AGENDA

ALISO VIEJO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JUNE 17, 2026
7:00 PM

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY, ALISO VIEJO, CA

TELECONFERENCE LOCATION*:
104 Mule Deer Rd
West Montana, MO 59758
*Pursuant to Government Code Section 54953(b), a member of the City Council will participate in this meeting via teleconference.

Mayor Max Duncan

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

WELCOME to the City of Aliso Viejo City Council meeting. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. Speakers will be called at the appropriate time as their interested matter is heard. COMMENTS WILL BE LIMITED TO THREE MINUTES PER SPEAKER. Council proceedings are recorded.

It is the City's intention to comply with the Americans with Disabilities Act (ADA) . If you need special assistance to participate in the meeting, the City will make reasonable arrangements to ensure accessibility and/or accommodations. [28 CFR 35.102-35.104 ADA Title II] Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings of the City Council are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Copies of the agenda are available in the lobby at City Hall on the Thursday preceding a regularly scheduled City Council meeting. All communications received by the City regarding an agenda item have been included in the agenda materials. Supplemental documents relating to specific agenda items, including communications received after agenda delivery, are presented at the dais and in the Public Copy agenda binder at the time of the meeting. Supplemental documents are also available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.

This meeting will be broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you are giving your permission to be televised. The Council Meetings are rebroadcast on Wednesday at 7:00 p.m. on Cox Communications Channel 851, AT&T U-Verse Channel 99, and can be viewed on the internet at www.avcity.org.

BRETT CHANNING
CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

MARIA KENDIG
CITY CLERK

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

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATION:

1.1 BUSINESS SPOTLIGHT - SOKA UNIVERSITY OF AMERICA

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed. Comments are limited to three (3) minutes per speaker.

4. CONSENT CALENDAR:

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Actions:

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

DRAFT 2026-03-31 Special Meeting Minutes
DRAFT 2026-06-03 Regular Meeting Minutes

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

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

Staff Report
Attachment 1 - Ordinance 2026-254
ODS Manual

4.4 ACCOUNTS PAYABLE

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

Staff Report
Attachment - Accounts Payable Report

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

Recommended Action: Adopt a Resolution of the City Council of the City of Aliso Viejo which adopts a list of projects for fiscal year 2026-27 funded by SB 1: The Road Repair and Accountability Act of 2017.

Staff Report
Attachment - Resolution

4.6 RENEWED MEASURE M ELIGIBILITY

Recommended Actions:

1. Adopt a 7-year Capital Improvements Program (CIP) for Street Projects;
2. Adopt a Resolution of the City Council of the City of Aliso Viejo concerning the status of the Pavement Management Plan; and
3. Adopt a Resolution of the City Council of the City of Aliso Viejo concerning the status of the Local Signal Synchronization Plan.

Staff Report
Attachment 1 - 7-year Capital Improvements Program for Street Projects
Attachment 2 - Pavement Management Plan Resolution
Attachment 3 - Pavement Management Plan
Attachment 4 - Resolution for Local Signal Synchronization Plan
Attachment 5 - Local Signal Synchronization Plan

4.7 INVESTMENT POLICY FOR FISCAL YEAR 2026-27

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

Staff Report
Attachment 1 - Resolution
Attachment 2 - FY 2026-27 Investment Policy - Clean
Attachment 3 - FY 2026-27 Investment Policy - Redline
Attachment 4 - Resolution 2025-06

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

Recommended Actions:

1. Approve the contract documents, specifications, and plans for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
2. Award a contract in the amount of $64,935.46 to Axxess Door Commercial Solutions as the lowest responsible bidder for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
3. Authorize the City Manager to execute a contract with Axxess Door Commercial Solutions;
4. Authorize City staff to provide total compensation to Axxess Door Commercial Solutions up to $67,435.67 plus $3,246.77 (5% of the contract amount) to allow for contingencies, totaling $68,182.23; and
5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

Staff Report
Attachment - Contract with Axxess Door Commercial Solutions

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

Recommended Actions:

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

Staff Report
Attachment 1 - Original Professional Services Agreement
Attachment 2 - 3rd Amendment Agreement

PUBLIC HEARING:

5.1 PROPOSITION 218 HEARING FOR SOLID WASTE RATE INCREASE

Recommended Actions:

1. Conduct a public hearing on the solid waste rate increases; and
2. Adopt a Resolution adopting solid waste service charges.

Staff Report
Attachment - Resolution
Presentation

DISCUSSION:

6.1 PUMP TRACK PROJECT

Recommended Action:

Provide direction to staff on the approval or disapproval of the Pump Track Capital Improvement Project initially proposed by Mayor Max Duncan for Fiscal Year 2026-27. Approval of the project would include the following:

1. Staff working with Aliso Viejo Community Association (AVCA) to obtain approval for a location and a land-use agreement for the construction and operation of a pump track.
2. Staff undergoing the purchasing process for the design and construction of the pump track, which may include using a cooperative purchasing agreement. Contracts for the design and construction of the project will be brought to City Council for approval.

Staff Report
Attachment 1 - Presentation

CITY MANAGER'S REPORT:

ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

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

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
March 31, 2026, 9:00 a.m.
Aliso Viejo Center
31 Santa Barbara Drive
Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Special Meeting of the City Council of the City of Aliso Viejo to order at 9:00 a.m.

ROLL CALL:

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

ABSENT: None

STAFF PRESENT: SCOTT SMITH, CITY ATTORNEY

CLOSED SESSION:

PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code section 54957(b)(1)
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager Recruitment Ad Hoc Committee

PUBLIC COMMENTS:
None.

REPORT FROM CLOSED SESSION:
City Attorney Scott Smith stated no reportable action was taken.

ADJOURNMENT: Mayor Duncan adjourned the meeting at 1 p.m. to April 1, 2026, Regular City Council Meeting.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
June 3, 2026
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:02 p.m.

ROLL CALL

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

ABSENT: None

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
ANN EIFERT, DIRECTOR OF FINANCIAL SERVICES
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
SHAUN PELLETIER, DIRECTOR OF PUBLIC WORKS
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES/CITY CLERK
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES
DIVISION CHIEF REID GIBSON, ORANGE COUNTY FIRE AUTHORITY

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

1. SPECIAL PRESENTATIONS:
None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:
None.

3. COMMUNITY INPUT:
1. Marie commented on market rate housing availability, illegal short-term rentals posted on web and noted that city had not applied for state grant funding for affordable housing and sustainable communities.

4. CONSENT CALENDAR:

Motion: Councilmember Ackley moved, and Mayor Pro Tem Munzing seconded to approve the recommended actions for items 4.1, 4.2, and 4.4 through 4.14. Motion carried 5-0. Councilmember Ackley pulled item 4.3 for separate action.

4.1 APPROVAL OF MINUTES

Recommended Actions:

1. Approve the minutes as submitted for the May 20, 2026, Regular Meeting.
2. Approve the minutes as submitted for the May 27, 2026, Special and Adjourned Regular Meetings.

4.2 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between May 8, 2026, and May 21, 2026, in the amount of $574,630.82.

4.3 TREASURER'S STATEMENT – APRIL 2026

Recommended Action: Receive and file the April 2026 Treasurer's Statement.

Councilmember Ackley inquired about negative CFD funds and long-term interest rates. Director of Financial Services Eifert provided background information.

Motion: Councilmember Ackley moved, and Councilmember Dwyer seconded to approve the recommended actions for Items 4.3. Motion carried 5-0.

4.4 BIENNIAL REVIEW OF THE CITY'S CONFLICT OF INTEREST CODE

Recommended Action: Direct staff to conduct a review of the City's Conflict of Interest Code and return to the City Council with its findings and any recommended updates by October 1, 2026.

4.5 GENERAL MUNICIPAL ELECTION – NOVEMBER 3, 2026

Recommended Actions:

1. Adopt Resolution 2026-05 Calling for the holding of a Regular General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities;
2. Adopt Resolution 2026-06 Calling for the holding of a Special Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities;
3. Adopt Resolution 2026-07 Requesting the Orange County Board of Supervisors to consolidate the Regular General Municipal Election to be held

on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the California Elections Code;

4. Adopt Resolution 2026-08 Requesting the Orange County Board of Supervisors to consolidate the Special Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the California Elections Code; and
5. Adopt Resolution 2026-09 Adopting regulations pertaining to candidate statements submitted to the voters for an election to be held on Tuesday, November 3, 2026.

4.6 APPROVAL OF COOPERATIVE AGREEMENT BY AND BETWEEN THE CITIES OF ALISO VIEJO, LAGUNA NIGUEL, LAGUNA HILLS, AND MISSION VIEJO FOR THE ALICIA PARKWAY REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM PROJECT

Recommended Actions:

1. Approve the Cooperative Agreement by and between the City of Laguna Niguel and the cities of Aliso Viejo, Laguna Hills, and Mission Viejo for the Alicia Parkway Regional Traffic Signal Synchronization Program Project;
2. Authorize the Mayor and the City Clerk to execute the agreement; and
3. Authorize the City Manager to execute future amendments to the agreement.

4.7 AWARD CONTRACT TO GMU ENGINEERS & GEOLOGISTS FOR ON-CALL GEOTECHNICAL AND MATERIAL TESTING SERVICES

Recommended Actions:

1. Award a contract to GMU Engineers & Geologists, Inc. (GMU) to perform geotechnical and materials testing services; and
2. Authorize the City Manager to execute a professional services contract with GMU for an amount not to exceed $200,000.

4.8 SECOND AMENDMENT TO THE AGREEMENT WITH NV5, INC. FOR CONSTRUCTION INSPECTION SERVICES

Recommended Actions:

1. Approve a second amendment to the agreement with NV5, Inc. to perform construction inspection services that renews the agreement for an additional one-year term and increases the total compensation under the agreement by $360,000 for a total contract amount of $660,000; and
2. Authorize the City Manager to execute the second amendment to the contract.

4.9 FIRST AMENDMENT TO THE AGREEMENT WITH NV5, INC. FOR ON-CALL CIVIL ENGINEERING SERVICES

Recommended Actions:

1. Approve a first amendment to the agreement with NV5, Inc. to perform on-call civil engineering services that renew the agreement for an additional one-year

term and increases the total compensation under the agreement by $50,000 for a total contract amount of $100,000; and
2. Authorize the City Manager to execute the first amendment to the contract.

4.10 THIRD AMENDMENT TO THE AGREEMENT WITH NIEVES LANDSCAPE, LLC. FOR LANDSCAPE MAINTENANCE SERVICES

Recommended Action:

1. Approve a third amendment to the agreement with Nieves Landscape, LLC to perform landscape maintenance services that renews the agreement for an additional five-year term and increases the total compensation under the agreement by $1,090,000.00 total contract amount of $2,180,000; and
2. Authorize the City Manager to execute the third amendment to the contract.

4.11 SECOND AMENDMENT TO THE AGREEMENT WITH GREAT SCOTT TREE SERVICES, INC. FOR TREE MAINTENANCE SERVICES

Recommended Actions:

1. Approve a second amendment to the agreement with Great Scott Tree Services, Inc. to renew the agreement for an additional three-year term for tree maintenance services, and increase the total compensation amount by $101,000 to $277,000; and
2. Authorize the City Manager to execute the second amendment to the contract.

4.12 SECOND READING AND ADOPTION OF AN ORDINANCE DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN CITY STREETS

Recommended Action: Conduct a second reading and adopt an Ordinance entitled: ORDINANCE NO. 2026-253 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO CALIFORNIA, DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN CITY STREETS.

4.13 AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR FISCAL YEAR 2026-27 CROSSING GUARD SERVICES

Recommended Action: Authorize the City Manager to execute the agreement with All City Management Services, Inc. for school crossing guard services for fiscal year (FY) 2026-27.

4.14 AGREEMENT WITH THE COUNTY OF ORANGE FOR FISCAL YEAR 2026-27 LAW ENFORCEMENT SERVICES

Recommended Action: Approve and authorize the Mayor to execute the agreement with the County of Orange for Fiscal Year 2026-27 law enforcement services in the amount of $11,550,802.

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5. PUBLIC HEARING:

5.1 REPORT ON STAFF VACANCIES, RECRUITMENT, AND RETENTION EFFORTS

Recommended Actions:

1. Conduct the public hearing; and
2. Receive and file the report on staff vacancies, recruitment, and retention efforts.

Mayor Duncan opened the Hearing. There were no speakers and the hearing closed.

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

5.2 ZONING CODE AMENDMENT ZA-2026-01004: OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS

Recommended Actions:

1. Find that Zoning Code Amendment ZA-2026-02004 is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and
2. Introduce for first reading of an Ordinance entitled: ORDINANCE NO. 2026-254 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE ALISO VIEJO MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA.

Director of Community Development Kim introduced Allen Lunas, consultant from PlaceWorks who provided an overview and responded to questions from Councilmembers. Planning Consultant presented the proposed Objective Design Standards for qualifying residential projects. The presentation reviewed the purpose and applicability of the standards, related zoning code amendments, stakeholder outreach, and proposed site planning, architectural, and large-scale residential design requirements.

Mayor Duncan opened the Hearing.

The following spoke on the matter:

1. Marie T suggested community input be included in addition to developers.

There were no other speakers, and the Mayor closed the Hearing.

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

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6. DISCUSSION:

6.1 ADOPTION OF TELECONFERENCING DISRUPTION POLICY AND COMMUNITY OUTREACH AND PUBLIC ENGAGEMENT PLAN IN COMPLIANCE WITH SENATE BILL 707 (SB707)

Recommended Actions:

1. Adopt Resolution 2026-10, a new City Council policy addressing a disruption of telephonic or internet service during City Council meetings, in compliance with Senate Bill 707 and Government Code Sections 54953.9 and 54953.10; and
2. Approve the SB 707 Community Outreach and Public Engagement Plan to encourage participation by historically underrepresented and underserved communities.

Director of Government Services/City Clerk Kendig provided an overview of new legislation and policy requirements.

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

6.2 PROPOSED ANNUAL BUDGET FOR FISCAL YEAR 2026-27

Recommended Actions:

1. Adopt Resolution 2026-11 adopting the Annual Budget for Fiscal Year 2026-27;
2. Adopt Resolution 2026-12 approving updated City Salary Schedules to include cost-of-living adjustments of 3.2% and the addition of Principal Civil Engineer and Principal Planner job classifications, effective July 1, 2026; and
3. Adopt Resolution 2026-13 setting the annual appropriations limit for Fiscal Year 2026-27.

Director of Financial Services Eifer presented proposed budget and responded to questions from Councilmembers. The City Council requested that a 5-year Forecast be presented within the next 60 days.

Motion: Mayor Pro Tem Munzing moved and Councilmember Zandbergen seconded to approve the recommended actions. Motion carried 5-0.

7. CITY MANAGER'S REPORT:

City Manager Channing reported that he was entering the third week of his tenure and expressed appreciation to City staff for their efforts in maintaining operations over the past six months. He highlighted the recent budget adoption and encouraged residents to participate in the City's summer recreation classes and camps, noting that scholarships are available for eligible participants. He also announced the upcoming Shakespeare by the Sea performance at Soka University on July 23, 2026, and reminded the community

that applications for the Citizen of the Year, Senior of the Year, and Youth of the Year awards will be accepted through June 30, 2026.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Inquired about the deadline for submitting nominations for Citizen of the Year. City Manager Channing stated that nominations are due by June 30 and that the information is posted online.
- Noted that any additional comments will be submitted in writing.

Councilmember Dwyer:

- Announced the City's upcoming 25th Anniversary Celebration, including recognition of the winning anniversary logo. He noted that the City will host a booth highlighting summer programs and activities and that a community celebration is scheduled for July 15, 2026.
- Reported that the Orange County Mosquito and Vector Control District detected West Nile virus activity and encouraged residents to eliminate standing water and take precautions to avoid mosquito bites. Additional information is available at OCVector.org.
- Attended the Memorial Day ceremony at El Toro Memorial Park and recognized those who have served in the military.
- Attended the Orange County Fire Authority's Best and Bravest Awards Ceremony on May 29, 2026, and congratulated Division Chief Reid Gibson on being recognized as a Chief of the Year nominee.
- Attended the Boys & Girls Club Youth of the Month event on May 21, 2026.
- Attended the Second Harvest Great Futures Market food distribution event held earlier that day.

Councilmember Zandbergen:

- Attended the Memorial Day ceremony at El Toro Memorial Park.
- Attended the Orange County Fire Authority's Best and Bravest Awards Ceremony.
- Requested discussion regarding the placement of additional speed feedback signs at strategic locations throughout the City. He suggested evaluating potential permanent locations near The Ranch and along both sides of Aliso Creek Road and exploring partnership opportunities with the Aliso Viejo Community Association regarding use of its electronic signs.
- Inquired about the schedule for bicycle lane striping and upcoming street resurfacing projects.

Mayor Pro Tem Munzing:

- Attended a Memorial Day observance.
- Participated in the Aliso Viejo Community Association and City Subcommittee meeting, where several matters of mutual interest were discussed.
- Commented on recent reductions to speed limits within the City.

DRAFT

- Attended the Orange County Fire Authority's Best and Bravest Awards Ceremony in his capacity as an OCFA Board Member and congratulated Division Chief Reid Gibson on his recognition.
- Reported that the Orange County Fire Authority is finalizing labor negotiations with its firefighters.
- Wished residents a safe and enjoyable summer.

Mayor Duncan

- Commented on the positive and productive meeting between the City and the Aliso Viejo Community Association Subcommittee.
- Reflected on the life and contributions of Ron Withnell and requested that the meeting be adjourned in his memory.

9. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 9:16 p.m. to the next regularly scheduled City Council meeting on Wednesday, June 17, 2026, at 7:00 p.m.

Adjourned In Memory of
Ron Whitmill

Respectfully submitted:

_____
MARIA KENDIG
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Maria Kendig, Director of Government Services/City Clerk

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

Recommended Action:

Conduct a second reading and adopt an Ordinance entitled:

ORDINANCE NO. 2026-254: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE ALISO VIEJO MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA

Fiscal Impact:

None.

Discussion:

On June 3, 2026, the City Council approved the introduction and first reading of the subject Ordinances by 5-0 vote. If adopted, the Ordinances will take effect 30 days after adoption.

Attachment:

1. Ordinance

ORDINANCE NO. 2026-254

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE ALISO VIEJO MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, in recent years, legislation, including Senate Bill 35 ("SB 35"), requires certain housing projects to be reviewed using objective design standards ("ODS") in order to address the statewide housing shortage and streamline approval of housing projects; and

WHEREAS, objective standards are measurable, clearly defined, verifiable, and quantifiable and do not rely on personal or subjective judgment by a reviewing authority; and

WHEREAS, the City of Aliso Viejo ("City") currently applies the design standards set forth in Section 15.62 of the Aliso Viejo Municipal Code ("AVMC"), which include standards that are subjective in nature and cannot be applied to projects eligible for ministerial approval under SB 35; and

WHEREAS, in November 2025, the City received funding through the Orange County Council of Governments ("OCCOG") Regional Early Action Planning ("REAP 2.0") grant program to prepare ODS; and

WHEREAS, the City has developed an ODS Manual with assistance from PlaceWorks, to provide detailed, objective criteria covering aspects of design, including, but not limited to, site planning, open space, building mass and scale, and materials; and

WHEREAS, the City conducted outreach to the development community, including holding a Developer Roundtable on May 14, 2026 to introduce the concept of ODS and solicit public and stakeholder input on the draft ODS Manual, and incorporated feedback where appropriate; and

WHEREAS, on May 21, 2026, a public notice of the public hearing was published in the Laguna Niguel News; and

WHEREAS, on June 3, 2026, the City Council held a duly noticed public hearing as prescribed by law and introduced an Ordinance amending Sections 15.62.010 and 15.62.040 of the Aliso Viejo Municipal Code to establish ODS; and

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

NOW, THEREFORE, the City Council of the City of Aliso Viejo does ordain as follows:

SECTION 1. Incorporation of Recitals. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The City Council finds that Zoning Code Amendment ZA-2026-01004 is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines, which provides that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Zoning Code Amendment ZA-2026-01004 will not have a significant effect on the environment as it simply establishes objective design review standards for residential projects and does not authorize construction or development. Therefore, the City Council finds that this Ordinance is exempt from CEQA. As the City receives individual qualifying residential project applications, projects subject to discretionary review will be reviewed in accordance with CEQA and projects subject to ministerial approval under SB 35 will be exempt from CEQA (pursuant to Government Code section 21080(b)(1)).

SECTION 3. Approval of Findings for a Zoning Code Amendment**.** In accordance with AVMC section 15.78.050(E), the City Council hereby makes the following findings of fact and approves a Zoning Code Amendment ZA-2026-01004 to adopt the Objective Design Standards Manual to establish clear and measurable criteria for qualifying residential projects, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

1. Public Welfare. Approval of Zoning Code Amendment ZA-2026-01004 will not create conditions materially detrimental to the public health, safety, and general welfare. Zoning Code Amendment ZA-2026-01004 maintains appropriate development standards and land use compatibility and will not result in adverse impacts to surrounding properties or the community.

2. General Plan Consistency. Zoning Code Amendment ZA-2026-01004 is consistent with the goals, objectives, and policies of the general plan and any applicable specific plan. Zoning Code Amendment ZA-2026-01004 supports General Plan Goal H-1, "Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents," Goal H-2, "Create safe and aesthetically pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups," and Goal H-3b, "Increase the supply of affordable housing in high opportunity areas."

SECTION 4. Code Amendment. Section 15.62.10 of the Aliso Viejo Municipal Code is hereby amended to read as follows:

15.62.010 Purpose and intent.
This chapter sets out standards for physical design in Aliso Viejo. It provides architectural, landscape and site planning criteria for the design and review of proposed commercial, office, industrial, residential, and other development within the city. [Ord. 2011-131 § 3 (Exh. A)].

This chapter operates in conjunction with the City's adopted Objective Design Standards, which provide quantifiable design metrics for certain housing projects in Aliso Viejo.

SECTION 5. Code Amendment. Section 15.62.40 of the Aliso Viejo Municipal Code is hereby amended to read as follows:

15.62.040 Applicability of design standards.

A. Applicability.

1. Projects Subject to Design Review. Except for those projects identified in subsection (A)(2) of this section, the following projects shall be subject to design review under the provisions of this chapter or the City's Objective Design Standards:

   Projects which require a site development or conditional use permit pursuant to Chapter 15.74 AVMC and which: (a) involve new building construction; or (b) involve exterior alterations to existing buildings and/or sites. For such alterations, the design standards shall apply only to the portions of the project being altered and only design measures connected to the proposed improvements shall be required.
2. Projects Not Subject to Design Review. The following projects are not subject to design review:
   a. Construction of an individual single-family detached home by an owner-builder;
   b. Alterations to existing single-family detached homes;
   c. Interior alterations to existing buildings;
   d. Applications which do not involve building construction.
3. Projects Subject to Objective Design Standards. The following projects are subject to design review under the City's adopted Objective Design Standards, in lieu of the provisions of this chapter:
   a. Single-family and/or duplex neighborhoods, multi-family, and mixed-use developments that dedicate at least 20 percent of base units as affordable to low income households on sites identified in the City's Housing Element to accommodate the lower income regional housing needs allocation (RHNA), consistent with Government Code Section 65583.2, subdivisions (c), (h), and (i).
   b. Single-family and/or duplex neighborhoods, multi-family, and mixed-use developments that dedicate at least 10 percent of base units as affordable to low income households, on sites that are not

identified in the City's adopted Housing Element and meet all SB 35 eligibility requirements pursuant to Government Code Section 65913.4.

c. Substantiative renovations or structural alterations of the building types listed in subsection (A)(3)(a) and (A)(3)(b), when 50 percent or more of the exterior walls or roof are demolished as part of the renovation.

B. Architectural Standards.

1. Commercial Standards. The commercial architectural standards of AVMC 15.62.090 shall apply to the following projects:
    a. Freestanding retail buildings, shopping centers, restaurants, and other commercial development.
    b. Civic centers.
    c. Institutional buildings, such as churches, libraries, museums, schools, and colleges.
    d. Small-scale hotels and hospitals, three stories or less.
    e. Mixed use projects which are predominantly commercial but which also include other uses within the same building or cluster of buildings (e.g., residential units above retail stores or professional offices within a commercial building or shopping center), excepting those projects subject to the City's Objective Design Standards.
2. Office and Industrial Standards. The office-industrial architectural standards of AVMC 15.62.100 shall apply to the following projects:
    a. Office and industrial buildings and parks.
    b. Utility substations.
    c. Large-scale hotels and hospitals, four stories or above.
    d. Mixed use projects which are predominantly office or industrial but which also contain small incidental commercial uses, such as a sandwich shop.
3. Office and Industrial Buildings in Commercial Areas. Notwithstanding the provisions of subsections (A)(1) and (2) of this section, in order to promote consistent design quality within the community's retail commercial areas, the city shall have the discretion of applying the commercial architectural standards of AVMC 15.62.090 to office, industrial, or other buildings proposed for such commercial areas.
4. Residential Standards. The residential architectural standards of AVMC 15.62.120 shall apply to projects with two or more residential units, excepting those projects subject to the City's Objective Design Standards.

C. Determinations Regarding Applicability. When it is not immediately apparent whether a proposed project is subject to the provisions of this chapter under the

categories listed in this section, the director shall decide. The director's decision shall be based on his or her determination of the most applicable category of the project and the goal and objectives set out in AVMC 15.62.020. [Ord. 2011-131 § 3 (Exh. A)].

D. Amendments to the Objective Design Standards Manual. Any future amendments to the Objective Design Standards Manual shall be adopted by City Council resolution.

SECTION 6. Effective Date. This Ordinance takes effect 30 days after its adoption.

SECTION 7. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

PASSED, ADOPTED AND APPROVED this __ day of June 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:
Best Best & Krieger LLP

_____
Scott Smith,
City Attorney

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

I, Maria Kendig, City Clerk of the City of Aliso Viejo, do hereby certify that the foregoing Ordinance No. 2026-254 was duly introduced and placed upon its first reading at the regular meeting of the City Council on the 3rd day of June, 2026, and thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the ___ day of June 2026, by the following vote, to wit:

AYES: Councilmembers:_____

NOES: Councilmembers:_____

ABSENT: Councilmembers:_____

_____
Maria Kendig,
City Clerk

EXHIBIT A

OBJECTIVE DESIGN STANDARDS MANUAL

RESIDENTIAL
Objective Design Standards

City of Aliso Viejo
Adopted XX, 2026

ALISO VIEJO

ACKNOWLEDGMENT

Prepared for: Aliso Viejo

Funded by: OCCOG
Orange County Council of Governments

Prepared by: PLACEWORKS

Adopted by City Council:

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Chapter 1
INTRODUCTION

1.1 Introduction

1.2 Applicability

1.1 Introduction

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards (ODS) are measurable, verifiable, and quantifiable, supporting consistent housing design in the community. Ultimately, the standards contained in this document will provide for a predictable and equitable path for new housing in the City of Aliso Viejo.

This document provides clear and useful standards for the design of residential development in Aliso Viejo. These standards are written as minimum design standards for site and structure design but also offer various recommendations and guidelines for quality and character. Proposed projects must comply with all applicable building permit requirements, zoning code requirements, and other development standards found in the City of Aliso Viejo's Development Code (AVMC).

1.2 State Requirements

Senate Bill 330 (SB 330) established the Housing Crisis Act of 2019 (HCA) to increase residential unit development; protect existing housing inventory; and expedite permit processing. In addition, SB 35 requires local entities to streamline the approval by providing a ministerial process through which a project is only reviewed against objective standards.

For the purposes of SB 330 and SB 35, an eligible "housing development project" must be a multifamily or mixed-use project (with at least 2/3rd of the square footage being for residential uses).

Under these laws, cities and counties are prohibited from denying a housing development project or reducing its density based on a subjective design standard. A project can only be reviewed against "objective, quantifiable, written development standards, conditions and policies," and can only be denied if certain findings described in Gov. Code §65589.5(j) are met.

1.3 Applicability

Refer to Section 15.62.040 of the AVMC for applicability provisions and the list of project types that are required to be reviewed through these Objective Design Standards.

These standards do not apply to minor renovations (i.e. when less than 50 percent of the exterior walls or roof are demolished as part of the renovation) and routine maintenance of residential (single-family, multi-family, and mixed use) developments, even if such projects are qualifying SB 35 projects.

For SB 35 developments including, spanning or creating multiple lots, these standards apply to all lots proposed for multi-family housing, mixed-use developments, and any associated amenities, open space, or utilities that would serve multi-family or mixed-use units.

These standards are in addition to the standards of the underlying base zone. In the event of conflicting standards between these standards and the base zone, the more restrictive standard shall apply. For projects located in a Specific Plan, and if there is a conflict between the City's ODS and the Specific Plan's objective standards, the Specific Plan's objective standards shall prevail. Proposed projects must also comply with all other applicable local and state ordinances and codes.

1.4 Document Organization

These objective design standards serve as a stand-alone illustrated document, empowered by appropriate reference within the City's Development Code.

The standards contained in this document are split into three chapters. Chapter 2 consists of site planning standards, including those pertaining to access and circulation, streets, off-street parking, screening of equipment and facilities, outdoor lighting, pedestrian circulation, parks and open space, and trash enclosures.

Chapter 3 includes architectural standards, and includes a menu of architectural styles new residential development in Aliso Viejo shall adhere to. Standards pertaining to building elevations, roofs, materials, doors, windows, and garages are also included in this chapter.

Finally, Chapter 4 includes additional standards for large-scale residential, which is defined as residential developments at 25 or more units per acre.

Chapter 2
SITE PLANNING

2.1 Access and Circulation
2.2 Streets
2.3 Off Street Parking Bays
2.4 Screening of Equipment and Facilities
2.5 Outdoor Lighting
2.6 Pedestrian Circulation
2.7 Bikeways and Equestrian Trails
2.8 Parks and Open Space
2.9 Trash Enclosures

2.1 Access and Circulation

1. **Connections to Existing Network.** Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities
2. **Entries.**
   a. **Project Identification.** Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.
   b. **Entry Location.** Project entries shall not be located closer than 100 feet from an intersection/ curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.
   c. **Entry Design.** Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.
   d. **Gated Entries.** Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.
3. **Transit.** Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.







2.2 Streets

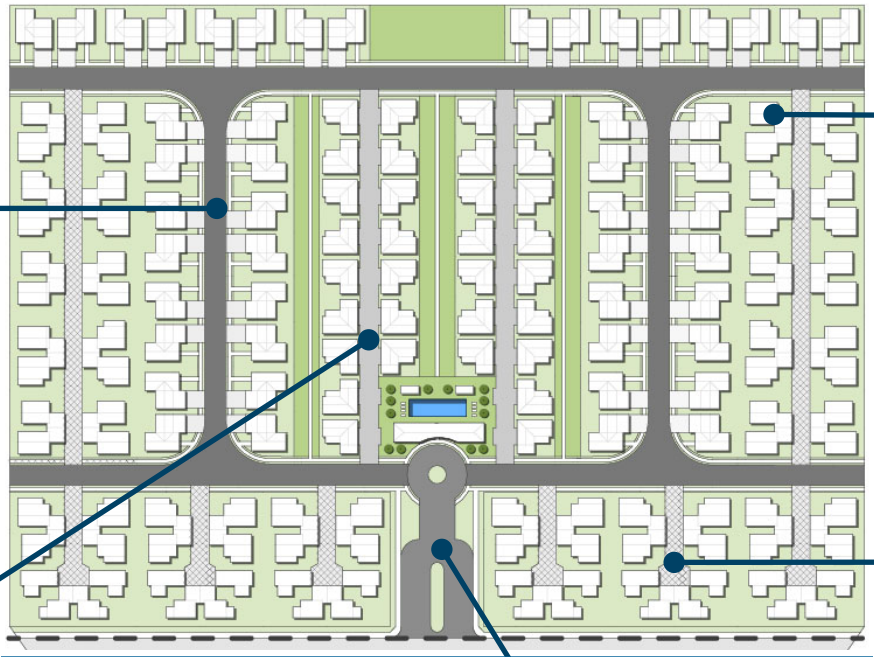
Residential developments shall feature a circulation system with a clear hierarchy of streets, either public or private, that allows for efficient ingress and egress of vehicles, safe and convenient pedestrian connections throughout the development, and other associated infrastructure. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included. Street types shall not be combined with another street type. Public streets contained in a residential development shall adhere to AVMC 14.10.060. Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.



Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping.



Residential alleys provide dedicated vehicle access to the garages of individual residential units. Residential alleys are the least pedestrian-oriented street type.





Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation.



Residential lanes provide vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual functions.



Lane courts provide both vehicular and pedestrian access to multiple residences. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual functions.

A system of pedestrian walkways shall also connect all residential dwellings to the public sidewalk, parking facilties, common open areas, waste and recycling enclosures, and mailboxes, as described in Section 2.6.

Neighborhood Entries

Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation. Guest and/or new resident parking is also permitted within a Neighborhood Entry.

1. **Neighborhood Entries.** All neighborhood entries shall adhere to the following standards:
   a. Garages for individual units are not permitted to be accessed from neighborhood entries.
   b. A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.
   c. A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.







Residential Drives

Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping. Parallel parking is permitted on residential drives.

2. **Residential Drives.** All residential drives shall adhere to the following standards:
   a. A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.
   b. In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.
   c. Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.







Residential Alleys

Residential alleys provide dedicated vehicle access to the garages of individual residential units. They are the least pedestrian-oriented street type.

3. **Residential Alleys.** All residential alleys shall adhere to the following standards:
   a. Pedestrian walkways are not required along residential alleys.
   b. Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.
   c. The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.







Residential Lanes

Residential lanes provide both vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual use as a pedestrian and vehicular space.

4. **Residential Lanes.** All residential lanes shall adhere to the following standards:
   a. Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.
   b. Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.
   c. At least 5% of the area of a residential lanes shall be landscaped.
   d. At least 2 trees shall be planted at each entry to a residential lane.
   e. A maximum of 32 dwelling units may feature vehicular access from a single residential lane.







Lane Courts

Lane courts provide both vehicular and pedestrian access to multiple residences, and feature a single vehicular access point. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual use as a pedestrian and vehicular space.

5. **Lane Courts.** All lane courts shall adhere to the following standards:
   a. Lane courts shall be at least 30 feet wide, as measured garage-to-garage.
   b. The entire length of a lane court colored/ patterned with pavers, concrete, stamped asphalt, or brick.
   c. At least 5% of the area of a lane court shall be landscaped.
   d. At least 2 trees shall be planted at the vehicular entry to a lane court.
   e. A maximum of 10 dwelling units may feature vehicular access from a single lane court.







2.3 Off Street Parking Bays

Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.

2.4 Screening of Equipment and Facilities

Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.

2.5 Outdoor Lighting

Outdoor lighting shall conform to the provisions of AVMC 15.62.070.

2.6 Pedestrian Circulation

In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development. This system shall adhere to the following standards:

1. **Connectivity.** Pedestrian walkways shall not terminate at streets, but shall either:
   a. Merge with a sidewalk running parallel with the street.
   b. Traverse the street via crosswalks demarcated with paint or decorative paving, provided that this crosswalk connects to:
      i. A sidewalk on the other side of the street
      ii. Another pedestrian walkway
      iii. Common open area
      iv. Recreational amenities
2. **Paving.** Pedestrian walkways shall be paved.
3. **Width.** Pedestrian walkways shall be at least 4 feet wide.





2.7 Bikeways and Equestrian Trails

Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.

2.8 Parks and Open Space

1. **Landscaping.** Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.
2. **Common open area.** In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.
   a. Location. All residential units shall be within 300 feet of a common open area.
   b. Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.

2.9 Trash Enclosures

Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers.

Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030. If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.







Chapter 3
ARCHITECTURE

3.1 Color and Style
3.2 Architectural Styles
3.3 Building Elevations
3.4 Roofs
3.5 Materials
3.6 Doors, Windows, and Trim
3.7 Garages and Carports
3.8 Accessory Elements

3.1 Color and Style

Residential developments shall provide multiple colors schemes as they increase in scale.

If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.

1. Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.
2. Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.
3. Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.

If multiple housing typologies (e.g. single-family units and townhomes) are proposed within a single development, the required number of styles for each typology may differ depending on the overall number of units or buildings provided in each typology.

3.2 Architectural Styles

All new residential developments shall adhere to one of the architectural styles contained in this section. All proposed design elements that define the chosen architectural style shall also meet the other standards contained in this document.

Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must feature architectural detailing on all sides. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Spanish Revival
- Tuscan
- Modern Ranch
- Modern

Each style contains a list of required architectural characteristics pertaining to roofs, walls, doors, and windows. In addition, all styles contain a menu of options that shall be included to provide architectural detailing to the building.

Styles may not be mixed within a single building.



A. Spanish Revival

Spanish Revival style, also known as Spanish Colonial, Mission, or Monterey, is characterized by picturesque combinations of simple rectilinear forms of varying heights. The buildings are capped with gabled or hipped roofs of red clay barrel tiles with little or no eave overhang. Courtyards and well-detailed structural elements, such as pergolas, trellises or loggias and arcades often provide another layer to the massing. Elements such as balconies, towers, chimneys and other tile, wood, or wrought iron details add accents. Asymmetrical facades are common with arches over windows and doorways.

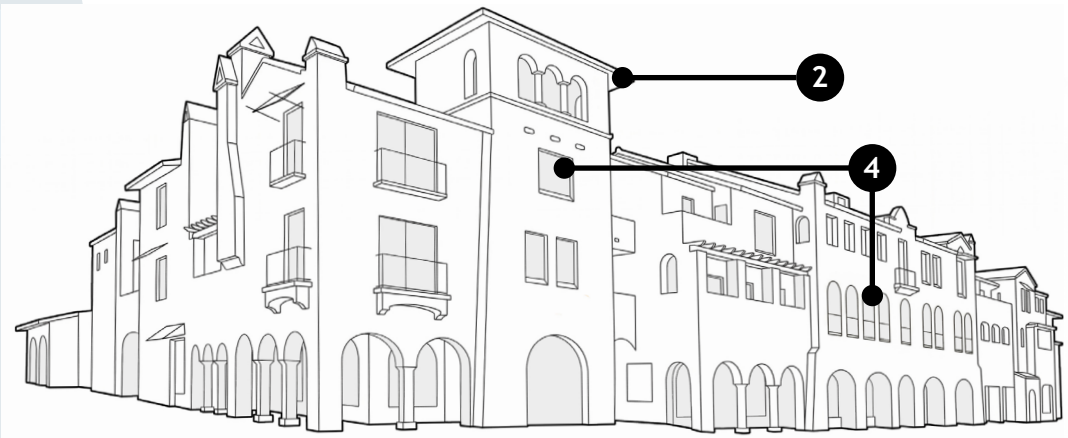


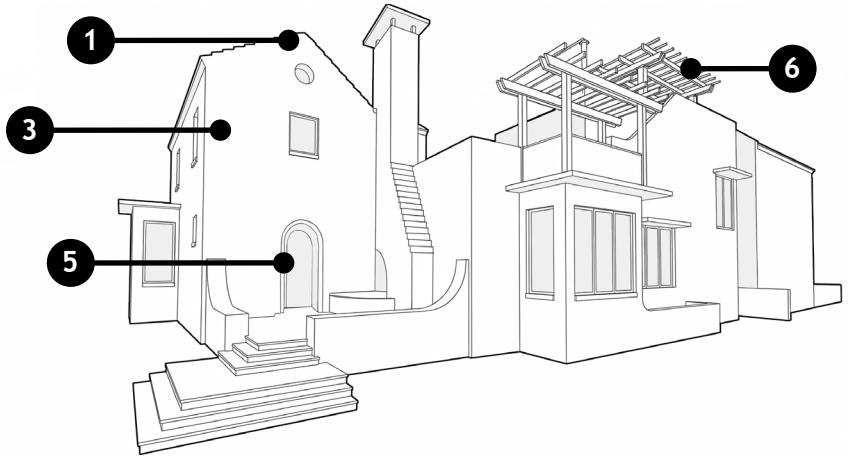




All Spanish Revival style residential buildings shall adhere to the following standards:

1. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:
   a. Hipped roofs may be used in combination with gables or on a tower element,
   b. Shed roofs may used in conjunction with verandas and minor "lean-to" structures,
   c. Flat roofs with parapets shall not exceed 40% of the total roof area;
2. At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;
3. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);
4. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;
5. All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and
6. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

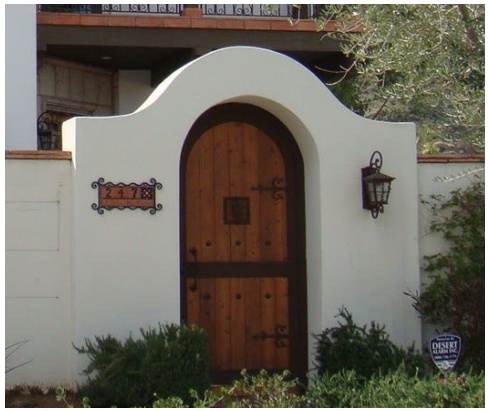






In addition, duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;
2. Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;
3. Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;
4. Provide shutters for at least 20% of the total window count;
5. Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;
6. Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;
7. Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;
8. Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.



9. Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;
10. Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;
11. Use shutters that match the door or trim accent color and are sized to cover 100% of the window opening width;
12. Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;
13. Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;
14. Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;
15. Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;
16. Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;
17. Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or
18. Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.







B. Tuscan

Tuscan style is an interpretation of traditional Mediterranean architectural style joined by rural Italian elements. Key elements include the use of stone and stucco, light earth tones, and red tile roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.

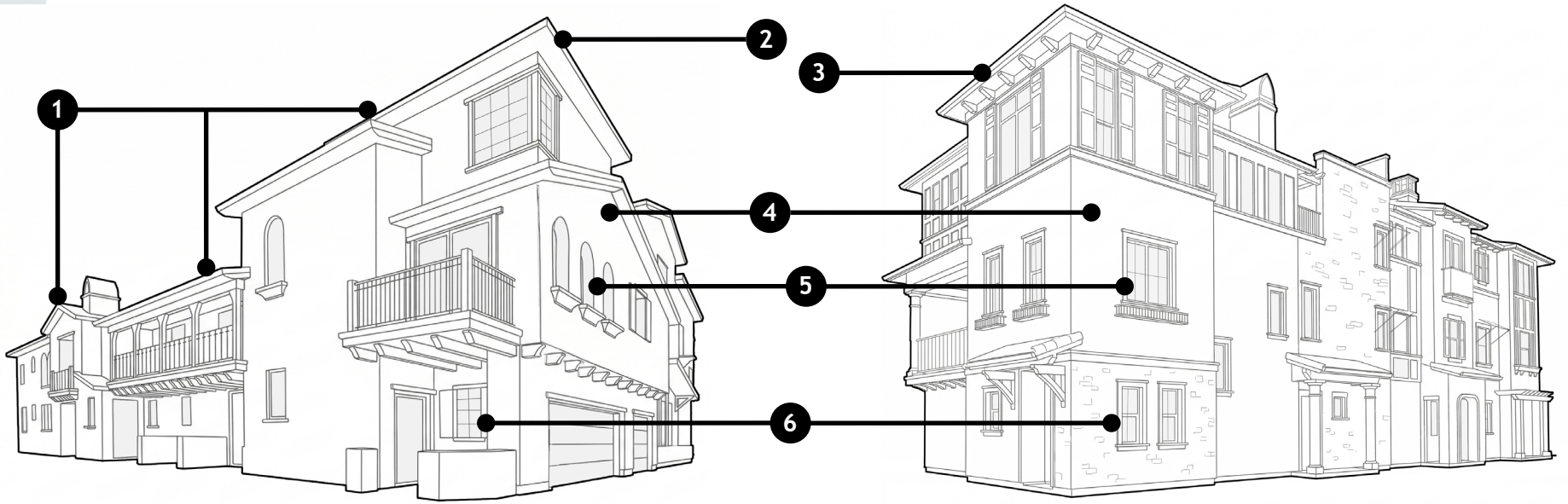






All Tuscan style residential buildings shall adhere to the following standards:

1. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;
2. Roof material shall be composed of tiles;
3. Large overhanging eaves (minimum 12 inches) along primary elevation;
4. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;
5. At least 50% of windows shall be recessed 3 to 9 inches from outer wall on primary façade and shall feature brown or beige trim; and
6. At least one casement window per unit shall be provided on single-family/duplex buildings, and shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.





In addition, duplexes and detached single-family Tuscan buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Arched wall niches with a minimum depth of 8 inches and a height-to-width ratio of at least 1.5:1 to ensure a vertical proportion;
2. Carved medallions with a minimum diameter of 12 inches and a depth of projection between 1.5 and 3 inches from the wall surface;
3. Ceramic inset tiles of 4x4 or 6x6 inches and recessed so the tile face sits flush with the surrounding stucco or stone finish;
4. Corner quoins: each block must have a minimum vertical height of 12 inches, with lengths alternating between 18 and 24 inches, and forming an interlocking pattern;
5. Decorative clavos, spaced no more than 6 to 8 inches apart on center along the perimeter or panels of wooden doors and shutters;
6. Decorative corbels with a minimum vertical height of 10 inches and a projection (run) that supports at least 60% of the overhanging element's depth;
7. Decorative plaster friezes between 8 and 18 inches in height, located within the top 10% of the wall's total vertical height;
8. Timber lintels with a minimum cross-section of 6x8 inches and extend at least 4 inches beyond the width of the window opening on both sides;







9. Juliet balconies, not more than 1 foot deep;
10. Sconces with a minimum height of 18 inches (excluding the mounting arm).
11. Scrolled window grilles projecting at least 4 to 6 inches from the window pane at their furthest point;
12. Stone window sills at least 3 inches thick and projecting a minimum of 2.5 inches beyond the finished wall surface to create a distinct shadow line;
13. Terracotta chimney pots standing between 18 and 36 inches tall, with a minimum wall thickness of 0.75 inches;
14. Tiered water features with a least two levels of basins, with the primary basin having a minimum diameter of 36 inches;
15. Trellis rafter tails extending at least 12 inches beyond the outermost supporting beam; or
16. Wrought iron finials extending a minimum of 8 to 12 inches above the ridge line or railing cap, with a base diameter of at least 2 inches.



C. Modern Ranch

Modern Ranch style is the synthesis of the California Ranch and the Modern Farmhouse styles. It merges the horizontal emphasis of the 19th-century Western vernacular with the clean lines and verticality of current residential form. This style prioritizes seamless indoor-outdoor connections, utilizing a sophisticated palette and a mixture of rustic and industrial materials.

Modern Ranch shall not be applied to buildings over 3 stories in height, or to any Large-Scale Residential project.

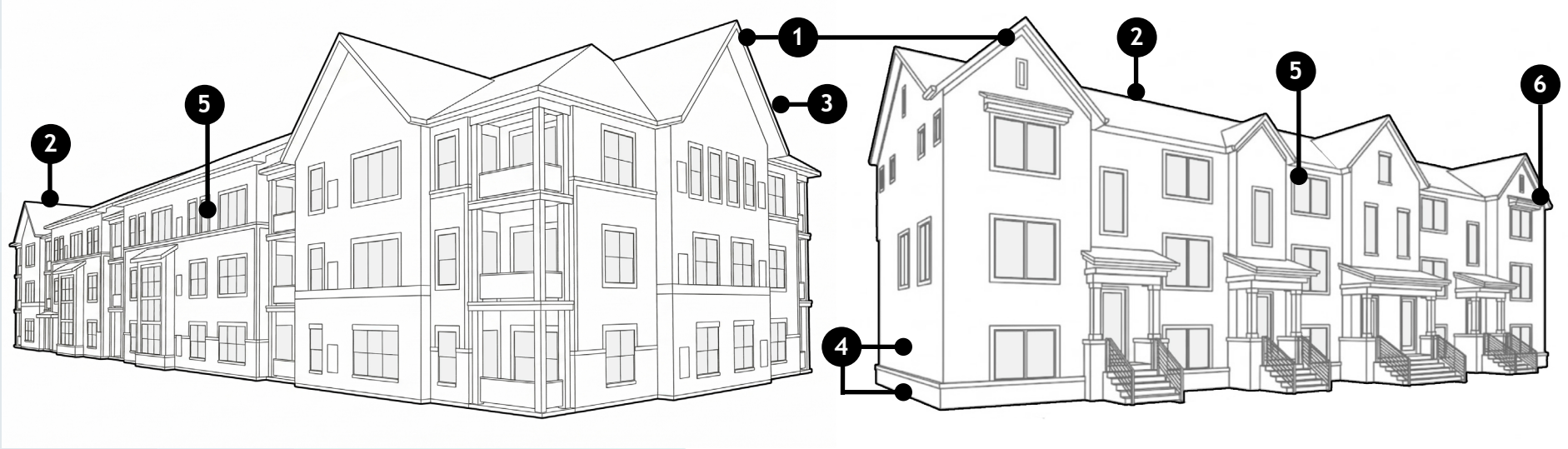






All modern ranch buildings shall adhere to the following standards:

1. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).
2. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.
3. Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.
4. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.
5. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.
6. Facade colors shall be restricted to pastels, grays, or earth tones, being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.





In addition, single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. 3 to 6-inch unadorned board trim around all window and door openings;
2. A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;
3. A wide brick or natural stone chimney located on the primary or street-facing façade;
4. Integration of clerestory windows within the upper triangular portion of gable ends;
5. Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or heavy timber columns;
6. Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;
7. Garage doors or large entries featuring carriage-style detailing or “Dutch door” split configurations.
8. At least three distinct wall planes across the primary elevation;





9. Metal-clad awnings without side supports installed over ground-level windows;
10. The inclusion of at least one hexagonal, octagonal, or circular “moon” window or gate at the primary entrance;
11. Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);
12. Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;
13. Use of shed or gabled dormers to break up large roof planes;
14. Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;
15. Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;
16. Use of unadorned corrugated metal panels for focal wall sections or as “eyebrow” awnings over secondary entries; or
17. Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.





D. Modern

Modern architecture is the post-World War II iteration of the International Style, which was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Modern architecture represents the adaptation of these elements to the local climate and topography, as well as the postwar need for efficiently-built homes. In Southern California, this often meant the use of wood post-and-beam construction. Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

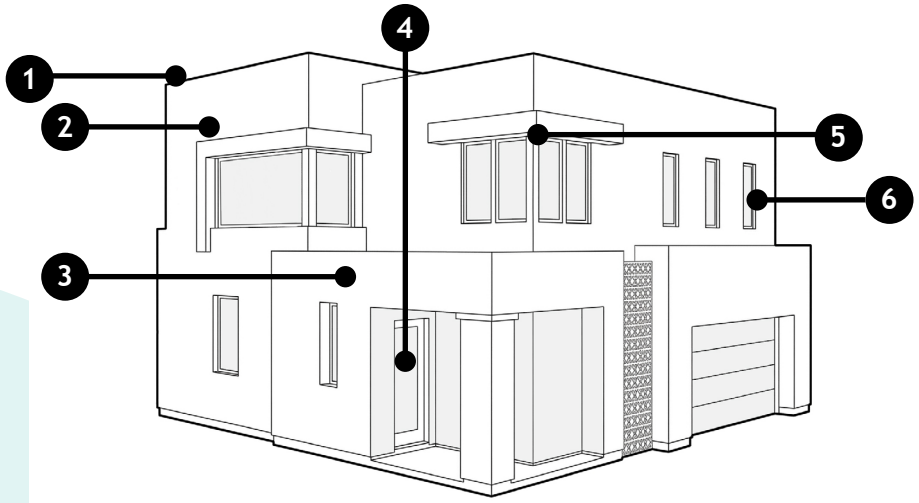






All modern buildings shall adhere to the following standards:

1. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.
   a. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.
   b. Minimum 12-inch overhangs are required for at least 50 percent of the roofline.
2. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.
3. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors with a light reflectance value (LRV) greater than 70 may only be used on recesses and detailing shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.
4. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.
5. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.
6. Windows shall be square or rectangular.



In addition, single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;
2. Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;
3. Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;
4. Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;
5. Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;
6. Colonnades consisting of at least three columns spaced at regular intervals of 6 to 10 feet, forming a continuous covered exterior walkway;
7. Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or a minimal-profile mullion less than 3 inches wide;
8. Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;







9. Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;
10. Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;
11. Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;
12. Horizontal trellis consisting of a wood or metal framework of horizontal members, providing shade over at least 50 square feet of exterior space;
13. Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches from the exterior wall surface;
14. Metal sunshades consisting of fixed horizontal or vertical metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;
15. Natural stone cladding consisting of travertine, marble, or granite applied in large-format slabs or ashlar patterns with a matte or honed finish;
16. Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;
17. Raised podium foundation consisting of a visible slab or masonry plinth that elevates the primary floor plate at least 3 feet above the finished grade;
18. Vertical metal slat awnings consisting of vertical metal slats spaced no more than 4 inches apart, projecting at least 1 foot from the facade.







3.3 Building Elevations

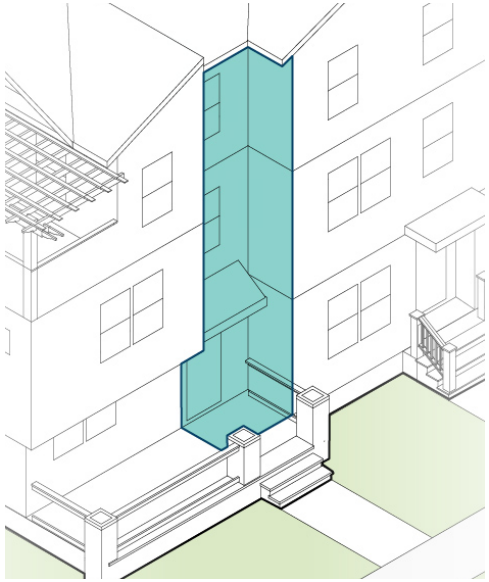
Massing

Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives:

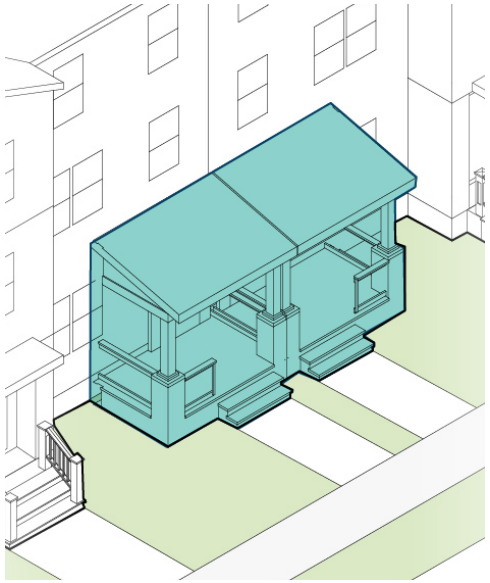
1. Recesses (e.g. patio, forecourt, garage, balcony, etc.) with a minimum depth of 4 feet and a width of 10 feet.
2. Projections (e.g. floor area, bay window, covered entry, etc.) with a minimum depth of 2 feet and a width of 4 feet.
3. Offsets in the facade of 2 feet or greater.

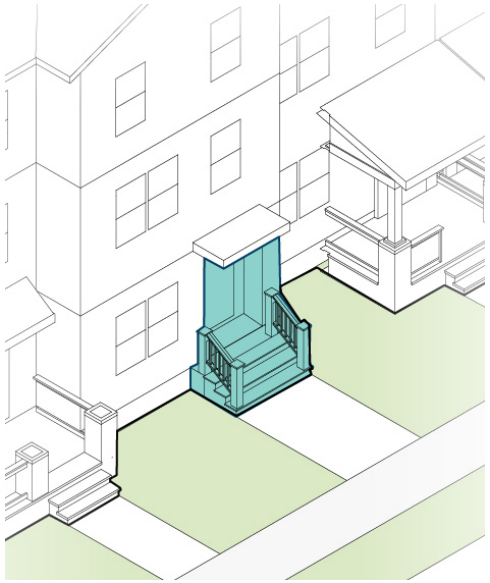
Entrances

Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.



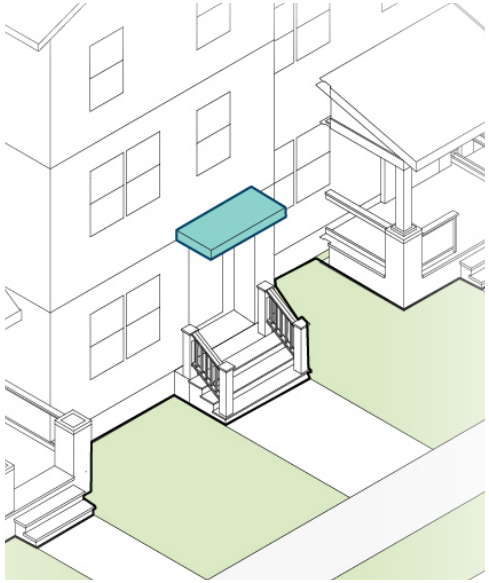
1. **Recesses.** A recess is a portion of a building that is set back from other portions of the elevation. If used to demarcate an entrance, recesses shall adhere to the following standards:
   a. Units. A single entry recess may serve up to two residential units.
   b. Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.
   c. Depth. An entry recess shall be at least 3 feet deep.
   d. Height. The recess shall extend from grade to roof.
   e. Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.





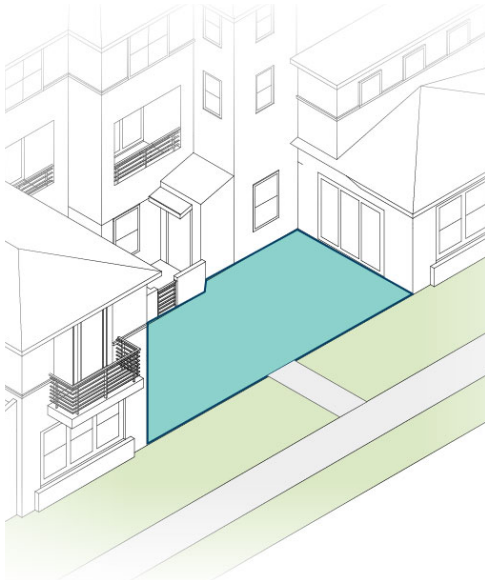
2. **Porches.** A porch is a roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. If provided, porches shall adhere to the following standards:
   a. Units. A single porch may serve no more than two residential units
   b. Width/Length. If provided, porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.
   c. Depth. Porches shall be at least 6 feet deep.
   d. Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.

3. **Stoops.** A stoop is a stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. If provided, stoops shall adhere to the following standards:
   a. Units. An individual stoop may serve up to two residential units.
   b. Width/Length. If provided, stoops shall be at least 3 feet wide.
   c. Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.
   d. Height. An overhang above a stoop shall feature an 8 foot height clearance.



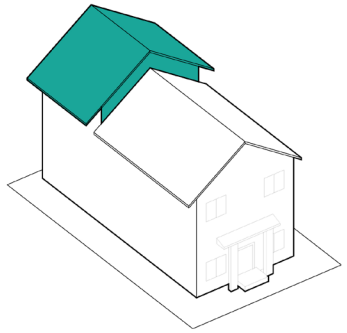
4. **Overhangs.** An overhang is a frontage wherein the building façade features a projection that covers the entrance of a dwelling unit. If provided, overhangs shall adhere to the following standards:
   a. Width/Length. If provided, overhangs shall be at least 5 feet wide.
   b. Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.
   c. Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.

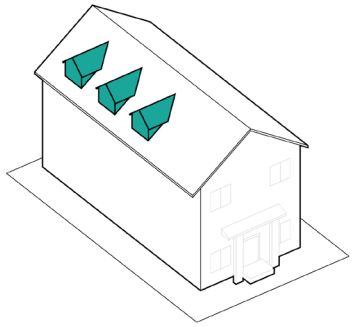
5. **Forecourts.** A forecourt is formed when a building is designed around an open space defined by the surrounding building walls. Forecourts may provide additional open space for units, and offer additional spaces for landscaping. If provided, forecourts shall adhere to the following standards:
   a. Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.
   b. Depth. Forecourts shall be at least as deep as they are wide.
   c. Stairs. Stairs within a forecourt access units on an upper story.

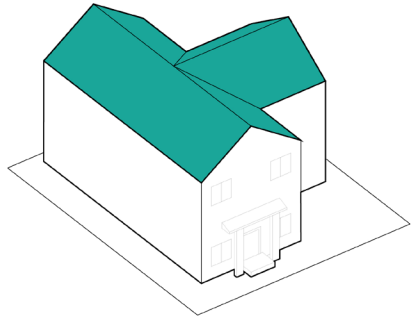


3.4 Roofs

1. **Roofline Modulation.** Residential buildings two or more stories shall incorporate at least one of the following:
   a. Roofline Variation. Variation in roof height and/or ridgeline as follows:
      i. One story: Not required
      ii. Two stories: 2 feet for every 30 linear feet
      iii. Three stories: 2 feet for every 50 linear feet
      iv. Four+ stories: 3 feet for every 75 linear feet
   b. Pitched Roof Variation. Use of dormers, cross-gable and/or hipped roof lines.
2. **Flat Roofs.** Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height.
   a. Modern-style buildings may feature flat roofs that cover 100 percent of its footprint.
3. **Roof-Mounted Equipment.** Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.
4. **Antennas.** Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.







3.5 Materials

1. **Material List.** Residential developments shall adhere to Table 3-1.
2. **Four-Sided Architecture.** All elevations shall contain the same primary materials and trim treatment.
3. **Material Changes.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

Table 3-1. Material List

LOCATION	PERMITTED MATERIALS
ROOFS	Clay, slate, or concrete roof tiles Composite shingles Standing seam metal
BUILDING WALLS	Stucco Fiber-Cement Siding Brick Stone Metal Ignition-Resistant Wood Ceramic Tile Glass (glazing less than 15%)
FREE STANDING WALLS	Wood Stucco over CMU block Wrought iron Brick









3.6 Doors, Windows, and Trim

1. **Trim.** All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.
   a. When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.
   b. On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.
   c. On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.
2. **Door Elements.** Additional elements required for front doors include:
   a. Doorbells shall be provided within 2 feet of the front door.
   b. Entry doors for individual units shall include a viewport.
3. **Window Elements.** Additional requirements for windows include:
   a. Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.
   b. Openable windows shall include screens.



3.7 Garages and Carports

1. **Recess.** Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.
2. **Treatments.** Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two of the following design elements:
   a. Driveway, residential lane, or lane court composed of patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials.
   b. Roof overhang at least 1 foot in depth.
   c. Windows on the garage door.
   d. Sectional rollup doors.
   e. Trellis at least 2 feet in depth.
   f. Side-loading.
   g. Decorative light fixture, consistent with the chosen architectural style.
3. **Carports.** Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.





3.8 Accessory Elements

1. **Patios.** If provided as individual dwelling unit open space, private patios shall adhere to the following standards:
   a. Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.
   b. Patios shall be separated from common or public areas by a fence or wall.
2. **Balconies.** If provided as individual dwelling unit open space, balconies shall adhere to the following standards:
   a. Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.
   c. The underside of projecting balconies shall be finished with building material as the rest of the structure.
   d. No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.
3. **Roof Decks.** If provided as individual dwelling unit open space, roof decks shall adhere to the following standards:
   a. Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. The sides of the roof deck shall be finished with building material that matches the rest of the building.
   c. Roof decks shall not overhang from the building façade.
4. **Mailboxes.**
   a. Mailboxes shall be located within one block of the residential units.

Chapter 4
LARGE SCALE RESIDENTIAL

4.1 Threshold and Applicability

4.2 Site Planing

4.3 Architecture and Materials

4.4 Landscape and Open Space

4.5 Mixed Use

4.1 Threshold and Applicability

The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more. Typical typologies at this level of density include apartments, built either as a wrap around a parking structure or built atop a parking podium. These types of buildings are much larger than typical residential structures found in Aliso Viejo, which are generally single-family homes, townhomes, duplexes, and smaller-scale apartments up to three stories in height.

The design standards in this section for higher density residential projects are intended to supplement, and are in addition to, the overall design standards of the rest of this document. These standards have been calibrated to address design issues that arise with larger residential or mixed-use buildings.







4.2 Site Planning

1. **Scale.** Larger structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development. For the purposes of this section, large buildings are defined as structures containing 60 or more residential units.
2. **Corner Elements.** Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two of the following features:
   a. Tower or dome element at least 5 feet in height
   b. Recess or projection, at least 5 feet in depth, 20 feet in width, and at least as tall as wide
   c. Diagonal/curved walls at corner, at least 25 feet in length
   d. Entrance at corner
   e. Color and material variation from the primary façade with an area of at least 25 feet by 25 feet.
   f. Plaza or gathering area, with at least 1,000 square feet of paving.
3. **Elevated Pedestrian Walkways.** If provided, an elevated pedestrian walkway (or skybridge) connects two different buildings or different wings of the same building, and shall adhere to the followings standards:
   a. Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.
   b. Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.





4.3 Architecture and Materials

1. **Major Modulations.** A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.
2. **Minor Modulations.** A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage. Required minor modulations may be situated adjacent to, but not within, a major modulation, and shall feature a different depth than the major modulation.
3. **Stepbacks.** As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).
4. **Roofline Modulation.** Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.
   a. Reduced Floor Area. The uppermost floor features a footprint up to 75 percent the size of the floor below.
   b. Unit Type. Use of loft-style units on the uppermost floor with ceilings at least 5 feet taller than the floor below.
   c. Unit Count. Provide up to 75 percent the number of units on the uppermost floor as compared to the floor below.
5. **Blank Façades.** A blank façade is a portion of a façade without a window, balcony, and/or doorways more than 30 feet in any direction. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades.





4.4 Landscape and Open Space

Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.

4.5 Mixed Use

1. **Distribution of Uses.**
   a. A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.
   b. Common residential open space shall not be publicly-accessible.
2. **Entrances.**
   a. Entrances to upper floor uses shall be provided through a common entrance fronting a street.
   b. There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.
3. **Building Design.**
   a. Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.
   b. The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.
4. **Horizontal Mixed Use.**
   a. Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.
   b. Residential uses shall be located at the rear or sides of the site.
   c. Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.
   d. If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.
   e. The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.

Aliso Viejo

OBJECTIVE DESIGN STANDARD CHECKLIST

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.1 Access and Circulation				
Connections to Existing Network. Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities	☐	☐	☐	☐
Project Identification. Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.	☐	☐	☐	☐
Entry Location. Project entries shall not be located closer than 100 feet from an intersection/curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.	☐	☐	☐	☐
Entry Design. Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Gated Entries. Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.	☐	☐	☐	☐
Transit. Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.	☐	☐	☐	☐
Residential complex developments 81 or more single-family/duplex units, or 21 or more multifamily buildings shall shall provide three architectural styles from Chapter 4, each with at least three distinct color schemes.	☐	☐	☐	☐
2.2 Streets				
Public streets contained in a residential development shall adhere to AVMC 14.10.060.	☐	☐	☐	☐
Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.	☐	☐	☐	☐
Neighborhood Entries. All neighborhood entries shall adhere to the following standards:				
Garages for individual units are not permitted to be accessed from neighborhood entries.	☐	☐	☐	☐
A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.	☐	☐	☐	☐
A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.	☐	☐	☐	☐
Residential Drives. All residential drives shall adhere to the following standards:				
A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.	☐	☐	☐	☐
In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.	☐	☐	☐	☐
Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Residential Alleys. All residential alleys shall adhere to the following standards:				
Pedestrian walkways are not required along residential alleys.	☐	☐	☐	☐
Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.	☐	☐	☐	☐
The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.	☐	☐	☐	☐
Residential Lanes. All residential lanes shall adhere to the following standards:				
Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.	☐	☐	☐	☐
Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.	☐	☐	☐	☐
At least 5% of the area of a residential lanes shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at each entry to a residential lane.	☐	☐	☐	☐
A maximum of 32 dwelling units may feature vehicular access from a single residential lane.	☐	☐	☐	☐
Lane Courts. All lane courts shall adhere to the following standards:				
Lane courts shall be at least 30 feet wide, as measured garage-to-garage.	☐	☐	☐	☐
The entire length of a lane court colored/patterned with pavers, concrete, stamped asphalt, or brick.	☐	☐	☐	☐
At least 5% of the area of a lane court shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at the vehicular entry to a lane court.	☐	☐	☐	☐
A maximum of 10 dwelling units may feature vehicular access from a single lane court.	☐	☐	☐	☐
2.3 Off-Street Parking Bays - Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.				
2.4 Screening of Equipment and Facilities - Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.				
2.5 Outdoor Lighting - Outdoor lighting shall conform to the provisions of AVMC 15.62.070.				

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.6 Pedestrian Circulation				
In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development.	☐	☐	☐	☐
Connectivity. Pedestrian walkways shall not terminate at streets, but shall either: **Merge** with a sidewalk running parallel with the street or **Traverse** the street via crosswalks demarcated with paint or decorative paving	☐	☐	☐	☐
Paving. Pedestrian walkways shall be paved.	☐	☐	☐	☐
Width. Pedestrian walkways shall be at least 4 feet wide.	☐	☐	☐	☐
2.7 Bikeways and Equestrian Trails - Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.				
2.8 Parks and Open Space				
Landscaping. Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Common open area. In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.	☐	☐	☐	☐
Location. All residential units shall be within 300 feet of a common open area.	☐	☐	☐	☐
Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.	☐	☐	☐	☐
2.9 Trash Enclosures - Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers. Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030.				
If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.1 Color and Style				
If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.	☐	☐	☐	☐
Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.	☐	☐	☐	☐
Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
3.2 Architectural Styles				
All new residential developments shall adhere to one of the architectural styles contained in this section	☐	☐	☐	☐
Styles may not be mixed within a single building.	☐	☐	☐	☐
Spanish Revival - All Spanish Revival style residential buildings shall adhere to the following standards:				
Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	☐	☐	☐	☐
Flat roofs with parapets shall not exceed 40% of the total roof area;	☐	☐	☐	☐
At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;	☐	☐	☐	☐
Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);	☐	☐	☐	☐
At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;	☐	☐	☐	☐
All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and	☐	☐	☐	☐
Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Spanish Revival - Duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:				
Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;	☐	☐	☐	☐
Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;	☐	☐	☐	☐
Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;	☐	☐	☐	☐
Provide shutters for at least 20% of the total window count;	☐	☐	☐	☐
Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;	☐	☐	☐	☐
Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;	☐	☐	☐	☐
Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;	☐	☐	☐	☐
Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.	☐	☐	☐	☐
Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;	☐	☐	☐	☐
Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;	☐	☐	☐	☐
Use shutters that match the door or trim accent color and cover 100% of the window opening width;	☐	☐	☐	☐
Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;	☐	☐	☐	☐
Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;	☐	☐	☐	☐
Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;	☐	☐	☐	☐
Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;	☐	☐	☐	☐
Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;	☐	☐	☐	☐
Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or	☐	☐	☐	☐
Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern Ranch - All modern ranch buildings shall adhere to the following standards:				
Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).	☐	☐	☐	☐
Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.	☐	☐	☐	☐
Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.	☐	☐	☐	☐
Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.	☐	☐	☐	☐
Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.	☐	☐	☐	☐
Facade colors shall be restricted to pastels, grays, or earth tones. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.	☐	☐	☐	☐
Modern Ranch - single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
3 to 6-inch unadorned board trim around all window and door openings;	☐	☐	☐	☐
A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;	☐	☐	☐	☐
A wide brick or natural stone chimney located on the primary or street-facing façade;	☐	☐	☐	☐
Integration of clerestory windows within the upper triangular portion of gable ends;	☐	☐	☐	☐
Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or timber columns;	☐	☐	☐	☐
Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;	☐	☐	☐	☐
Garage doors or large entries featuring carriage-style detailing or "Dutch door" split configurations;	☐	☐	☐	☐
At least three distinct wall planes across the primary elevation;	☐	☐	☐	☐
Metal-clad awnings without side supports installed over ground-level windows;	☐	☐	☐	☐
The inclusion of at least one hexagonal, octagonal, or circular "moon" window or gate at the primary entrance;	☐	☐	☐	☐
Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);	☐	☐	☐	☐
Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;	☐	☐	☐	☐
Use of shed or gabled dormers to break up large roof planes;	☐	☐	☐	☐
Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;	☐	☐	☐	☐
Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;	☐	☐	☐	☐
Use of unadorned corrugated metal panels for focal wall sections or as "eyebrow" awnings over secondary entries; or	☐	☐	☐	☐
Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern - All modern buildings shall adhere to the following standards:				
Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.	☐	☐	☐	☐
Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.	☐	☐	☐	☐
Minimum 12-inch overhangs are required for at least 50 percent of the roofline.	☐	☐	☐	☐
The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.	☐	☐	☐	☐
Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones.	☐	☐	☐	☐
Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.	☐	☐	☐	☐
Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.	☐	☐	☐	☐
Windows shall be square or rectangular.	☐	☐	☐	☐
Modern - single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;	☐	☐	☐	☐
Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;	☐	☐	☐	☐
Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;	☐	☐	☐	☐
Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;	☐	☐	☐	☐
Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;	☐	☐	☐	☐
Colonnades consisting of at least three columns spaced at regular intervals of 6-10 feet;	☐	☐	☐	☐
Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or mullion less than 3 inches wide;	☐	☐	☐	☐
Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;	☐	☐	☐	☐
Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;	☐	☐	☐	☐
Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;	☐	☐	☐	☐
Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;	☐	☐	☐	☐
Horizontal trellis consisting of a wood or metal framework, providing shade over at least 50 square feet of exterior space;	☐	☐	☐	☐
Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches;	☐	☐	☐	☐
Metal sunshades consisting of fixed metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;	☐	☐	☐	☐
Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;	☐	☐	☐	☐
Raised podium foundation that elevates the primary floor plate at least 3 feet above the finished grade;	☐	☐	☐	☐
Vertical metal slat awnings consisting spaced no more than 4 inches apart, projecting at least 1 foot from the facade.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.3 Building Elevations				
Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives	☐	☐	☐	☐
Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.	☐	☐	☐	☐
Recesses				
Units. A single entry recess may serve up to two residential units.	☐	☐	☐	☐
Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.	☐	☐	☐	☐
Depth. An entry recess shall be at least 3 feet deep.	☐	☐	☐	☐
Height. The recess shall extend from grade to roof.	☐	☐	☐	☐
Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.	☐	☐	☐	☐
Porches				
Units. A single porch may serve no more than two residential units	☐	☐	☐	☐
Width/Length. Porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.	☐	☐	☐	☐
Depth. Porches shall be at least 6 feet deep.	☐	☐	☐	☐
Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.	☐	☐	☐	☐
Stoops				
Units. An individual stoop may serve up to two residential units.	☐	☐	☐	☐
Width/Length. If provided, stoops shall be at least 3 feet wide.	☐	☐	☐	☐
Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.	☐	☐	☐	☐
Height. An overhang above a stoop shall feature an 8 foot height clearance.	☐	☐	☐	☐
Overhangs				
Width/Length. If provided, overhangs shall be at least 5 feet wide.	☐	☐	☐	☐
Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.	☐	☐	☐	☐
Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.	☐	☐	☐	☐
Forecourts				
Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.	☐	☐	☐	☐
Depth. Forecourts shall be at least as deep as they are wide.	☐	☐	☐	☐
Stairs. Stairs within a forecourt access units on an upper story.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.4 Roofs				
Roofline Modulation. Residential buildings two or more stories shall feature roofline modulation and/or pitched roof variation.	☐	☐	☐	☐
Flat Roofs. Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height. (Modern style buildings exempt from requirement)	☐	☐	☐	☐
Roof-Mounted Equipment. Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.	☐	☐	☐	☐
Antennas. Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.	☐	☐	☐	☐
3.5 Materials				
Material List. Residential developments shall adhere to Table 3-1 of the ODS.	☐	☐	☐	☐
Four-Sided Architecture. All elevations shall contain the same primary materials and trim treatment.	☐	☐	☐	☐
Material Changes. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.	☐	☐	☐	☐
3.6 Doors, Windows, and Trim				
Trim. All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.	☐	☐	☐	☐
When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.	☐	☐	☐	☐
On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.	☐	☐	☐	☐
On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.	☐	☐	☐	☐
Doorbells shall be provided within 2 feet of the front door.	☐	☐	☐	☐
Entry doors for individual units shall include a viewport.	☐	☐	☐	☐
Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.	☐	☐	☐	☐
Openable windows shall include screens.	☐	☐	☐	☐
3.7 Garages and Carports				
Recess. Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.	☐	☐	☐	☐
Treatments. Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two design elements listed in the ODS.	☐	☐	☐	☐
Carports. Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.8 Accessory Elements				
Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.	☐	☐	☐	☐
Patios shall be separated from common or public areas by a fence or wall.	☐	☐	☐	☐
Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.	☐	☐	☐	☐
The underside of projecting balconies shall be finished with building material as the rest of the structure.	☐	☐	☐	☐
No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.	☐	☐	☐	☐
Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
The sides of the roof deck shall be finished with building material that matches the rest of the building.	☐	☐	☐	☐
Roof decks shall not overhang from the building façade.	☐	☐	☐	☐
Mailboxes shall be located within one block of the residential units.	☐	☐	☐	☐
4.1 Large Scale Residential - The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more.				
4.2 - Site Planning				
Larger (60+ unit) structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development.	☐	☐	☐	☐
Corner Elements. Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two decorative features listed in the ODS.	☐	☐	☐	☐
Elevated Walkway Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.	☐	☐	☐	☐
Elevated Walkway Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
4.3 Architecture and Materials				
Major Modulations. A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.	☐	☐	☐	☐
Minor Modulations. A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage.	☐	☐	☐	☐
Stepbacks. As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).	☐	☐	☐	☐
Roofline Modulation. Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.	☐	☐	☐	☐
Blank Façades. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades	☐	☐	☐	☐
4.4 Landscaping and Open Space - Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.				
4.5 - Mixed Use				
A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.	☐	☐	☐	☐
Common residential open space shall not be publicly-accessible.	☐	☐	☐	☐
Entrances to upper floor uses shall be provided through a common entrance fronting a street.	☐	☐	☐	☐
There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.	☐	☐	☐	☐
Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.	☐	☐	☐	☐
The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.	☐	☐	☐	☐
Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.	☐	☐	☐	☐
Residential uses shall be located at the rear or sides of the site.	☐	☐	☐	☐
Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.	☐	☐	☐	☐
If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.	☐	☐	☐	☐
The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.	☐	☐	☐	☐

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

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

Fiscal Impact:

Expenditures in the amount of $212,361.86.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between May 22, 2026, and June 4, 2026, for $212,361.86, are being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report

Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
BEST BEST & KRIEGER	APR'26 BBK CEQA & ENVIRONMENTAL-SHEA	8,813.80
BEST BEST & KRIEGER	APR'26 BBK APP INITIATED REIMB(AIR)-SHEA	4,572.50
BEST BEST & KRIEGER	APR'26 BBK APP INITIATED REIMB(AIR)-MERITAGE	2,542.50
BEST BEST & KRIEGER	APR'26 BBK APP INITIATED REIMB(AIR)-CITYSIDE FIBER	1,081.00
KOSMONT & ASSOCIATES	APR'26 FISCAL IMPACT SERVICES	105.30
RJM DESIGN GROUP INC	APR'26 LANDSCAPE PLAN PEER REVIEW-POLARIS PROJECT	877.65
RJM DESIGN GROUP INC	APR'26 LANDSCAPE PLAN REVIEW - 15 ARGONAUT	780.00
STC TRAFFIC, INC	APR'26 TRAFFIC STUDY PEER REVIEW SERVICES	400.00
STC TRAFFIC, INC	APR'26 TRAFFIC STUDY PEER REVIEW SERVICES	1,150.00
ADVANTEC CONSULTING ENGINEERS, INC	APR'26 TRAFFIC STUDY PEER REVIEW-POLARIS	990.00
ROOF PRO	CD-2026-01022_54-64 MEADOWOOD_ROOF PRO	500.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00108_159-173 NIGHT HERON LN_ANTIS ROOFING	1,700.00
CHARLES C STILL	MAY'26 AP SECURE LIVE SCAN FEES	67.00
US BANK PURCHASING CARD PROGRAM	CS 5/12 RALPHS-CPR TRAINING	86.67
US BANK PURCHASING CARD PROGRAM	CS 5/15 PAVILIONS-CPR TRAINING	98.76
US BANK PURCHASING CARD PROGRAM	CS 5/18 CHICK-FIL-A CITY MANAGER WELCOME BREAKFAST	327.67
HEALTH AND HUMAN RESOURCE CENTER INC	JUL'26 EAP PROGRAM	102.90
STAPLES ADVANTAGE	MAR'26 - CCLK OFFICE SUPPLIES	98.18
US BANK PURCHASING CARD PROGRAM	AE 5/14 TOWN AND COUNTRY-CAPIO CONF PKG L. TORRES	60.00
ICC GENERAL CODE, INC	AVMC-WEB UPDATE/9PGS ORD2026-252	193.50
BEST BEST & KRIEGER	APR'26 BBK GENERAL RETAINER LEGAL SERVICES	25,792.00
BEST BEST & KRIEGER	APR'26 AGENDA REPORTS (NON-RETAINER)	679.80
BEST BEST & KRIEGER	APR'26 BBK LABOR & EMPLOYMENT (SPECIALIZED)	6,419.50
BEST BEST & KRIEGER	APR'26 BBK GENERAL LITIGATION	416.40
HINDERLITER DE LLAMAS & ASSOCIATES	APR-JUN'26 SALES TAX CONTRACT SERVICE	2,500.00
HINDERLITER DE LLAMAS & ASSOCIATES	APR-JUN'26 SALES TAX RECOVERY SERVICE	574.05
HINDERLITER DE LLAMAS & ASSOCIATES	APR-JUN'26 SALES TAX CONTRACT SERVICE	74.00
US BANK PURCHASING CARD PROGRAM	IA 10/28 GOOGLE - EOC YOUTUBE SUBSCR	82.99
US BANK PURCHASING CARD PROGRAM	IA 11/19 AMAZON PRIME-VIDEO	8.07
US BANK PURCHASING CARD PROGRAM	IA 11/12 GODADDY.COM-ALISOVIEJOFAMILYRESOURCECENTE	22.19
US BANK PURCHASING CARD PROGRAM	IA 11/08 GODADDY.COM-ALISOVIEJOCONFCENTER.COM	22.19
US BANK PURCHASING CARD PROGRAM	IA 11/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	IA 11/11 GODADDY.COM-AVCITY DOMAIN RENEWAL	158.35
US BANK PURCHASING CARD PROGRAM	IA 11/01 GODADDY.COM-SSLVPN.AVCITY.ORG	99.99
US BANK PURCHASING CARD PROGRAM	IA 11/23 AMAZON PRIME-VIDEO CHANNEL	7.49
US BANK PURCHASING CARD PROGRAM	IA 10/22 TOWN AND COUNTRY RESORT-MISAC 2025 CONF	1,041.72
US BANK PURCHASING CARD PROGRAM	IA 11/18 PHILZ COFFEE-IT DEPT MTG	28.12
RICOH USA	APR'26 RICOH COPY ROOM LEASE (2624)-PRINCIPAL	638.66
RICOH USA	APR'26 RICOH COPY ROOM LEASE (2624)-INTEREST	55.54
RICOH USA	MAY'26 RICOH COPY ROOM LEASE (2624)-PRINCIPAL	640.07
RICOH USA	MAY'26 RICOH COPY ROOM LEASE (2624)-INTEREST	54.13
RICOH USA	JUN'26 RICOH COPY ROOM LEASE (2624)-PRINCIPAL	641.47
RICOH USA	JUN'26 RICOH COPY ROOM LEASE (2624)-INTEREST	52.73
RICOH USA	NOV'25-JAN'26 RICOH 2504EX SUITE 200 PRINTS (2936)	19.42
RICOH USA	JAN'26 RICOH 2504EX FRONT COUNTER PRINTS (4456)	64.54
RICOH USA	FEB'26 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	25.53
RICOH USA	JAN'26 RICOH 2504 BACK-OFFICE PRINTS (4542)	75.60
RICOH USA	DEC'25-FEB'26 RICOH C5300S PRINT ROOM PRINTS(2624)	227.40
RICOH USA	FEB'26 RICOH 2504EX FRONT COUNTER PRINTS (4456)	76.60
RICOH USA	MAR'26 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	25.53
RICOH USA	FEB'26 RICOH 2504 BACK-OFFICE PRINTS (4542)	71.89
RICOH USA	MAR'26 RICOH 2504EX FRONT COUNTER PRINTS (4456)	65.48
RICOH USA	APR'26 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	25.53
RICOH USA	MAR'26 RICOH 2504 BACK-OFFICE PRINTS (4542)	87.40
RICOH USA	FEB-MAR'26 RICOH 2504EX SUITE 200 PRINTS (2936)	17.19
RICOH USA	APR'26 RICOH 2504EX FRONT COUNTER PRINTS (4456)	55.28

