

ATTACHMENT 2

Resolution No. 2020-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKE FOREST, CALIFORNIA, APPROVING THE
RELOCATION PLAN FOR MOUNTAIN VIEW AFFORDABLE
HOUSING COMMUNITY LOCATED AT 24551 RAYMOND
WAY (PORTION OF APN 617-441-02)**

WHEREAS, on September 17, 2019, the City Council approved and authorized a funding commitment of \$3.7 million to National CORE, subject to execution of an Affordable Housing Agreement including the terms and conditions presented to the Council for an affordable housing project called Mountain View Affordable Housing Community ("Project") located at 24551 Raymond Way; and

WHEREAS, on July 23, 2020, the Planning Commission conducted a duly-noticed public hearing to consider General Plan Amendment 12-19-5328, Zone Change 12-19-5329, an Affordable Housing Agreement, Revocation of Site Development Permits 12-13-3114, 10-13-3614, and 11-17-5106, Tentative Parcel Map 2020-138, Site Development Permit 12-19-5327, and Minor Planned Sign Program 04-20-5349, and adopted a resolution recommending that the City Council approve said entitlements; and

WHEREAS, on August 18, 2020, the City Council conducted a duly-noticed public hearing and passed, approved, and adopted a resolution adopting the MND and approving a Mitigation Monitoring and Reporting Program (MMRP) for the Project, General Plan Amendment 12-19-5328, Zone Change 12-19-5329, Revocation of Site Development Permits 12-13-3114, 10-13-3614, and 11-17-5106, Tentative Parcel Map 2020-138, Site Development Permit 12-19-5327, and Minor Planned Sign Program 04-20-5349, and held first reading for an ordinance for an Affordable Housing Agreement, at which hearing members of the public were afforded an opportunity to comment on the applications.

WHEREAS, since obtaining City Council approval of the funding and the Project, the developer has obtained additional funding from the State of California, project-based Section 8 assistance from the County of Orange, SNHP funds, MHP funds, No Place Like Home funds, 4% tax credits and the Developer's predevelopment funds.

WHEREAS, based on California Law, when State/local funds are provided to a project, which would lead to the displacement of people from their homes and/or business, the legislative body must approve a relocation plan; and

WHEREAS, the Project Relocation Plan conforms to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, HUD Handbook 1378, California Relocation Assistance Law, Government Code Section 7260, et seq., and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development (HCD) as in Title 25, California Code of Regulations Section 6000, et seq.; and

WHEREAS, this plan is required due to the necessary demolition of the existing structure, and the permanent displacement of all current occupants located at 24551 Raymond Way. The needs and characteristics of the displaced population, available relocation resources and the Developer's program to aid each affected person are general subjects of the Relocation Plan. The original Relocation Plan was completed in December of 2019 as the Project is close to commencing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. CEQA. The requirements of the California Environmental Quality Act (CEQA) have been satisfied in that an Initial Study and Mitigated Negative Declaration were prepared for the Project, including the General Plan Amendment, and the City Council has adopted the MND and related MMRP. The Initial Study and MND show that there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment with the incorporation of mitigation.

SECTION 3. LOCATION OF DOCUMENTS: The Relocation Plan and all supporting documents are on file and available for public review at Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, California 92630. The Director of Community Development is the custodian of these documents.

SECTION 4. CITY COUNCIL ACTIONS: The City Council hereby approves the Relocation Plan for the Mountain View Affordable Apartment Community located at the aforementioned address.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Lake Forest, California, at a regular meeting of the City Council held on the 1st

day of September 2020.

NEEKI MOATAZEDI
MAYOR

ATTEST:

LISA BERGLUND
ACTING CITY CLERK

APPROVED AS TO FORM:

MATTHEW RICHARDSON
CITY ATTORNEY
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF LAKE FOREST)

I, Lisa Berglund, Acting City Clerk of the City of Lake Forest, California do hereby certify that the foregoing Resolution No. 2020-__ was duly passed and adopted at a regular meeting of the Lake Forest City Council on the 1st day of September 2020 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

LISA BERGLUND
ACTING CITY CLERK

