Council or otherwise submitted to the registered and qualified voters of the City of Newport Beach for their adoption or rejection at the next regularly scheduled municipal election or at any special election held prior to that election or as otherwise provided by law. The proposed amendments are set forth below and on the subsequent pages.

The People of the City of Newport Beach do hereby ordain as follows:

Section 1. Title

This initiative measure shall be known as the "Responsible Housing Initiative" (the "Initiative").

Section 2. Purpose and Findings.

A. Purpose. This Initiative seeks to balance responsible urban development with protecting the environment, public health and safety, and the quality of life for the residents and businesses of the City of Newport Beach (the "City"). This Initiative amends the City's General Plan to allow for more residential housing in a manner that fully satisfies, but does not unduly exceed, the requirements of California housing laws, including the State Housing Element Law and Housing Accountability Act.

B. Findings. The residents of the City find that this Initiative promotes the public interest in light of its Purpose and the following facts and circumstances:

1. In November 2000, City residents voted to approve the Greenlight Initiative, which added Section 423 to the Newport Beach City Charter. Section 423 prevents the Newport Beach City Council from amending the City's General Plan to significantly increase allowed development without first securing approval from City residents. Section 423 specifically requires, among other things, that any amendment to the City's General Plan allowing for the development of more than 100 dwelling units must be approved by a majority vote in a City election.
2. When the City was preparing its 2021 - 2029 6th Cycle Housing Element (the "Housing Element") in response to State law, the City repeatedly assured the community it would allow new development only to extent required by State law. Under State law, the City was asked to update its Housing Element to allow for 4,845 new dwelling units at varying levels of affordability (e.g., low income, moderate income). This is commonly referred to as the City's Regional Housing Needs Allocation or "RHNA."
3. In September 2022, the City adopted the Housing Element. That Housing Element specified that implementation of the Housing Element "will require a companion Land Use Element amendment that will be subject to a vote of the electorate pursuant to Charter Section 423." In October 2022, the California Department of Housing and Community Development ("HCD") reviewed the City's Housing Element and informed the City that it must implement all programs identified in the Housing Element, including "Initiating a Ballot Measure for a Charter Section 423 Vote."
4. Between October 2022 and April 2024, City officials and staff worked to implement the Housing Element. The City stated that such implementation would require several major land use approvals, including significant amendments to the Land Use Element of the City's General Plan, the City's Zoning Ordinance, and the City's Local Coastal Program. These approvals were referred to collectively as the "Housing Element Implementation Program Amendments."
5. Throughout the process to implement the Housing Element, the City consistently told residents they would have an opportunity to vote on proposed amendments to the Land Use Element, as required by Section

423. Prior to July 2024, the City never suggested to voters that the Newport Beach City Council ("City Council") would not send this issue to a vote under Charter Section 423.

6. In April 2024, the Housing Element Implementation Program Amendments were presented to the Newport Beach Planning Commission for review and recommendation. The Planning Commission recommended approval of the Housing Element Implementation Program Amendments. The Resolution adopted by the Planning Commission stated that final adoption would "require a majority vote of the electorate" under Section 423. (Resolution No. PC2024- 006.)

7. The Housing Element Implementation Program Amendments presented to the Planning Commission proposed allowing for development of at least 8,174 new dwelling units. That proposal reflected a 68% increase above the RHNA requirement, or 3,329 excess dwelling units.

8. On July 23, 2024, the City Council held a meeting purporting to approve the proposed Housing Element Implementation Program Amendments and purporting to authorize a dramatic increase in the scale, height and density of residential development in Newport Beach. The City Council also purported to adopt proposed amendments to the Land Use Element. Those purported amendments include the addition of Policy LU 4.4, which is intended to exceed the City's RHNA through the adoption of Housing Opportunity (HO) Overlay Zoning Districts and other land use policies. Local voters did not approve of any of those purported amendments.

9. During that same July 23 meeting, the City Council asserted without legal support that a Charter Section 423 vote on the proposed Land Use Element amendments was purportedly "precluded" by State law.

10. On September 24, 2024, the City Council adopted—again, without voter approval—Ordinance No. 2024-16, which purports to amend the City's Zoning Code and associated maps to add HO Overlay Zoning Districts. These HO Overlay Zoning Districts alone purport to allow for more than eight thousand additional dwelling units to be developed throughout six large areas of Newport Beach.

11. The decision to adopt any major amendment authorizing thousands of additional dwelling units belongs to the voters, not the City Council.