Vendor Name	Description (Item)	Amount
RICOH USA	MAY'26 RICOH RSI CLOUD SUBSCRIPTION (SW1860708)	25.53
RICOH USA	APR'26 RICOH 2504 BACK-OFFICE PRINTS (4542)	65.92
CINTAS CORPORATION NO. 2	MAR'26-2 CH & STE 200 FIRST AID MAINT & SUPPLIES	198.85
STAPLES ADVANTAGE	MAR'26 - COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	400.88
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE VISTA PARK	1,100.11
VOYAGER FLEET SYSTEMS INC	MAY'26 VEHICLE FUEL	880.29
US BANK PURCHASING CARD PROGRAM	JNL 4/22 NEKTER-QUARTERLY LUNCHEON RAFFLE PRIZES	30.90
US BANK PURCHASING CARD PROGRAM	JB 5/11 OC WINE MART & DELI-STAFF MEETING	69.98
US BANK PURCHASING CARD PROGRAM	JB 5/13 COSTCO-BREAKROOM SUPPLIES	86.98
US BANK PURCHASING CARD PROGRAM	JNL 4/22 STARBUCKS-REC SPEC INTERVIEW PANEL COFFEE	17.45
US BANK PURCHASING CARD PROGRAM	JNL 4/23 WEBBS-REC SPEC INTERVIEW PANEL LUNCH	129.89
RODRIGO PEDROZA	LOGO CONTEST FIRST PRIZE WINNER (LAYLA PEDROZA)	500.00
SAVANNAH LEIGH ROMVARI	LOGO CONTEST 2ND PRIZE WINNER (SAVANNAH L ROMVARI)	250.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE IGLESIA PARK	7,319.43
EL TORO WATER DISTRICT	4/09/26-5/11/26 MTR#4114 IGLESIA PARK WATER	741.82
EL TORO WATER DISTRICT	4/09/26-5/11/26 MTR#3499 IGLEISA PARK WATER	817.44
SIGNAL HILL AUTO ENTERPRISES, INC	MAR'26 JANITORIAL SUPPLIES - IGLESIA CENTER	225.96
TEAM ONE MANAGEMENT	MAY'26 JANITORIAL SERVICES - IGLESIA	1,064.00
EL TORO WATER DISTRICT	4/09/26-5/11/26 MTR#5016 IGLESIA PARK BLDG WATER	307.43
MURPHY SWITCH OF CA	JUN'26 MURCAL IOT SMARTCOMMAND MONITORING SERVICE	450.00
QUANG LE	MAY'26 SOUTH OC CITY ENG MEETING REIMB - QL	25.00
US BANK PURCHASING CARD PROGRAM	SP 4/29 CEAOC-5/04/26 MEETING-QL SP	60.00
US BANK PURCHASING CARD PROGRAM	SP 5/05 PWX-CONFERENCE REG 8/30-9/02/26-SP	919.00
US BANK PURCHASING CARD PROGRAM	SP 4/22 AMAZON-NPDES STORM SEWER TESTING DYE	39.24
SEAVCO INC	MAY'26 BMW REPAIR-MOTORCYCLE SERVICE	1,685.90
US BANK PURCHASING CARD PROGRAM	JD 4/24 THE TOLL ROADS OF OC	575.00
US BANK PURCHASING CARD PROGRAM	JD 5/14 WALMART-OFFICE SUPPLIES	4.12
US BANK PURCHASING CARD PROGRAM	JD 5/14 WALMART-OFFICE SUPPLIES	26.81
US BANK PURCHASING CARD PROGRAM	JD 4/29 TARGET-OFFICE SUPPLIES	33.47
US BANK PURCHASING CARD PROGRAM	JD 5/14 WALMART-OFFICE SUPPLIES	69.67
US BANK PURCHASING CARD PROGRAM	JD 5/14 SMART AND FINAL-CLEANING/BREAKRM SUPPLIES	85.06
US BANK PURCHASING CARD PROGRAM	JD 5/21 LOWES-WATER FILTER REPLACEMENTS	146.52
US BANK PURCHASING CARD PROGRAM	JD 5/14 KEURIG COFFEE- COFFEE MAKER AND FILTER KIT	826.24
US BANK PURCHASING CARD PROGRAM	JD 5/19 WALMART-OFFICE SUPPLIES	(8.06)
US BANK PURCHASING CARD PROGRAM	JD 4/25 ACCO BRANDS DIRECT-(3) MAGNETIC DRY ERASE	881.51
ALL CITY MANAGEMENT SERVICES	5/10-5/23/26 460 HRS-CROSSING GUARD SERVICES	15,874.60
COUNTY OF ORANGE	JAN'26 TECH CHARGES/RADIO REPAIR	1,301.34
ZOLL MEDICAL CORPORATION	AED LICENSING RENEWAL AT AVR	1,557.00
US BANK PURCHASING CARD PROGRAM	JD 4/30 AV SELF STORAGE-#75 PUBLIC SAFETY MAY'26	490.00
	GENERAL FUND TOTAL:	**104,865.56**

102 - GEN. FD-CITY HALL

THURSTON ELEVATOR CONCEPTS INC	JUN'26 CH ELEVATOR MAINTENANCE	140.00
TEAM ONE MANAGEMENT	MAY'26 JANITORIAL MAINTENANCE - CH	3,400.00
SOUTH COAST AIR QUALITY MGMT DIST	FY25-26 CH GENERATOR SCAQMD HOT SPOTS PROGRAM FEE	172.49
FOSTERS' GARDENS INC	MAY'26 CH INTERIOR PLANT MAINTENANCE	115.00
PACIFIC PARK II ASSOCIATION	JUN'26 CH ASO ASSOCIATION DUES	641.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE CH	200.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE CH	524.89
	GEN. FD-CITY HALL TOTAL:	**5,193.38**

103 - GF-AV RECREATION SERVICES

LIA BERMAN	MAY'26 REC1 OTHER INCOME-ADMIN/NON-RESIDENT CTY006	15.00
LIA BERMAN	MAY'26 REC1 CITY DAY CAMP REFUND CTY006	284.00
LIA BERMAN	MAY'26 REC1REFUND FEE CTY006	(50.00)
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	APR'26 PLUMBING PIPE REPAIR AND REPLACEMENT-AVR	1,520.00
ROXANNE BELL	SPRING2026-SPN097/095 DANCE-2 PARTICIPANTS	172.25
JOY E. TORRES	SPRING2026-SPN056/101 YOGA-19 PARTICIPANTS	1,584.60
MUSIC MOVES ACADEMY INC	SPRING2026-SPN015 MUSIC-4 PARTICIPANTS	432.00
YUKA GARRETT	SPRING2026-SPN085/210/087 DANCE-27 PARTICIPANTS	1,536.00
TUMBLE-N-KIDS, INC	SPRING2026-SPN054/024 GYMNASTICS-11 PARTICIPANTS	858.00
SAHAR ALVIRI	SPRING2026-SPN083 WATERCOLOR-5 PARTICIPANTS	360.00
JENNIFER BALES	SPRING2026-SPN049 BROADWAY MUSICAL-6 PARTICIPANTS	468.00
425 VENTURES, LLC	SPRING2026-SPN035/036 SOCCER-14 PARTICIPANTS	1,344.60

Vendor Name	Description (Item)	Amount
SOPHI ALBERT	SPRING2026-SPN084/SPN048 PIANO-11 PARTICIPANTS	924.00
LYONS SECURITY SERVICE IN	MAY'26 GCF SECURITY SERVICES	1,741.25
LYONS SECURITY SERVICE IN	MAY'26 AVR SECURITY SERVICES	3,876.25
RUIHONG LI	SPRING2026-SPN107 YOGA-3 PARTICIPANTS	162.00
JOHN DAVID ALLEN JR	SPRING2026-SPN072/068/028 TENNIS-8 PARTICIPANTS	282.60
BREAKTHROUGH SPORTS LLC	SPRING2026-SPN201 BASKETBALL-5 PARTICIPANTS	204.00
RONALD S. COHAN	SPRING2026-SPN100 TAI CHI-5 PARTICIPANTS	66.00
RICOH USA	JAN-MAR'26 C2500 AVR PRINTS (8774)	379.91
FOSTERS' GARDENS INC	MAY'26 AVR INTERIOR PLANT MAINTENANCE	110.00
TEAM ONE MANAGEMENT	APR'26 JANITORIAL SERVICES - AVR	5,600.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE AVR	2,419.14
W W GRAINGER INC	5/07 SAFETY EQUIPMENT - AVR	281.51
W W GRAINGER INC	5/22 EMERGENCY SAFETY SIGNAGE - AVR	26.88
US BANK PURCHASING CARD PROGRAM	JB 5/14 SWIMOUTLET-MEMBERSHIP FOR CDC RASHGUARD	5.37
US BANK PURCHASING CARD PROGRAM	JB 5/14 CHAUPAIN BAKERY-SUMMER CAMP INSTRUCTOR MTG	150.80
	GF-AV RECREATION SERVICES TOTAL:	**24,754.16**

203 - GAS TAX

ITERIS, INC	APR'26 TRAFFIC SIGNAL OPS	5,558.00
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	MAY'26 USA DATABASE MAINT + 43 TICKETS	102.45
SO CAL EDISON	MAY'26 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	18,795.27
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE MEDIANS	1,695.68
EL TORO WATER DISTRICT	FY25-26 ETWD CALLE CORTEZ MEDIAN	176.59
	GAS TAX TOTAL:	**26,327.99**

231 - OTHER GRANTS

LAURA'S HOUSE	APR'26 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,288.00
VANTIS MAINTENANCE CORPORATION	JUN'26 38 COLONIAL WAY HOA FEES- BALANCE DUE	72.72
FAMILY ASSISTANCE MINISTRIES	Q3 FY25-26 PLHA AFF0RDABLE HOUSING CASE MANAGEMENT	5,910.21
HARBOR STATION MAINTENANCE	JUN'26 35 PLAYA CIR HOA FEE BALANCE DUE	70.00
HARBOR STATION MAINTENANCE	JUN'26 89 PLAYA CIR HOA FEES BALANCE DUE	70.00
	OTHER GRANTS TOTAL:	**7,410.93**

261 - CITY FAC.-AQUATIC CENTER

PREMIER AQUATIC SERVICES	JUN'26 AQC RETENTION FEES	(1,208.70)
PREMIER AQUATIC SERVICES	JAN'26 AQC 12/31 CDTA-OCT-DEC'25 SALES TAX	61.00
HASA INC	APR'26 AQC POOL CHEMICALS - CHLORINE & ACID	2,139.62
PREMIER AQUATIC SERVICES	JUN'26 AQC MANAGEMENT FEES	12,087.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE AQC	975.59
TEAM ONE MANAGEMENT	MAY'26 JANITORIAL SERVICES - AQC	2,399.41
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/01 JACKRABBIT-SERVICE PLATFORM	315.00
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/19 HOME DEPOT-FACILITY SUPPLIES	32.28
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/22 CHEVRON-PROPANE EXCHANGE	28.00
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/15 WALMART-FACILITY SUPPLIES	74.63
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/19 AMAZON - FACILITY ITEMS	66.65
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/23 WALMART-FACILITY SUPPLIES	97.18
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/17 HOME DEPOT-FACILITY SUPPLIES	16.14
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/15 HOME DEPOT-FACILITY SUPPLIES	11.07
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/20 AMAZON - OFFICE SUPPLIES	18.05
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/20 AMAZON - MINOR EQUIPMENT	20.74
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/19 AMAZON - UMBRELLA BASES	760.14
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/31 INDEED-ADVERTISING	53.80
PREMIER AQUATIC SERVICES	JAN'26 AQC 1/31 GOOGLE-ADVERTISING	302.63
	CITY FAC.-AQUATIC CENTER TOTAL:	**18,250.23**

331 - CAPITAL IMPROVEMENTS

UNITED SITE SERVICES OF CALIFORNIA, INC	4/13-4/20/26 PORTABLE RESTR00MS - AQC IMPROVEMENTS	350.73
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	LOCKER ROOM FLOOR RE-SURFACE PROJECT-AQC	23,250.00
STARFISH SIGNS & GRAPHICS, INC	SUITE 200 - POLICE SERVICES HALLWAY ENTRANCE SIGN	687.54

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	SP 05/06 AMAZON-VISTA PARK PLAYGROUND SEALANT	1,271.34
	CAPITAL IMPROVEMENTS TOTAL:	**25.559.61**
	GRAND TOTAL:	**212,361.86**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	104,865.56	104,865.56
102 - GEN. FD-CITY HALL	5,193.38	5,193.38
103 - GF-AV RECREATION SERVICES	24,754.16	24,754.16
203 - GAS TAX	26,327.99	26,327.99
231 - OTHER GRANTS	7,410.93	7,410.93
261 - CITY FAC.-AQUATIC CENTER	18,250.23	18,250.23
331 - CAPITAL IMPROVEMENTS	25,559.61	25,559.61
Grand Total:	**212,361.86**	**212,361.86**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	104,865.56
102 - GEN. FD-CITY HALL	5,193.38
103 - GF-AV RECREATION SERVICES	24,754.16
203 - GAS TAX	26,327.99
231 - OTHER GRANTS	7,410.93
261 - CITY FAC.-AQUATIC CENTER	18,250.23
331 - CAPITAL IMPROVEMENTS	25,559.61
Grand Total:	**212,361.86**

Account Summary

Account Number	Account Name	Payment Amount
101-2602-000	PLANNING DEPOSIT	20,231.75
101-2603-000	ENGINEERING DEPOSIT	1,081.00
101-2606-000	C & D DEPOSIT	2,200.00
101-4-1503-4309-000	OTHER CONTRACTUAL S...	169.90
101-4-1503-4520-000	MTGS/CONF./TRNG & D...	513.10
101-4-1601-4520-000	MTGS/CONF./TRNG & D...	60.00
101-4-1601-4601-000	SUPPLIES	98.18
101-4-1601-4734-000	CODIFICATION	193.50
101-4-2101-4304-000	LEGAL SERVICES	25,792.00
101-4-2101-4532-000	SPECIAL PROJECTS	7,099.30
101-4-2101-4735-000	LITIGATION	416.40
101-4-2501-4301-000	PROFESSIONAL SERVICES	3,148.05
101-4-3101-4305-000	TECHNOLOGY SERVICES	82.99
101-4-3101-4481-000	COMPUTER EXPENSE	514.28
101-4-3101-4520-000	MTGS/CONF./TRNG & D...	1,069.84
101-4-3501-4421-000	EQUIPMENT RENTAL	227.40
101-4-3501-4422-000	EQUIP RENTAL LEASE - P...	1,920.20
101-4-3501-4431-000	BUILDING & GROUND M...	1,100.11
101-4-3501-4513-000	PRINTING	701.44
101-4-3501-4516-000	FUEL	880.29
101-4-3501-4542-000	INTEREST EXPENSE - LEA...	162.40
101-4-3501-4601-000	SUPPLIES	599.73
101-4-3501-4612-000	OPERATING SUPPLIES	30.90
101-4-4101-4520-000	MTGS/CONF./TRNG & D...	217.32
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	750.00
101-4-4101-4601-000	SUPPLIES	86.98
101-4-4102-4411-000	UTILITIES	1,559.26
101-4-4102-4431-000	BUILDING & GROUND M...	7,319.43
101-4-4103-4411-000	UTILITIES	307.43
101-4-4103-4431-000	BUILDING & GROUND M...	1,289.96
101-4-4501-4520-000	MTGS/CONF/TRNG & D...	1,004.00
101-4-4501-4701-000	NPDES	489.24
101-4-5102-4462-000	EQUIP MAINT-800MHZ ...	1,301.34
101-4-5102-4516-000	FUEL	575.00
101-4-5102-4517-000	VEHICLE MAINTENANCE	1,685.90
101-4-5102-4612-000	OPERATING SUPPLIES	2,065.34
101-4-5102-4721-000	C.S-CROSSING GUARDS	15,874.60
101-4-5401-4471-000	RENT	490.00
101-4-5401-4612-000	OPERATING SUPPLIES	1,557.00
102-4-3501-4431-000	BUILDING & GROUND M...	5,020.89
102-4-3501-4561-000	TAXES/FEES/PERMITS	172.49
103-34150	OTHER INCOME	15.00
103-34162	CITY CAMP REVENUE	284.00
103-34169	REFUNDS	-50.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	379.91
103-4-4105-4309-000	OTHER CONTRACTUAL S...	8,394.05

Account Summary

Account Number	Account Name	Payment Amount
103-4-4105-4431-000	BUILDING & GROUND M…	13,833.78
103-4-4105-4451-000	FARM OPERATING EXPE…	1,741.25
103-4-4105-4570-000	CITY CAMP EXPENSE	156.17
203-4-4502-4301-000	PROFESSIONAL SERVICES	5,558.00
203-4-4503-4411-000	UTILITIES	18,971.86
203-4-4503-4771-000	C.S-STREET MAINTENAN…	1,798.13
231-4-6131-4309-000	OTHER CONTRACTUAL S…	7,410.93
261-2102-000	VOUCHERS PAYABLE	61.00
261-2103-000	RETENTIONS PAYABLE	-1,208.70
261-4-6161-7402-000	COMPUTER EXPENSE	315.00
261-4-6161-7421-000	BUILDING & GROUND M…	3,375.00
261-4-6161-7425-000	POOL MAINTENANCE	2,139.62
261-4-6161-7431-000	SUPPLIES	364.74
261-4-6161-7432-000	MINOR EQUIPMENT	760.14
261-4-6161-7441-000	MARKETING	356.43
261-4-6161-7451-000	MANAGEMENT FEES	12,087.00
331-4-8701-5910-000	IMPROVEMENTS	25,559.61
	Grand Total:	**212,361.86**

Project Account Summary

Project Account Key	Payment Amount
None	149,497.45
0055910	1,271.34
0575910	687.54
1002SPRING	8,394.05
10044309	7,410.93
1185910	23,600.73
9024612	30.90
9974570	156.17
ENG 5081	1,081.00
SDP-2024-00002	3,797.80
SDP-2025-00004	13,386.30
SDP-2026-01000	1,867.65
SDP-2026-01001	1,180.00
Grand Total:	**212,361.86**

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, Public Works Director

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

Recommended Action:

Adopt a Resolution of the City Council of the City of Aliso Viejo which adopts a list of projects for fiscal year 2026-27 funded by SB 1: The Road Repair and Accountability Act of 2017.

Fiscal Impact:

SB 1 Road Maintenance and Rehabilitation Account (RMRA) funds are projected to be about $1,453,263 in FY 26-27.

Background:

The Road Maintenance and Rehabilitation Account (RMRA) funding began in January 2018, with funds collected of around $9.5 million through the remainder of this year and about $1,450,000 next fiscal year.

Current year funds were applied toward Glenwood Drive (73 to Aliso Creek) construction, and Aliso Viejo Parkway (Enterprise to Aliso Creek) design. Additional projects included Aliso Viejo Parkway (Enterprise to Aliso Creek) construction, Cedarbrook (Glenwood to Aliso Viejo Parkway) Rehabilitation construction, Slurry Seal Area 1 construction, all of which have been delayed until FY 26-27.

Discussion:

Use of RMRA funds requires additional reporting through the California Transportation Commission (CTC). Each year, the Council approved projects proposed to utilize the funds must be submitted to the CTC for approval. Expenditure reports are subsequently due at the end of each year to account for the funds. The required Resolution, adopting the project list to be sent to CTC, is attached for Council approval.

Projects utilizing SB 1 funds in FY 26-27 may include the following.

Cedarbrook (Glenwood to Aliso Viejo Parkway) Rehabilitation (Construction)
Aliso Viejo Parkway (Enterprise to Aliso Creek) Rehabilitation (Construction)
Slurry Seal Areas 1 and 2 (Construction)
Columbia & Argonaut Rehabilitation (Construction)

Staff recommends approval of the attached resolution.

Environmental:

Each proposed project will include required environmental actions prior to commencing construction.

Attachment(s):

1. Resolution

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF ALISO VIEJO ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Aliso Viejo are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Aliso Viejo must adopt by resolution a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Aliso Viejo, will receive an estimated $1,453,263 in RMRA funding in Fiscal Year 2026-27 from SB 1; and

WHEREAS, this is the ninth year in which the City of Aliso Viejo is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Aliso Viejo used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects; and

WHEREAS, the funding from SB 1 will help the City of Aliso Viejo maintain and rehabilitate arterial, collector and/or local streets throughout the City this year as well as into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City of Aliso Viejo's streets are in a Good condition and this revenue will help us increase the overall quality of our road system and over the next decade will maintain our streets and roads in a Good condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, BE IT RESOLVED by the City of Aliso Viejo as follows:

1. The foregoing recitals are true and correct.

2. The fiscal year 2026-2027 list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues include:

    1. Slurry Seal FY 26-27 – Area 1 (Construction)

    Description: Street patching, crack filling, slurry seal, pavement markings
    Estimated Construction Schedule:
    Start 03/27 – Completion 06/27
    Estimated Useful Life: 5-10 years

    2. Slurry Seal FY 26-27 – Area 2 (Construction)

    Description: Street patching, crack filling, slurry seal, pavement markings
    Estimated Construction Schedule:
    Start 03/27 – Completion 06/27
    Estimated Useful Life: 5-10 years

    3. Cedarbrook Rehabilitation – Glenwood Drive to Aliso Viejo Parkway (Construction)

    Description: Prepare construction documents for street patching, asphalt milling, asphalt overlay, utility structure adjustments, sidewalk improvements, pavement markings
    Estimated Pre-Construction Schedule:
    Start 07/25 – Completion 09/25
    Estimated Construction Schedule:
    Start 07/26 – Completion 10/26
    Estimated Useful Life: 10-20 years

    4. Aliso Viejo Parkway Rehabilitation – Enterprise to Aliso Creek Road (Construction)

Description: Prepare construction documents for street patching, asphalt milling, asphalt overlay, utility structure adjustments, sidewalk improvements, pavement markings
Estimated Pre-Construction Schedule:
Start 07/24 – Completion 06/25
Estimated Construction Schedule:
Start 07/26 – Completion 10/26
Estimated Useful Life: 10-20 years

5. **Columbia and Argonaut Rehabilitation – Entire Streets (Construction)**

Description: Prepare construction documents for street patching, asphalt milling, asphalt overlay, utility structure adjustments, sidewalk improvements, pavement markings
Estimated Pre-Construction Schedule:
Start 07/25 – Completion 06/26
Estimated Construction Schedule:
Start 10/26 – Completion 12/26
Estimated Useful Life: 10-20 years

PASSED, APPROVED AND ADOPTED this 17th day of June, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith
City Attorney

ATTEST:

_____
Maria Kendig
City Clerk

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, Public Works Director

SUBJECT: RENEWED MEASURE M ELIGIBILITY

Recommended Action:

1. Adopt a 7-year Capital Improvements Program (CIP) for Street Projects;

2. Adopt a Resolution of the City Council of the City of Aliso Viejo concerning the status of the Pavement Management Plan; and

3. Adopt a Resolution of the City Council of the City of Aliso Viejo concerning the status of the Local Signal Synchronization Plan.

Fiscal Impact:

The City will receive approximately $7.78 million in FY 2026-27 through FY 2032-33 in Measure M2 Fair Share funds.

Background:

To maintain eligibility to receive Measure M2 sales tax revenue, the City is required to submit annual documentation on its transportation related programs to Orange County Transportation Authority (OCTA). Measure M2 Fair Share funds are made available to the City annually. Cities will be apportioned Measure M2 funds by applying a formula using population; miles of MPAH designated roadways, and taxable sales. The City has also applied for and received (or been awarded) about $2.3 million in competitive funds.

Every year, OCTA requires a submittal of the City's programs and projects affecting circulation and transportation to verify that these elements are in alignment with Measure M2 and countywide plans. This year's submittal requires the following documentation:

Measure M2 7-year Capital Improvement Program (7-year CIP)

The City's 7-year CIP is a transportation planning and fiscal forecasting document used to guide future programming for transportation CIP projects. The 7-year CIP is consistent with the proposed citywide CIP Budget for FY 26-27. The submittal of the 7-year CIP does not commit the City to fund the identified improvements, but projects must be included in the 7-year CIP to be eligible to receive Measure M2 funding. This document is updated every year to allow for changes based on maintenance needs or City Council priorities. The CIP emphasizes projects that improve circulation, mitigate traffic congestion, and maintain the City's investment in existing transportation infrastructure.

Pavement Management Plan Update (PMP)

Each jurisdiction is required to update and certify its Pavement Management Program (PMP) every two years. The PMP is a system to monitor the condition of and perform periodic maintenance and rehabilitation of City streets and roadways. City Staff has recently updated its PMP. The Pavement Condition Index (PCI) average for all City streets is 81, in the Good Condition range. The standard pavement condition categories list PCI ranges as follows: Very Good (86-100), Good (75-85), Fair (60-74), Poor (41-50) and Very Poor (0-40).

Local Signal Synchronization Plan (LSSP)

The City's LSSP is a three-year plan identifying traffic signal synchronization, street routes, and traffic signals to be improved in the City. The LSSP must be consistent with the Regional Traffic Signal Synchronization network in the City and must also be consistent with signal synchronization across jurisdictions. This element must be completed every three years to be eligible to receive Measure M2 funds. This year's LSSP incorporate the traffic signals on the Pacific Park Corridor, which the City of Aliso Viejo be the lead agency in implementing.

Discussion:

The proposed 7-year CIP for streets is attached. The 7-year CIP includes the City approved 5-year plan which emphasizes rehabilitation work such as slurry sealing and overlays to maintain the condition of the City's street network. The proposed projects have been assigned to each year based upon priority rankings. Since the exact amount of the funds are not known, it is possible that some projects may not be completed in a given year, but it is important to list them to ensure Measure M funds can be utilized where appropriate. If projects are delayed due to funding, it is staff's intention to still complete them in the priority ranking order.

Environmental:

Each proposed project will include required environmental actions prior to commencing construction.

Attachments:

1. 7-year Capital Improvements Program for Street Projects
2. Pavement Management Plan Resolution
3. Pavement Management Plan
4. Resolution for Local Signal Synchronization Plan
5. Local Signal Synchronization Plan

Orange County Transportation Authority

FY 2026/27 - FY 2032/33 Capital Improvement Program

TIP ID CP-12606 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Traffic Signals
Type of Work Description: Traffic Signals - Install new traffic signals and equipment

Limits
Citywide

Project Notes

Project Title
Accessible Pedestrian Signals (APS) Upgrade - CDBG (FY25-26 Carryover)

Project Description
Upgrading assessible pedestrian signals at various locations

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Community Development Block Grant	$0	$0	$100,000	$0	$100,000	$102,800
2027	Measure M2 Local Fairshare	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$0**	**$0**	**$110,000**	**$0**	**$110,000**	**$113,080**

Last Revised: 26-00 - In Progress **Total Programmed:** $110,000

TIP ID CP-12392 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number: 24-LNIG-TSP-4047
Additional Project IDs:
Type of Work: Traffic Signals
Type of Work Description: Traffic Signals - Coordinate signals within project limits

Limits
Alicia Parkway from North City Limits to South City Limits

Project Notes
Project approved during 2024 CTFP call for projects. Laguna Niguel will act as lead agency.

Project Title
Alicia Parkway TSSP

Project Description
Aliso Viejo's portion of signal timing and equipment upgrades to Alicia Parkway

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Measure M2 Local Fairshare	$0	$0	$215,226	$0	$215,226	$221,252
2027	Traffic Signal Sync Program (TSSP)	$0	$0	$53,806	$0	$53,806	$55,313
Totals:		**$0**	**$0**	**$269,032**	**$0**	**$269,032**	**$276,565**

Last Revised: 26-00 - In Progress **Total Programmed:** $269,032

TIP ID CP-12383 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Road Maintenance
Type of Work Description: Road Maintenance - Rehabilitation of roadway

Limits
Aliso Viejo Parkway from Enterprise to Aliso Creek Road

Project Notes

Project Title
Aliso Viejo Parkway Rehabilitation from Enterprise to Aliso Creek Road

Project Description
Rehabilitation of roadway including full depth replacement of failed areas, pavement grinding, and asphalt overlay (3,300 lf)

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Local Streets and Roads apportionments	$0	$0	$1,990,000	$0	$1,990,000	$2,045,720
2027	Measure M2 Local Fairshare	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$0**	**$0**	**$2,000,000**	**$0**	**$2,000,000**	**$2,056,000**

Last Revised: 26-00 - In Progress **Total Programmed:** $2,000,000

TIP ID CP-10003 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:

Additional Project IDs:

Type of Work: Road Maintenance

Type of Work Description: Road Maintenance - Slurry seal of roadway

Limits

Citywide

Project Notes

Project Title

Annual Slurry Seal Program

Project Description

Annual program for slurry seal of roadways on residential streets. One fifth of the streets are sealed each year in accordance with the Pavement Management System.

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Measure M2 Local Fairshare	$10,000	$0	$1,910,000	$0	$1,920,000	$1,973,480
2027	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$15,420
2028	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$15,852
2028	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$776,168
2029	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$797,621
2029	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$16,296
2030	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$16,752
2030	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$819,675
2031	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$17,221
2031	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$842,345
2032	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$17,703
2032	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$865,651
2033	Measure M2 Local Fairshare	$10,000	$0	$725,000	$0	$735,000	$889,609
2033	Local Streets and Roads apportionments	$0	$0	$15,000	$0	$15,000	$18,199
Totals:		**$70,000**	**$0**	**$6,365,000**	**$0**	**$6,435,000**	**$7,081,992**

Last Revised: 26-00 - In Progress

Total Programmed: $6,435,000

TIP ID CP-12384 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:

Additional Project IDs:

Type of Work: Road Maintenance

Type of Work Description: Road Maintenance - Rehabilitation of roadway

Limits

Argonaut between Argonaut and Argonaut and Argonaut between Glenwood Drive and Aliso Creek Road

Project Notes

Project Title

Argonaut Rehabilitation

Project Description

Rehabilitation of roadway including full depth replacement of failed areas, pavement grinding, and asphalt overlay (3,300 lf)

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2028	Measure M2 Local Fairshare	$0	$0	$40,000	$0	$40,000	$42,271
2028	Local Streets and Roads apportionments	$0	$0	$741,000	$0	$741,000	$783,077
Totals:		**$0**	**$0**	**$781,000**	**$0**	**$781,000**	**$825,348**

Last Revised: 26-00 - In Progress

Total Programmed: $781,000

TIP ID CP-12607 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Bikeways
Type of Work Description: Bikeways - Reconstruction/rehabilitation of existing bike route

Project Title
Bike Lane Striping and Signing Improvement Project
Project Description
Upgrade bike lane to incorporate buffered bike lanes and transition striping at conflict areas

Limits
Citywide
Project Notes
Projected funded with AQMD AB2766.

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Air Quality Management District	$10,000	$0	$1,425,000	$0	$1,435,000	$1,474,900
2027	Measure M2 Local Fairshare	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$10,000**	**$0**	**$1,435,000**	**$0**	**$1,445,000**	**$1,485,180**

Last Revised: 26-00 - In Progress **Total Programmed:** $1,445,000

TIP ID CP-12601 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Road Maintenance
Type of Work Description: Road Maintenance - Rehabilitation of roadway

Project Title
Cedarbrook Rehabilitation Project between Glenwood and Aliso Viejo Parkway
Project Description
Rehabilitation of roadway including full depth replacement of failed areas, pavement grinding, and asphalt overlay (3,200 lf)

Limits
Cedarbrook between Glenwood and Aliso Viejo Parkway
Project Notes

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Measure M2 Local Fairshare	$0	$0	$1,085,000	$0	$1,085,000	$1,115,380
2027	Local Streets and Roads apportionments	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$0**	**$0**	**$1,095,000**	**$0**	**$1,095,000**	**$1,125,660**

Last Revised: 26-00 - In Progress **Total Programmed:** $1,095,000

TIP ID CP-12385 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Road Maintenance
Type of Work Description: Road Maintenance - Rehabilitation of roadway

Project Title
Columbia Street Rehabilitation
Project Description
Rehabilitation of roadway including full depth replacement of failed areas, pavement grinding, and asphalt overlay (3,600 lf)

Limits
Columbia between Columbia and Columbia and Columbia between Aliso Creek Road and Aliso Viejo Parkway
Project Notes

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Measure M2 Local Fairshare	$0	$0	$1,105,000	$0	$1,105,000	$1,135,940
2027	Local Streets and Roads apportionments	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$0**	**$0**	**$1,115,000**	**$0**	**$1,115,000**	**$1,146,220**

Last Revised: 26-00 - In Progress **Total Programmed:** $1,115,000

TIP ID CP-10004 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number: 14-ALSO-ECP-3728
Additional Project IDs:
Type of Work: Environmental Cleanup
Type of Work Description: Environmental Cleanup - Constructed wetlands

Project Title
Dairy Fork Wetland

Project Description
Maintenance of wetland to improve water quality of Dairy Fork sub-watershed.

Limits
Dairy Fork Tributary Outfall

Project Notes

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2028	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2029	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2030	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2031	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2032	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2033	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
Totals:		**$0**	**$0**	**$0**	**$70,000**	**$70,000**	**$70,000**

Last Revised: 26-00 - In Progress **Total Programmed:** $70,000

TIP ID CP-12885 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Traffic Signals
Type of Work Description: Traffic Signals - Install new traffic signals and equipment

Project Title
FY26-27 Accessible Pedestrian Signals (APS) Upgrade - CDBG

Project Description
Upgrading accessible pedestrian signals at various locations

Limits
Citywide

Project Notes

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Community Development Block Grant	$0	$0	$230,000	$0	$230,000	$236,440
2027	Measure M2 Local Fairshare	$0	$0	$10,000	$0	$10,000	$10,280
Totals:		**$0**	**$0**	**$240,000**	**$0**	**$240,000**	**$246,720**

Last Revised: 26-00 - In Progress **Total Programmed:** $240,000

TIP ID CP-12888 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number: 25-LNIG-TSP-5012
Additional Project IDs:
Type of Work: Traffic Signals
Type of Work Description: Traffic Signals - Coordinate signals within project limits

Project Title
La Paz Road Traffic Signal Synchronization Project (TSSP)

Project Description
Aliso Viejo's portion of signal timing and equipment upgrades to La Paz Road

Limits
La Paz Road from Olympia Rd/Felipe Rd to Crown Valley Parkway

Project Notes
City of Laguna Niguel is project lead. Funding reflects Aliso Viejo share.

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Traffic Signal Sync Program (TSSP)	$0	$0	$329,885	$0	$329,885	$339,122
2027	Measure M2 Local Fairshare	$0	$0	$82,471	$0	$82,471	$84,780
Totals:		**$0**	**$0**	**$412,356**	**$0**	**$412,356**	**$423,902**

Last Revised: 26-00 - In Progress **Total Programmed:** $412,356

TIP ID CP-12887 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Traffic Signals
Type of Work Description: Traffic Signals - Coordinate signals within project limits

Limits
Oso Parkway, Pacific Park, and Glenwood Drive from Moulton Parkway to County of Orange

Project Notes
Anticipated award of Project P application for Oso Parkway, Pacific Park Drive, and Glenwood Drive Corridor. ALiso Viejo is the lead agency.

Project Title
Oso Parkway, Pacific Park, and Glenwood Drive Traffic Signal Synchronization Project (TSSP)

Project Description
Aliso Viejo's portion of Signal Synchronization Project on Oso Parkway, Pacific Park, and Glenwood Drive

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2028	Traffic Signal Sync Program (TSSP)	$0	$0	$719,302	$0	$719,302	$760,147
2028	Measure M2 Local Fairshare	$0	$0	$2,877,208	$0	$2,877,208	$3,040,587
2029	Traffic Signal Sync Program (TSSP)	$0	$0	$0	$188,000	$188,000	$188,000
2029	Measure M2 Local Fairshare	$0	$0	$0	$47,000	$47,000	$47,000
Totals:		**$0**	**$0**	**$3,596,510**	**$235,000**	**$3,831,510**	**$4,035,734**

Last Revised: 26-00 - In Progress **Total Programmed:** $3,831,510

TIP ID CP-10015 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number: 17-ALSO-ECP-3878
Additional Project IDs:
Type of Work: Environmental Cleanup
Type of Work Description: Environmental Cleanup - Catchment Retrofit

Limits
Various catch basins throughout the City

Project Notes

Project Title
Stormwater Litter Control Project - Phase 5

Project Description
Storm Water Pollution Proj-This project will include installation of Bio Clean high Capacity Filter inserts on storm drain catch basins located on Public Streets. ECP funding approved in 2017. This is for maintenance of catch basin filters.

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	Gas Tax	$0	$0	$0	$23,000	$23,000	$23,000
2027	General Fund	$0	$0	$0	$7,000	$7,000	$7,000
Totals:		**$0**	**$0**	**$0**	**$30,000**	**$30,000**	**$30,000**

Last Revised: 26-00 - In Progress **Total Programmed:** $30,000

TIP ID CP-10016 **IMPLEMENTING AGENCY** Aliso Viejo, City of

Local Project Number:
Additional Project IDs:
Type of Work: Environmental Cleanup
Type of Work Description: Environmental Cleanup - Constructed wetlands

Limits
Wood Canyon Wetland

Project Notes
Project not funded through Project x. Includes roadway run-off treatment.

Project Title
Wood Canyon Wetland

Project Description
Maintenance of wetland to improve water quality in the Wood Canyon Wetland

FISCAL YEAR	FUND TYPE	ENG	ROW	CON/IMP	O&M	TOTAL	TOTAL ESCALATED
2027	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2028	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2029	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2030	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2031	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2032	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
2033	General Fund	$0	$0	$0	$10,000	$10,000	$10,000
Totals:		**$0**	**$0**	**$0**	**$70,000**	**$70,000**	**$70,000**

Last Revised: 26-00 - In Progress **Total Programmed:** $70,000

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO CONCERNING THE STATUS AND UPDATE OF THE PAVEMENT MANAGEMENT PLAN FOR THE MEASURE M2 (M2) PROGRAM

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Aliso Viejo does hereby inform OCTA that:

a) The PMP is in conformance with the PMP Submittal Template provided in the Countywide Pavement Management Plan Guidelines.

b) The City hereby adopts a PMP and has provided an updated PMP report, using the required format, to OCTA.

c) The Public Works Director or City Engineer is authorized to sign the PMP certification form.

PASSED, APPROVED, AND ADOPTED THIS 17th day of June, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

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Scott C. Smith
City Attorney

ATTEST:

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Maria Kendig
City Clerk

City of Aliso Viejo

Pavement Management Plan

Prepared by: GMU Pavement Engineering
Submitted to OCTA: 5-22-2026

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I. Pavement Management Plan Certification

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

The plan was developed by GMU Pavement Engineering using PAVER™, a pavement management system, conforming to American Society for Testing and Materials (ASTM) Standard D6433, and contains, at a minimum, the following elements:

- Inventory of MPAH and local routes reviewed and updated biennially. The last update of the inventory was completed in December 2025 for Arterial (MPAH) streets and December 2025 for local streets.
- Assessment of pavement condition for all routes in the system, updated biennially. The last field review of pavement condition was completed on December, 2025.
- Percentage of all sections of pavement needing:
    - Preventative Maintenance:73.9%
    - Rehabilitation: 26.1%
    - Reconstruction: 0.0%
- Budget needs for Preventative Maintenance, Rehabilitation, and/or Reconstruction of deficient sections of pavement for:
    - Current biennial period $18.9 million
    - Following biennial period $2.1 million
- Funds budgeted or available for Preventative Maintenance, Rehabilitation, and/or Reconstruction:
    - Current biennial period $5.5 million
    - Following biennial period $5.5 million
- Backlog by year of unfunded pavement rehabilitation, restoration, and reconstruction needs.
- The Pavement Management Plan is consistent with countywide pavement condition assessment standards as described in the OCTA Countywide Pavement Management Plan Guidelines adopted by the OCTA Board of Directors.

*An electronic copy of the Pavement Management Plan (with Paver or StreetSaver compatible files) has been, or will be, submitted with the certification statement.

A copy of this certification is being provided to the Orange County Transportation Authority.

Submitted by:

Click here to enter text.
Name (Print)

Click here to enter text.
Jurisdiction

Signed

Click here to enter a date.
Date

Click here to enter text.
Title (Public Works Director and/or City Engineer)

II. Executive Summary

Maintaining a roadway network constitutes one of the most significant expenses for any city. To strategically and methodically maintain its roadway network, the City of Aliso Viejo conducts routine and biennial pavement management plan updates. Beyond monitoring its roadway network condition, this type of study is used to assist policy makers in making decisions on its pavement maintenance funding levels, as well as to comply with the Orange County Transportation Authority (OCTA) Measure M2 Program. This report summarizes the findings and conclusions from the city's 2026 PMP Update.

The City is responsible for maintaining a total of approximately 72.2 centerline miles of streets, comprising approximately 45.1 centerline miles of local streets and approximately 27.1 miles of the Master Plan of Arterial Highways (MPAH). To monitor and analyze this vast network of streets and pertinent information, the City utilizes PAVER pavement management software. Pavement distress surveys are performed in compliance with the American Society of Testing and Materials standard ASTM D6433, as required by the Orange County Transportation Authority.

Table 1 below summarizes the current City of Aliso Viejo network's Pavement Condition Index (PCI) breakdown by functional classification.

Table 1. Network PCI Breakdown by Functional Classification

Functional Classification	Pavement Area (SF)	Centerline Mileage	Weighted Average PCI
MPAH	6,404,999	27.1	79
Local	9,338,630	45.1	82
Total	**15,743,629**	**72.2**	**81**

The current citywide weighted average Pavement Condition Index (PCI) of the City of Aliso Viejo is 81. Overall, approximately 74% (by area) of the City's road network is in the "Very Good" and "Good" condition, approximately 26% of the roads are in the "Fair" and "Poor" condition categories, and less than 1% are in the "Very Poor" Category.

The following three budget scenarios were evaluated as part of this study.

Scenario 1: Current Funding Level ($2.75 million per year)

The City of Aliso Viejo's current annual budget for roadway maintenance and rehabilitation projects is $2.75 million.

Under this funding level, by fiscal year 2032/33, the network PCI is expected to decrease from its current 81 to a PCI of 80. Approximately 79% of the network is projected to remain in the "Very Good" or "Good" condition categories, while 19% is projected to fall within the "Fair" or "Poor" categories and 2% within "Very Poor". Over the same period, deferred maintenance is projected to grow to $19.8 million.

Scenario 2: Maintain Current Network PCI at 81 ($3.0 million per year)

To maintain the current network PCI at 81, the City would need to allocate approximately $3 million annually, totaling $21 million over the next seven-year analysis period.

Under this scenario, by fiscal year 2032/33, approximately 81% of the network is projected to remain in the "Very Good" and "Good" condition categories, while 17% is projected to fall within the "Fair" and "Poor" categories, and 2% will be in the "Very Poor". The deferred maintenance will decrease to $18.0 million by 2032/33.

Scenario 3: Increase Network PCI ($4.2 million per year)

To improve the network PCI by one point to 82, the City would need to allocate approximately $4.2 million annually, totaling $29.4 million over the seven-year analysis period.

Under this scenario, by fiscal year 2032/33, approximately 85% of the network is projected to be in the "Very Good" or "Good" condition categories, while 13% is projected to fall within the "Fair" or "Poor" categories and 2% within "Very Poor". Deferred maintenance is projected to decrease to $7.2 million by fiscal year 2032/33.

Summary of Recommendations

Based on the analysis and results of the study, GMU recommends the following:

- At a minimum, maintain the current funding level of $2.75 million annually (Scenario 1). Although the network PCI will drop by 1 point and the amount of "deferred maintenance" will increase, this funding level is expected to maintain eligibility for the Measure M2 CTFP 10% local match reduction.
- Preferably, increase the funding level to $3.0 million annually (Scenario 2). This funding level is predicted to allow the network PCI to remain the same and not degrade, as well as reduce the amount of deferred maintenance. As demonstrated by the difference between Scenarios 2 and 3, recovering a single point of network PCI requires approximately $1.2 million in additional annual funding (or approximately $8.4M over a 7-year period), underscoring the cost-effectiveness of preventing degradation rather than recovering from it.
- Prioritize preserving streets at higher PCI levels to minimize life-cycle costs. Streets maintained in good or very good condition require less frequent intervention and avoid the escalation of minor distress into costly rehabilitation or reconstruction needs.
- Continuously monitor construction costs for implementation into future pavement management plan updates.
- Routinely update the Maintenance and Rehabilitation (M&R) history of all the streets in the network.
- When specific streets are identified for improvement, perform project-level studies, including pavement coring, laboratory testing, and structural evaluation, to develop site-specific design recommendations rather than directly implementing the conceptual treatments identified in this report. This PMP is developed for network-level planning and funding purposes and does not incorporate detailed site-specific information such as subgrade condition, in-place pavement layer thicknesses, or laboratory test results.
- Evaluate additional rehabilitation strategies that reuse in-place materials, such as Full-Depth Reclamation (FDR) and Cold-In-Place Recycling (CIR), which can reduce construction costs and extend pavement life while supporting sustainability goals.
- Continue updating the pavement management plan on the OCTA-required biennial cycle to maintain eligibility for Measure M2 funding.

III. Background

Maintaining a citywide street network is a complex undertaking. It involves multiple layers of information that can have significant impacts on pavement performance and maintenance costs, such as:

- **Funding:** The funding level impacts the type of repair strategies that can be implemented, the design life of the selected strategy, and the number of streets that can be improved within a given budget cycle.
- **Pavement age and work history:** The City's streets were constructed at different times and have received various maintenance and rehabilitation treatments over their service lives. These differences directly influence current and projected future condition.
- **Pavement inventory:** A current inventory of streets defines the limits of the study and the City's area of responsibility and enables more accurate budget scenario analysis.
- **Historical costs for various types of repairs**: Recent pavement maintenance/rehabilitation costs are reviewed and updated to improve the accuracy of future cost projections.
- **Current pavement condition:** Pavement condition is objectively rated through field surveys in accordance with ASTM D6433 - *Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys*.
- **Predicted pavement condition:** Future pavement condition is projected under various funding scenarios to illustrate the relationship between investment level and network performance.

GMU identified, analyzed, and summarized the above information in this 2026 PMP Update. This report should be considered a decision-support tool for determining pavement maintenance and rehabilitation funding levels..

The most cost-effective method for roadway maintenance is to keep them in "good" or better condition. Just like doing oil changes for vehicles, proactive pavement maintenance (i.e., slurry sealing) will help minimize future repair costs. Eventually, after so many oil changes, more costly but still relatively inexpensive repairs will be due (i.e., rehabilitation or mill-and-overlays). The most expensive approach is to "do nothing" or defer maintenance substantially, such that complete replacement will be the only option left to restore the pavement condition. The following is a general description of the conceptual pavement repair strategies.

- **Maintenance (Good - Very Good Condition):** Pavements in **"good"** or **"very good"** condition category are typically identified for **maintenance**, which generally consists of **crack repairs and slurry seal**. For optimal performance, slurry seals are applied on streets in good or very good condition to help preserve the condition of the roadway. These treatments help seal minor surface cracks and serve as a protective surface membrane, acting as "sunblock" for the roadway surface. When properly applied to a suitable surface, slurry seals typically last approximately 5 to 7 years.

  Pavement maintenance treatments applied on streets that are in unsuitable condition (worse than "good") will result in reduced treatment performance and diminished protection of the underlying structural pavement section.

- **Rehabilitation (Fair Condition):** As the pavement ages and deteriorates to a **"fair"** condition, maintenance treatments are no longer sufficient. At this stage, the pavement will exhibit signs of significant aging-related distress and some load-related distress, such as alligator cracking.

  Streets in this condition are typically identified for **rehabilitation**, which generally consists of performing a **2-inch or 3-inch thick mill-and-overlay with a reflective cracking limiting system** to reduce crack

propagation potential. Localized areas of repair (i.e., patches) may also be required to address localized areas of load-related distress. Mill-and-overlays are typically performed once every 15 to 20 years.

• **Reconstruction (Poor / Very Poor Condition)**: If streets deteriorate more rapidly than expected, or if maintenance/rehabilitation is deferred, they can deteriorate to a "poor" or worse condition category. Streets in this condition are typically identified for **reconstruction**, which generally includes performing **full-depth reclamation or remove-and-replace reconstruction**.

The following graph illustrates this concept further.

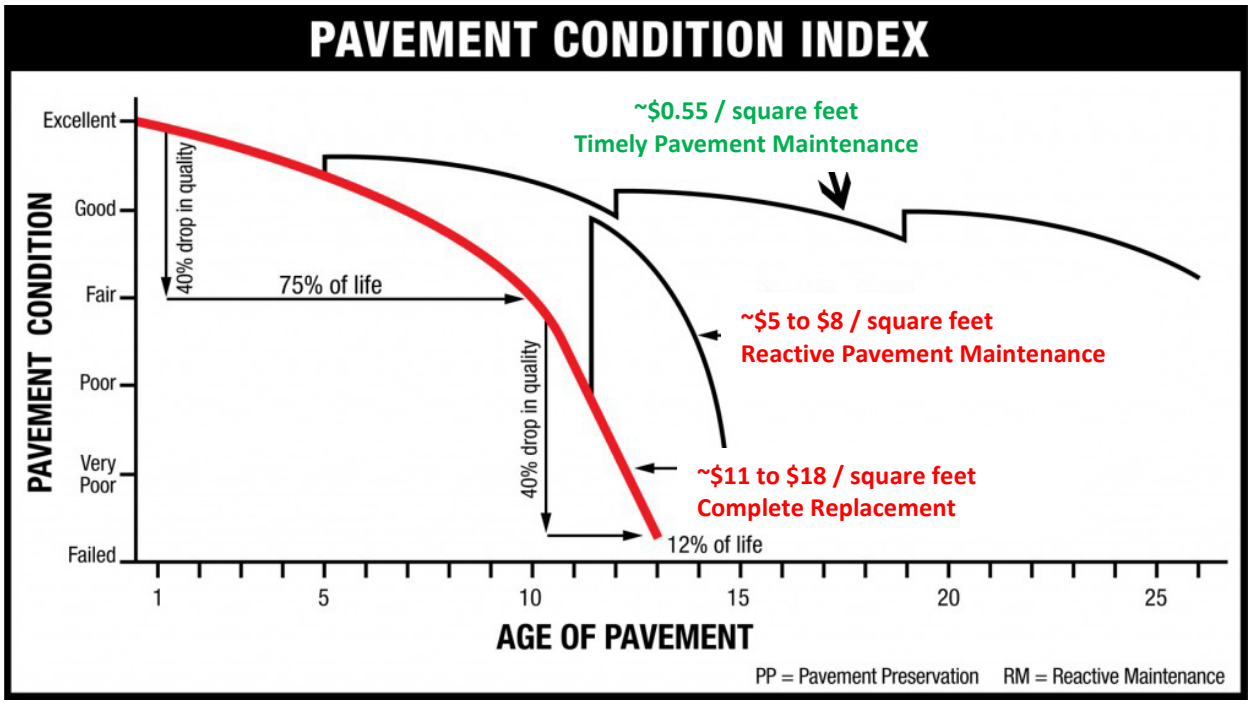


Figure 1. Effect of Applying Maintenance on the Service Life of the Pavement.

The x-axis represents the age of the roadway, and the y-axis represents pavement condition (Pavement Condition Index). Following a proactive maintenance schedule ("timely pavement maintenance curve") will help reduce pavement costs by several folds relative to the "reactive maintenance" or "pavement reconstruction" curves.

IV. Current Pavement Conditions (PCI)

Current Network PCI	Current MPAH PCI	Current Local PCI
81	79	82

V. Projected Pavement Conditions (PCI)

Projected PCI by year under existing or expected funding levels for next seven fiscal years ("Today" is before June 30, 2026).

Fiscal Year	Current Funding	Entire Network PCI	MPAH	Local
Today	$1.4 million	81	79	82
2026-27	$2.75 million	81	77	83
2027-28	$2.75 million	81	77	83
2028-29	$2.75 million	81	78	83
2029-30	$2.75 million	82	77	84
2030-31	$2.75 million	81	77	83
2031-32	$2.75 million	80	76	83
2032-33	$2.75 million	80	75	83

The Local network is projected to benefit from concentrated investment in the near term; however, MPAH street conditions are expected to decline under current funding, driving the overall network PCI downward.

VI. Alternative Funding Levels

Maintain Existing Average Network PCI

Fiscal Year	Funding Level	Entire Network PCI	MPAH	Local
Today	$1.4 million	81	79	82
2026-27	$3.0 million	81	77	83
2027-28	$3.0 million	81	78	83
2028-29	$3.0 million	82	78	84
2029-30	$3.0 million	82	77	85
2030-31	$3.0 million	82	78	84
2031-32	$3.0 million	81	76	83
2032-33	$3.0 million	81	76	83

Improve Average Network PCI

Fiscal Year	Funding Level	Entire Network PCI	MPAH	Local
Today	$1.4 million	81	79	82
2026-27	$4.2 million	81	78	83
2027-28	$4.2 million	82	80	83
2028-29	$4.2 million	83	80	85
2029-30	$4.2 million	83	81	85
2030-31	$4.2 million	83	82	84
2031-32	$4.2 million	83	81	84
2032-33	$4.2 million	83	82	83

VII. Current and Projected Backlog by Year of Pavement Maintenance Needs

Fiscal Year	Current Funding Backlog	Maintain PCI Backlog	Increase PCI Backlog
Current	$17.4 million	$17.4 million	$17.4 million
2026-27	$14.7 million	$15.0 million	$13.8 million
2027-28	$14.8 million	$14.9 million	$12.3 million
2028-29	$14.0 million	$13.7 million	$9.7 million
2029-30	$14.1 million	$13.5 million	$7.8 million
2030-31	$14.2 million	$13.2 million	$5.7 million
2031-32	$17.9 million	$16.6 million	$7.5 million
2032-33	$19.8 million	$18.0 million	$7.2 million

Under current funding, the backlog is projected to grow by $2.4 million; investing an additional $1.45 million annually (Scenario 3) would instead reduce the backlog by $10.2 million.

VIII. Centerline Mileage

Entire Pavement Network	MPAH	Local Roads
72.2	27.1	45.1

IX. Percentage of Network in Each of Five Condition Categories Based on Centerline Miles

Condition Category	PCI Range	Network	Percent Area of Total Pavement	Area of Pavement (SF)	Percent Centerline Mileage of Network	Centerline Mileage of Network
Very Good	**86-100**	MPAH	16.0%	2,523,854	40.1%	10.2
		Local	25.2%	3,959,367		18.7
Good	**75-85**	MPAH	7.4%	1,161,136	33.8%	5.1
		Local	25.0%	3,938,569		19.3
Fair	**60-74**	MPAH	13.3%	2,084,145	19.3%	9.0
		Local	6.3%	993,544		5.0
Poor	**41-59**	MPAH	4.0%	635,864	6.8%	2.8
		Local	2.8%	440,830		2.1
Very Poor	**0-40**	MPAH	0.0%	0	0.0%	0
		Local	0.0%	6,320		0

X. Reduction in Local Match

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

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

or

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

The City of Aliso Viejo meets criteria (b) with a current weighted average PCI of 81, therefore remains eligible for M2 funding and the CTFP 10% local match reduction.

XI. Appendix A – Seven-Year Road Maintenance and Rehabilitation Plan Based on Current *or* Expected Funding Level and Maintenance of Current System PCIs

The seven-year plan for road maintenance and rehabilitation should be based on current and projected budget. Street sections selected for treatment should be identified here. Specific data to be submitted should follow the format below:

MPAH								
	Limits of Work							
Street Name	**From**	**To**	**Length of Segment**	**Width of Segment**	**Pavement Area**	**Type of Treatment**	**Cost of Treatment**	**Year of Treatment**

LOCAL								
	Limits of Work							
Street Name	**From**	**To**	**Length of Segment**	**Width of Segment**	**Pavement Area**	**Type of Treatment**	**Cost of Treatment**	**Year of Treatment**

Please attach the seven-year road maintenance and rehabilitation plan, following the above template, after this sheet. The plan should be labeled Appendix A.

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

MPAH								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Alicia Parkway	Pacific Park	Morning Ridge	1,153	41	47,273	Type II Slurry Seal	$26,000	2026/27
Alicia Parkway	Morning Ridge	73 Overpass	514	41	21,074	Type II Slurry Seal	$11,591	2026/27
Alicia Parkway	73 Overpass	Holly Oak	520	41	21,320	Type II Slurry Seal	$11,726	2026/27
Alicia Parkway	Holly Oak	North City Limits	1,396	41	57,236	Type II Slurry Seal	$31,480	2026/27
Alicia Parkway	Holly Oak	73 Overpass	523	42	21,966	Type II Slurry Seal	$12,081	2026/27
Alicia Parkway	Morning Ridge	Pacific Park Dr	1,154	42	48,468	Type II Slurry Seal	$26,658	2026/27
Aliso Creek Rd	Pacific Park Dr	Journey	1,397	48	67,056	Type II Slurry Seal + Localized Repairs	$36,881	2026/27
Aliso Creek Rd	Journey	Aliso Viejo Pkwy	1,102	48	52,896	Type II Slurry Seal + Localized Repairs	$29,093	2026/27
Aliso Creek Rd	Wood Canyon Dr	Pursuit	979	48	45,342	Type II Slurry Seal	$24,938	2026/27
Aliso Creek Rd	Autumnglen	Enterprise	1,016	48	47,318	Type II Slurry Seal + Localized Repairs	$26,025	2026/27
Aliso Creek Rd	Windsong	73 Toll Overpass	1,338	51	66,688	Type II Slurry Seal	$36,679	2026/27
Aliso Viejo Parkway	Cedarbrook	Briarglen	1,540	49	73,910	Type II Slurry Seal	$40,651	2026/27
Aliso Viejo Parkway	Briarglen	Moulton Pkwy	603	49	31,397	Type II Slurry Seal + Localized Repairs	$17,268	2026/27
Glenwood Dr	Argonaut	Aliso Creek Rd	1,072	42	44,954	Type II Slurry Seal + Localized Repairs	$24,725	2026/27
La Paz Road	Pacific Park Drive	North City Limits	2,105	33	69,465	Type II Slurry Seal	$38,206	2026/27
La Paz Road	North City Limits	Pacific Park Dr	2,117	33	69,861	Type II Slurry Seal	$38,424	2026/27
Pacific Park Dr	Chase	Canyon Vistas	1,320	42	53,940	Type II Slurry Seal	$29,667	2026/27
Pacific Park Dr	Canyon Vistas	Coronado Cay	805	40	30,600	Type II Slurry Seal	$16,830	2026/27
Pacific Park Dr	Coronado Cay	Enterprise	1,251	41	50,041	Type II Slurry Seal	$27,523	2026/27
Pacific Park Dr	Enterprise	73 Toll Overpass	477	41	20,407	Type II Slurry Seal	$11,224	2026/27
Pacific Park Dr	73 Toll Overpass	Enterprise	475	41	19,475	Type II Slurry Seal	$10,711	2026/27
Pacific Park Dr	Enterprise	Coronado Cay	1,248	41	51,098	Type II Slurry Seal	$28,104	2026/27
Pacific Park Dr	Coronado Cay	Canyon Vistas	807	41	33,087	Type II Slurry Seal	$18,198	2026/27
Pacific Park Dr	Aliso Creek Rd	Bridge w/s	1,436	48	68,928	Type II Slurry Seal	$37,911	2026/27
Pacific Park Dr	Bridge w/s	Aliso Creek Rd	1,436	96	68,928	Type II Slurry Seal	$37,911	2026/27
Pacific Park Dr	Aliso Creek Rd	City Lights Dr	938	42	38,096	Type II Slurry Seal	$20,953	2026/27
Alicia Parkway	North City Limits	Holly Oak	1,393	42	58,506	Type II Slurry Seal	$33,144	2027/28
Aliso Creek Rd	Aliso Viejo Pkwy	Columbia	1,990	40	78,250	Mill and Overlay	$514,015	2027/28
Aliso Creek Rd	Glenwood Dr	Columbia	1,784	41	71,694	Mill and Overlay + Localized Repairs	$526,149	2027/28
Aliso Creek Rd	Aliso Viejo Pkwy	Liberty	1,767	48	83,266	Type II Slurry Seal	$47,171	2027/28
Aliso Creek Rd	Liberty	Pursuit	942	48	43,666	Type II Slurry Seal	$24,737	2027/28
Aliso Creek Rd	Pursuit	Wood Canyon Dr	985	48	47,280	Type II Slurry Seal	$26,784	2027/28
Aliso Creek Rd	Wood Canyon Dr	City Limits (Bridge)	740	48	35,520	Type II Slurry Seal	$20,122	2027/28
Aliso Creek Rd	City Limits (Bridge)	Wood Canyon Dr	750	48	35,830	Type II Slurry Seal	$20,298	2027/28
Aliso Creek Rd	Pursuit	Liberty	935	48	43,430	Type II Slurry Seal	$24,603	2027/28
Aliso Creek Rd	Liberty	Aliso Viejo Pkwy	1,767	48	83,066	Type II Slurry Seal	$47,057	2027/28
Aliso Creek Rd	Aliso Viejo Pkwy	Windsong	1,044	41	41,254	Type II Slurry Seal	$23,371	2027/28
Aliso Viejo Parkway	Enterprise	Vantis Dr	1,213	48	56,674	Mill and Overlay + Localized Repairs	$386,003	2027/28
Aliso Viejo Parkway	Moulton Pkwy	Briarglen	603	49	29,547	Type II Slurry Seal	$16,739	2027/28

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

MPAH								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Aliso Creek Rd	Autumnglen	Pacific Park Dr	1,065	48	49,670	Mill and Overlay	$311,298	2028/29
Aliso Creek Rd	Westwing	Hummingbird Ln	2,240	41	90,350	Mill and Overlay	$515,450	2028/29
Aliso Viejo Parkway	Briarglen	Cedarbrook	1,540	49	75,360	Type II Slurry Seal	$43,973	2028/29
Pacific Park Dr	Bridge e/s	Alicia Pkwy	1,197	48	56,256	Mill and Overlay	$274,241	2028/29
Pacific Park Dr	Aliso Niguel	City Limits	1,656	42	67,742	Mill and Overlay	$382,698	2028/29
Pacific Park Dr	Alicia Pkwy	Bridge e/s	1,167	48	56,016	Mill and Overlay + Localized Repairs	$417,926	2028/29
Wood Canyon Dr	Westridge Dr	Pacific Park Dr	1,003	70	69,360	Type II Slurry Seal	$40,472	2028/29
Alicia Parkway	73 Overpass	Morning Ridge	513	42	21,546	Type II Slurry Seal	$12,949	2029/30
Aliso Creek Rd	Hummingbird Ln	El Toro Rd	656	41	26,846	Mill and Overlay + Localized Repairs	$252,164	2029/30
Aliso Creek Rd	Columbia	Aliso Viejo Pkwy	1,979	41	79,389	Mill and Overlay + Localized Repairs	$677,350	2029/30
Pacific Park Dr	Aliso Viejo Pkwy	City Lights Dr	1,288	48	60,524	Type II Slurry Seal	$36,375	2029/30
Aliso Viejo Parkway	Vantis Dr	Grand	1,005	48	48,240	Mill and Overlay + Localized Repairs	$519,913	2030/31
Aliso Viejo Parkway	Pacific Park Dr	Liberty	1,824	40	71,336	Mill and Overlay + Localized Repairs	$643,920	2030/31
Aliso Viejo Parkway	Pacific Park Dr	1134 n/o Pacific Park Dr	1,134	51	56,036	Mill and Overlay + Localized Repairs	$505,813	2030/31
Aliso Viejo Parkway	Grand	Vantis Dr	1,002	48	46,546	Mill and Overlay + Localized Repairs	$429,999	2030/31
Pacific Park Dr	Heather Ridge	Alicia Pkwy	992	75	41,664	Mill and Overlay + Localized Repairs	$454,853	2030/31
Alicia Parkway	Pacific Park	Morning Ridge	1,153	41	47,273	Type II Slurry Seal	$30,142	2031/32
Alicia Parkway	Morning Ridge	73 Overpass	514	41	21,074	Type II Slurry Seal	$13,437	2031/32
Alicia Parkway	73 Overpass	Holly Oak	520	41	21,320	Type II Slurry Seal	$13,594	2031/32
Alicia Parkway	Holly Oak	North City Limits	1,396	41	57,236	Type II Slurry Seal	$36,494	2031/32
Alicia Parkway	Holly Oak	73 Overpass	523	42	21,966	Type II Slurry Seal	$14,006	2031/32
Alicia Parkway	Morning Ridge	Pacific Park Dr	1,154	42	48,468	Type II Slurry Seal	$30,903	2031/32
Aliso Creek Rd	Pacific Park Dr	Journey	1,397	48	67,056	Type II Slurry Seal + Localized Repairs	$42,755	2031/32
Aliso Creek Rd	Wood Canyon Dr	Pursuit	979	48	45,342	Type II Slurry Seal	$28,910	2031/32
Aliso Creek Rd	Autumnglen	Enterprise	1,016	48	47,318	Type II Slurry Seal + Localized Repairs	$30,170	2031/32
Aliso Creek Rd	Windsong	73 Toll Overpass	1,338	51	66,688	Type II Slurry Seal	$42,521	2031/32
Aliso Viejo Parkway	Cedarbrook	Briarglen	1,540	49	73,910	Type II Slurry Seal	$47,125	2031/32
La Paz Road	Pacific Park Drive	North City Limits	2,105	33	69,465	Type II Slurry Seal + Localized Repairs	$44,291	2031/32
La Paz Road	North City Limits	Pacific Park Dr	2,117	33	69,861	Type II Slurry Seal	$44,544	2031/32
Pacific Park Dr	Chase	Canyon Vistas	1,320	42	53,940	Type II Slurry Seal	$34,392	2031/32
Pacific Park Dr	Canyon Vistas	Coronado Cay	805	40	30,600	Type II Slurry Seal	$19,511	2031/32
Pacific Park Dr	Coronado Cay	Enterprise	1,251	41	50,041	Type II Slurry Seal	$31,906	2031/32
Pacific Park Dr	Enterprise	73 Toll Overpass	477	41	20,407	Type II Slurry Seal	$13,012	2031/32
Pacific Park Dr	73 Toll Overpass	Enterprise	475	41	19,475	Type II Slurry Seal	$12,417	2031/32
Pacific Park Dr	Enterprise	Coronado Cay	1,248	41	51,098	Type II Slurry Seal	$32,580	2031/32
Pacific Park Dr	Coronado Cay	Canyon Vistas	807	41	33,087	Type II Slurry Seal	$21,096	2031/32
Pacific Park Dr	Aliso Creek Rd	Bridge w/s	1,436	48	68,928	Type II Slurry Seal	$43,949	2031/32
Pacific Park Dr	Bridge w/s	Aliso Creek Rd	1,436	96	68,928	Type II Slurry Seal	$43,949	2031/32
Pacific Park Dr	Aliso Creek Rd	City Lights Dr	938	42	38,096	Type II Slurry Seal	$24,290	2031/32

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

MPAH								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Alicia Parkway	North City Limits	Holly Oak	1,393	42	58,506	Type II Slurry Seal	$38,423	2032/33
Aliso Creek Rd	Aliso Viejo Pkwy	Liberty	1,767	48	83,266	Type II Slurry Seal	$54,684	2032/33
Aliso Creek Rd	Liberty	Pursuit	942	48	43,666	Type II Slurry Seal	$28,677	2032/33
Aliso Creek Rd	Pursuit	Wood Canyon Dr	985	48	47,280	Type II Slurry Seal	$31,050	2032/33
Aliso Creek Rd	Wood Canyon Dr	City Limits (Bridge)	740	48	35,520	Type II Slurry Seal	$23,327	2032/33
Aliso Creek Rd	City Limits (Bridge)	Wood Canyon Dr	750	48	35,830	Type II Slurry Seal	$23,531	2032/33
Aliso Creek Rd	Pursuit	Liberty	935	48	43,430	Type II Slurry Seal	$28,522	2032/33
Aliso Creek Rd	Liberty	Aliso Viejo Pkwy	1,767	48	83,066	Type II Slurry Seal	$54,552	2032/33
Aliso Creek Rd	73 Toll Overpass	Windsong	1,346	51	68,646	Type II Slurry Seal	$45,082	2032/33
Aliso Creek Rd	Windsong	Aliso Viejo Pkwy	1,051	40	40,790	Type II Slurry Seal	$26,788	2032/33
Aliso Creek Rd	Aliso Viejo Pkwy	Windsong	1,044	41	41,254	Type II Slurry Seal	$27,093	2032/33
Aliso Viejo Parkway	Moulton Pkwy	Briarglen	603	49	29,547	Type II Slurry Seal	$19,405	2032/33
Pacific Park Dr	City Limits	Aliso Niguel	1,656	42	69,552	Mill and Overlay + Localized Repairs	$629,845	2032/33
Wood Canyon Dr	Calypso St	Oak View Dr	1,642	61	98,612	Type II Slurry Seal	$64,762	2032/33

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Gala Ct	Richmont Wy	Dead End	*264*	*36*	*10,754.*	Type II Slurry Seal	$403	2026/27
Blue Heron Ln	San Bittern Ln	Dead End	*567*	*36*	*21,612.*	Mill and Overlay + Localized Repairs	$61,811	2026/27
Condor Ln	Sanderling Ln	Hummingbird Ln	*126*	*36*	*4,536.*	Mill and Overlay + Localized Repairs	$11,340	2026/27
Da Vinci	Glenwood Dr	Cedarbrook	*1,943*	*43*	*83,549.*	Type II Slurry Seal	$45,952	2026/27
Cedarbrook	Aliso Viejo Pkwy	Starcrest	*1,295*	*40*	*51,800.*	Type II Slurry Seal	$28,490	2026/27
Cedarbrook	Da Vinci	Glenwood Dr	*1,071*	*43*	*46,703.*	Type II Slurry Seal	$25,687	2026/27
Eastwing	Heatherwood	Aliso Creek	*1,229*	*40*	*49,160.*	Type II Slurry Seal	$27,038	2026/27
Eastwing	Heatherwood	Ramblewood	*1,941*	*40*	*77,640.*	Type II Slurry Seal	$42,702	2026/27
Grand Ave	Aliso Viejo Pkwy	Wood Canyon Dr	*909*	*45*	*39,405.*	Type II Slurry Seal	$21,673	2026/27
Enterprise	Pacific Park Dr	Antares	*418*	*44*	*18,392.*	Type II Slurry Seal + Localized Repairs	$10,116	2026/27
Canyon Vistas	Pacific Park	Wood Vista Way	*953*	*40*	*37,970.*	Type II Slurry Seal	$20,884	2026/27
Canyon Vistas	Wood Vista Way	Silkwood	*1,569*	*40*	*62,760.*	Type II Slurry Seal	$34,518	2026/27
Westwing	Aliso Creek	Ramblewood	*2,548*	*40*	*101,770.*	Type II Slurry Seal	$55,974	2026/27
Westwing	Calle Corta	Aliso Creek	*1,784*	*40*	*71,360.*	Type II Slurry Seal + Localized Repairs	$39,248	2026/27
Canyon Wren Ln	Crane St	El Toro Rd	*1,208*	*40*	*48,230.*	Type II Slurry Seal + Localized Repairs	$26,527	2026/27
Calle Corta	Westwing	El Toro Rd	*1,364*	*40*	*54,470.*	Type II Slurry Seal	$29,959	2026/27
Egret Ln	Prarie Falcon	Seagull Ln	*2,039*	*40*	*81,500.*	Type II Slurry Seal	$44,825	2026/27
Saddleridge	Highpoint	Dead End	*1,097*	*36*	*40,742.*	Type II Slurry Seal	$22,408	2026/27
Seagull Ln	Surfbird Ln	Canyon Wren Ln	*933*	*40*	*37,320.*	Type II Slurry Seal	$20,526	2026/27
Birchmont	Cedarbrook	Eastwind	*804*	*40*	*32,160.*	Type II Slurry Seal	$17,688	2026/27
Eastwind	Amber	Briarglen	*1,571*	*30*	*47,130.*	Type II Slurry Seal	$25,922	2026/27
Briarglen	Eastwind	Dahlia	*1,077*	*32*	*34,304.*	Type II Slurry Seal	$18,867	2026/27
Briarglen	Dahlia	Aliso Viejo Pkwy	*1,001*	*32*	*32,032.*	Type II Slurry Seal	$17,618	2026/27
Briarglen	Briarglen	Dead End	*106*	*60*	*7,460.*	Type II Slurry Seal	$4,103	2026/27
Coralwind	Eastwind	Dead End	*615*	*36*	*23,390.*	Type II Slurry Seal	$12,865	2026/27
Windflower	Eastwind	Dead End	*792*	*36*	*29,762.*	Type II Slurry Seal	$16,369	2026/27
Lynoak	Briarglen	Dead End	264	36	10,754	Type II Slurry Seal	$5,915	2026/27
Solitaire Ln	Seagull Ln	Dead End	1,040	36	38,690	Type II Slurry Seal	$21,280	2026/27
Swan Ln	Surfbird Ln	Dead End	370	36	14,510	Type II Slurry Seal	$7,981	2026/27
Merlin Ave	Surfbird Ln	Moorhen Ln	1,672	34	56,788	Type II Slurry Seal	$31,234	2026/27
Surfbird Ln	Spoonbill Dr	Seagull Ln	1,211	37	45,657	Type II Slurry Seal	$25,112	2026/27
Deerhurst	Wolverine	Foxborough	1,808	40	72,320	Type II Slurry Seal	$39,776	2026/27
Wolverine Way	Sandcastle	CDS	1,064	36	38,304	Type II Slurry Seal	$21,067	2026/27
Wigeon Ln	Cuervo Dr	Pinyon Jay	264	39	10,296	Type II Slurry Seal	$5,663	2026/27
Spoonbill Dr	Surfbird Ln	Lakespur Dr	528	40	21,120	Type II Slurry Seal	$11,616	2026/27
Larkspur Dr	Spoonbill Dr	Skylark Dr	913	40	36,430	Type II Slurry Seal	$20,037	2026/27
Skylark Dr	Larkspur Dr	Eastwing	1,166	40	46,520	Type II Slurry Seal	$25,586	2026/27
Raven Ln	Skylark Dr	Dead End	1,490	36	54,800	Type II Slurry Seal	$30,140	2026/27
Woodstork Ln	Skylark Dr	Bluejay Dr	264	36	9,464	Type II Slurry Seal	$5,205	2026/27
Wood Canyon Dr	Sanborn	Grand	703	43	30,179	Type II Slurry Seal	$16,599	2026/27

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Wood Canyon Dr	Grand	Alastair	1,354	43	58,222	Type II Slurry Seal	$32,022	2026/27
Chase	Thisledown	Paradise Bay	1,132	43	48,676	Type II Slurry Seal	$26,772	2026/27
Sanborn	Chase	Aurora	1,189	36	42,804	Type II Slurry Seal	$23,542	2026/27
Sanborn	Aurora	Wood Canyon Dr	999	36	35,824	Type II Slurry Seal	$19,703	2026/27
Parisville	Grand	Dead End	398	36	15,578	Type II Slurry Seal	$8,568	2026/27
Pierremont	Parisville	Dead end	910	36	33,950	Type II Slurry Seal + Localized Repairs	$18,673	2026/27
Nantais	Pierremont	Dead End	264	36	10,754	Type II Slurry Seal	$5,915	2026/27
Caledon Ct	Richmont Wy	Dead End	321	36	12,806	Type II Slurry Seal	$7,043	2026/27
Richmont Wy	Caledon Ct	Kara Ct	534	36	19,224	Type II Slurry Seal	$10,573	2026/27
Kara Ct	Richmont Wy	Dead End	264	36	10,754	Type II Slurry Seal	$5,915	2026/27
Plateau	North End	Picket Ln	1,342	36	49,562	Type II Slurry Seal	$27,259	2026/27
Plateau	Picket Ln	South End	439	36	17,154	Type II Slurry Seal	$9,435	2026/27
Ponderosa St	Sanborn	Northern Pine	131	40	5,160	Type II Slurry Seal	$2,838	2026/27
Oak Ridge Cir	Northern Pine	Dead End	183	36	7,838	Type II Slurry Seal	$4,311	2026/27
Boulder Cir	Northern Pine	Dead End	149	36	6,614	Type II Slurry Seal	$3,638	2026/27
Moorhen Ln	Westwing	Mallard Dr	392	36	14,112	Type II Slurry Seal	$7,762	2026/27
Cayman Brac	Brittany Bay	Laguna Madre	643	36	23,148	Type II Slurry Seal	$12,732	2026/27
Laguna Madre	Cayman Brac	Cape Coral	284	36	10,224	Type II Slurry Seal	$5,623	2026/27
Cape Coral	Laguna Madre	Brittany Bay	712	36	25,632	Type II Slurry Seal	$14,098	2026/27
Palm Harbor	Cayman Brac	Cape Coral	292	36	10,512	Type II Slurry Seal	$5,782	2026/27
Pinyon Jay	Wigeon Ln	Bob White	206	39	8,034	Type II Slurry Seal	$4,419	2026/27
Peacock Ct	Moorhen Ln	Dead end	264	36	10,754	Type II Slurry Seal	$5,915	2026/27
Silkwood	Canyon Vistas	Dead End	1,206	36	44,666	Type II Slurry Seal	$24,567	2026/27
Bottlebrush	Silkwood	Hollyleaf	480	36	17,280	Type II Slurry Seal	$9,504	2026/27
Hollyleaf	Hopseed	Bottlebrush	984	36	35,424	Type II Slurry Seal	$19,483	2026/27
Hollyleaf	Bottlebrush	Dead End	1,111	36	40,786	Type II Slurry Seal	$22,432	2026/27
Coffeeberry	Hollyleaf	Dead End	422	36	16,442	Type II Slurry Seal	$9,043	2026/27
Sugar Gum	Hollyleaf	Dead End	335	36	13,310	Type II Slurry Seal	$7,321	2026/27
Hopseed	Hollyleaf	Wood Vista	2,048	40	81,920	Type II Slurry Seal	$45,056	2026/27
Golden Rain	Hopseed	Dead End	770	36	28,910	Type II Slurry Seal	$15,901	2026/27
Lantana	Hopseed	Dead End	792	36	29,762	Type II Slurry Seal	$16,369	2026/27
Stone Pine	Hopseed	Dead End	792	36	29,762	Type II Slurry Seal	$16,369	2026/27
Wood Vista Wy	Hopseed	Canyon Vista	1,136	40	45,440	Type II Slurry Seal	$24,992	2026/27
Coastal Oak	Canyon Vistas	Peppertree	1,848	36	66,408	Type II Slurry Seal	$36,525	2026/27
Sprucewood	Canyon Vistas	Peppertree	2,423	36	87,108	Type II Slurry Seal	$47,910	2026/27
Timberland	Peppertree	Dead End	2,213	36	84,228	Type II Slurry Seal	$46,326	2026/27
Sagebrush	Timberland	Canyon Vistas	312	40	12,400	Type II Slurry Seal	$6,820	2026/27
Elderwood	Sagebrush	Dead End	1,584	36	58,274	Type II Slurry Seal	$32,051	2026/27
Peppertree	Sprucewood	End	1,046	40	42,690	Type II Slurry Seal	$23,480	2026/27
Rosy Finch Ln	Westwing	Dead End	964	36	35,894	Type II Slurry Seal	$19,742	2026/27