12. Unlike Newport Beach, the City of Yorba Linda chose to honor its local voter approval requirements when adopting its Housing Element implementation strategy. In November 2024, Yorba Linda voters overwhelming approved Measure JJ, a measure the Yorba Linda City Council placed on the ballot in June 2024 to comply with Yorba Linda's "Right-to-Vote Amendment" (Measure B). Under Measure JJ, Yorba Linda will satisfy its RHNA of 2,415 units by relying on pipeline projects (181 units) and underutilized sites (569 units), and then rezoning specific properties to accommodate additional units (1,747 units). In total, Yorba Linda plans to accommodate 2,497 units through its Housing Element and associated implementation program. This will result in no more than 82 units beyond what State law requires, or an approximately three percent (3%) increase above Yorba Linda's RHNA of 2,415 units.

13. Like the approach taken by the City of Yorba Linda, this Initiative would allow the City to achieve housing objectives while ensuring the local community has a voice in major land use decisions.

City of Newport Beach

14. The table below shows how this Initiative would meet the requirements of State law.

	Extremely Low / Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Total RHNA	1,456	930	1,050	1,409	4,845
Total RHNA	2,386		1,050	1,409	4,845
Pipeline Units ¹	348		0	2,597	2,945
Accessory Dwelling Units (ADUs)	163		72	5	240
5th Cycle Sites	0		287	40	327
Subtotal	511		359	2,642	3,512
Remaining RHNA (Net RHNA)	1,875		691	0	2,566
Airport Environs Overlay ²	692		237	0	929
West Newport Mesa Overlay ²	302		104	0	406
Dover-Westcliff Overlay ²	130		44	0	174
Newport Center Overlay ²	648		222	0	870
Coyote Canyon Overlay ²	388		133	0	521
Total Rezone	2,160		740	0	2,900
Total Development Capacity	2,671		1,099	2,642	6,412
Surplus (units)	285		49	1,233	1,567
Surplus (%) (RHNA buffer)	12%		5%	88%	32%

Notes:
¹ Total units in projects that received entitlements from the City before December 2024.
² Figures in the Total column represent the "Development Limit" for each overlay zone.

Section 3. Amendment to the City of Newport Beach General Plan.

The voters hereby amend and readopt Policy LU 4.4 of the Land Use Element (Chapter 3) of the City of Newport Beach General Plan as follows (new language to be inserted into the General Plan is shown as underlined text; language shown in regular or bold (not underlined) type reflects the existing General Plan text and is provided for informational/reference purposes only):

LU 4.4 Rezoning to Accommodate Housing Opportunities

Accommodate housing opportunities through the adoption of housing opportunity overlay zoning districts or other land use regulatory policy.

The following areas are intended to be consistent with the Housing Element's focus areas. Properties within each overlay district should include, but are not limited to, sites identified in the Housing Element; however, not all sites must be included, and other sites or adjustments may be identified in the future through rezoning unless precluded by state law. The goal is to ensure an adequate number of sites Citywide to accommodate the City's overall allocation of the Regional Housing Needs Assessment:

- **Airport Environs:** the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 3,577,929 total dwelling units within the area. All dwelling units must be affordable to "moderate income" households, and at least 692 units must be affordable to "low income" households, as those terms are defined in Government Code 65582.
- **West Newport Mesa:** the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 1,407,406 total dwelling units within the area. All dwelling units must be affordable to "moderate income" households, and at least 302 units must be affordable to "low income" households, as those terms are defined in Government Code 65582.
- **Newport Center:** the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 2,439,870 total dwelling units within the area. All dwelling units must be affordable to "moderate income" households, and at least 648 units must be affordable to "low income" households, as those terms are defined in Government Code 65582.
- **Dover / Westcliff:** the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to \$24,174 total dwelling units within the area. All dwelling units must be affordable to "moderate income" households, and at least 130 units must be affordable to "low income" households, as those terms are defined in Government Code 65582.
- **Coyote Canyon:** the intent is to allow a density between 20 and 60 dwelling units per gross acre of viable land to accommodate up to 1,530,521 total dwelling units within the area. All dwelling units must be affordable to "moderate income" households, and at least 388 units must be affordable to "low income" households, as those terms are defined in Government Code 65582.

The maximum number of dwelling units for each focus area set forth above shall serve as the Development Limit for each overlay district. The Development Limits shall not include density bonus units. Once the maximum number of units have been approved under the applicable focus area's Development Limit, no housing opportunity overlay zoning district or other land use regulatory policies or

programs developed pursuant to this Policy (LU 4.4) shall be available for future development in that focus area unless City voters approve a further major amendment to the General Plan.

Section 4. Implementation of this Initiative.