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Pheasant Ln	Westwing	Dead End	950	36	35,450	Type II Slurry Seal	$19,498	2026/27
King Eider Ln	Calle Corta	Dead End	970	36	36,170	Type II Slurry Seal	$19,894	2026/27
Bob White Ln	Pinyon Jay	Cuervo Dr	264	39	10,276	Type II Slurry Seal	$5,652	2026/27
Tanager Ln	El Toro Rd	Dead End	452	36	17,122	Type II Slurry Seal	$9,417	2026/27
Northwinds	Westwing	Dead End	698	35	25,680	Type II Slurry Seal	$14,124	2026/27
Tanglewood	Westwing	Dead End	1,050	36	38,990	Type II Slurry Seal	$21,445	2026/27
Bay Laurel	Westwing	Coppercrest	514	40	20,560	Type II Slurry Seal	$11,308	2026/27
Copper Crest	End	End	921	36	35,656	Type II Slurry Seal	$19,611	2026/27
Nutcracker Ln	Cuervo Dr	Dead End	421	39	17,579	Type II Slurry Seal	$9,669	2026/27
Hazelbranch	Baylaurel	Dead End	196	36	8,306	Type II Slurry Seal	$4,568	2026/27
Stonebrook	Westwing	Dead End	528	36	20,258	Type II Slurry Seal	$11,142	2026/27
Sandbridge	Highpoint	Heatherwood	1,169	40	46,760	Type II Slurry Seal	$25,718	2026/27
Pathfinder	Saddleridge	Eaglepoint	264	36	9,504	Type II Slurry Seal + Localized Repairs	$5,227	2026/27
Heatherwood	Eastwing	Dead End	931	36	34,706	Type II Slurry Seal	$19,088	2026/27
Cardinal Ave	Canyon Wren Ln	Bluebird ln	918	34	31,122	Type II Slurry Seal	$17,117	2026/27
Ridgecrest	Oakleigh	Shorecliff	1,584	30	47,520	Type II Slurry Seal	$26,136	2026/27
Shorecliff	Ridgecrest	Dead End	1,848	30	56,690	Type II Slurry Seal + Localized Repairs	$31,180	2026/27
Ramblewood	Shorecliff	Westwing	574	34	19,456	Type II Slurry Seal + Localized Repairs	$10,701	2026/27
Timberbluff	Ramblewood	Dead End	267	36	10,862	Type II Slurry Seal	$5,974	2026/27
Flintstone	Eastwing	Dead End	1,320	30	40,850	Type II Slurry Seal	$22,468	2026/27
Bluebird Ln	Cardinal Ave	Dead End	921	34	32,564	Type II Slurry Seal	$17,910	2026/27
Crane St	Canyon Wren Ln	Prarie Falcon	101	40	4,010	Type II Slurry Seal	$2,206	2026/27
Bells Vireo Ln	Hummingbird Ln	El Toro Road	488	40	19,470	Type II Slurry Seal	$10,709	2026/27
Diamond Gate	Lindengrove	Dead End	1,481	36	54,706	Type II Slurry Seal	$30,089	2026/27
Crystal Glen	Diamondgate	Dead End	332	36	13,202	Type II Slurry Seal	$7,261	2026/27
Goldenfield	Diamondgate	Dead End	114	36	5,304	Type II Slurry Seal + Localized Repairs	$2,917	2026/27
Lindengrove	Diamondgate	Briarcliff	1,165	36	41,860	Type II Slurry Seal	$23,023	2026/27
Grandbriar	Briarcliff	Dead End	792	36	29,762	Type II Slurry Seal + Localized Repairs	$16,369	2026/27
Satinbush	Collingwood	Dead End	141	36	6,326	Type II Slurry Seal	$3,479	2026/27
Calle Cortez	Via Iglesia	Moulton Pkwy	443	36	14,903	Mill and Overlay	$38,376	2027/28
Monstad St	Monstad St	End	68	70	6,010	Type II Slurry Seal + Localized Repairs	$11,916	2027/28
Goldfinch Ln	Hummingbird Ln	Woodswallow Ln	148	40	5,920	Mill and Overlay + Localized Repairs	$22,790	2027/28
Willet Ln	Hummingbird Ln	Royal Turn Ln	232	36	8,352	Mill and Overlay	$21,507	2027/28
Phoebe Ct	Royal Tern	Dead End	306	30	10,430	Mill and Overlay + Localized Repairs	$36,204	2027/28
Laurelmont	Alicia Parkway	Hollyoak	1,338	40	53,435	Type II Slurry Seal	$30,271	2027/28
Autumnglen	Aliso Creek Rd	Summerfield	1,320	40	52,800	Type II Slurry Seal	$29,911	2027/28
Summerfield	Autumnglen	Aliso Creek	1,543	40	61,720	Type II Slurry Seal	$34,965	2027/28
Foxborough	Deerhurst	Dead End	705	36	25,380	Type II Slurry Seal	$14,378	2027/28
Glenhurst	Aliso Creek	Gate	1,040	40	42,600	Type II Slurry Seal + Localized Repairs	$24,133	2027/28
Boundary Oak	Wood Canyon Dr	Weybride Wy	864	40	34,420	Type II Slurry Seal	$19,499	2027/28

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Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Boundary Oak	Weybridge Wy	Pleasent Walk	1,178	40	47,120	Type II Slurry Seal	$26,694	2027/28
Oakgrove Dr	Wood Canyon Dr	Pleasant Walk	1,340	40	53,480	Type II Slurry Seal	$30,297	2027/28
Enterprise	Aliso Viejo Pkwy	Summit	1,000	39	37,450	Type II Slurry Seal	$21,216	2027/28
Enterprise	Summit	Aliso Creek Rd	2,035	39	77,915	Type II Slurry Seal	$44,139	2027/28
Enterprise	Aliso Creek Rd	Summit	2,024	39	78,936	Type II Slurry Seal	$44,718	2027/28
Enterprise	Summit	Aliso Viejo Pkwy	1,004	39	39,006	Type II Slurry Seal	$22,097	2027/28
Amber	Eastwood	Dead End	351	36	13,886	Type II Slurry Seal	$7,866	2027/28
Spicewood	Eastwind	Dead End	815	36	30,590	Type II Slurry Seal	$17,329	2027/28
Hollyoak	Alicia Pkwy	Laurelmont	1,225	40	49,000	Type II Slurry Seal	$27,759	2027/28
Woodfield	Pacific Park	Dead End	654	28	19,312	Type II Slurry Seal + Localized Repairs	$10,940	2027/28
Surfbird Ln	Seagull Ln	Dead End	670	37	26,040	Type II Slurry Seal + Localized Repairs	$14,752	2027/28
Springdale	Summerfield	Dead End	408	27	11,016	Type II Slurry Seal	$6,241	2027/28
Deerhurst	Foxborough	Pacific Park Dr	1,747	40	69,880	Type II Slurry Seal	$39,587	2027/28
Wolverine Way	Aliso Creek	Sandcastle	954	36	34,194	Type II Slurry Seal	$19,371	2027/28
Laurelwood	Wood Canyon	Cameo Dr	251	36	9,036	Type II Slurry Seal	$5,119	2027/28
Charlemont Dr	Cameo Dr	Deerborn Dr	333	36	11,988	Type II Slurry Seal	$6,791	2027/28
Chancey Ct	Cameo Dr	Dead End	158	36	6,938	Type II Slurry Seal	$3,930	2027/28
Deerborn Dr	Calypso St	Sherwood Dr	528	36	19,008	Type II Slurry Seal	$10,768	2027/28
Sherwood Dr	Deerborn Dr	Sunbury Dr	528	36	19,008	Type II Slurry Seal	$10,768	2027/28
Sunbury Dr	Sherwood Dr	Calypso St	618	36	22,248	Type II Slurry Seal	$12,604	2027/28
Calypso St	Wood Canyon Dr	Sunbury Dr	580	36	20,880	Type II Slurry Seal	$11,829	2027/28
Brookstone Pl	Somerset Dr	Seton Dr	180	36	6,480	Type II Slurry Seal + Localized Repairs	$3,671	2027/28
Seton Dr	Brookstone Pl	Sunbury Dr	310	36	11,160	Type II Slurry Seal	$6,322	2027/28
Poplar Dr	Maple Dr	Beech Dr	528	40	21,120	Type II Slurry Seal	$11,965	2027/28
Beech Dr	Poplar Dr	Pacific Grove Dr	792	40	31,680	Type II Slurry Seal	$17,947	2027/28
Pacific Grove Dr	Oakgrove Dr	Mallorn Dr	106	40	4,240	Type II Slurry Seal	$2,402	2027/28
Chestnut Dr	Beech Dr	Pacific Grove Dr	528	36	19,008	Type II Slurry Seal	$10,768	2027/28
Mallorn Dr	Rowan Dr	Dead End	1,186	36	44,166	Type II Slurry Seal	$25,020	2027/28
Birch Dr	Rowan Dr	Mallorn Dr	270	36	9,720	Type II Slurry Seal	$5,506	2027/28
Walnut Dr	Mallorn Dr	End	264	36	10,954	Type II Slurry Seal	$6,205	2027/28
Stockbridge	Boundary Oak	Cranwell	653	35	22,855	Type II Slurry Seal	$12,947	2027/28
Cliffwood	Cranwell	Chesterwood	628	30	18,840	Type II Slurry Seal	$10,673	2027/28
Chesterwood	Cliffwood	Barrington	528	30	15,760	Type II Slurry Seal	$8,928	2027/28
Berkshire	Cranwell	Chesterwood	388	30	11,640	Type II Slurry Seal	$6,594	2027/28
Wood Canyon Dr	Alastair	Thistledown	542	43	23,306	Type II Slurry Seal + Localized Repairs	$13,203	2027/28
Sierra Cir	Northern Pine	Dead End	185	31	6,985	Type II Slurry Seal + Localized Repairs	$3,957	2027/28
Brittany Bay	Cayman Brac	Key Largo	310	36	11,160	Type II Slurry Seal + Localized Repairs	$6,322	2027/28
Cayman Brac	Brittany Bay	Key Largo	559	36	20,124	Type II Slurry Seal	$11,400	2027/28
Sugarbush	Bottlebrush	Dead End	630	28	18,890	Type II Slurry Seal	$10,701	2027/28
Deerwood	Hopseed	Dead End	950	36	35,390	Type II Slurry Seal	$20,049	2027/28

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Rock Rose	Canyon Vistas	Peppertee	2,073	36	74,628	Type II Slurry Seal + Localized Repairs	$42,277	2027/28
Maple Dr	Poplar Dr	Pacific Grove Dr	567	40	22,680	Type II Slurry Seal	$12,848	2027/28
Highpoint	Stonebrook	Dead End	957	40	39,530	Type II Slurry Seal + Localized Repairs	$22,394	2027/28
Crossbow	Sandbridge	Saddleridge	293	36	10,548	Type II Slurry Seal + Localized Repairs	$5,975	2027/28
Eaglepoint	End	End	507	36	18,252	Type II Slurry Seal + Localized Repairs	$10,340	2027/28
Windstar	Flintstone	Dead End	95	30	4,100	Type II Slurry Seal + Localized Repairs	$2,323	2027/28
Firecrest Ln	Songbird Ln	Woodswallow Ln	156	36	5,616	Type II Slurry Seal + Localized Repairs	$3,181	2027/28
Prairie Falcon	Crane St	Dead End	829	40	34,320	Type II Slurry Seal + Localized Repairs	$19,442	2027/28
Helmcrest	Briarcliff	Dead End	634	36	24,074	Type II Slurry Seal + Localized Repairs	$13,638	2027/28
Collingwood	Briarcliff	Diamondgate	730	36	26,280	Type II Slurry Seal + Localized Repairs	$14,888	2027/28
Argonaut	Argonaut	Glenwood Dr	398	44	17,432	Mill and Overlay + Localized Repairs	$92,469	2028/29
Via Iglesia	Calle Cortez	Moulton Pkwy	1,400	40	57,000	Mill and Overlay	$149,365	2028/29
Grand Ave	Aliso Viejo Pkwy	Vantis Dr (pvt)	264	65	15,310	Mill and Overlay	$40,606	2028/29
Journey	Aliso Creek	Pacific Park Dr	1,829	45	82,155	Type II Slurry Seal	$47,937	2028/29
City Lights Dr	Pacific Park	Prvt Prop	1,390	64	88,960	Type II Slurry Seal	$51,908	2028/29
Liberty	Pursuit	Aliso Creek Rd	955	64	61,120	Type II Slurry Seal	$35,664	2028/29
Parkwood	Eastwind	Dead End	792	36	29,762	Type II Slurry Seal	$17,366	2028/29
Woodside	Morning Ridge	Creekside	807	40	32,130	Type II Slurry Seal	$18,748	2028/29
Creekside	Woodside	Morningridge	792	40	31,680	Type II Slurry Seal + Localized Repairs	$18,485	2028/29
Pursuit	Liberty	Rue Du Chateau	890	45	40,050	Type II Slurry Seal	$23,369	2028/29
Pursuit	Rue Du Chateau	Lyon Ridge	1,538	45	69,210	Type II Slurry Seal	$40,384	2028/29
Pursuit	Lyon Ridge	Aliso Creek Rd	1,580	45	71,100	Type II Slurry Seal	$41,487	2028/29
Lyon Ridge	Lyon Ridge	Dead End	88	36	3,168	Type II Slurry Seal	$1,849	2028/29
Monstad St	Pursuit	Grindlay Pl	984	40	40,610	Type II Slurry Seal	$23,696	2028/29
Grindlay Pl	Monstad St	Kewen Wy	190	40	8,850	Type II Slurry Seal	$5,164	2028/29
Kewen Wy	Grindlay Pl	Monstad St	538	32	17,216	Type II Slurry Seal	$10,046	2028/29
Orion	Liberty	End	447	45	20,115	Type II Slurry Seal	$11,737	2028/29
Knollwood	Wood Canyon Dr	City Line	528	40	21,120	Type II Slurry Seal	$12,324	2028/29
Deerborn Dr	Cameo Dr	Calypso St	854	36	30,744	Type II Slurry Seal	$17,939	2028/29
Cranwell	Barrington	Cliffwood	528	30	15,840	Type II Slurry Seal	$9,243	2028/29
Dusk Wy	Dawn Ln	Evening Light	264	36	9,504	Type II Slurry Seal + Localized Repairs	$5,546	2028/29
Country Walk Dr	Bel Flora Ct	Southern Hills Dr	528	40	21,120	Type II Slurry Seal	$12,324	2028/29
Southern Hills Dr	Bel Flora Ct	Dead End	976	40	40,290	Type II Slurry Seal	$23,509	2028/29
Gatewood Dr	Oakview Dr	Dead End	1,105	40	45,450	Type II Slurry Seal	$26,520	2028/29
Style Dr	Gatewood Dr	Dead End	410	36	17,510	Type II Slurry Seal	$10,217	2028/29
Style Dr	Style Dr	End	63	56	3,528	Type II Slurry Seal	$2,059	2028/29
Shining Star Wy	Gatewood Dr	End	102	36	4,922	Type II Slurry Seal	$2,872	2028/29
Windsong	Aliso Creek (West)	Dead End	514	44	22,546	Type II Slurry Seal	$2,587	2029/30
Heather Ridge	Pacific Park Dr	Woodside	471	40	18,725	Mill and Overlay	$51,154	2029/30
Canyon Wren Ln	Westwing	Crane St	1,833	40	73,320	Type II Slurry Seal + Localized Repairs	$150,424	2029/30

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Via Iglesia	Calle Cortez	Moulton Pkwy	1,950	40	78,000	Mill and Overlay	$213,084	2029/30
Blackbird Ln	Seagull Ln	Dead End	886	36	33,146	Type II Slurry Seal + Localized Repairs	$1,268	2029/30
Golf Dr	Glenwood	End of City Right of Way	1,070	44	10,720	Mill and Overlay	$5,896	2029/30
Brookline	Brookline	Glenwood	380	64	24,320	Type II Slurry Seal + Localized Repairs	$62,186	2029/30
Osprey Ave	Surfbird Ln	Dead End	264	37	11,018	Mill and Overlay	$30,099	2029/30
Midnight Ct	Dawn Ln	Dead End	158	36	6,938	Mill and Overlay + Localized Repairs	$18,954	2029/30
Blue Jay Dr	Woodstork Ln	Dead End East	398	36	15,548	Mill and Overlay	$42,475	2029/30
Chickadee Ln	Calle Corta	Dead End	1,056	36	39,176	Mill and Overlay	$102,849	2029/30
Shorecliff	Ridgecrest	Dead End	1,848	30	56,690	Type II Slurry Seal + Localized Repairs	$38,407	2029/30
Hummingbird Ln	Aliso Creek	San Bittern Ln	1,590	40	63,600	Mill and Overlay + Localized Repairs	$173,745	2029/30
Hummingbird Ln	San Bittern Ln	Dead End	1,052	40	42,080	Mill and Overlay + Localized Repairs	$118,979	2029/30
Starling Ln	Hummingbird Ln	Dead End	686	36	25,951	Mill and Overlay + Localized Repairs	$70,894	2029/30
Coral Bill Ln	Hummingbird Ln	Woodswallow	158	40	6,320	Reconstruction	$58,699	2029/30
Songbird Ln	Trumpeter Ln	Firecrest Ln	1,320	36	47,520	Mill and Overlay + Localized Repairs	$129,817	2029/30
Trumpeter Ln	Woodswallow Ln	Songbird Ln	264	36	9,504	Mill and Overlay	$25,652	2029/30
White Pelican Ln	Blue Heron Ln	Dead End	268	36	10,898	Type II Slurry Seal + Localized Repairs	$25,157	2029/30
Royal Tern Ln	Dead End	Phoebe	953	36	35,558	Mill and Overlay + Localized Repairs	$97,139	2029/30
Falcon Crest Ln	Royal Tern Ln	Sanderling Ln	566	36	20,376	Mill and Overlay	$55,664	2029/30
Sanderling Ln	Falcon Crest Ln	Hummingbird Ln	569	36	20,484	Mill and Overlay + Localized Repairs	$55,959	2029/30
Mareblu	Pacific Park	Dead End	565	38	21,470	Mill and Overlay + Localized Repairs	$58,653	2029/30
Oakview Dr	Crimson Canyon	Endless Vista	1,486	40	59,440	Type II Slurry Seal	$35,724	2029/30
Oakview Dr	Endless Vista	Gate	2,018	40	80,370	Type II Slurry Seal	$48,303	2029/30
Lyon Ridge	Pursuit	Lyon Ridge	157	36	5,652	Type II Slurry Seal	$3,397	2029/30
Mesa Cr	Lyon Ridge	End	260	36	9,360	Type II Slurry Seal	$5,625	2029/30
Pacific Grove Dr	Oakgrove Dr	Maple Dr	528	40	21,120	Type II Slurry Seal	$12,693	2029/30
Barrington	Cranwell	Chesterwood	264	30	7,920	Type II Slurry Seal	$4,760	2029/30
Dawn Ln	Oakview Dr	Dusk Wy	1,255	36	45,180	Type II Slurry Seal	$27,153	2029/30
Bel Flora Ct	Oakview Dr	Country Walk Dr	542	40	21,680	Type II Slurry Seal	$13,030	2029/30
Peppertree	Pacific Park Dr	Sprucewood	1,162	40	46,360	Type II Slurry Seal	$27,863	2029/30
Sora Ct	Westwing	Dead End	73	36	3,478	Type II Slurry Seal	$2,090	2029/30
Mayflower	Shore Cliff	Dead End	421	36	16,406	Mill and Overlay + Localized Repairs	$84,201	2030/31
Cedarbrook	Starcrest	Windsong	900	40	35,920	Type II Slurry Seal	$22,236	2030/31
Chase	Paradise Bay	Sanborn	658	43	28,294	Type II Slurry Seal	$17,515	2030/31
Picket Ln	Wood Canyon	Plateau	143	36	5,098	Type II Slurry Seal	$3,156	2030/31
Key Largo	Sanborn	Cayman Brae	595	36	21,420	Type II Slurry Seal	$1,490	2031/32
Da Vinci	Glenwood Dr	Cedarbrook	1,943	43	83,549	Type II Slurry Seal	$53,271	2031/32
Cedarbrook	Aliso Viejo Pkwy	Starcrest	1,295	40	51,800	Type II Slurry Seal	$33,028	2031/32
Cedarbrook	Da Vinci	Glenwood Dr	1,071	43	46,703	Type II Slurry Seal	$29,778	2031/32
Windsong	Aliso Creek (East)	Cedarbrook	1,400	40	56,000	Type II Slurry Seal	$35,706	2031/32
Eastwing	Heatherwood	Aliso Creek	1,229	40	49,160	Type II Slurry Seal	$31,345	2031/32

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Eastwing	Heatherwood	Ramblewood	1,941	40	77,640	Type II Slurry Seal	$49,504	2031/32
Grand Ave	Aliso Viejo Pkwy	Wood Canyon Dr	909	45	39,405	Type II Slurry Seal	$25,125	2031/32
Enterprise	Pacific Park Dr	Antares	418	44	18,392	Type II Slurry Seal + Localized Repairs	$11,727	2031/32
Canyon Vistas	Pacific Park	Wood Vista Way	953	40	37,970	Type II Slurry Seal	$24,210	2031/32
Canyon Vistas	Wood Vista Way	Silkwood	1,569	40	62,760	Type II Slurry Seal	$40,016	2031/32
Westwing	Aliso Creek	Ramblewood	2,548	40	101,770	Type II Slurry Seal	$64,889	2031/32
Westwing	Calle Corta	Aliso Creek	1,784	40	71,360	Type II Slurry Seal + Localized Repairs	$45,500	2031/32
Canyon Wren Ln	Crane St	El Toro Rd	1,208	40	48,230	Type II Slurry Seal + Localized Repairs	$30,752	2031/32
Calle Corta	Westwing	El Toro Rd	1,364	40	54,470	Type II Slurry Seal	$34,730	2031/32
Cuervo Dr	Canyon Wren Ln	Wigeon Ln	1,066	36	38,376	Type II Slurry Seal	$24,469	2031/32
Birchmont	Cedarbrook	Eastwind	804	40	32,160	Type II Slurry Seal	$20,505	2031/32
Eastwind	Amber	Briarglen	1,571	30	47,130	Type II Slurry Seal	$30,050	2031/32
Briarglen	Eastwind	Dahlia	1,077	32	34,304	Type II Slurry Seal	$21,872	2031/32
Briarglen	Briarglen	Dead End	106	60	7,460	Type II Slurry Seal	$4,757	2031/32
Coralwind	Eastwind	Dead End	615	36	23,390	Type II Slurry Seal	$14,914	2031/32
Windflower	Eastwind	Dead End	792	36	29,762	Type II Slurry Seal	$18,976	2031/32
Solitaire Ln	Seagull Ln	Dead End	1,040	36	38,690	Type II Slurry Seal	$24,669	2031/32
Swan Ln	Surfbird Ln	Dead End	370	36	14,510	Type II Slurry Seal	$9,252	2031/32
Merlin Ave	Surfbird Ln	Moorhen Ln	1,672	34	56,788	Type II Slurry Seal	$36,208	2031/32
Surfbird Ln	Spoonbill Dr	Seagull Ln	1,211	37	45,657	Type II Slurry Seal	$29,111	2031/32
Deerhurst	Wolverine	Foxborough	1,808	40	72,320	Type II Slurry Seal	$46,112	2031/32
Wolverine Way	Sandcastle	CDS	1,064	36	38,304	Type II Slurry Seal	$24,423	2031/32
Lyon Ridge	Lyon Ridge	Dead End	796	36	28,656	Type II Slurry Seal	$18,271	2031/32
Wigeon Ln	Cuervo Dr	Pinyon Jay	264	39	10,296	Type II Slurry Seal	$6,565	2031/32
Larkspur Dr	Spoonbill Dr	Skylark Dr	913	40	36,430	Type II Slurry Seal	$23,228	2031/32
Skylark Dr	Larkspur Dr	Eastwing	1,166	40	46,520	Type II Slurry Seal	$29,661	2031/32
Myrtle Dr	Pacific Park Dr	Poplar Dr	106	40	4,240	Type II Slurry Seal	$2,703	2031/32
Woodstork Ln	Skylark Dr	Bluejay Dr	264	36	9,464	Type II Slurry Seal	$6,034	2031/32
Wood Canyon Dr	Sanborn	Grand	703	43	30,179	Type II Slurry Seal	$19,242	2031/32
Wood Canyon Dr	Grand	Alastair	1,354	43	58,222	Type II Slurry Seal	$37,123	2031/32
Chase	Thisledown	Paradise Bay	1,132	43	48,676	Type II Slurry Seal	$31,036	2031/32
Sanborn	Chase	Aurora	1,189	36	42,804	Type II Slurry Seal + Localized Repairs	$27,292	2031/32
Sanborn	Aurora	Wood Canyon Dr	999	36	35,824	Type II Slurry Seal	$22,842	2031/32
Parisville	Grand	Dead End	398	36	15,578	Type II Slurry Seal	$9,933	2031/32
Caledon Ct	Richmont Wy	Dead End	321	36	12,806	Type II Slurry Seal	$8,165	2031/32
Richmont Wy	Caledon Ct	Kara Ct	534	36	19,224	Type II Slurry Seal	$12,257	2031/32
Kara Ct	Richmont Wy	Dead End	264	36	10,754	Type II Slurry Seal	$6,857	2031/32
Plateau	North End	Picket Ln	1,342	36	49,562	Type II Slurry Seal	$31,601	2031/32
Plateau	Picket Ln	South End	439	36	17,154	Type II Slurry Seal	$10,937	2031/32
Ponderosa St	Sanborn	Northern Pine	131	40	5,160	Type II Slurry Seal	$3,290	2031/32

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LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Boulder Cir	Northern Pine	Dead End	149	36	6,614	Type II Slurry Seal	$4,217	2031/32
Moorhen Ln	Westwing	Mallard Dr	392	36	14,112	Type II Slurry Seal	$8,998	2031/32
Cayman Brac	Brittany Bay	Laguna Madre	643	36	23,148	Type II Slurry Seal	$14,759	2031/32
Paradise Bay	Chase	Cayman Brac	144	36	5,184	Type II Slurry Seal	$3,305	2031/32
Laguna Madre	Cayman Brac	Cape Coral	284	36	10,224	Type II Slurry Seal	$6,519	2031/32
Cape Coral	Laguna Madre	Brittany Bay	712	36	25,632	Type II Slurry Seal	$16,343	2031/32
Palm Harbor	Cayman Brac	Cape Coral	292	36	10,512	Type II Slurry Seal	$6,703	2031/32
Peacock Ct	Moorhen Ln	Dead end	264	36	10,754	Type II Slurry Seal	$6,857	2031/32
Silkwood	Canyon Vistas	Dead End	1,206	36	44,666	Type II Slurry Seal	$28,479	2031/32
Bottlebrush	Silkwood	Hollyleaf	480	36	17,280	Type II Slurry Seal	$11,018	2031/32
Hollyleaf	Hopseed	Bottlebrush	984	36	35,424	Type II Slurry Seal	$22,587	2031/32
Hollyleaf	Bottlebrush	Dead End	1,111	36	40,786	Type II Slurry Seal	$26,005	2031/32
Coffeeberry	Hollyleaf	Dead End	422	36	16,442	Type II Slurry Seal	$10,484	2031/32
Sugar Gum	Hollyleaf	Dead End	335	36	13,310	Type II Slurry Seal	$8,487	2031/32
Hopseed	Hollyleaf	Wood Vista	2,048	40	81,920	Type II Slurry Seal	$52,233	2031/32
Golden Rain	Hopseed	Dead End	770	36	28,910	Type II Slurry Seal	$18,433	2031/32
Lantana	Hopseed	Dead End	792	36	29,762	Type II Slurry Seal	$18,976	2031/32
Stone Pine	Hopseed	Dead End	792	36	29,762	Type II Slurry Seal	$18,976	2031/32
Wood Vista Wy	Hopseed	Canyon Vista	1,136	40	45,440	Type II Slurry Seal	$28,973	2031/32
Coastal Oak	Canyon Vistas	Peppertree	1,848	36	66,408	Type II Slurry Seal	$42,342	2031/32
Sprucewood	Canyon Vistas	Peppertree	2,423	36	87,108	Type II Slurry Seal	$55,541	2031/32
Timberland	Peppertree	Dead End	2,213	36	84,228	Type II Slurry Seal	$53,704	2031/32
Sagebrush	Timberland	Canyon Vistas	312	40	12,400	Type II Slurry Seal	$7,906	2031/32
Elderwood	Sagebrush	Dead End	1,584	36	58,274	Type II Slurry Seal	$37,156	2031/32
Peppertree	Sprucewood	End	1,046	40	42,690	Type II Slurry Seal	$27,219	2031/32
Erica Ln	Grand	Richemont Wy	146	36	5,176	Type II Slurry Seal	$3,300	2031/32
Rosy Finch Ln	Westwing	Dead End	964	36	35,894	Type II Slurry Seal	$22,886	2031/32
Pheasant Ln	Westwing	Dead End	950	36	35,450	Type II Slurry Seal	$22,603	2031/32
King Eider Ln	Calle Corta	Dead End	970	36	36,170	Type II Slurry Seal	$23,062	2031/32
Bob White Ln	Pinyon Jay	Cuervo Dr	264	39	10,276	Type II Slurry Seal	$6,552	2031/32
Tanager Ln	El Toro Rd	Dead End	452	36	17,122	Type II Slurry Seal	$10,917	2031/32
Northwinds	Westwing	Dead End	698	35	25,680	Type II Slurry Seal	$16,374	2031/32
Tanglewood	Westwing	Dead End	1,050	36	38,990	Type II Slurry Seal	$24,860	2031/32
Bay Laurel	Westwing	Coppercrest	514	40	20,560	Type II Slurry Seal	$13,109	2031/32
Copper Crest	End	End	921	36	35,656	Type II Slurry Seal	$22,734	2031/32
Nutcracker Ln	Cuervo Dr	Dead End	421	39	17,579	Type II Slurry Seal	$11,208	2031/32
Hazelbranch	Baylaurel	Dead End	196	36	8,306	Type II Slurry Seal	$5,296	2031/32
Stonebrook	Westwing	Dead End	528	36	20,258	Type II Slurry Seal	$12,917	2031/32
Sandbridge	Highpoint	Heatherwood	1,169	40	46,760	Type II Slurry Seal	$29,814	2031/32
Cardinal Ave	Canyon Wren Ln	Bluebird ln	918	34	31,122	Type II Slurry Seal	$19,844	2031/32

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Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Ridgecrest	Oakleigh	Shorecliff	1,584	30	47,520	Type II Slurry Seal	$30,299	2031/32
Timberbluff	Ramblewood	Dead End	267	36	10,862	Type II Slurry Seal + Localized Repairs	$6,926	2031/32
Crane St	Canyon Wren Ln	Prarie Falcon	101	40	4,010	Type II Slurry Seal	$2,557	2031/32
Bells Vireo Ln	Hummingbird Ln	El Toro Road	488	40	19,470	Type II Slurry Seal	$12,414	2031/32
Satinbush	Collingwood	Dead End	141	36	6,326	Type II Slurry Seal	$4,033	2031/32
Cedarbrook	Glenwood Dr	Rainwood	1,790	37	66,070	Mill and Overlay + Localized Repairs	$259,554	2032/33
Laurelmont	Alicia Parkway	Hollyoak	1,338	40	53,435	Type II Slurry Seal	$35,093	2032/33
Autumnglen	Aliso Creek Rd	Summerfield	1,320	40	52,800	Type II Slurry Seal	$34,676	2032/33
Summerfield	Autumnglen	Aliso Creek	1,543	40	61,720	Type II Slurry Seal	$40,534	2032/33
Foxborough	Deerhurst	Dead End	705	36	25,380	Type II Slurry Seal	$16,668	2032/33
Glenhurst	Aliso Creek	Gate	1,040	40	42,600	Type II Slurry Seal + Localized Repairs	$27,977	2032/33
Boundary Oak	Wood Canyon Dr	Weybride Wy	864	40	34,420	Type II Slurry Seal	$22,605	2032/33
Boundary Oak	Weybridge Wy	Pleasent Walk	1,178	40	47,120	Type II Slurry Seal	$30,945	2032/33
Oakgrove Dr	Wood Canyon Dr	Pleasant Walk	1,340	40	53,480	Type II Slurry Seal	$35,122	2032/33
Oakview Dr	Wood Canyon Dr	Crimson Canyon	943	40	37,600	Type II Slurry Seal	$24,693	2032/33
Enterprise	Aliso Viejo Pkwy	Summit	1,000	39	37,450	Type II Slurry Seal	$24,595	2032/33
Enterprise	Summit	Aliso Creek Rd	2,035	39	77,915	Type II Slurry Seal	$51,169	2032/33
Enterprise	Aliso Creek Rd	Summit	2,024	39	78,936	Type II Slurry Seal	$51,840	2032/33
Enterprise	Summit	Aliso Viejo Pkwy	1,004	39	39,006	Type II Slurry Seal	$25,617	2032/33
Egret Ln	Prarie Falcon	Seagull Ln	2,039	40	81,500	Type II Slurry Seal + Localized Repairs	$53,524	2032/33
Saddleridge	Highpoint	Dead End	1,097	36	40,742	Type II Slurry Seal + Localized Repairs	$26,757	2032/33
Seagull Ln	Surfbird Ln	Canyon Wren Ln	933	40	37,320	Type II Slurry Seal + Localized Repairs	$24,509	2032/33
Amber	Eastwood	Dead End	351	36	13,886	Type II Slurry Seal	$9,119	2032/33
Spicewood	Eastwind	Dead End	815	36	30,590	Type II Slurry Seal	$20,090	2032/33
Hollyoak	Alicia Pkwy	Laurelmont	1,225	40	49,000	Type II Slurry Seal	$32,180	2032/33
Woodfield	Pacific Park	Dead End	654	28	19,312	Type II Slurry Seal + Localized Repairs	$12,683	2032/33
Springdale	Summerfield	Dead End	408	27	11,016	Type II Slurry Seal	$7,235	2032/33
Deerhurst	Foxborough	Pacific Park Dr	1,747	40	69,880	Type II Slurry Seal	$45,893	2032/33
Wolverine Way	Aliso Creek	Sandcastle	954	36	34,194	Type II Slurry Seal	$22,456	2032/33
Spoonbill Dr	Surfbird Ln	Lakespur Dr	528	40	21,120	Type II Slurry Seal + Localized Repairs	$13,870	2032/33
Laurelwood	Wood Canyon	Cameo Dr	251	36	9,036	Type II Slurry Seal	$5,934	2032/33
Cameo Dr	Laurelwood St	Charlemont Dr	752	36	27,022	Type II Slurry Seal	$17,746	2032/33
Charlemont Dr	Cameo Dr	Deerborn Dr	333	36	11,988	Type II Slurry Seal	$7,873	2032/33
Chancey Ct	Cameo Dr	Dead End	158	36	6,938	Type II Slurry Seal	$4,556	2032/33
Deerborn Dr	Calypso St	Sherwood Dr	528	36	19,008	Type II Slurry Seal	$12,483	2032/33
Sherwood Dr	Deerborn Dr	Sunbury Dr	528	36	19,008	Type II Slurry Seal	$12,483	2032/33
Sunbury Dr	Sherwood Dr	Calypso St	618	36	22,248	Type II Slurry Seal	$14,611	2032/33
Calypso St	Wood Canyon Dr	Sunbury Dr	580	36	20,880	Type II Slurry Seal	$13,713	2032/33
Brookstone Pl	Somerset Dr	Seton Dr	180	36	6,480	Type II Slurry Seal + Localized Repairs	$4,256	2032/33
Seton Dr	Brookstone Pl	Sunbury Dr	310	36	11,160	Type II Slurry Seal	$7,329	2032/33

Appendix A
Seven Year Road Maintenance and Rehabilitation Plan Based on Expected Funding Level

LOCAL								
Street Name	Limits of Work		Length of Segment	Width of Segment	Pavement Area (SF)	Conceptual Treatment Type	Cost of Treatment	Year of Treatment
	From	To						
Poplar Dr	Maple Dr	Beech Dr	528	40	21,120	Type II Slurry Seal	$13,870	2032/33
Beech Dr	Poplar Dr	Pacific Grove Dr	792	40	31,680	Type II Slurry Seal	$20,805	2032/33
Pacific Grove Dr	Oakgrove Dr	Mallorn Dr	106	40	4,240	Type II Slurry Seal	$2,785	2032/33
Chestnut Dr	Beech Dr	Pacific Grove Dr	528	36	19,008	Type II Slurry Seal	$12,483	2032/33
Mallorn Dr	Rowan Dr	Dead End	1,186	36	44,166	Type II Slurry Seal	$29,005	2032/33
Birch Dr	Rowan Dr	Mallorn Dr	270	36	9,720	Type II Slurry Seal	$6,383	2032/33
Walnut Dr	Mallorn Dr	End	264	36	10,954	Type II Slurry Seal	$7,194	2032/33
Stockbridge	Boundary Oak	Cranwell	653	35	22,855	Type II Slurry Seal	$15,010	2032/33
Raven Ln	Skylark Dr	Dead End	1,490	36	54,800	Type II Slurry Seal + Localized Repairs	$35,989	2032/33
Cliffwood	Cranwell	Chesterwood	628	30	18,840	Type II Slurry Seal	$12,373	2032/33
Chesterwood	Cliffwood	Barrington	528	30	15,760	Type II Slurry Seal	$10,350	2032/33
Berkshire	Cranwell	Chesterwood	388	30	11,640	Type II Slurry Seal	$7,644	2032/33
Wood Canyon Dr	Alastair	Thistledown	542	43	23,306	Type II Slurry Seal + Localized Repairs	$15,306	2032/33
Pierremont	Parisville	Dead end	910	36	33,950	Type II Slurry Seal + Localized Repairs	$22,296	2032/33
Nantais	Pierremont	Dead End	264	36	10,754	Type II Slurry Seal + Localized Repairs	$7,063	2032/33
Oak Ridge Cir	Northern Pine	Dead End	183	36	7,838	Type II Slurry Seal + Localized Repairs	$5,147	2032/33
Cayman Brac	Brittany Bay	Key Largo	559	36	20,124	Type II Slurry Seal	$13,216	2032/33
Pinyon Jay	Wigeon Ln	Bob White	206	39	8,034	Type II Slurry Seal + Localized Repairs	$5,276	2032/33
Sugarbush	Bottlebrush	Dead End	630	28	18,890	Type II Slurry Seal	$12,406	2032/33
Deerwood	Hopseed	Dead End	950	36	35,390	Type II Slurry Seal	$23,242	2032/33
Rock Rose	Canyon Vistas	Peppertee	2,073	36	74,628	Type II Slurry Seal + Localized Repairs	$49,011	2032/33
Maple Dr	Poplar Dr	Pacific Grove Dr	567	40	22,680	Type II Slurry Seal	$14,895	2032/33
Highpoint	Stonebrook	Dead End	957	40	39,530	Type II Slurry Seal + Localized Repairs	$25,961	2032/33
Crossbow	Sandbridge	Saddleridge	293	36	10,548	Type II Slurry Seal + Localized Repairs	$6,927	2032/33
Pathfinder	Saddleridge	Eaglepoint	264	36	9,504	Type II Slurry Seal + Localized Repairs	$6,242	2032/33
Heatherwood	Eastwing	Dead End	931	36	34,706	Type II Slurry Seal + Localized Repairs	$22,793	2032/33
Ramblewood	Shorecliff	Westwing	574	34	19,456	Type II Slurry Seal + Localized Repairs	$12,777	2032/33
Flintstone	Eastwing	Dead End	1,320	30	40,850	Type II Slurry Seal + Localized Repairs	$26,828	2032/33
Windstar	Flintstone	Dead End	95	30	4,100	Type II Slurry Seal + Localized Repairs	$2,693	2032/33
Bluebird Ln	Cardinal Ave	Dead End	921	34	32,564	Type II Slurry Seal + Localized Repairs	$21,386	2032/33
Diamond Gate	Lindengrove	Dead End	1,481	36	54,706	Type II Slurry Seal + Localized Repairs	$35,927	2032/33
Crystal Glen	Diamondgate	Dead End	332	36	13,202	Type II Slurry Seal + Localized Repairs	$8,670	2032/33
Goldenfield	Diamondgate	Dead End	114	36	5,304	Type II Slurry Seal + Localized Repairs	$3,483	2032/33
Lindengrove	Diamondgate	Briarcliff	1,165	36	41,860	Type II Slurry Seal + Localized Repairs	$27,491	2032/33
Grandbriar	Briarcliff	Dead End	792	36	29,762	Type II Slurry Seal + Localized Repairs	$19,546	2032/33
Helmcrest	Briarcliff	Dead End	634	36	24,074	Type II Slurry Seal + Localized Repairs	$15,810	2032/33
Collingwood	Briarcliff	Diamondgate	730	36	26,280	Type II Slurry Seal + Localized Repairs	$17,259	2032/33

XII. Appendix B – Complete Listing of Current Street Conditions

A complete listing of current pavement conditions should be included in this report. Specific data to be submitted should follow the format below:

MPAH						
Street Name	**From**	**To**	**Width of Segment**	**Area**	**Current PCI**	**Most Recent Inspection Date**

LOCAL						
Street Name	**From**	**To**	**Width of Segment**	**Area**	**Current PCI**	**Most Recent Inspection Date**

Please attach the complete street listing, following the above template, after this sheet. The pages should be labeled Appendix B.

Appendix B
Complete Street Listing Current Conditions

MPAH						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Alicia Parkway	Holly Oak	73 Overpass	42	21,966	88	6/27/2025
Alicia Parkway	Pacific Park	Morning Ridge	41	47,273	88	6/27/2025
Alicia Parkway	Holly Oak	North City Limits	41	57,236	90	6/27/2025
Alicia Parkway	North City Limits	Holly Oak	42	58,506	91	6/27/2025
Alicia Parkway	Morning Ridge	Pacific Park Dr	42	48,468	89	6/27/2025
Alicia Parkway	73 Overpass	Morning Ridge	42	21,546	93	6/27/2025
Alicia Parkway	73 Overpass	Holly Oak	41	21,320	87	6/27/2025
Alicia Parkway	Morning Ridge	73 Overpass	41	21,074	86	6/27/2025
Aliso Creek Rd	73 Toll Overpass	Enterprise	51	71,655	100	7/3/2025
Aliso Creek Rd	Enterprise	Autumnglen	48	47,218	73	7/1/2025
Aliso Creek Rd	City Limits (Bridge)	Wood Canyon Dr	48	35,830	94	7/1/2025
Aliso Creek Rd	Enterprise	73 Toll Overpass	51	70,205	100	7/3/2025
Aliso Creek Rd	Windsong	73 Toll Overpass	51	66,688	91	7/1/2025
Aliso Creek Rd	Glenwood Dr	Columbia	41	71,694	65	7/3/2025
Aliso Creek Rd	Pursuit	Wood Canyon Dr	48	47,280	94	7/1/2025
Aliso Creek Rd	Pacific Park Dr	Journey	48	67,056	79	7/1/2025
Aliso Creek Rd	Journey	Pacific Park Dr	48	68,304	74	7/1/2025
Aliso Creek Rd	Eastwing	Westwing	41	87,297	56	7/3/2025
Aliso Creek Rd	Aliso Viejo Pkwy	Windsong	41	41,254	92	7/1/2025
Aliso Creek Rd	Pacific Park Dr	Autumnglen	48	49,570	73	7/2/2025
Aliso Creek Rd	Autumnglen	Pacific Park Dr	48	49,670	68	7/2/2025
Aliso Creek Rd	Wood Canyon Dr	Pursuit	48	45,342	92	7/1/2025
Aliso Creek Rd	Liberty	Pursuit	48	43,666	95	7/1/2025
Aliso Creek Rd	Liberty	Aliso Viejo Pkwy	48	83,066	94	7/1/2025
Aliso Creek Rd	Columbia	Glenwood Dr	40	69,150	59	7/3/2025
Aliso Creek Rd	Westwing	Eastwing	41	88,970	59	7/3/2025
Aliso Creek Rd	Hummingbird Ln	El Toro Rd	41	26,846	60	7/2/2025
Aliso Creek Rd	Aliso Viejo Pkwy	Liberty	48	83,266	95	7/1/2025
Aliso Creek Rd	Aliso Viejo Pkwy	Journey	48	51,342	74	7/1/2025
Aliso Creek Rd	El Toro Rd	Hummingbird Ln	41	25,851	61	7/2/2025
Aliso Creek Rd	Windsong	Aliso Viejo Pkwy	40	40,790	95	7/1/2025
Aliso Creek Rd	Wood Canyon Dr	City Limits (Bridge)	48	35,520	93	7/1/2025
Aliso Creek Rd	73 Toll Overpass	Windsong	51	68,646	95	7/1/2025
Aliso Creek Rd	Columbia	Aliso Viejo Pkwy	41	79,389	67	7/3/2025
Aliso Creek Rd	Westwing	Hummingbird Ln	41	90,350	70	7/3/2025
Aliso Creek Rd	Pursuit	Liberty	48	43,430	94	7/1/2025
Aliso Creek Rd	Autumnglen	Enterprise	48	47,318	78	7/1/2025
Aliso Creek Rd	Hummingbird Ln	Westwing	41	91,714	70	7/3/2025
Aliso Creek Rd	Eastwing	Glenwood Dr	41	46,371	56	7/3/2025
Aliso Creek Rd	Glenwood Dr	Eastwing	41	45,413	54	7/3/2025
Aliso Creek Rd	Journey	Aliso Viejo Pkwy	48	52,896	77	7/1/2025

Appendix B
Complete Street Listing Current Conditions

MPAH						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Aliso Creek Rd	Aliso Viejo Pkwy	Columbia	40	78,250	66	7/3/2025
Aliso Viejo Parkway	Columbia	Aliso Creek Rd	45	70,615	68	7/3/2025
Aliso Viejo Parkway	Endeavor	Pacific Park Dr	48	54,432	64	7/3/2025
Aliso Viejo Parkway	Briarglen	Moulton Pkwy	49	31,397	80	7/3/2025
Aliso Viejo Parkway	Cedarbrook	Aliso Creek Rd	49	31,727	72	7/3/2025
Aliso Viejo Parkway	Pacific Park Dr	1134 n/o Pacific Park Dr	51	56,036	74	7/3/2025
Aliso Viejo Parkway	Aliso Creek Rd	Cedarbrook	49	31,776	69	7/3/2025
Aliso Viejo Parkway	Enterprise	Columbia	45	76,995	53	7/3/2025
Aliso Viejo Parkway	Liberty	Aliso Creek Rd	40	49,440	77	7/3/2025
Aliso Viejo Parkway	Liberty	Pacific Park Dr	44	79,816	75	7/3/2025
Aliso Viejo Parkway	Vantis Dr	Grand	48	48,240	71	7/3/2025
Aliso Viejo Parkway	Columbia	Enterprise	45	76,360	53	7/3/2025
Aliso Viejo Parkway	Briarglen	Cedarbrook	49	75,360	92	7/3/2025
Aliso Viejo Parkway	Vantis Dr	Enterprise	48	56,334	65	7/3/2025
Aliso Viejo Parkway	Grand	Endeavor	48	55,426	75	7/3/2025
Aliso Viejo Parkway	Grand	Vantis Dr	48	46,546	73	7/3/2025
Aliso Viejo Parkway	Aliso Creek Rd	Columbia	49	76,848	54	7/3/2025
Aliso Viejo Parkway	Aliso Creek Rd	Liberty	44	52,592	75	7/3/2025
Aliso Viejo Parkway	Endeavor	Grand	49	58,163	77	7/3/2025
Aliso Viejo Parkway	Cedarbrook	Briarglen	49	73,910	87	7/3/2025
Aliso Viejo Parkway	Enterprise	Vantis Dr	48	56,674	70	7/3/2025
Aliso Viejo Parkway	Pacific Park Dr	Liberty	40	71,336	74	7/3/2025
Aliso Viejo Parkway	Moulton Pkwy	Briarglen	49	29,547	91	7/3/2025
Glenwood Dr	Aliso Creek Rd	Argonaut	42	43,164	70	7/2/2025
Glenwood Dr	Argonaut	Aliso Creek Rd	42	44,954	76	7/2/2025
Glenwood Dr	Da Vinci	City Limits	42	37,044	72	7/2/2025
Glenwood Dr	City Limits	Da Vinci	42	36,750	68	7/2/2025
Glenwood Dr	Aliso Creek Rd	Brookline	42	65,440	100	11/30/2025
Glenwood Dr	SR 73 Bridge	Brookline	42	41,874	100	11/30/2025
Glenwood Dr	Cedarbrook	Argonaut	42	38,560	73	7/2/2025
Glenwood Dr	Brookline	Aliso Creek Rd	42	65,062	100	11/30/2025
Glenwood Dr	Cedarbrook	Da Vinci	42	45,962	72	7/2/2025
Glenwood Dr	Argonaut	Cedarbrook	42	40,110	71	7/2/2025
Glenwood Dr	Brookline	SR 73 Bridge	42	41,774	100	11/30/2025
Glenwood Dr	Da Vinci	Cedarbrook	42	47,922	75	7/2/2025
La Paz Road	Pacific Park Drive	North City Limits	33	69,465	81	6/27/2025
La Paz Road	North City LImits	Pacific Park Dr	33	69,861	89	6/27/2025
Pacific Park Dr	Enterprise	Coronado Cay	41	51,098	83	6/27/2025
Pacific Park Dr	Bridge w/s	Aliso Creek Rd	96	68,928	81	6/30/2025
Pacific Park Dr	Aliso Niguel	City Limits	42	67,742	70	6/30/2025
Pacific Park Dr	Aliso Niguel	La Paz	42	26,544	75	6/30/2025

Appendix B
Complete Street Listing Current Conditions

MPAH						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Pacific Park Dr	Coronado Cay	Enterprise	41	50,041	84	6/27/2025
Pacific Park Dr	La Paz Rd	Heather Ridge	75	91,575	60	6/27/2025
Pacific Park Dr	Aliso Creek Rd	Bridge w/s	48	68,928	82	6/27/2025
Pacific Park Dr	Chase	Canyon Vistas	42	53,940	82	6/27/2025
Pacific Park Dr	City Lights Dr	Aliso Viejo Pkwy	42	52,796	93	6/27/2025
Pacific Park Dr	Aliso Creek Rd	City Lights Dr	42	38,096	86	6/27/2025
Pacific Park Dr	Aliso Viejo Pkwy	City Lights Dr	48	60,524	91	6/27/2025
Pacific Park Dr	73 Toll Overpass	Enterprise	41	19,475	82	6/27/2025
Pacific Park Dr	Chase	Cheyenne	41	69,207	72	6/27/2025
Pacific Park Dr	Coronado Cay	Canyon Vistas	41	33,087	86	6/27/2025
Pacific Park Dr	Cheyenne	Wood Canyon Dr	41	50,881	72	6/27/2025
Pacific Park Dr	Cheyenne	Chase	42	72,156	72	6/27/2025
Pacific Park Dr	La Paz Rd	Aliso Niguel	42	26,796	47	6/30/2025
Pacific Park Dr	Alicia Pkwy	Bridge e/s	48	56,016	69	6/27/2025
Pacific Park Dr	Canyon Vistas	Coronado Cay	40	30,600	84	6/27/2025
Pacific Park Dr	Aliso Viejo Pkwy	Wood Canyon Dr	42	55,256	62	6/27/2025
Pacific Park Dr	Wood Canyon Dr	Cheyenne	42	50,662	76	6/27/2025
Pacific Park Dr	Heather Ridge	Alicia Pkwy	75	41,664	59	6/30/2025
Pacific Park Dr	City Lights Dr	Aliso Creek Rd	48	44,668	92	6/27/2025
Pacific Park Dr	Canyon Vistas	Chase	42	54,352	92	6/27/2025
Pacific Park Dr	Bridge e/s	Alicia Pkwy	48	56,256	72	6/27/2025
Pacific Park Dr	Wood Canyon Dr	Aliso Viejo Pkwy	48	64,068	75	6/27/2025
Pacific Park Dr	Enterprise	73 Toll Overpass	41	20,407	82	6/27/2025
Pacific Park Dr	City Limits	Aliso Niguel	42	69,552	73	6/30/2025
Wood Canyon Dr	Huntington Ln (Access Rd)	Westridge Dr	55	62,535	92	7/2/2025
Wood Canyon Dr	Valencia	Tivoli	50	49,600	94	7/2/2025
Wood Canyon Dr	Las Flores	Valencia	50	83,200	93	7/2/2025
Wood Canyon Dr	SOKA South Entrance	Calypso St	61	67,222	94	7/2/2025
Wood Canyon Dr	Oak View Dr	Huntington Ln (Access Rd)	55	76,300	92	7/2/2025
Wood Canyon Dr	Westridge Dr	Pacific Park Dr	70	69,360	87	7/2/2025
Wood Canyon Dr	Aliso Creek	Las Flores	50	53,850	93	7/2/2025
Wood Canyon Dr	Tivoli	Cottage Ln	50	48,900	93	7/2/2025
Wood Canyon Dr	Calypso St	Oak View Dr	61	98,612	91	7/2/2025
Wood Canyon Dr	Cottage Ln	SOKA South Entrance	61	93,897	93	7/2/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Amber	Eastwood	Dead End	*36*	*13,886.*	91	5/30/2025
Argonaut	Argonaut	Argonaut	*44*	*71,852.*	52	6/16/2025
Argonaut	Aliso Creek Rd	Argonaut	*44*	*65,252.*	47	6/16/2025
Argonaut	Argonaut	Glenwood Dr	*44*	*17,432.*	48	6/16/2025
Autumnglen	Aliso Creek Rd	Summerfield	*40*	*52,800.*	84	6/30/2025
Barrington	Cranwell	Chesterwood	*30*	*7,920.*	91	5/30/2025
Bay Laurel	Westwing	Coppercrest	*40*	*20,560.*	84	5/28/2025
Bearberry	Timberland	Dead End	*36*	*6,938.*	71	6/12/2025
Beech Dr	Poplar Dr	Pacific Grove Dr	*40*	*31,680.*	90	6/6/2025
Bel Flora Ct	Oakview Dr	Country Walk Dr	*40*	*21,680.*	93	6/11/2025
Bells Vireo Ln	Hummingbird Ln	El Toro Road	*40*	*19,470.*	84	5/23/2025
Berkshire	Cranwell	Chesterwood	*30*	*11,640.*	86	5/30/2025
Birch Dr	Rowan Dr	Mallorn Dr	*36*	*9,720.*	87	6/6/2025
Birchmont	Cedarbrook	Eastwind	*40*	*32,160.*	86	5/30/2025
Blackbird Ln	Seagull Ln	Dead End	*36*	*33,146.*	82	5/29/2025
Blue Heron Ln	San Bittern Ln	Dead End	*36*	*21,612.*	59	5/23/2025
Blue Jay Dr	Woodstork Ln	Dead End West	*36*	*18,170.*	76	6/4/2025
Blue Jay Dr	Woodstork Ln	Dead End East	*36*	*15,548.*	69	6/4/2025
Bluebird Ln	Cardinal Ave	Dead End	*34*	*32,564.*	80	5/28/2025
Bob White Ln	Pinyon Jay	Cuervo Dr	*39*	*10,276.*	85	5/28/2025
Bottlebrush	Silkwood	Hollyleaf	*36*	*17,280.*	90	6/2/2025
Boulder Cir	Northern Pine	Dead End	*36*	*6,614.*	83	9/2/2025
Boundary Oak	Weybridge Wy	Pleasent Walk	*40*	*47,120.*	86	6/6/2025
Boundary Oak	Wood Canyon Dr	Weybride Wy	*40*	*34,420.*	89	6/6/2025
Briarcliff	Lindengrove	Westwing	*36*	*41,034.*	74	5/23/2025
Briarglen	Briarglen	Dead End	*60*	*7,460.*	81	5/30/2025
Briarglen	Eastwind	Dahlia	*32*	*34,304.*	90	5/30/2025
Briarglen	Dahlia	Aliso Viejo Pkwy	*32*	*32,032.*	85	5/30/2025
Brittany Bay	Cayman Brac	Key Largo	*36*	*11,160.*	78	6/2/2025
Brookline	Brookline	Glenwood	*64*	*24,320.*	73	6/30/2025
Brookline	Aliso Creek Rd	Dead End	*44*	*69,404.*	63	6/30/2025
Brookstone Pl	Somerset Dr	Seton Dr	*36*	*6,480.*	80	6/4/2025
Brooktree	Oakleigh	Dead End	*30*	*15,210.*	76	5/29/2025
Caledon Ct	Richmont Wy	Dead End	*36*	*12,806.*	88	6/2/2025
Calle Corta	Westwing	El Toro Rd	*40*	*54,470.*	84	5/28/2025
Calle Cortez	Via Iglesia	Moulton Pkwy	*36*	*14,903.*	70	6/11/2025
Calypso St	Wood Canyon Dr	Sunbury Dr	*36*	*20,880.*	89	6/4/2025
Cameo Dr	Laurelwood St	Charlemont Dr	*36*	*27,022.*	92	6/4/2025
Canyon Vistas	Pacific Park	Wood Vista Way	*40*	*37,970.*	89	6/27/2025
Canyon Vistas	Wood Vista Way	Silkwood	*40*	*62,760.*	85	6/27/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Canyon Wren Ln	Westwing	Crane St	*40*	*73,320.*	75	5/28/2025
Canyon Wren Ln	Crane St	El Toro Rd	*40*	*48,230.*	79	5/28/2025
Cape Coral	Laguna Madre	Brittany Bay	*36*	*25,632.*	87	6/2/2025
Cardinal Ave	Canyon Wren Ln	Bluebird ln	*34*	*31,122.*	85	5/28/2025
Cayman Brac	Brittany Bay	Key Largo	*36*	*20,124.*	90	6/2/2025
Cayman Brac	Brittany Bay	Laguna Madre	*36*	*23,148.*	88	6/2/2025
Cedarbrook	Windsong	Park Ave	*40*	*64,560.*	93	5/30/2025
Cedarbrook	Da Vinci	Glenwood Dr	*43*	*46,703.*	82	5/30/2025
Cedarbrook	Glenwood Dr	Rainwood	*37*	*66,070.*	62	5/30/2025
Cedarbrook	Starcrest	Windsong	*40*	*35,920.*	91	5/30/2025
Cedarbrook	Rainwood	Aliso Viejo Pkwy	*37*	*55,790.*	72	5/30/2025
Cedarbrook	Aliso Viejo Pkwy	Starcrest	*40*	*51,800.*	82	5/30/2025
Chancey Ct	Cameo Dr	Dead End	*36*	*6,938.*	82	6/4/2025
Charlemont Dr	Cameo Dr	Deerborn Dr	*36*	*11,988.*	88	6/4/2025
Chase	Thisledown	Paradise Bay	*43*	*48,676.*	86	7/2/2025
Chase	Paradise Bay	Sanborn	*43*	*28,294.*	91	7/2/2025
Chase	Sanborn	Pacific Park Dr	*43*	*25,241.*	92	7/2/2025
Chesterwood	Cliffwood	Barrington	*30*	*15,760.*	88	5/30/2025
Chestnut Dr	Beech Dr	Pacific Grove Dr	*36*	*19,008.*	87	6/6/2025
Chickadee Ln	Calle Corta	Dead End	*36*	*39,176.*	73	9/2/2025
City Lights Dr	Pacific Park	Prvt Prop	*64*	*88,960.*	90	7/1/2025
Cliffwood	Cranwell	Chesterwood	*30*	*18,840.*	89	5/30/2025
Clusterberry	Timberland	Elderwood	*36*	*5,608.*	75	6/12/2025
Coastal Oak	Canyon Vistas	Peppertree	*36*	*66,408.*	87	6/12/2025
Coffeeberry	Hollyleaf	Dead End	*36*	*16,442.*	88	6/2/2025
Collingwood	Briarcliff	Diamondgate	*36*	*26,280.*	79	5/28/2025
Columbia	Aliso Creek Rd	Aliso Viejo Pkwy	*44*	*71,208.*	48	6/16/2025
Columbia	Columbia	Columbia	*36*	*64,656.*	43	6/16/2025
Columbia	Columbia	End	*40*	*17,580.*	46	6/16/2025
Condor Ln	Sanderling Ln	Hummingbird Ln	*36*	*4,536.*	64	5/22/2025
Copper Crest	End	End	*36*	*35,656.*	82	5/28/2025
Coral Bill Ln	Hummingbird Ln	Woodswallow	*40*	*6,320.*	33	5/23/2025
Coralwind	Eastwind	Dead End	*36*	*23,390.*	87	5/30/2025
Country Walk Dr	Bel Flora Ct	Southern Hills Dr	*40*	*21,120.*	90	6/11/2025
Crane St	Canyon Wren Ln	Prarie Falcon	*40*	*4,010.*	89	5/22/2025
Cranwell	Barrington	Cliffwood	*30*	*15,840.*	91	5/30/2025
Creekside	Woodside	Morningridge	*40*	*31,680.*	82	6/30/2025
Crestview	Meadow Point	Dead End	*36*	*27,638.*	73	5/23/2025
Crossbow	Sandbridge	Saddleridge	*36*	*10,548.*	79	5/29/2025
Crystal Glen	Diamondgate	Dead End	*36*	*13,202.*	81	5/23/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Cuervo Dr	Canyon Wren Ln	Wigeon Ln	*36*	*38,376.*	91	5/29/2025
Da Vinci	Glenwood Dr	Cedarbrook	*43*	*83,549.*	82	5/30/2025
Dawn Ln	Oakview Dr	Dusk Wy	*36*	*45,180.*	93	6/11/2025
Deerborn Dr	Calypso St	Sherwood Dr	*36*	*19,008.*	89	6/4/2025
Deerborn Dr	Cameo Dr	Calypso St	*36*	*30,744.*	91	6/4/2025
Deerhurst	Foxborough	Pacific Park Dr	*40*	*69,880.*	91	7/1/2025
Deerhurst	Wolverine	Foxborough	*40*	*72,320.*	91	7/1/2025
Deerwood	Hopseed	Dead End	*36*	*35,390.*	90	6/11/2025
Diamond Gate	Lindengrove	Dead End	*36*	*54,706.*	81	5/23/2025
Dove Ln	Macaw St	Dead End	*36*	*16,454.*	77	6/4/2025
Dunlin Ln	Surfbird Ln	Dead End	*38*	*21,314.*	74	5/29/2025
Duray Ct	Monstad St	End	*40*	*11,810.*	95	5/30/2025
Dusk Wy	Dawn Ln	Evening Light	*36*	*9,504.*	85	6/11/2025
Eaglepoint	End	End	*36*	*18,252.*	78	5/29/2025
Eastwind	Amber	Briarglen	*30*	*47,130.*	87	5/30/2025
Eastwing	Heatherwood	Ramblewood	*40*	*77,640.*	82	6/16/2025
Eastwing	Heatherwood	Aliso Creek	*40*	*49,160.*	84	6/16/2025
Eastwing	Skylark Dr	Aliso Creek Rd	*40*	*21,570.*	72	6/4/2025
Egret Ln	Prarie Falcon	Seagull Ln	*40*	*81,500.*	80	5/29/2025
Elderwood	Sagebrush	Dead End	*36*	*58,274.*	86	6/12/2025
Enterprise	Summit	Aliso Viejo Pkwy	*39*	*39,006.*	94	6/27/2025
Enterprise	Antares	Pacific Park Dr	*35*	*16,180.*	75	6/27/2025
Enterprise	Antares	Aliso Viejo Pkwy	*44*	*76,318.*	76	6/27/2025
Enterprise	Pacific Park Dr	Antares	*44*	*18,392.*	79	6/27/2025
Enterprise	Aliso Creek Rd	Summit	*39*	*78,936.*	94	6/27/2025
Enterprise	Aliso Viejo Pkwy	Summit	*39*	*37,450.*	95	6/27/2025
Enterprise	Summit	Aliso Creek Rd	*39*	*77,915.*	93	6/27/2025
Enterprise	Aliso Viejo Pkwy	Antares	*35*	*61,970.*	72	6/27/2025
Erica Ln	Grand	Richemont Wy	*36*	*5,176.*	91	6/12/2025
Evening Light Ln	Dusk Wy	Dawn Ln	*36*	*31,176.*	82	6/11/2025
Falcon Crest Ln	Royal Tern Ln	Sanderling Ln	*36*	*20,376.*	71	5/22/2025
Firecrest Ln	Songbird Ln	Woodswallow Ln	*36*	*5,616.*	78	5/23/2025
Flintstone	Eastwing	Dead End	*30*	*40,850.*	81	5/29/2025
Foxborough	Deerhurst	Dead End	*36*	*25,380.*	93	7/1/2025
Freedom Ln	Liberty	East End	*33*	*35,550.*	92	6/4/2025
Gala Ct	Richmont Wy	Dead End	*36*	*10,754.*	80	6/2/2025
Gatewood Dr	Oakview Dr	Dead End	*40*	*45,450.*	91	6/6/2025
Glenhurst	Aliso Creek	Gate	*40*	*42,600.*	79	7/1/2025
Golden Eagle Ct	Surfbird Ln	Dead End	*37*	*11,018.*	93	5/29/2025
Golden Rain	Hopseed	Dead End	*36*	*28,910.*	87	6/11/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Goldenfield	Diamondgate	Dead End	*36*	*5,304.*	80	5/23/2025
Goldfinch Ln	Hummingbird Ln	Woodswallow Ln	*40*	*5,920.*	57	5/23/2025
Golf Dr	Glenwood	End of City Right of Way	*44*	*10,720.*	73	6/16/2025
Grand Ave	Aliso Viejo Pkwy	Wood Canyon Dr	*45*	*39,405.*	83	7/2/2025
Grand Ave	Aliso Viejo Pkwy	Vantis Dr (pvt)	*65*	*15,310.*	69	7/2/2025
Grandbriar	Briarcliff	Dead End	*36*	*29,762.*	80	5/28/2025
Grindlay Pl	Monstad St	Kewen Wy	*40*	*8,850.*	89	5/30/2025
Hazelbranch	Baylaurel	Dead End	*36*	*8,306.*	83	9/2/2025
Heather Ridge	Pacific Park Dr	Woodside	*40*	*18,725.*	77	6/30/2025
Heatherwood	Eastwing	Dead End	*36*	*34,706.*	80	5/29/2025
Helmcrest	Briarcliff	Dead End	*36*	*24,074.*	79	5/23/2025
Highpoint	Stonebrook	Dead End	*40*	*39,530.*	79	5/29/2025
Hollyleaf	Hopseed	Bottlebrush	*36*	*35,424.*	87	6/2/2025
Hollyleaf	Bottlebrush	Dead End	*36*	*40,786.*	83	6/2/2025
Hollyoak	Alicia Pkwy	Laurelmont	*40*	*49,000.*	88	6/30/2025
Hopseed	Hollyleaf	Wood Vista	*40*	*81,920.*	84	6/12/2025
Hummingbird Ln	Aliso Creek	San Bittern Ln	*40*	*63,600.*	67	5/23/2025
Hummingbird Ln	San Bittern Ln	Dead End	*40*	*42,080.*	63	5/23/2025
Journey	Aliso Creek	Pacific Park Dr	*45*	*82,155.*	90	7/1/2025
Journey	Journey (N)	Journey (S)	*45*	*144,165.*	92	7/1/2025
Kara Ct	Richmont Wy	Dead End	*36*	*10,754.*	88	6/2/2025
Kewen Wy	Grindlay Pl	Monstad St	*32*	*17,216.*	89	5/30/2025
Key Largo	Sanborn	Cayman Brae	*36*	*21,420.*	83	6/2/2025
King Eider Ln	Calle Corta	Dead End	*36*	*36,170.*	82	5/28/2025
Knollwood	Wood Canyon Dr	City Line	*40*	*21,120.*	85	6/4/2025
Laguna Madre	Cayman Brac	Cape Coral	*36*	*10,224.*	89	6/2/2025
Lantana	Hopseed	Dead End	*36*	*29,762.*	82	6/11/2025
Larkspur Dr	Spoonbill Dr	Skylark Dr	*40*	*36,430.*	83	6/4/2025
Laurelmont	Alicia Parkway	Hollyoak	*40*	*53,435.*	86	6/30/2025
Laurelwood	Wood Canyon	Cameo Dr	*36*	*9,036.*	88	6/4/2025
Liberty	1033' s/o Aliso Viejo Pkwy	Pursuit	*64*	*139,456.*	93	7/1/2025
Liberty	Aliso Viejo Pkwy	1033' s/o Aliso Viejo Pkwy	*64*	*66,112.*	92	7/1/2025
Liberty	Pursuit	Aliso Creek Rd	*64*	*61,120.*	92	7/1/2025
Lilac	Hollyleaf	Dead End	*36*	*6,615.*	95	6/2/2025
Lindengrove	Diamondgate	Briarcliff	*36*	*41,860.*	80	5/23/2025
Lynoak	Briarglen	Dead End	*36*	*10,754.*	83	5/30/2025
Lyon Ridge	Lyon Ridge	Dead End	*36*	*28,656.*	92	5/30/2025
Lyon Ridge	Pursuit	Lyon Ridge	*36*	*5,652.*	93	5/30/2025
Lyon Ridge	Lyon Ridge	Dead End	*36*	*3,168.*	92	5/30/2025
Macaw St	Larkspur Dr	Dove	*36*	*9,504.*	72	6/4/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Mallard Dr	Moorhen	Dead End	*36*	*16,802.*	75	6/4/2025
Mallorn Dr	Rowan Dr	Dead End	*36*	*44,166.*	89	6/6/2025
Maple Dr	Poplar Dr	Pacific Grove Dr	*40*	*22,680.*	88	6/6/2025
Mareblu	Pacific Park	Dead End	*38*	*21,470.*	69	6/12/2025
Mayflower	Shore Cliff	Dead End	*36*	*16,406.*	58	5/29/2025
Meadow Point	Skygate	Diamondgate	*40*	*19,440.*	75	9/2/2025
Merlin Ave	Surfbird Ln	Moorhen Ln	*34*	*56,788.*	85	6/4/2025
Mesa Cr	Lyon Ridge	End	*36*	*9,360.*	93	5/30/2025
Midnight Ct	Dawn Ln	Dead End	*36*	*6,938.*	75	6/11/2025
Monstad St	Pursuit	Grindlay Pl	*40*	*40,610.*	88	5/30/2025
Monstad St	Monstad St	End	*70*	*6,010.*	74	9/2/2025
Moorhen Ln	Westwing	Mallard Dr	*36*	*14,112.*	82	6/4/2025
Morning Ridge	Alicia Pkwy	Creekside	*40*	*22,440.*	79	6/30/2025
Morning Ridge	Creekside	Woodside	*40*	*45,040.*	83	6/30/2025
Myrtle Dr	Pacific Park Dr	Poplar Dr	*40*	*4,240.*	91	6/6/2025
Nantais	Pierremont	Dead End	*36*	*10,754.*	80	6/2/2025
Northern Pine Loop	Ponderosa	Ponderosa	*36*	*76,032.*	84	6/2/2025
Northwinds	Westwing	Dead End	*35*	*25,680.*	84	5/28/2025
Nutcracker Ln	Cuervo Dr	Dead End	*39*	*17,579.*	89	5/28/2025
Oak Ridge Cir	Northern Pine	Dead End	*36*	*7,838.*	80	6/2/2025
Oakgrove Dr	Wood Canyon Dr	Pleasant Walk	*40*	*53,480.*	85	6/6/2025
Oakleigh	Eastwing	Brooktree	*30*	*12,420.*	73	5/29/2025
Oakview Dr	Endless Vista	Gate	*40*	*80,370.*	93	6/30/2025
Oakview Dr	Wood Canyon Dr	Crimson Canyon	*40*	*37,600.*	94	6/30/2025
Oakview Dr	Crimson Canyon	Endless Vista	*40*	*59,440.*	93	6/30/2025
Orion	Liberty	End	*45*	*20,115.*	87	7/1/2025
Osprey Ave	Surfbird Ln	Dead End	*37*	*11,018.*	72	5/29/2025
Pacific Grove Dr	Oakgrove Dr	Maple Dr	*40*	*21,120.*	91	6/6/2025
Pacific Grove Dr	Oakgrove Dr	Mallorn Dr	*40*	*4,240.*	87	6/6/2025
Palm Harbor	Cayman Brac	Cape Coral	*36*	*10,512.*	87	6/2/2025
Paradise Bay	Chase	Cayman Brac	*36*	*5,184.*	91	6/2/2025
Parisville	Grand	Dead End	*36*	*15,578.*	87	6/2/2025
Park Ave	Cedarbrook	Dead End	*40*	*26,160.*	93	6/30/2025
Parkwood	Eastwind	Dead End	*36*	*29,762.*	93	5/30/2025
Pathfinder	Saddleridge	Eaglepoint	*36*	*9,504.*	80	5/29/2025
Peacock Ct	Moorhen Ln	Dead end	*36*	*10,754.*	85	6/4/2025
Peppertree	Sprucewood	End	*40*	*42,690.*	82	6/12/2025
Peppertree	Pacific Park Dr	Sprucewood	*40*	*46,360.*	91	6/12/2025
Pheasant Ln	Westwing	Dead End	*36*	*35,450.*	89	5/28/2025
Phoebe Ct	Royal Tern	Dead End	*30*	*10,430.*	58	9/2/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Picket Ln	Wood Canyon	Plateau	*36*	*5,098.*	91	6/2/2025
Pierremont	Parisville	Dead end	*36*	*33,950.*	80	6/2/2025
Pinyon Jay	Wigeon Ln	Bob White	*39*	*8,034.*	79	5/29/2025
Plateau	Picket Ln	South End	*36*	*17,154.*	89	6/2/2025
Plateau	North End	Picket Ln	*36*	*49,562.*	88	6/2/2025
Plateau	Wood Canyon	Plateau	*36*	*5,076.*	93	6/2/2025
Ponderosa St	Sanborn	Northern Pine	*40*	*5,160.*	88	6/2/2025
Poplar Dr	Maple Dr	Beech Dr	*40*	*21,120.*	89	6/6/2025
Prairie Falcon	Crane St	Dead End	*40*	*34,320.*	78	5/22/2025
Prairie Falcon	Egret Ln	Crane St	*40*	*48,920.*	76	5/22/2025
Pursuit	Lyon Ridge	Aliso Creek Rd	*45*	*71,100.*	89	5/30/2025
Pursuit	Rue Du Chateau	Lyon Ridge	*45*	*69,210.*	85	5/30/2025
Pursuit	Liberty	Rue Du Chateau	*45*	*40,050.*	90	5/30/2025
Ramblewood	Shorecliff	Westwing	*34*	*19,456.*	80	5/29/2025
Raven Ln	Skylark Dr	Dead End	*36*	*54,800.*	80	6/4/2025
Richmont Wy	Caledon Ct	Kara Ct	*36*	*19,224.*	87	6/2/2025
Ridgecrest	Oakleigh	Shorecliff	*30*	*47,520.*	82	5/29/2025
Rock Rose	Canyon Vistas	Peppertee	*36*	*74,628.*	79	6/12/2025
Rosy Finch Ln	Westwing	Dead End	*36*	*35,894.*	89	5/29/2025
Rowan Dr	Mallorn	Birch	*36*	*14,004.*	93	6/6/2025
Royal Tern Ln	Dead End	Phoebe	*36*	*35,558.*	65	9/2/2025
Saddleridge	Highpoint	Dead End	*36*	*40,742.*	80	6/16/2025
Sagebrush	Timberland	Canyon Vistas	*40*	*12,400.*	90	6/12/2025
San Bittern Ln	Hummingbird Ln	Dead End	*36*	*30,962.*	51	5/23/2025
Sanborn	Chase	Aurora	*36*	*42,804.*	81	7/2/2025
Sanborn	Aurora	Wood Canyon Dr	*36*	*35,824.*	82	7/2/2025
Sandbridge	Highpoint	Heatherwood	*40*	*46,760.*	82	5/29/2025
Sanderling Ln	Falcon Crest Ln	Hummingbird Ln	*36*	*20,484.*	65	5/22/2025
Satinbush	Collingwood	Dead End	*36*	*6,326.*	83	5/28/2025
Scrub Oak	Silkwood	Dead End	*36*	*17,558.*	74	6/2/2025
Seagull Ln	Surfbird Ln	Canyon Wren Ln	*40*	*37,320.*	80	5/29/2025
Sequoia Dr	Pacific Grove Dr	Beech Dr	*36*	*26,208.*	93	6/6/2025
Seton Dr	Brookstone Pl	Sunbury Dr	*36*	*11,160.*	88	6/4/2025
Sherwood Dr	Deerborn Dr	Sunbury Dr	*36*	*19,008.*	89	6/4/2025
Shining Star Wy	Gatewood Dr	End	*36*	*4,922.*	86	6/6/2025
Shorecliff	Ridgecrest	Dead End	*30*	*56,690.*	78	9/2/2025
Sierra Cir	Northern Pine	Dead End	*31*	*6,985.*	78	6/2/2025
Silkwood	Canyon Vistas	Dead End	*36*	*44,666.*	86	6/2/2025
Skygate	Westwing	Meadow Point	*40*	*42,240.*	75	5/23/2025
Skylark Dr	Larkspur Dr	Eastwing	*40*	*46,520.*	86	6/4/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Solitaire Ln	Seagull Ln	Dead End	*36*	*38,690.*	89	5/29/2025
Somerset Dr	Sunbury Dr	Brookstone Pl	*36*	*9,504.*	77	6/4/2025
Songbird Ln	Trumpeter Ln	Firecrest Ln	*36*	*47,520.*	65	5/23/2025
Sora Ct	Westwing	Dead End	*36*	*3,478.*	91	5/29/2025
Southern Hills Dr	Bel Flora Ct	Dead End	*40*	*40,290.*	88	6/11/2025
Spicewood	Eastwind	Dead End	*36*	*30,590.*	91	5/30/2025
Spoonbill Dr	Surfbird Ln	Lakespur Dr	*40*	*21,120.*	81	6/4/2025
Springdale	Summerfield	Dead End	*27*	*11,016.*	82	6/30/2025
Sprucewood	Canyon Vistas	Peppertree	*36*	*87,108.*	84	6/12/2025
Starling Ln	Hummingbird Ln	Dead End	*36*	*25,951.*	66	5/23/2025
Stockbridge	Boundary Oak	Cranwell	*35*	*22,855.*	87	5/30/2025
Stone Pine	Hopseed	Dead End	*36*	*29,762.*	86	6/11/2025
Stonebrook	Westwing	Dead End	*36*	*20,258.*	82	5/29/2025
Style Dr	Style Dr	End	*56*	*3,528.*	89	6/6/2025
Style Dr	Gatewood Dr	Dead End	*36*	*17,510.*	91	6/6/2025
Sugar Gum	Hollyleaf	Dead End	*36*	*13,310.*	87	6/2/2025
Sugarbush	Bottlebrush	Dead End	*28*	*18,890.*	90	6/2/2025
Summerfield	Autumnglen	Aliso Creek	*40*	*61,720.*	86	6/30/2025
Sunbury Dr	Sherwood Dr	Calypso St	*36*	*22,248.*	86	6/4/2025
Surfbird Ln	Seagull Ln	Dead End	*37*	*26,040.*	77	5/29/2025
Surfbird Ln	Spoonbill Dr	Seagull Ln	*37*	*45,657.*	82	5/29/2025
Swan Ln	Surfbird Ln	Dead End	*36*	*14,510.*	85	6/4/2025
Tanager Ln	El Toro Rd	Dead End	*36*	*17,122.*	84	6/11/2025
Tanglewood	Westwing	Dead End	*36*	*38,990.*	85	5/28/2025
Thornbird	Briarcliff	Dead End	*36*	*20,546.*	76	5/28/2025
Timberbluff	Ramblewood	Dead End	*36*	*10,862.*	81	5/29/2025
Timberland	Peppertree	Dead End	*36*	*84,228.*	84	6/12/2025
Trumpeter Ln	Woodswallow Ln	Songbird Ln	*36*	*9,504.*	73	9/2/2025
Via Iglesia	Calle Cortez	Moulton Pkwy	*40*	*78,000.*	69	5/28/2025
Via Iglesia	Calle Cortez	Moulton Pkwy	*40*	*57,000.*	72	5/28/2025
Walnut Dr	Mallorn Dr	End	*36*	*10,954.*	82	6/6/2025
Westridge Dr	Oakview Dr	Wood Canyon Dr	*40*	*34,480.*	80	7/2/2025
Westwing	Calle Corta	Aliso Creek	*40*	*71,360.*	79	6/11/2025
Westwing	Aliso Creek	Ramblewood	*40*	*101,770.*	84	5/29/2025
White Pelican Ln	Blue Heron Ln	Dead End	*36*	*10,898.*	74	9/2/2025
Wigeon Ln	Cuervo Dr	Pinyon Jay	*39*	*10,296.*	85	5/29/2025
Willet Ln	Hummingbird Ln	Royal Turn Ln	*36*	*8,352.*	66	5/22/2025
Windflower	Eastwind	Dead End	*36*	*29,762.*	87	5/30/2025
Windsong	Aliso Creek (West)	Dead End	*44*	*22,546.*	81	6/30/2025
Windsong	Aliso Creek (East)	Cedarbrook	*40*	*56,000.*	91	6/30/2025
Windstar	Flintstone	Dead End	*30*	*4,100.*	79	5/29/2025

Appendix B
Complete Street Listing Current Conditions

Local Streets						
Street Name	**From**	**To**	**Width of Segment**	**Area (SF)**	**Current PCI**	**Most Recent Inspection Date**
Wolverine Way	Aliso Creek	Sandcastle	*36*	*34,194.*	92	7/1/2025
Wolverine Way	Sandcastle	CDS	*36*	*38,304.*	88	7/1/2025
Wood Canyon Dr	Grand	Alastair	*43*	*58,222.*	81	7/2/2025
Wood Canyon Dr	Sanborn	Grand	*43*	*30,179.*	85	7/2/2025
Wood Canyon Dr	Pacific Park Dr	Sanborn	*43*	*57,878.*	75	7/2/2025
Wood Canyon Dr	Alastair	Thistledown	*43*	*23,306.*	79	7/2/2025
Wood Vista Wy	Hopseed	Canyon Vista	*40*	*45,440.*	82	6/12/2025
Woodfield	Pacific Park	Dead End	*28*	*19,312.*	79	6/30/2025
Woodside	Morning Ridge	Creekside	*40*	*32,130.*	87	6/30/2025
Woodstork Ln	Skylark Dr	Bluejay Dr	*36*	*9,464.*	90	6/4/2025
Woodswallow Ln	Trumpeter Ln	Firecrest Ln	*36*	*47,520.*	50	5/23/2025

XIII. Appendix C – GIS Digital Data

Introduction

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

If the agency is unable to provide pavement data in the requested GIS format, a request for exception must be submitted by the agency. When requesting an exception, the agency must provide a letter signed by the Public Works Director with an explanation and a timeline of when the agency will have the capabilities of providing pavement data in the required GIS digital format.