A. This Initiative is considered adopted and effective upon the earliest date legally possible after the elections official certifies the vote on the Initiative by the voters of the City (the "Effective Date"). Upon the Effective Date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including but not limited to taking any administrative steps necessary to update any and all City ordinances, codes, maps, figures, and any other documents maintained by the City so they conform to the legislative policies set forth in this Initiative. Such administrative steps shall include, but not be limited to, amending Section 20.28.050 of the City of Newport Beach Zoning Code to be consistent with this Initiative.

B. Upon the Effective Date of this Initiative, the General Plan provisions of Section 3 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of any mandatory element of the General Plan permitted by State law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year. The City may reorganize, renumber, and/or reformat the General Plan provisions set forth in Section 3 of this Initiative, provided that the full text is inserted into the General Plan Land Use Element without alteration.

C. The General Plan in effect on the date of filing of the Notice of Intention to Circulate Petition ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent, and compatible statement of policies for the City, any provision of the General Plan that is adopted between the Filing Date and the Effective Date of the General Plan amendment adopted by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with or would diminish, render invalid, defeat, or impair the General Plan amendment adopted by this Initiative, be amended as soon as possible and in the manner and time required by State law to ensure consistency with this Initiative.

Section 5. Effect of Other Measures on the Same Ballot.

If this Initiative and another measure on the same subject matter appear on the same ballot, and a majority of the voters vote in favor of both measures but this Initiative receives more votes than the other measure, this Initiative alone shall become valid, binding and adopted in its entirety, and the other measure shall be null and void in its entirety. If a majority of the voters vote in favor of both measures but this Initiative receives less votes than the other measure, only those provisions of the other measure that are in direct and irreconcilable conflict with the provisions of this Initiative shall control, and all other provisions of this Initiative shall become valid, binding and adopted. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure.

Section 6. Interpretation, Severability, and Legal Defense.

A. This Initiative must be interpreted so as to be consistent with all federal and State laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters declare that this

Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of Newport Beach indicate our strong desire that: (i) the Newport Beach City Council use its best efforts to sustain and re-enact that portion, and (ii) the Newport Beach City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

C. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

D. The People of the City of Newport Beach desire that this amendment to the General Plan, if approved by the voters and thereafter challenged in court, be defended by the City. The People, by approving this General Plan amendment, hereby declare that the proponent(s) of this General Plan amendment have a direct and personal stake in defending it from constitutional or statutory challenges to its

validity or implementation. In the event the City fails to defend this General Plan amendment, or the City fails to appeal an adverse judgment against its constitutionality, statutory permissibility or implementation, in whole or in part, in any court of law, the proponents shall be entitled to assert their direct personal stake by defending its validity and implementation in any court of law and shall be empowered by the People through this measure to act as agents of the People.

Section 7. Amendment or Repeal.

General Plan Policy LU 4.4 as amended by this Initiative can be amended or repealed only by a majority of the voters of the City voting in an election held in accordance with applicable State and City law. For the avoidance of doubt, this Section only limits the power to amend General Plan Policy LU 4.4 and does not limit the power of the City to amend or repeal other portions of the City of Newport Beach General Plan in a manner that is consistent with this Initiative.

Section 8. Judicial Enforcement.

Any aggrieved person shall have the right to bring an action to enjoin any violation of this Initiative or to enforce the duties imposed on the City by this Initiative. The proponents of this Initiative may defend the provisions of this Initiative in any litigation brought to challenge the Initiative.

NOTICE OF INTENT TO CIRCULATE PETITION

Pursuant to California Elections Code section 9202, notice is hereby given by the person whose name appear hereon of their intention to circulate the petition within the City of Newport Beach for the purpose of amending the City's General Plan to allow for residential housing in a manner that fully satisfies, but does not exceed unnecessarily, the requirements of California housing laws, while complying with Section 423 of the Newport Beach City Charter.

A brief statement of the reasons of the proposed action as contemplated in the petition is as follows:

Our elected officials are failing to protect our community from development with massive height and density increase that our community has not approved.

The Newport Beach City Charter is clear: under Section 423 (the Greenlight Initiative) major residential land use amendments to the Newport Beach General Plan must be submitted to City residents for a vote. City officials assured the community that the updates to the City's General Plan (governing development within the City in the 6th Housing Cycle) would comply with Section 423 of the City Charter. The City's purported updates to the General Plan would allow for 8,145 new dwelling units (plus many thousands of additional dwelling units when accounting for density bonus units authorized under State law), all without a vote of people of Newport Beach as required by Section 423.

This Initiative ensures the City complies with Section 423 and safeguards the local democratic process from further attempts to subvert the right of Newport Beach residents to vote on major housing projects and changes to General Plan.

This Initiative thoughtfully balances responsible development in certain areas with protecting the environment, health and safety, and the quality of life for Newport Beach businesses and residents.

/s/
Marshall "Duffy" Duffield
Proponent