Structure of GIS Data

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

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

GIS Digital Data Format

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

- Esri Shapefile, or
- Esri File Geodatabase

Metadata

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

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

Spatial Geometry Type

The spatial geometry of the segment features should be lines that represent the roadway centerline as accurately as possible. Polygon features may be provided if they are the only spatial features available. If polygons are provided, they must spatially represent the paved surface of roadway segments.

Projection

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

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

GIS Feature Attributes

The required segment attributes are:

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

Additional attributes such as number of through travel lanes, direction of travel and pavement surface type may be provided. An example of a GIS attribute table for road segments is shown below (Note that there are additional attributes such as surface, functional class, and number of travel lanes).

	OBJECTID *	Sec ID	Street Name	From	To	PCI	Insp Date	Length	Width	Area	Surface	FuncClass	Lanes
1	43	4022	ARBORWOOD	HEDGE LN	CANYONWOOD	89	1/11/2013	254	48	12192	AC	SECONDARY	2
2	44	4025	ARBORWOOD	BETHESDA	YALE CT	92	1/11/2013	374	48	17952	AC	SECONDARY	2
3	45	4031	ARBORWOOD	WINTHROP	BETHESDA	89	1/11/2013	866	48	41568	AC	SECONDARY	2
4	46	4187	ARBORWOOD	YALE CT	HEDGE LN	89	1/11/2013	1691	48	81168	AC	SECONDARY	2
5	47	4195	ARBORWOOD	CITRUSGLEN	WINTHROP	90	1/11/2013	434	48	20832	AC	SECONDARY	2
6	109	1862	CAMPUS DR	CARLSON AVE	UNIVERSITY DR	99	12/19/2012	3963	58	200334	AC	SECONDARY	4
7	110	2057	CAMPUS DR	MAC ARTHUR BLVD	VON KARMAN AVE	93	12/19/2012	1689	30	64670	AC	SECONDARY	4
8	111	2058	CAMPUS DR	VON KARMAN AVE	TELLER AVE	93	12/19/2012	1310	30	39300	AC	SECONDARY	4
9	112	2060	CAMPUS DR	TELLER AVE	JAMBOREE RD	96	12/19/2012	700	24	18300	AC	SECONDARY	4
10	116	9961	CAMPUS DR	JAMBOREE RD	CARLSON AVE	98	12/19/2012	1164	68	88752	AC	SECONDARY	2
11	117	4186	CANYONWOOD	MEADOWOOD	ARBORWOOD	89	1/11/2013	1026	47	48472	AC	SECONDARY	2
12	118	1409	CARLSON AVE	MICHELSON DR	PALATINE	100	12/19/2012	1146	65	74490	AC	SECONDARY	4

XIV. Appendix D – Quality Assurance/Quality Control Plan

Introduction

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

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

If applicable, utilize the space below to include information on the agency's QA/QC policies:

Click here to enter text.

Objectives

This document constitutes a formal QA/QC Plan for the City of Aliso Viejo. It was prepared on 3/31/2026 and last revised on 5/22/2026.

Specifically, it is intended for the 2026 Pavement Management Plan Update. The focus is on the collection of network-level pavement distress data (defined by National Cooperative Highway Research Program (NCHRP) Synthesis 401 Quality Management of Pavement Data Collection, as "Network-level data collection involves collection of large quantities of pavement condition data, which is often converted to individual condition indices or aggregated into composite condition indices.")

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

Structure of QA/QC Plan

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

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

Condition Survey Procedures

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

Asphalt Concrete AC Pavements

1. Alligator (fatigue) cracking
2. Bleeding
3. Block cracking
4. Bumps and sags
5. Corrugation
6. Depression
7. Edge cracking
8. Joint reflection cracking
9. Lane/Shoulder drop off
10. Longitudinal & Transverse cracking
11. Patching and utility cut patching
12. Polished aggregate
13. Potholes
14. Railroad crossing
15. Rutting
16. Shoving
17. Slippage cracking
18. Swell
19. Weathering
20. Raveling

Portland Cement Concrete (Jointed)

1. Blowup/buckling
2. Corner breaks
3. Divided slab
4. Durability ("D") cracking
5. Faulting
6. Joint seal damage
7. Lane/shoulder drop off
8. Linear cracking
9. Patching (large) and utility cuts
10. Patching (small)
11. Polished aggregate
12. Popouts
13. Pumping
14. Punchout
15. Railroad crossing
16. Scaling, map cracking and crazing
17. Shrinkage cracks
18. Spalling (corner)
19. Spalling (joint)

Any exceptions to the above procedures are discussed before any surveys are performed. They are documented in the paragraphs below.

[Note to agency: these are usually related to distresses or situations that are not covered in the manuals. Examples include roller check marks or edge cracking on streets with no curbs and gutters. Others include the raveling of surface seals or the use of open-graded asphalt concrete mixes where the surface appears to have large voids present. Any modifications must be documented and included in this document. Photos are extremely helpful.]

All surveys are performed as walking surveys, and a minimum 10% sampling rate is utilized. Field crews typically consist of one person, with additional personnel assigned when surveying streets with high traffic volumes. The safety of field personnel is paramount in all instances.

The sample unit selected must be representative of the entire pavement section. This assumes that the section is homogenous; if it is not homogeneous, then the section must be split according to the criteria agreed upon by the agency. Typically, the criteria used are:

- Pavement condition
- Construction age, if known
- Maintenance history, if known
- Traffic volumes (or functional classification as a surrogate)
- Surface types (e.g. asphalt concrete or Portland cement concrete)
- Geometric elements (e.g. widths)

Any modifications to the section inventory data are documented in the pavement management report.

A sample unit must be between 2,500 ± 1,000 square feet in conformance with ASTM D6433 protocols. Typical sample unit dimensions are 100 feet long by the width of the street. Streets that are wider than 40 feet wide will have shorter lengths (generally 50 feet) or if they are divided by a raised median, separate sample units will be taken in each direction.

Any pavement areas that are not representative of the section will be noted and surveyed as an additional sample unit.

Accuracy Required for Data Collection

The accuracy required for data collection has two components, both of which are further described in the following paragraphs.

- Re-inspections
- PCI comparisons with past surveys

Random and Systematic Re-Inspections

Random Re-inspections

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

- Functional classes (i.e. MPAH, locals);
- Surface types (e.g. asphalt concrete or Portland cement concrete);
- Pavement conditions (e.g. good, fair, poor);
- Inspectors;
- Geographical areas, if applicable.

Systematic Re-inspections

For systematic re-inspections, this could be due to noticed trends such as specific treatment types (e.g. open-graded mixes), a specific inspector or geographical area. In such cases, more than 5% will be re-inspected.

Acceptability Criteria

At the time of re-inspection, the actual distresses will be re-inspected and verified, and any corrections made, if necessary. Distress types and severities must be the same and re-measured quantities within ±10% of the original measured quantity.

If corrections are required on more than 10% of the re-inspected sample unit, then an additional 5% will be re-inspected. This will continue until more than 95% of the re-inspected sections meet the acceptability criteria.

PCI Comparison with Past Surveys

As another level of quality control, the new PCIs are compared with the previous PCIs. If they differ by more than ±10 PCI points, these sections are automatically flagged for further investigation.

If PCI Increases 10 points

The section is investigated to see if a maintenance and rehabilitation event has occurred since the last survey, but has not been recorded. Typically, it may include activities such as:

- Crack sealing activities – changes medium or high severity cracking to low severity
- Patching activities – alligator cracking that has been removed and patched, so that the resultant PCI is increased.
- Surface seals
- Overlay
- Others

Therefore, an up to date maintenance and rehabilitation history file in the pavement management database is desirable, both for historical accuracy as well as to provide additional quality control.

If PCI decreases 10 points

The section is checked to see if the average deterioration rate (usually 3 to 4 points per year) is exceeded. If the drop in PCI is within range of what is acceptable, no further action is required. If the drop is more than the acceptable range, a re-inspection will be performed. The default performance curves in the pavement management software form the basis for what is acceptable.

Inspector's Qualifications and Experience

The GMU personnel involved in pavement condition data collection and analysis for this project—regardless of survey method (walking, windshield, semi-automated, or fully automated)—are strongly recommended to attend formal ASTM D6433 distress training through either the annual OCTA training program or an internal training program.

Critical Requirement: All PCI results submitted as part of this project must be reviewed and signed by at least one inspector holding an active OCTA Pre-Qualification certificate. Reports that are not reviewed and signed by an OCTA pre-qualified inspector will not be accepted by OCTA. Local jurisdictions will be required to submit a revised report prepared by an OCTA pre-qualified inspector.

The table below identifies all project personnel involved in field data collection and QA/QC review, including their training credentials and OCTA Pre-Qualification status.

Inspector Name	Role (Field Inspector or QA/QC Reviewer or Both)	Date of ASTM D6433 Training	Training Conducted By:	OCTA Pre-Qualification		
				Active (Y/N)	Expiration Date	Certificate Provided with this Report (Y/N)
Amina Mannan	QA/QC Reviewer	July 2024	GMU and OCTA	Y	07/30/2026	Y
Mahmoud Khadem	Both	July 2024	GMU and OCTA	Y	07/30/2026	Y
Joseph Huynh	Both	August 2024	GMU and OCTA	Y	06/30/2028	Y
Rasheed Bilal	Field Inspector	April 2025	GMU and OCTA	Y	06/30/2028	Y

Resumes of the technicians utilized on this project are included as an attachment.

Safety Procedures

The GMU administers a health and safety program in compliance with the Cal Occupational Safety and Health Administration (OSHA) Title VIII, Section 3203. The program is documented in GMU's Workplace Safety Manual.

Generally, the safety procedures include (Edit as applicable to agency):

- Inspectors to wear Class 2 or 3 safety vest at all times;
- Flashing beacon on all vehicles utilized for surveys; and
- Stopped vehicles to be parked at locations away from moving traffic (e.g. nearby parking, shoulders, etc.).
- Inspectors to survey the street from the curb or shoulder, especially when Arterials are being surveyed.

On streets where there is a high volume of traffic or high speeds, additional measures may be necessary, such as:

- Surveys to occur during off-peak periods or on weekends;
- Additional inspector to watch out for traffic; and
- Traffic flaggers in extreme cases.

Attachments

A. Certificate of Prequalification – OCTA Pavement Inspector Prequalification Program
B. Resumes of Field Inspectors

---End of QA/QC Plan---

CERTIFICATE

Of Prequalification

This certificate has been
presented to

Amina Mannan

for successfully meeting the requirements of the
OCTA 2024 Pavement Inspector Prequalification Program
using MANUAL survey techniques

EXPIRATION:
7.30.2026



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CERTIFICATE

Of Prequalification

This certificate has been
presented to

Mahmoud Khadem

for successfully meeting the requirements of the
OCTA 2024 Pavement Inspector Prequalification Program
using MANUAL survey techniques

EXPIRATION:
7.30.2026

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CERTIFICATE

Of Prequalification

This certificate has been
presented to

Joseph Huynh

for successfully meeting the requirements of the
OCTA 2026 Pavement Inspector Prequalification Program
using MANUAL survey techniques

EXPIRATION:
6.30.2028



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CERTIFICATE

Of Prequalification

This certificate has been
presented to

Rasheed Bilal

for successfully meeting the requirements of the
OCTA 2026 Pavement Inspector Prequalification Program
using MANUAL survey techniques

EXPIRATION:
6.30.2028



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Amina Mannan, Ph.D., P.E.

Senior Engineer, Pavement & Geotechnical Engineering

PROFESSION

Civil Engineer

REGISTRATION

Registered Civil Engineer (C98114)
State of California

EDUCATION

Ph.D. Civil Engineering
University of New Mexico, Albuquerque
M.S. Civil Engineering
University of Akron, Akron, OH
B.S. Civil Engineering
Bangladesh University of Engineering and Technology, Dhaka Bangladesh

PROFESSIONAL EXPERIENCE

GMU Geotechnical, Inc., RSM, CA
(2023 – Present)
Senior Engineer

Arias & Associates, Inc. San Antonio, TX
(2018 – 2023)
Senior Pavement & Geotechnical Engineer

Applied Research Associates Inc., Gainesville, FL
(Feb 2018 – Sept 2018)
Pavement Condition Consultant for FDOT

University of New Mexico, Albuquerque, NM
(2012 – 2017)
Graduate Researcher

University of Akron, Akron, OH
(2010 – 2012)
Graduate Researcher

AFFILIATIONS

American Society of Civil Engineer (ASCE)

PUBLICATIONS

Author of over 40 journal and conference publications in pavement materials and engineering

Amina is a highly experienced senior pavement and geotechnical engineer with 15 years of experience in pavement engineering and 5 years of experience in geotechnical engineering projects. Her expertise includes pavement condition assessment, material testing, pavement evaluation/design, pavement condition index, specification development, and mix design development projects. In addition, she has experience in geotechnical engineering, such as site investigation, geotechnical analysis and design, foundation design, slope stability analysis, construction monitoring, and risk assessment. Amina has had the privilege of collaborating with state and local agencies, private sector clients, and civil engineering firms, and has previously worked with several state agencies (e.g., NMDOT, FDOT, and TxDOT) on pavement and geotechnical projects. Her unique proficiency in both pavement and geotechnical engineering enables her to provide her clients with high-quality, cost-effective, and reliable solutions.

- **Advanced Non-Destructive Testing:** Proficiency in utilizing non-destructive testing methodologies such as Falling Weight Deflectometer (FWD), Ground Penetrating Radar (GPR), Laser Crack Measurement System (LCMS), and Profiler, for comprehensive pavement condition assessments.
- **Pavement Evaluation and Design:** Demonstrated expertise in employing various design methos, including Caltrans, Greenbook, AASHTO'93, FAA, AASHTOWare Pavement ME for the evaluation and design of pavements.
- **Pavement Management Plans (PMP)**: Experience in formulating PMP using the Pavement Condition Index (PCI), budget analysis and Maintenance and Rehabilitation (M&R) planning using PAVER.
- **Asphalt Mix Designs**: Proficiency in designing asphalt mixes, encompassing hot-mix asphalt (HMA) and warm-mix asphalt (WMA) with and without RAP, in accordance with Superpave mix design method.
- **Geotechnical Data and Design Recommendations**: Expertise in providing geotechnical data and design recommendations for utilities, retaining walls, and bridges based on the in-situ lab testing of soil and rock.
- **AC Laboratory Testing**: Experience in laboratory testing, including Dynamic Modulus Test, Low-Temperature Cracking Test, Beam Fatigue Test, Hamburg Wheel Tracking (HWT) Test, Moisture Induced Sensitivity Test (MIST), and more.
- **Asphalt Binder Testing**: Experience in binder testing, including Dynamic Shear Rheometer (DSR), Dynamic Mechanical Analyzer (DMA), Bending Beam Rheometers (BBR), Rotational Viscometer (RV), etc.

Select Pavement Management Plan (PMP) Projects

City of Newport Beach, Citywide Pavement Management Plan Updates for 2023, 2025: Managed the on-going, citywide pavement management plan study consisting of 205 centerline miles of streets to comply with OCTA Measure M2 funding requirements.

City of Laguna Niguel, CA, Citywide Pavement Management Plan Updates, 2020 to 2026: Pavement condition index (PCI) assessment of all city-maintained streets consisting of a total of approximately 141.5 centerline miles of streets and budget scenario analysis to help optimize the City's pavement maintenance and rehabilitation schedule and budget (approximately $2.1M per year typically).

City of Aliso Viejo CA, Citywide Pavement Management Plan Updates, 2025 to 2028: Pavement condition index (PCI) assessment of all city-maintained streets consisting of a total of approximately 72.2 centerline miles of streets and budget scenario analysis to help optimize the City's pavement maintenance and rehabilitation schedule and budget (approximately $1.75M per year typically).

City of San Fernando, 2024 Citywide Pavement Management Plan Update: Managed the City's pavement management plan study consisting of 50 centerline miles of streets to comply with Los Angeles County Transportation Authority (METRO) pavement management requirements.

City of Hermosa Beach, 2024 Citywide Pavement Management Plan Update: Managed the City's pavement management plan study consisting of 48 centerline miles of streets to comply with Los Angeles County Transportation Authority (METRO) pavement management requirements.

Groves at Orchard Hills Homeowners Association, Pavement Management Plan Update 2024, Irvine, CA: Updated the pavement management inventory and performed pavement management plan updates in 2024.

Casta Del Sol Community Association, Pavement Management Plan Update 2024, Mission Viejo, CA: Updated the pavement management system for approximately 22 centerline miles of streets managed by the HOA with a yearly street improvement budget of approximately $1.2M to $2.2M per year. Performing periodic reviews and updates to the community's pavement management plan each year.

Canyon Lake Property Owners Association, Pavement Management Plan Update 2024, Canyon Lake, CA: Updated the pavement management system for approximately 37 centerline miles of streets managed by the HOA with a yearly street improvement budget of approximately $3M per year.

Oasis Palm Desert Homeowners Association Pavement Management Plan, 2023, Palm Desert, CA: Creating the HOA's street network inventory, performing walking pavement condition assessment of the HOA streets, reviewing previous Maintenance and Rehabilitation (M&R) activities, performing various budget scenarios analysis, and recommending Maintenance and Rehabilitation (M&R) treatments for the next 5 years.

MAHMOUD KHADEM, M.SC., E.I.T

Senior Staff Pavement Engineer

PROFESSION
Civil Engineer

EDUCATION
M.S. Civil Engineering (Pavement/Materials Engineering) University of Nevada, Reno

M.S. Civil Engineering (Structural Engineering) University of Balamand, Koura, Lebanon

B.Sc. Civil Engineering University of Balamand, Koura, Lebanon

CERTIFICATIONS
Engineer In Training (E.I.T)
OCTA Pavement Inspector

PROFESSIONAL AFFILIATIONS
American Concrete Institute (ACI)

American Society of Civil Engineers (ASCE)

Mahmoud has been involved in a wide variety of projects that are related to pavement designs, laboratory testing, data analysis, pavement rehabilitation, and preservation. Mahmoud's current work includes supporting a wide range of pavement construction projects for multiple Cities and private communities, and pavement engineering projects, including pavement evaluations, pavement field explorations, proposals, cost estimates preparation, and network-level pavement management plans. His work also extends to developing different project maps using AutoCAD and ESRI ArcGIS.

Mahmoud's experience in pavement management, evaluation, design, and construction includes:

- Pavement Management Plans (PMP) for local Cities and HOAs
- Budget analysis and Maintenance and Rehabilitation (M&R) planning using PAVER
- Developing Plans, Specifications, and Engineering Estimates (PS&E) for pavement-related projects
- Pavement Condition Index (PCI) calculations and analysis
- Non-destructive testing, including deflection testing & ground-penetrating radar (GPR) testing
- SuperPave and Hveem Asphalt Mix designs.
- Pavement Design using Caltrans, AASHTO 1993, and Pavement ME methods
- Construction inspection, observation, and testing
- SuperPave Asphalt Binder Testing and Asphalt Mixture Performance Testing
- Pavement-related software: 3D-Move, WESLEA, PAVEXpress, ILLI-PAVE, AASHTOware Pavement ME Design, MODULUS

Joseph Huynh, MSc, EIT
Senior Staff Geotechnical Engineer

PROFESSION
Geotechnical Engineer
Civil Engineer

CERTIFICATIONS
Engineer-in-training (EIT)
OCTA Pavement Inspector

EDUCATION
M.S., Civil Engineering –
Geotechnical Emphasis,
California State Polytechnic
University, Pomona
B.S., Civil Engineering,
California State Polytechnic
University, Pomona

PROFESSIONAL EXPERIENCE
GMU Geotechnical, Inc.
(September 2023 – Present)
Senior Staff Geotechnical Engineer
Rancho Santa Margarita, CA

A3GEO, Inc.
(October 2021 – September 2023)
Senior Staff Engineer
Berkeley, CA

Converse Consultants
(February 2020 – October 2021)
Staff Engineer
Redlands, CA

Giles Engineering Associates, Inc.
(July 2016 – November 2019)
Engineering Technician
Orange, CA

PROFESSIONALAFFILIATIONS
American Society of Civil Engineers
(ASCE)

HONORS AND AWARDS
Cal Poly Pomona President's Scholar,
2019-2020
ASCE, Orange County Branch
Outstanding Civil Engineer in
Community Services 2021

SUMMARY OF PROFESSIONAL EXPERIENCE
Joseph has over 10 years of experience in the pavement and geotechnical engineering industry ranging from field and laboratory experience to staff and senior engineering tasks. His areas of expertise include:

- Site and subsurface investigations and sampling
- Field Data Collection using Manual and Semi-Automated surveys
- Pavement Condition Index (PCI) calculations and analysis
- Non-destructive testing, including deflection testing & ground-penetrating radar (GPR) testing
- Laboratory data QA/QC
- Project research and documentation
- Project engineering support
- Geotechnical report preparation
- Coordination and performance of construction materials testing
- Documenting, researching, reviewing, and responding to contractor submittals and RFI's
- Accreditation in 16 Caltrans test methods
- Technician oversight
- Use of computer aided design software, AutoCad, Finite Element Analysis, and Microstation

Major projects on which Joseph has served as an engineer include:

- Construction of an earthen embankment flood control structure with the United States Army Corp of Engineers for River Road Dike, Eastvale, CA
- Construction inspection of SR-91 Widening, Corona, CA
- Construction inspection of Hamner Avenue Bridge, Norco, CA
- Construction inspection of SR-60 Truck Climbing Lane, Beaumont, CA
- Pavement Management Plans for City of Newport Beach, City of Hermosa Beach, City of Aliso Viejo, City of Laguna Niguel, and City of San Fernando Valley, CA

RASHEED BILAL, B.SC.

Staff Pavement Engineer

PROFESSION
Civil Engineer

EDUCATION
B.Sc. Civil Engineering
University of Chico State,
Chico, California

CERTIFICATIONS
OCTA Pavement Inspector

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

Rasheed has been involved in a wide variety of projects that are related to pavement design, data analysis, and range from field and laboratory experience. Rasheed's current work includes supporting a range of pavement construction projects for multiple Cities and private communities, conducting pavement evaluations and field explorations, proposals, BID packages, and cost estimate preparation. Rasheed has extensive experience conducting pavement investigations including new road construction, full-depth reclamation, mill and overlay, subgrade stabilization, and production plant inspections.

Rasheed's field responsibilities include maintaining detailed reports, sampling construction materials, and performing quality control and quality acceptance testing. Rasheed monitors general paving methods to establish compliance with Caltrans and Greenbook standards. His role requires regular interaction with paving contractors and city engineers to oversee project execution, address challenges, and contribute to high-quality roadway infrastructure.

Rasheed's experience in pavement management, evaluation, design, and construction includes:

- Pavement Management Plans (PMP) for local Cities and HOAs
- Site and subsurface investigations and sampling
- Field Data Collections using Manual and Semi-Automated surveys
- Pavement Condition Index (PCI) calculations and analysis
- Construction inspection, observation, and testing
- Coordination and performance of construction materials testing
- Technician oversight
- Accreditation in Caltrans test methods

XV. Appendix E – Pavement Management Data Files

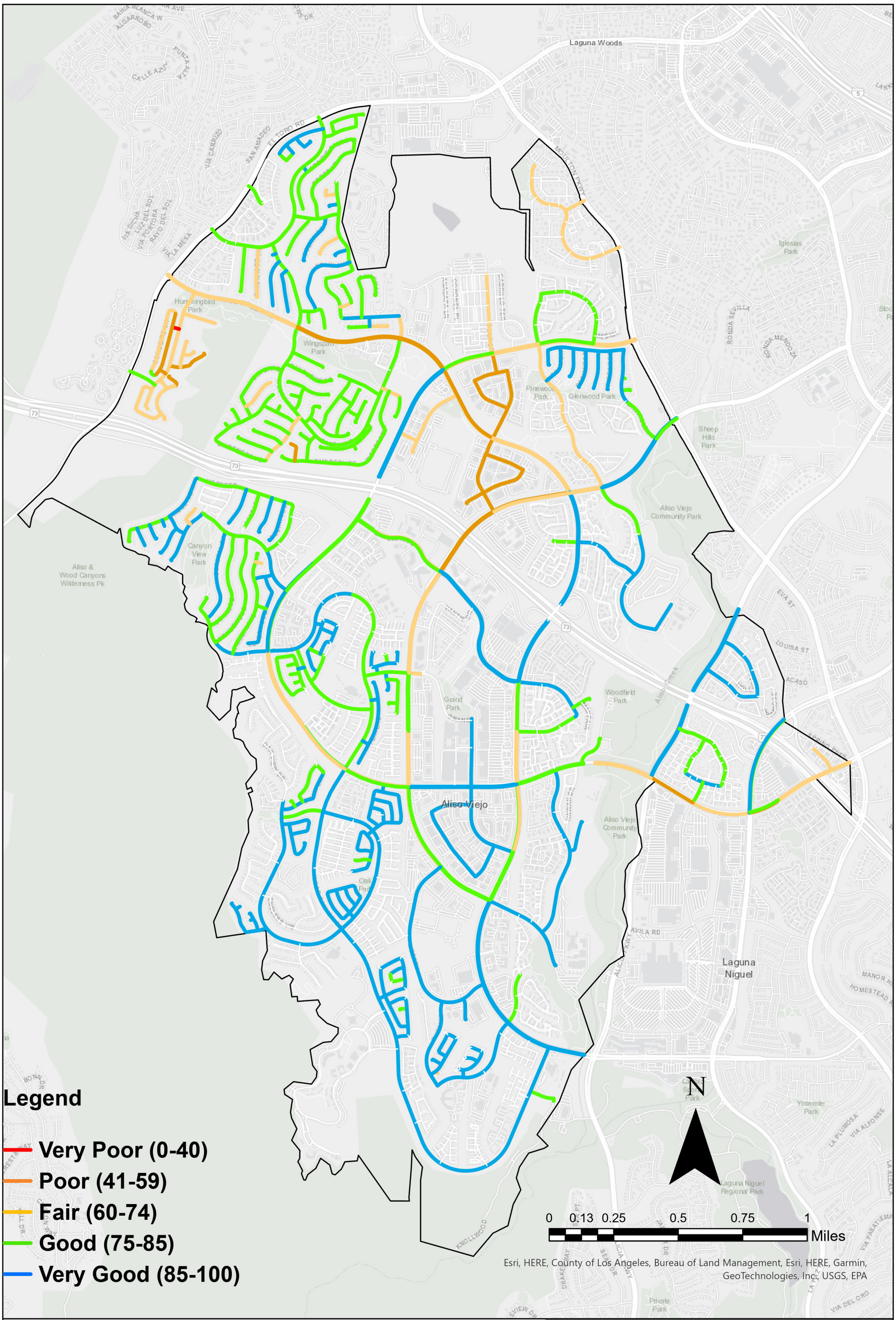
The Pavement Management data files shall be submitted to OCTA in spreadsheet format. This must include the following information:

- Street name and limits for all public streets
- Street identifiers (Branch ID, Section ID)
- Direction (if applicable)
- Beginning and ending of each section
- Length, widths, and true areas
- Functional Classification (MPAH, Local)
- Number of travel lanes
- PCI and date of inspection
- Type of recommended treatment
- Cost of recommended treatment
- Street geometry as linear or polygon features

The Pavement Management data files are submitted here as an electronic copy sent via email as an attachment, via a link to an online storage device site, such as DropBox and/or OneDrive, or USB drive , and/or included as Appendix E.

XVI. Appendix F – GIS Maps – Current Conditions (Optional)

If included, attach and label Appendix F.



CITY OF ALISO VIEJO
2026 PMP MAP

GMU PAVEMENT ENGINEERING

Date: March 27, 2026

Project No.: 25-125-00

Plate 1

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO CONCERNING THE UPDATE OF THE LOCAL SIGNAL SYNCHRONIZATION PLAN FOR THE MEASURE M (M2) PROGRAM.

WHEREAS, the Orange County Transportation Authority has developed the Regional Traffic Signal Synchronization Master Plan to identify traffic signal synchronization street routes and traffic signals within and across jurisdictional boundaries, and defines the means of implementing the Regional Traffic Signal Synchronization Program; and

WHEREAS, the Regional Traffic Signal Synchronization Program requires that local jurisdictions adopt a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local jurisdictions' efforts to synchronizing traffic signals across local jurisdictions' boundaries; and

WHEREAS, the Local Signal Synchronization Plan must be updated by June 30, 2026 to continue to be eligible to receive Net Revenues as part of Measure M2;

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Aliso Viejo, does hereby inform OCTA that:

a) The City adopts and maintains a Local Signal Synchronization Plan which includes goals that are consistent with those outlined as part of the Regional Signal Synchronization Master Plan, including signal synchronization across jurisdictions.

b) The Local Signal Synchronization Plan identifies traffic signal synchronization street routes, including all elements of the Regional Signal Synchronization Network located within the City.

c) The Local Signal Synchronization Plan includes the traffic signal inventory for all traffic signal synchronization street routes.

d) The Local Signal Synchronization Plan includes a three-year plan showing capital, operations, and maintenance of signal synchronization along the traffic signal synchronization street routes and traffic signals.

e) The Local Signal Synchronization Plan includes an update on the status and performance of traffic signal synchronization activities.

f) The Local Signal Synchronization Plan includes a discussion on the review and revision, as may be necessary, on the timing of traffic signals on the traffic signal synchronization street routes.

PASSED, APPROVED AND ADOPTED THIS 17th day of June, 2026.

Max Duncan
Mayor

APPROVED AS TO FORM:

Scott C. Smith
City Attorney

ATTEST:

Maria Kendig
City Clerk

ALISO VIEJO
Live Life Inspired

June 30, 2026

Orange County Transportation Authority (OCTA)
ATTN: Alicia Yang
Regional Modeling and Traffic Operations
Planning Division
P.O. Box 14184
Orange, CA 92863-1584

Subject: Local Signal Synchronization Plan Submittal as Part of the Measure M2 Eligibility Process

Dear Ms. Yang:

The City of Aliso Viejo is pleased to submit its updated Local Signal Synchronization Plan as part of the Measure M2 eligibility process. The submittal includes the following components:

1. A completed "Local Signal Synchronization Plan Consistency Review Checklist" form establishing consistency between the Local Signal Synchronization Plan and the Regional Traffic Signal Synchronization Master Plan.

2. An updated Local Signal Synchronization Plan for Fiscal Years 2026/2027 to 2028/29 including all required elements as identified in the "Guidelines for the Preparation of Local Signal Synchronization Plans".

3. An updated GIS-based traffic signal inventory.

The City of Aliso Viejo looks forward to continuing the implementation of the beneficial programs and construction projects made possible by Measure M2. If you have any questions, please feel free to call me at (949) 425-2531.

Sincerely,

Quang Le, P.E.
Associate Engineer

Enclosures:
A. Local Signal Synchronization Plan Consistency Review Checklist
B. Local Signal Synchronization Plan

ALISO VIEJO
Live Life Inspired

LOCAL SIGNAL SYNCHRONIZATION PLAN
CONSISTENCY REVIEW CHECKLIST

The Local Agency Name: **CITY OF ALISO VIEJO** Plan Date: **JUNE 30, 2026**

Local agencies must submit a copy of their Local Signal Synchronization Plan, and any supporting documentation, including the completed consistency review checklist below.

Local Agency Statement	Page #s in LSSP	Provided or N/A
1) Signal synchronization goals of the agency are consistent with those outlined as part of the Regional Traffic Signal Synchronization Master Plan.	**PAGES 2 - 5**	**Provided**
2) Traffic signal synchronization street routes are identified, including all corridors along the regional signal synchronization network located within the local agency.	**PAGES 6 - 8**	**Provided**
3) Traffic signal inventory for all traffic signal synchronization street routes.	**PAGES 9 - 11**	**Provided**
4) Three-year plan separately showing costs, available funding, and phasing for capital, operations, and maintenance of signal synchronization along the traffic signal synchronization street routes and traffic signals which may include unconstrained and build-out scenarios.	**PAGES 12 - 15**	**Provided**
5) Signal synchronization review, revision, and assessment of synchronization activities along the traffic signal synchronization street routes and traffic signals.	**PAGES 16 - 22**	**Provided**

I certify that the above statements are true to the best of my knowledge.

_____ _____
Signature Date

Quang Le, P.E., Associate Engineer
Printed Name, Title

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LOCAL SIGNAL SYNCHRONIZATION PLAN

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SECTION ONE
TRAFFIC SIGNAL SYNCHRONIZATION
GOALS, POLICIES, AND OBJECTIVES

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GOALS

OCTA's Regional Traffic Signal Synchronization Master Plan (Regional Master Plan) is included as part of the approved Measure M2. The Regional Master Plan is a multi-agency, corridor-based approach that optimizes the performance of traffic signals based on existing traffic patterns. The goals of the program are to improve the flow of traffic on Orange County streets and roads by implementing multi-agency signal synchronization.

The City of Aliso Viejo is in concurrence with these goals, and will continue to work cooperatively with OCTA and adjoining agencies to synchronize signals throughout the City on a corridor basis. The City believes this cooperation serves to provide safe, efficient traffic circulation for our local needs as well as future demands, by continuing to improve travel times and reducing stops.

Over the past twenty-two (22) years, the City of Aliso Viejo has demonstrated support of the Regional Master Plan's goals by being proactive in upgrading older (non-supported) Econolite traffic signal controllers and connecting/completing various traffic signal interconnect projects. These projects have included fiber and hardwire interconnect, as well as phone-drop connectivity, to several corridor traffic signals that make up the City's existing Aries and Centracs traffic signal management systems. Currently, the City's systems allow communication to all (48) city traffic signals.

The City of Aliso Viejo is a part of a multi-agency 'central' system (i.e., Centracs) that includes the following local agencies:

1) **Aliso Viejo**
2) Laguna Hills

As traffic signal synchronization corridor projects are completed, the City of Aliso Viejo's traffic signals on the Econolite Aries system are being transitioned to the newer central Econolite Centracs system. This central traffic management system allows for street routes to be more easily coordinated across jurisdictional boundaries.

During the past three (3) years, the City has participated in following three (3) RTSSP projects:

1) Alicia Parkway TSSP (led by the City of Laguna Niguel)
2) Aliso Creek Road TSSP (led by the OCTA). Completed with a final report.
3) La Paz Road TSSP (led by the City of Laguna Niguel)

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GOALS (*continued*)

Additionally, this past year (2025), the City of Aliso Viejo led and applied for Project P corridor funding for the Glenwood Drive/Pacific Park Drive/Oso Parkway, from Moulton Parkway to the SR-241 Freeway (the grant has not been awarded at this time).

It is also worth mentioning, in FY 2025-26, the City of Aliso Viejo completed Accessible Pedestrian Signal (APS) push-button upgrades at various locations throughout the City. The cost for these APS upgrade improvements was approximately $112,000.00.

POLICIES

The City of Aliso Viejo adopted an initial Local Signal Synchronization Plan (LSSP) in December 2010, and understands it must update it every three years to maintain M2 eligibility and ensure our transportation system continues to function effectively. The purpose of the LSSP is to implement and maintain coordination of traffic signals along corridors within our City and beyond its borders to regionally maintain safe and efficient flow of vehicular traffic. The Regional Master Plan also provides the opportunity to work with neighboring agencies in order to accomplish mutually-beneficial goals.

For these reasons, it is the City of Aliso Viejo's desire and policy to continue participating in and supporting the Regional Master Plan. The City maintains local control and responsibility of all (48) traffic signals within our jurisdiction, and will continue to be responsible for changes to our traffic signals, equipment, and policies.

OBJECTIVES

For many years, the City of Aliso Viejo has implemented and maintained corridor-based signal coordination timing via daily traffic signal operations consultant support services. Through these on-going support services, the City periodically evaluates and optimizes coordination signal timing in response to changing traffic volumes and patterns, which we believe assists in alleviating the need for future road widening.

The City concurs that the Regional Master Plan is beneficial and needed in order to more effectively move people and goods locally and regionally through efficient signal timing. By participating in the Regional Master Plan, the City recognizes the benefits gained from local signal timing and synchronization, as well as from eligible traffic signal and interconnect equipment upgrades. Moreover, the City recognizes this program as a valuable, corridor-based measure for improving air quality by reducing green-house gas emissions.

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OBJECTIVES (*continued*)

In participating in the Regional Master Plan, as well as using the on-going signal operations support services, the City continues to address regional goals while serving our constituents in a reasonable manner. Accordingly, it is the City's objective to work with adjacent local agencies for possible Regional Master Plan funding opportunities for re-timing of the traffic signals along all corridors that traverse our City.

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SECTION TWO

TRAFFIC SIGNAL SYNCHRONIZATION STREET ROUTES

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TRAFFIC SIGNAL SYNCHRONIZATION STREET ROUTES

Regional Network:

Priority Corridor Network

1) **Alicia Parkway, from Hollyoak to Pacific Park Drive**
2) **Pacific Park Drive, from Wood Canyon Drive to Mareblu Lane**

Signal Synchronization Network

3) **Aliso Creek Road, from Glenwood Drive to Wood Canyon Drive**
4) **El Toro Road, at Bells Viero/Club**
5) **Glenwood Drive/Pacific Park Drive, from Moulton Parkway to Wood Cyn Drive**
6) **La Paz Road, at SR-73 Freeway Off-Ramp/Aliso Viejo Plaza (*Caltrans*)**

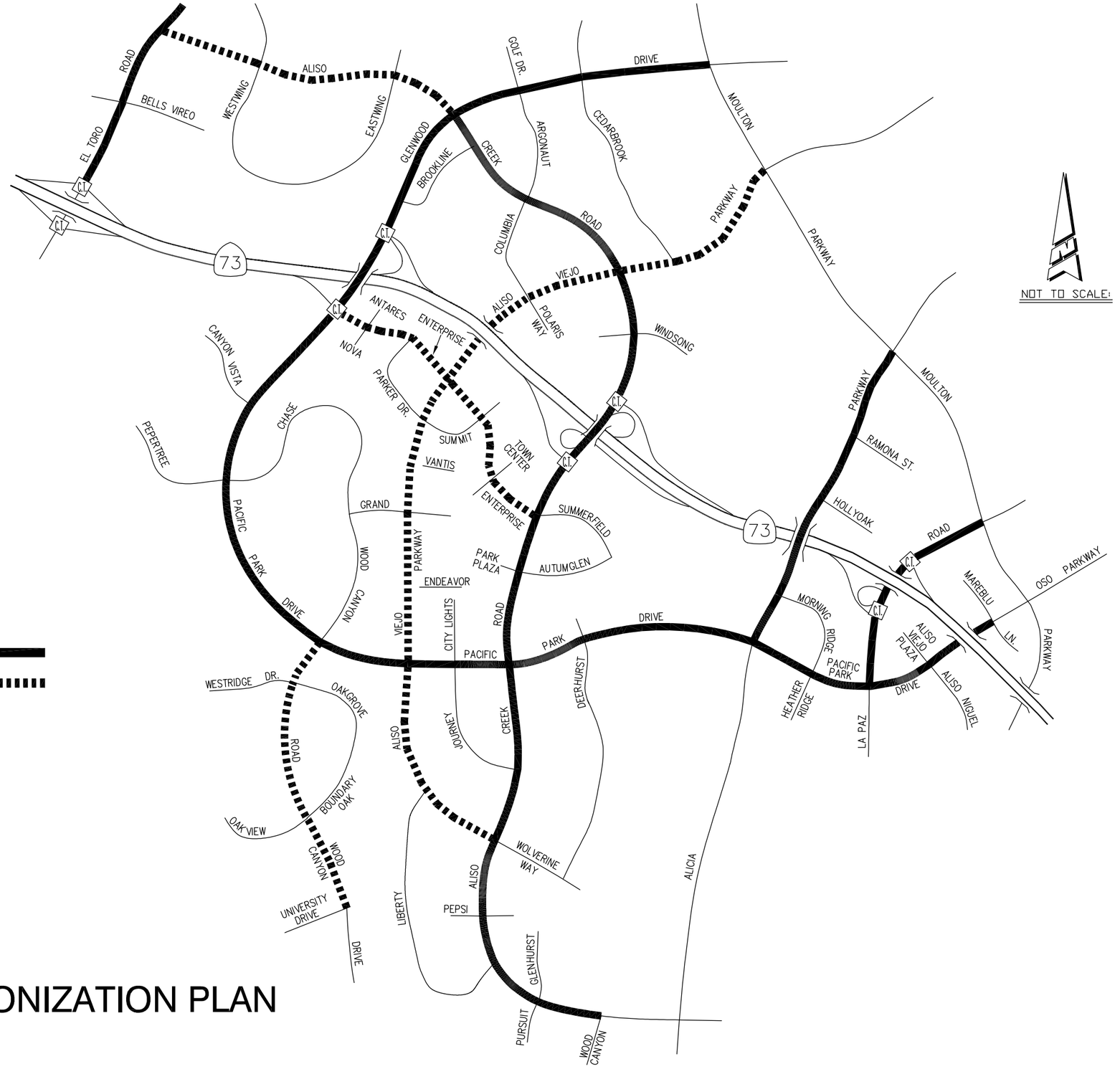
Local Network:

Local Signal Synchronization Network

7) **Aliso Creek Road, from El Toro Road to Glenwood Drive**
8) **Aliso Viejo Parkway, from Moulton Parkway to Aliso Creek Road (S)**
9) **Enterprise, from Pacific Park Drive to Aliso Creek Road**
10) **Wood Canyon Drive, from Pacific Park Drive to University Drive**

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REGIONAL COORDINATED ROUTE =

LOCAL ROUTE =

LEGEND

LOCAL SIGNAL SYNCHRONIZATION PLAN

2026

CAD FILE: Aliso Viejo LSSP 2026

SECTION THREE

TRAFFIC CONTROL INVENTORY

Traffic Signal Control Inventory
City of Aliso Viejo

			Cycle Length															
	Corridor	Cross Street Intersection	AM	MID	PM	WKND	Maintenance Responsibility	Cabinet	Type	Software	Detection	Bike Detection	CCTV	Power Backup	Comm	Other ITS	ATMS	Status
1	**Glenwood Dr**	Cedarbrook	Free	Free	Free	Free	Aliso Viejo	P (TS1)	Cobalt	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
2		Golf Dr / Argonaut	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
2		Aliso Creek Rd	120	Free	140	Free	Aliso Viejo	P (TS1)	COBALT	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
4		Brookline	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
	Pacific Park Dr	Enterprise	Free	Free	Free	Free	Caltrans	332	2070		Loops	No	N/A	BBS				
5		Canyon Vistas	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 2)	ASC/3	ASC/3	Loops	No	N/A	NO	Copper		Aries	Online
6		Chase / Peppertree	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
7		Wood Canyon Dr	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 2)	COBALT	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
8		Aliso Viejo Parkway	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
9		Journey	120	120	120	110	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
10		Aliso Creek Rd	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
11		Deerhurst / Music Lane	120	120	120	110	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
12		Alicia Parkway	130	130	120	120	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Fiber		Centracs	Online
13		Heather Ridge	120	120	120	Free	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	NO	Copper		Centracs	Online
14		La Paz Road	120	120	120	Free	Aliso Viejo	P (TS2 Type 2)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
15		Aliso Niguel	120	120	120	Free	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
16		Mareblu	120	120	120	Free	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
17	**Aliso Creek Rd**	Westwing	120	Free	140	Free	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
18		Eastwing	120	Free	140	Free	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
19		Columbia	120	Free	140	Free	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
20		Aliso Viejo Parkway (N)	140	130	140	130	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
21		Windsong	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
		SR 73 On/Off Ramps	n/a	n/a	n/a	n/a	Caltrans	332	2070		Loops	No	N/A	BBS	Fiber			
22		Enterprise / Summerfield	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
23		Autumnglen	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
24		Journey	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
25		Aliso Viejo Parkway (S)	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
26		Loma Cante	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
27		Liberty	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
28		Glenhurst/ Pursuit	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online
29		Wood Canyon Dr	130	100	130	110	Aliso Viejo	P (TS1)	COBALT	EOS	Loops	No	N/A	BBS	Fiber		Centracs	Online

Traffic Signal Control Inventory
City of Aliso Viejo

			Cycle Length															
	Corridor	Cross Street Intersection	AM	MID	PM	WKND	Maintenance Responsibility	Cabinet	Type	Software	Detection	Bike Detection	CCTV	Power Backup	Comm	Other ITS	ATMS	Status
30	**Aliso Viejo Parkway**	Cedarbrook	70	65	70	65	Aliso Viejo	P (TS1)	COBALT	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
31		Columbia / Polaris Way	70	65	70	Free	Aliso Viejo	P (TS2 Type 1)	COBALT	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
32		Enterprise	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
33		Parker Place	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
34		Vantis	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
35		Grand	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 2)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
36		Endeavor	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
37		Liberty	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
38	**Alicia Parkway**	Hollyoak	130	120	130	120	Aliso Viejo	P (TS1)	Cobalt	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
39		Morning Ridge	130	120	130	120	Aliso Viejo	P (TS1)	Cobalt	ASC/3	Loops	No	N/A	BBS	Fiber		Centracs	Online
40	**El Toro Road**	Bells Vireo / Club	120	Free	140	Free	Aliso Viejo	P (TS1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online
41	**Enterprise**	Nova	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
42		Parker Place	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
43		Summit	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
44		Town Center	Free	Free	Free	Free	Aliso Viejo	P (TS1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
45	**Wood Canyon Dr**	Oakgrove	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/2S	ASC/2	Loops	No	N/A	NO	Copper		Aries	Online
46		Boundary Oak	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/3	ASC/3	Loops	No	N/A	BBS	Copper		Aries	Online
47		University	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	ASC/2S	ASC/2	Loops	No	N/A	BBS	Copper		Aries	Online
	La Paz Road	SR-73 Off-ramp / Aliso Viejo Plaza	Free	Free	Free	Free	Caltrans	332	2070		Loops	No	N/A	BBS				
48	**Liberty**	Freedom Lane	Free	Free	Free	Free	Aliso Viejo	P (TS2 Type 1)	Cobalt	ASC/3	Loops	No	N/A	BBS	Copper		Centracs	Online

SECTION FOUR

TRAFFIC SIGNAL SYNCHRONIZATION SYSTEM

AND THREE YEAR PLAN

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3-YEAR OUTLOOK
TRAFFIC SIGNAL SYNCHRONIZATION

Funding Needs for Synchronized Operation (*Constrained*)

Reporting Jurisdiction Expenditures: City of Aliso Viejo

Type of Traffic Signal Synchronization Expenditures in Year of Expenditure Dollars

MAINTENANCE

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Traffic Signal Infrastructure Maintenance	$183,000	$183,000	$183,000	$549,000.00
Subtotal Maintenance	**$183,000**	**$183,000**	**$183,000**	**$549,000.00**

CONSTRUCTION

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Cash Match Share for the Alicia Parkway	$49,106.27	$4,700		$53,806.27
TSSP, shown in FY 2026-27.				
Cash Match Share for the Oso Parkway/		$445,732		$445,732.00
Pacific Park TSSP, shown in FY 2027-28.				
Cash Match Share for the La Paz Road	$77,771.20		$4,700	$82,471.20
TSSP, estimated in FY 2026-27.				
Subtotal Construction	**$126,877.47**	**$450,432**	**$4,700**	**$582,009.47**

OPERATIONS

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Citywide Signal Timing/Operations Monitoring	$75,000	$75,000	$75,000	$225,000.00
Subtotal Operations	**$75,000**	**$75,000**	**$75,000**	**$225,000.00**
	$384,877.47	**$708,432**	**$262,700**	**$1,356,009.47**

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3-YEAR OUTLOOK
TRAFFIC SIGNAL SYNCHRONIZATION

Funding Needs for Synchronized Operation (*Unconstrained*)

Reporting Jurisdiction Expenditures: City of Aliso Viejo

Type of Traffic Signal Synchronization Expenditures in Year of Expenditure Dollars

MAINTENANCE

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Traffic Signal Infrastructure Maintenance	$183,000	$183,000	$183,000	$549,000.00
Subtotal Maintenance	**$183,000**	**$183,000**	**$183,000**	**$549,000.00**

CONSTRUCTION

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Cash Match Share for the Alicia Parkway	$49,106.27	$4,700		$53,806.27
TSSP, shown in FY 2026-27.				
Cash Match Share for the Oso Parkway/		$445,732		$445,732.00
Pacific Park TSSP, shown in FY 2027-28.				
Cash Match Share for the La Paz Road	$77,771.20		$4,700	$82,471.20
TSSP, estimated in FY 2026-27.				
Citywide Signal Synchronization *(see next page)*	$120,000	$100,000	$60,000	$280,000.00
Subtotal Construction	**$246,877.47**	**$550,432**	**$64,700**	**$862,009.47**

OPERATIONS

PROJECT	FY26/27	FY27/28	FY28/29	TOTAL
Citywide Signal Timing/Operations Monitoring	$75,000	$75,000	$75,000	$225,000.00
Subtotal Operations	**$75,000**	**$75,000**	**$75,000**	**$225,000.00**
	$504,877.47	**$808,432**	**$322,700**	**$1,636,009.47**

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LSSP IMPLEMENTATION – CANDIDATE SIGNAL SYNCHRONIZATION PROJECTS WITH ESTIMATED COSTS TO COMPLETE PLANNED NETWORK

Reporting Jurisdiction Expenditures: City of Aliso Viejo

Following are corridor improvements, with summary descriptions and costs, which are considered uncoordinated candidate corridor projects, and TMC upgrades (as appropriate) that the City of Aliso Viejo desires to pursue upon available funding:

CORRIDOR	IMPROVEMENT SUMMARY	ESTIMATED COST
Aliso Viejo Parkway	- from Moulton Pkwy to Aliso Creek Rd - Upgrade to ATC controllers. Upgrade communication to Ethernet. Integrate into City of Laguna Hills' Central Management System.	$120,000
Enterprise	- from Pacific Park Dr to Aliso Creek Rd - Upgrade to ATC controllers. Upgrade communication to Ethernet. Integrate into City of Laguna Hills' Central Management System.	$100,000
Wood Canyon Drive	- from Pacific Park Dr to University Rd - Upgrade to ATC controllers. Upgrade communication to Ethernet. Integrate into City of Laguna Hills' Central Management System.	$60,000
Total Estimated Cost:		**$280,000.00**

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SECTION FIVE

TRAFFIC SIGNAL SYNCHRONIZATION ASSESSMENT REVIEW AND REVISE, AS NECESSARY, THE TIMING OF TRAFFIC SIGNALS

Significant timing plan updates and projects completed from FY 2023/2024 through 2025/2026

(***Periodic refinements performed as part of routine monthly reviews are not included***)

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2023 OCTA COPR Results

The corridor performance results were obtained from the prior 2023 Corridor Operational Performance Report (COPR) that was prepared under the direction of the Orange County Transportation Authority (OCTA). The results are expressed in terms of the Corridor Synchronization Performance Index (CSPI), which combines measures of the travel speed, the ratio of green lights to red lights, and stops per mile. The best performance level is Tier 1 (CSPI of >80), which is considered to be very good travel progression. The various performance tiers are then defined in increments of 10 as follows:

➢ Tier I	More than 80:	Very good progression
➢ Tier II	70.01 – 80:	Good progression
➢ Tier III	60.01 – 70:	Fair progression
➢ Tier IV	50 – 60:	Limited progression
➢ Tier V	Less than 50:	Very limited progression

As shown below and on the attached 2023 Corridor Synchronization Performance Index (CSPI) exhibit previously provided by OCTA, the CSPI scores for the following corridors that cross the City of Aliso Viejo are as follows:

• Alicia Parkway	Tier I	(More than 80)
• Aliso Creek Road	Tier III	(60.01 to 70) ***(see next page)***
• Aliso Viejo Parkway	No Data	
• El Toro Road	Tier III	(60.01 to 70)
• Enterprise	No Data	
• Glenwood Drive / Pacific Park Drive	Tier III	(60.01 to 70)
• La Paz Road	Tier III	(60.01 to 70)
• Wood Canyon Drive	No Data	

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Specific Corridor Project Assessment

As mentioned, the City of Aliso Viejo recently participated in, and completed, the Aliso Creek Road TSSP corridor project, administered by OCTA in cooperation with our neighboring cities. This corridor project is now fully-complete, with on-going monitoring and maintenance (Phase 2) having been finalized last year. The corridor consultant provided a memo showing a more recent comparison of Final Operations and Maintenance (O&M) period conditions (i.e., June 2023 – May 2025) with Primary Implementation (PI) conditions (i.e., October and November 2022). The latest OCTA CSPI final report results are summarized below:

Aliso Creek Road TSSP:	PI	O&M
• CSPI score for this corridor (average for PM)	95.7	90.1

As the overall results remain in Tier I, this confirms that the implemented synchronized corridor more effectively moves vehicles between and among the City of Aliso Viejo and its adjacent jurisdictions with minimal stops and delays. Not only did the corridor benefit through overall synchronization, it was also improved with traffic signal and interconnect equipment upgrades allowing for signal timing efficiencies and optimization of operations.

Priorities, Approach, and System Plan

It is important to note that for several years the City has implemented and maintained corridor-based signal coordination timing through daily traffic signal operations consultant support services. These on-going services include the Aries and Centracs traffic signal management systems collecting data on a daily basis, as well as the daily review/monitoring of the collected data via Aries/Centracs, especially looking at detector and communication events. These events are immediately forwarded to the City's traffic signal maintenance company for trouble-shooting and repair.

The City strives to move traffic regionally in a safe manner along our corridors, reducing commuter travel times and stops, while minimizing side-street delays that serve our constituents.

These support services include daily review of all coordination timing with every city arterial driven bi-monthly.

Priorities, Approach, and System Plan (continued)

Through these support services, the City assures that the signal timing is maintained on a daily basis, and is periodically evaluated and fine-tuned in response to changing traffic volumes and patterns. The review of other consultants' signal synchronization timing is also included when applicable.

The City's traffic signal system plan includes upgrades to intersections that are currently being run by older controllers, which are over fifteen (15) years old and no longer manufactured, to the latest Advanced Transportation Controller (ATC) type controllers. The City desires to continue participating in future Regional Master Plan corridor projects.

B.

TRAFFIC SIGNAL SYNCHRONIZATION ASSESSMENT, REVIEW, AND REVISION

LOCAL AGENCY CORRIDOR	TIMING REVIEWED (Past 3 Years)	DID TIMING REQUIRE AN UPDATE?	TIMING UPDATE RESULTS (if available)							
			Speed Travel		Stops per mile		Greens per red		CSPI Score*	
			PI	O&M	PI	O&M	PI	O&M	PI	O&M
Aliso Creek Road TSSP	**Yes**	**Yes**	**29.6 (PM)**	**30.5 (PM)**	**32 (PM)**	**30.9 (PM)**	**34.2 (PM)**	**28.9 (PM)**	**95.7 (PM)**	**90.1 (PM)**

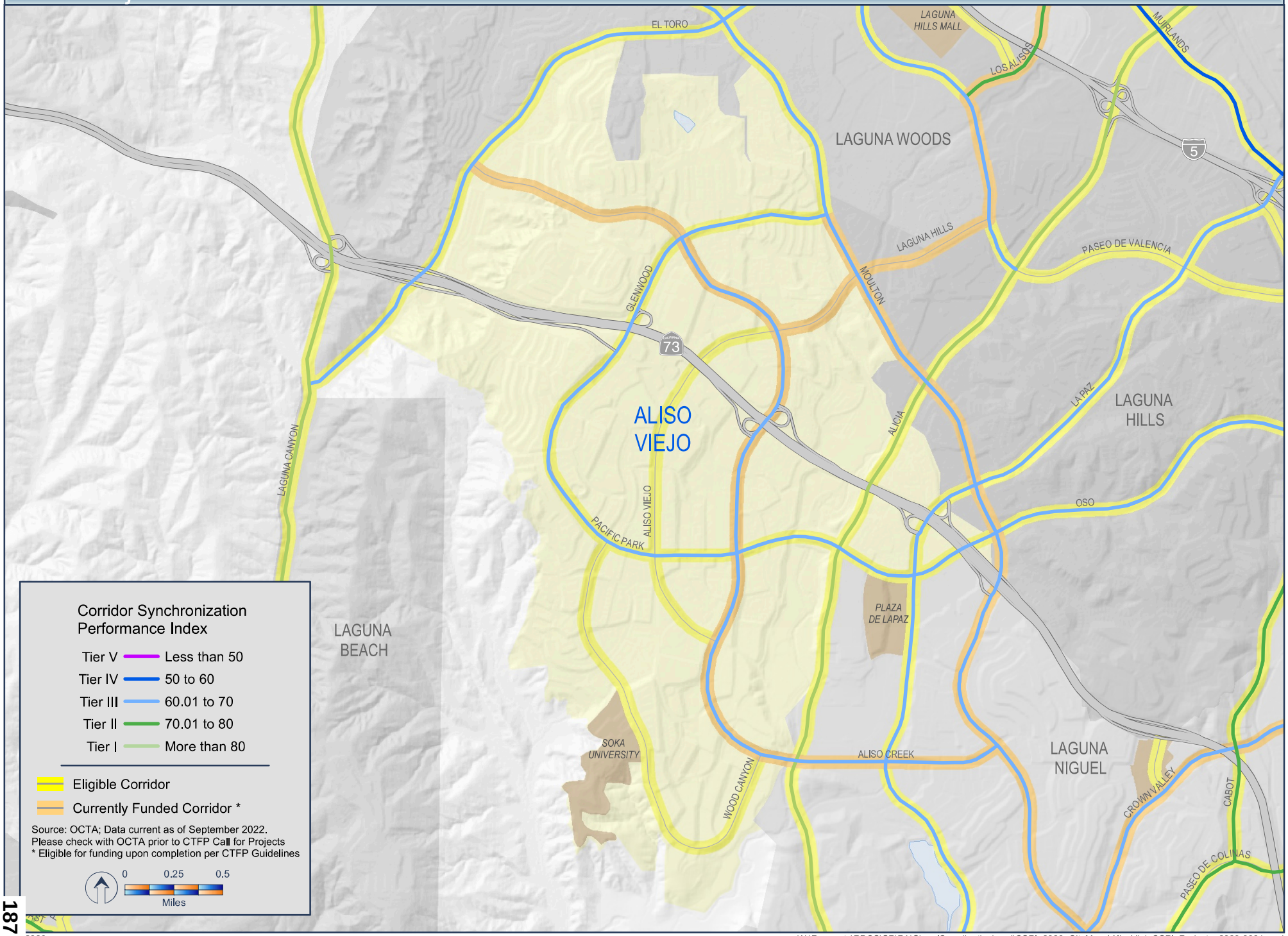
B.

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SIGNAL TIMING REVISIONS

PROJECT CORRIDOR	CROSS STREET	CYCLE LENGTH (Before/After)
Alicia Parkway		Timing was reviewed. No significant changes warranted.
Aliso Creek Road		Timing revisions reported in previous assessment table.
Aliso Viejo Parkway (*Los Alisos Boulevard*)		Timing was reviewed. No significant changes warranted.
El Toro Road		Timing was reviewed. No significant changes warranted.
Enterprise		Timing was reviewed. No significant changes warranted.
La Paz Road		Timing was reviewed. No significant changes warranted.
Pacific Park Dr / Oso Parkway		Timing was reviewed. No significant changes warranted.

2023 Corridor Operational Performance
Aliso Viejo



3/21/2023

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ATTACHMENT A

ALISO CREEK ROAD
TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

FINAL O&M STUDY MEMORANDUM (CSPI) RESULTS

Kimley»Horn

Table 1: Comparison of MOE's for PI Phase After Study and March-May 2025 Conditions for Aliso Creek Road

Peak Period	Direction	Average Travel Time			Number of Stops			Average Speed			Total Delay		
		PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change
		(minutes)	(minutes)					(mph)	(mph)		(minutes)	(minutes)	
AM Peak	NB	9:45	12:00	23.0%	2.4	5.6	134.7%	34.9	28.8	-17.5%	2:58	5:13	75.7%
	SB	10:39	11:25	7.1%	4.0	5.8	44.2%	31.0	29.3	-5.5%	3:58	4:44	19.2%
Midday Peak	NB	11:55	11:47	-1.1%	5.8	5.9	1.1%	27.6	28.0	1.4%	5:08	5:00	-2.6%
	SB	11:23	11:50	3.9%	5.4	6.0	11.1%	29.0	28.1	-3.2%	4:42	5:09	9.5%
PM Peak	NB	11:33	10:58	-5.1%	4.2	4.4	5.6%	28.6	30.2	5.6%	4:46	4:11	-12.4%
	SB	10:40	10:52	1.9%	3.6	5.4	50.9%	31.2	30.5	-2.2%	3:59	4:11	5.2%

Table 2: Comparison of CSPI Scores for PI Phase After Study and March-May 2025 Conditions for Aliso Creek Road

Peak Period	Direction	OCTA Average Speed Score			OCTA Greens per Red Score			OCTA Stops Score			OCTA CSPI Score		
		PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change	PI After Study	O&M March-May 2025	% Change
AM Peak	NB	32.8	26.9	-18.0%	37.4	24.5	-34.6%	32.6	29.1	-10.8%	102.8	80.5	-21.7%
	SB	31.5	28.9	-8.3%	34.1	22.8	-33.1%	32.1	29.5	-8.1%	97.7	81.2	-16.9%
Midday Peak	NB	26.4	27.0	2.3%	25.1	24.0	-4.5%	29.1	29.1	-0.1%	80.7	80.0	-0.8%
	SB	28.5	27.1	-4.9%	26.9	22.8	-15.1%	30.2	29.1	-3.6%	85.6	79.0	-7.7%
PM Peak	NB	27.9	30.1	8.0%	32.5	32.1	-1.1%	31.4	31.6	0.5%	91.9	93.8	2.1%
	SB	31.2	30.8	-1.4%	35.8	25.6	-28.6%	32.5	30.1	-7.4%	99.5	86.4	-13.1%

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/City Treasurer

SUBJECT: INVESTMENT POLICY FOR FISCAL YEAR 2026-27

Recommended Action:

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

Fiscal Impact:

The adoption of the annual Investment Policy will allow for the continual investment of the City's idle cash, which will provide additional revenue to the City.

Background:

California Government Code Section 53646 and best management practices dictate that local agencies prepare and update an investment policy on an annual basis. The City's Investment Policy complies with the California Government Code and the guidelines recommended by the State, California Municipal Treasurer's Association, and Government Finance Officers Association (GFOA).

The Investment Policy states the goals of the City's investment activities, the types of investments allowed by the Government Code, and reporting requirements. The City's investment goals are, in order of priority, safety, liquidity, and yield. The purpose of the Investment Policy is to identify policies and procedures that enhance opportunities for a prudent and systematic investment process and to organize and formalize investment-related activities.

Discussion:

Submitted for Council's review and adoption is the Fiscal Year 2026-27 Investment Policy, its accompanying resolution, and the Administrative Policy containing guidelines for investments and internal control. Staff has consulted with the City's investment advisor and is recommending the changes outlined below.

1) Maturity Limits – Staff recommends removing required portfolio maturity limits, which would provide additional flexibility and potential for higher investment earnings, while still meeting the goals of safety and liquidity, as well as monthly cash flow needs. Best management practices recommend that cities prioritize sufficient liquidity over static percentage minimums of a portfolio. Setting a rigid percentage minimum may result in funds sitting in lower-yield, short-term investments regardless of the City's actual cash flow needs. By removing the requirements, the City's Policy will be updated to reflect industry standards and recommendations from GFOA. The recommended updates include the following:

    a) Accessibility on demand – Staff recommends removing the required minimum 10% of the portfolio balance to be "accessible on demand."

    b) Within 365 Days – Staff recommends removing the requirement that 35% of the portfolio have a maturity within 365 days.

In addition, Staff recommends an update to the Policy's Matrix of Suitable Investment Options and Restrictions. The recommended update includes the following:

1) Commercial Paper – Effective January 2026, Government Code 53601(h) was amended to increase the maximum maturity for prime quality commercial paper from 270 days to up to 397 days. This change is recommended to be consistent with the statutory changes and Local Agency Investment Guidelines issued by the California Debt and Investment Advisory Commission.

There are no other significant changes to the Policy.

Attachments:

1. Resolution
2. FY 2026-27 Investment Policy – Clean
3. FY 2026-27 Investment Policy - Redline
4. Resolution 2025-06

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, REPEALING RESOLUTION NO. 2025-06, AND ADOPTING AN INVESTMENT POLICY FOR FISCAL YEAR 2026-27

WHEREAS, Government Code Section 53600 et seq. sets forth the State of California's policy with regard to the importance of the solvency and creditworthiness of each individual local agency and the protection thereof; and

WHEREAS, the City of Aliso Viejo is a local agency subject to the provisions of Government Code Section 53600 et seq.; and

WHEREAS, Government Code Section 53646 requires local agencies, such as the City of Aliso Viejo to consider annually a statement of investment policy, after review and consideration at a public meeting; and

WHEREAS, at a regular public meeting of the City Council the Council considered a statement of investment policy for the City, entitled *City of Aliso Viejo Statement of Investment Policy for Fiscal Year 2026-27* attached hereto as Exhibit "A" and incorporated herein;

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

Section 1. The Statement of Investment Policy for Fiscal Year 2026-27 attached hereto as Exhibit "A" is adopted as the City's Investment Policy.

Section 2. Resolution No, 2025-06 is hereby repealed

Section 3. This Resolution shall be effective July 1, 2026.

Section 4. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of July, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

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

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 17th day of July, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

CITY OF ALISO VIEJO
STATEMENT OF INVESTMENT POLICY
FOR FISCAL YEAR 2026-27

AS ADOPTED June 17, 2026

CITY COUNCIL

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

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APPENDIX A: Glossary of Terms

APPENDIX B: Qualified Broker/Dealers

APPENDIX C: Administrative Policy: Investment Guidelines, Strategy, and Internal Control

Statement of Investment Policy

This Statement of Investment Policy ("Policy"), as set forth by the City of Aliso Viejo ("City"), provides the guidelines for prudent investment of the City's idle or reserve cash and outlines the policies essential to ensuring the safety and financial strength of the City's investment portfolio.

This Policy is based on the principles of prudent money management and conforms to all applicable Federal and State Laws governing the investment of public funds. In instances in which the Policy is more restrictive than Federal or State Law, the Policy will supersede.

Objectives

It is the policy of the City to invest public funds in a manner which will provide for the preservation of capital while meeting the daily cash flow requirements of the City and attaining a market average rate of return within an acceptable and defined level of risk.

The Policy has three primary objectives, in order of priority:

1. **Preservation of Capital (Safety)** – the protection of principal is the foremost consideration when undertaking investment decisions that affect public funds. The objective is to mitigate credit risk and interest rate risk.

Credit Risk

Credit Risk is the risk of loss of principal due to the failure of the security issuer. Credit Risk can be mitigated by:

- Limiting investments to the safest types of securities.
- Pre-qualifying accountants, auditors, financial institutions, broker/dealers, financial advisors, and other outside consultants with which the City does business.
- Diversifying the investment portfolio so that potential losses are minimized.

Interest Rate Risk

Interest rate risk is the risk that the market value of securities will fall due to a rise in general market interest rates. It is the policy of the City to hold individual securities to maturity in an effort to meet liquidity demands. Interest rate risk can be mitigated by:

- Holding individual securities to maturity - Structuring the investment portfolio so that securities mature to meet cash flow requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- Employing a laddering strategy whereby staggering maturities of individual securities so that bonds come due in increments, assuring an overall liquidity pattern.
- Limiting maturities of individual securities and the average maturity of the overall portfolio.

2. **Liquidity** – the investment portfolio shall remain sufficiently liquid to meet all daily cash flow and operating requirements that may be reasonably expected or anticipated.
3. **Return or Yield** – attain a rate of return consistent with the primary objectives of safety and liquidity, throughout budgetary and economic cycles.

Scope of Funds

The investment policy applies to all financial assets and investment activities of the City, except for proceeds of debt issuance. Debt proceeds shall be invested in accordance with the "Permitted Investments" provisions for each specific bond indenture.

The Policy applies to the following funds and is accounted for in the City's annual audited financial statements.

A. General Fund
B. Special Revenue Funds
C. Debt Service Funds
D. Capital Improvement Funds
E. Enterprise Funds
F. Internal Service Funds
G. Agency Funds

Prudent Investor Standard

The standard to be used by investment officials shall be that of a "prudent person" and shall be applied in the context of managing all aspects of the City's investment portfolio

The Prudent Investor Standard:

Governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of sections 16429.1 and 53600 through 53684 of the California Government Code and considering individual investments as a part of an overall strategy, a trustee is authorized to acquire investments as authorized by law.

Investment Philosophy

It is the investment philosophy of the City to make investment decisions based on an overall passive management style that embodies a prudent investor standard and such that investments are purchased to generally match expected future cash outflows and with the intent to hold until maturity.

Accordingly, the City's conservative philosophy prohibits active trading and speculation; i.e., the purchase of securities with the intent to profit from favorable market changes in market prices or market conditions. Leveraging or borrowing money for the purpose of investing is specifically prohibited. However, the City may elect to sell a security prior to its maturity and

record a capital gain or loss in order to improve the quality, liquidity, or yield of the portfolio in response to market conditions or City needs.

Delegation of Authority

The City's Resolution No. 2003-018 appoints the Director of Financial Services to also serve as City Treasurer. The Treasurer, or his or her designee, has the authority to manage the City's investment portfolio in accordance with California Government Code Sections 53600 and 53630 *et seq.* and all related State and Federal laws.

The Treasurer will provide prior written notification to the City Manager and City Council regarding the designation of responsibilities.

The Treasurer shall establish written procedures for the operation and management of the City's investment portfolio consistent with this investment policy. The procedures should include reference to safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, collateral or depository agreements, competitive bid process, and due diligence. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction, except as provided under the terms of this policy and the investment procedures established by the Treasurer and approved by the City Manager.

The City may also engage Securities and Exchange Commission registered external investment advisor to manage the City's investment program.

Public Trust

All participants in the investment process shall act as custodians of public funds. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of public trust. In a diversified portfolio, it must be recognized that occasional measured losses are inevitable and must be considered in the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

Ethics and Conflicts of Interest

Elected officials and employees of the City involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions under the Political Reform Act and Government Code Section 1090 *et seq.* Elected officials and employees shall disclose to the City Manager any material interests in financial institutions that conduct business with the City, and they shall further disclose any personal investment position or financial asset that could be related to the performance of the City's investment program. Elected officials and employees shall subordinate their personal investment transactions to those of the City particularly with regard to the time of purchases and sales.

Any firm proposing to provide any type of investment service to the City shall acknowledge their familiarity with the provisions of the Political Reform Act, Government Code Section 81000 *et seq.* and CA Code of Regulations 18110 *et seq.* and the provisions limiting contractual conflicts of interest under Government Code Section 1090 *et seq.* Any firm proposing to provide any type of investment service to the City shall also acknowledge their familiarity with and agree to abide by any Federal or State law, regulation, rule, or policy pertaining to or limiting campaign contributions by such firms, their employees, spouses, or agents.

All persons, firms, broker/dealers, financial institutions, and advisors providing investment services or bond issue assistance shall disclose to the City Manager and the Treasurer all fee sharing, fee-splitting, and commission arrangements with other entities or persons prior to the City agreeing to buy an investment or issue bonds.

Internal Investment Controls

The Treasurer will implement and maintain a system of internal investment controls and segregate responsibilities of investment functions in order to prevent fraud, theft, loss of principal, loss of control over funds, inaccurate reporting, and negligence.

The Treasurer will assign designee(s) to assist in carrying out these functions and will establish an Oversight Reviewer function that may be carried out by a designated member of staff, independent individuals, or independent expert contractor to perform specified tasks.

In addition to the specified requirements placed on investment types, quality, maturity, and diversification, further controls will include:

- **Safekeeping of Securities**

  To protect against losses caused by the collapse of individual securities dealers, all securities owned by the City are required to be held by a third-party safekeeping institution. Third-party safekeeping institutions may not act as custodians for any securities which that institution has issued or sold to the City.

  Collateral must be held at safekeeping, as defined in the Safekeeping and Custody section of the Policy.

  Payment procedures for all securities transactions will be Delivery v. Payment (DVP)

- **Competitive Bidding of Investments**

  The City's investment procedures require that approved broker/dealers compete for investment purchases and sales in order for the City to obtain the highest yield available in the market and to ensure that investment transactions are free from favoritism.

  Qualified Bids will be required for purchase of all investment transactions. The Treasurer shall select the best bid and is required to keep a record of each investment transaction. The Treasurer will rotate the purchase of investments among the pool of qualified broker/dealers.

  If the City utilizes an external investment advisor, the advisor shall send its approved list of broker/dealers to the City annually and follow its policies and procedures for competitive bidding.

- **Annual Management Review and Audit**

  An annual audit of the City's Investment Policy, practices, procedures, and portfolio status will be conducted by an independent auditor of all items including, but not limited to, items specified in the Audit Checklist provided in the City's Procedure Manual. The auditor will provide the City with written observations and recommendations regarding the adequacy of investment controls.

- **Segregated Investment Execution, Recordkeeping and Reporting**

  An independent member of City staff will record the Treasurer's investment records or confirmations to the City's general ledger. In addition, independent staff will

perform the monthly reconciliation of bank, broker/dealer, and safekeeping confirmations.

- **Secondary Approval Required**

  The City Manager will review and approve the establishment of investment accounts, broker/dealer, and financial institution relationships and any agreements or contracts related to investments or investment related activity.

- **Wire Transfer Controls**

  All City wire transfers will be executed in accordance with a written agreement specifying control procedures required for wire transfers of funds, including the establishment of repetitive wires to pay for securities transactions with approved securities dealers as well as any other routine money transfers. All other non-repetitive wires require City Manager approval prior to release.

Investment Policy Adoption

The City Council's primary responsibilities over the investment function includes establishing investment policies, annually reviewing such policies, appointing a City Treasurer, reviewing monthly investment reports issued by the Treasurer, authorizing bond documents and financing transactions, and adopting recommended changes to the City's Investment Policy as necessary.

The City's investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved the City Council.

Indemnification of Investment Officials

Any investment officer exercising his/her authority with due diligence, prudence, and care and in accordance with the Investment Policy and all written procedures shall be relieved of personal responsibility and liability for an individual security's losses or losses incurred by the portfolio. However, any investment officer also bears the responsibility of reporting deviations from expectations in a timely manner to City Council and appropriate action is taken to control adverse developments and mitigate loss of principal.

Investment Portfolio Compliance

Should the portfolio, for any reason, fall out of compliance with this Investment Policy, immediate liquidation of securities in order to bring the portfolio back into compliance will not be required. However, the Treasurer must take action to bring the portfolio into compliance within 12 months from the date the portfolio was determined to be in non-compliance with the provisions of this Investment Policy. Additionally, adequate disclosure of all instances of noncompliance, and the efforts undertaken to bring the portfolio into compliance, must be made on the monthly Treasurer's Report.

Reporting

The Treasurer shall submit a "Monthly Treasurer's Report" to the City Manager and City Council within 60 days following the last day of the month to be agendized for official action at a regular Council meeting thereafter. These reports shall disclose information relevant to the risk characteristics of the City's investment portfolio and shall include the following information:

Monthly Treasurer's Report

A. Cash receipts, disbursements, and balances in total.

B. A summary of the investment portfolio.

C. An asset list showing the issuer, type of investment, par value, maturity date, and interest rate.

D. Average rate of return on the City's investment portfolio.

E. Maturity aging grouped by type of investment.

F. Diversification of the investment portfolio.

G. A listing of individual investment transactions during the month, as required by Government Code section 53607.

H. A statement of ability to meet upcoming operating expenses and spending requirements for the next six months.

I. A statement of compliance with the Investment Policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio, and a timetable for resolution.

Annual Report

The annual report will be prepared by the City Treasurer and submitted to the City Manager each fiscal year to ensure consistency. The annual report will include an overall analysis of the portfolio and shall suggest policies and improvements to enhance the City's investment program. These enhancements will be annually considered by City Council and the authority to amend the Policy rests with City Council.

Authorized and Suitable Investments

Investment of City funds is governed by the California Government Code Sections 53600, 53601, 53601.5, 53601.6, 53635, and 53635.5 *et seq.* Within the context of the limitations, the following investments are authorized, as further limited herein:

Matrix of Suitable Investment Options and Restrictions				
Investment Type:	Maximum Maturity:	Maximum percentage of Portfolio:	Maximum Par Value per Issuer:	Credit Quality and Requirements:
U.S. Treasury Bills, Notes and Bonds	5 Years	100 percent	N/A	Explicit Full Faith and Credit Guarantee of United States Government
Federal Agency Obligations	5 Years	60 percent	35% per agency	Implied Guarantee of the United States Government
Bankers' Acceptances (BA's)	180 Days	20 percent	5% per issuer	Domestic banks only - deemed eligible for purchase by the Federal Reserve Bank
Certificates of Deposit or Time Deposits* (CD's)	5 Years	30 percent	5% per issuer	Senior debt only from top 15 percent of peer group rated banks, savings & loans and credit unions. Defined by Section 5102 of the Financial Code.
Negotiable Certificates of Deposit	5 Years	30 percent	$250,000	Brokered CD's insured by FDIC for a maximum of $250,000 per issuer.
Local Agency Investment Fund (LAIF)	N/A	100 percent	$75,000,000 (per entity)	Treasurer will review investment policies and practices to determine if consistent with the Policy
Commercial Paper	397 Days	20 percent	5% of portfolio	Highest letter and number rating as provided for by a nationally recognized statistical-rating organization (NRSRO)
Money Market Mutual Funds	N/A	20 percent	20% per fund (SEC Registered) ($1.00 NAV)	Highest rating from NRSRO. Must also comply with Govt. Code 53601(l) and 53601.6 (b) and the weighted average to maturity is less than 180 days.
Repurchase Agreements*	92 Days	20 percent	20%	Signed security loan agreement on file. Underlying securities maintained at 102% of original value. Reverse repurchase agreements are specifically not authorized under the Policy.
Supranational Securities	5 Years	20 percent	10 % per issuer	United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance

				Corporation, or Inter-American Development Bank; rated AA or better by two NRSROs.
Medium Term Corporate Notes	5 Years	30 percent	5% of portfolio	Rated "A-" or better by a nationally recognized rating service. Code 53601 (k).

***** *Denotes a collateral requirement either initially, or at a pre-determined threshold. Please refer to Collateral section of the Policy for specific requirements.*

Ratings and Rating Agencies

When possible, two ratings should be obtained to determine if an investment meets the Policy's quality standard. Currently under this Policy, only Standard and Poor's (S&P) and Moody's Investor Service (Moody's) are recognized investment ratings providers, and the City has established the following minimum standards to be applied at time of purchase and for reporting purposes:

Investment Type:	Standard & Poor's	Moody's
Banker's Acceptances	**A1**	**P1**
Commercial Paper	**A1**	**P1**
Certificates of Deposit	**AA-**	**Aa3**
Money Market Mutual Funds	**AAA**	**Aaa**
Medium Term Corporate Notes	**A-**	**A3**
Supranational Securities	**AA**	**Aa2**
Repurchase Agreement – Provider	**AA**	**Aa**

Prohibited Investments

State and Federal laws notwithstanding, any investment not specifically described herein including, but not limited to, reverse repurchase agreements, derivatives, options, futures, zero coupon bonds, inverse floaters, range notes, first mortgages or trust deeds, collateralized mortgage obligations (CMO's), limited partnerships, real estate investments trusts (REIT's), open-end mutual funds, closed-end mutual funds, mutual funds with a weighted average maturity greater than 180 days, unregulated and/or uninsured investment pools, common stock, preferred stock, commodities, precious metals, securities with high price volatility, limited marketability (less than three active bidders), securities that may default on interest payments, and any other speculative investment deemed inappropriate under the Prudent Investor standard are strictly prohibited. In addition, any investment transaction that might impair public confidence in the Aliso Viejo City government is to be avoided.

Collateralization

Collateral for Certificates of Deposit (CD) and Negotiated Certificates of Deposit (NCD) must comply with Government Code, Chapter 4, Bank Deposit Law Section 16500 *et seq.* and the Savings and Loan and Credit Union Deposit Law Government Code Section 16600 *et seq.* In addition, if the CD is not FDIC insured or goes over the FDIC $250,000 limit, collateral is required equal to 100 percent of principal.

Collateral for Repurchase Agreements shall be 102 percent of market value of principal and accrued interest. Collateral can be either US Treasury securities or Federal Agency securities. This will provide an addition level of security due to inevitable changes in market conditions.

Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. The right of collateral substitution is granted within the parameters and constraints of this Policy.

Investment Pools

Government sponsored investment pools (Pools) are permitted under California Government Code Section 53601 *et seq*. and are an excellent short-term investment option for cash management facilities. These pools can provide safety, liquidity, and yield in a single diversified investment. However, thoughtful investigation and due diligence are required both initially at time of purchase and on an ongoing basis with analysis to determine that the investment pool is being managed in a manner consistent with the objectives of the Policy. The following guidelines include, but are not limited to:

- The Pool shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations, or shall be insured by a municipal insurance corporation.
- The Pool marks to market weekly at a minimum.
- The Pool provides comprehensive, timely monthly reports which include detailed transaction listings, report realized and unrealized gains and losses, provide accurate market values for each security, provide quality rating for individual securities, take delivery DVP, provide third party safekeeping of all investments, and for whom an audit is conducted annually by an independent auditor with no relationship to the Pool.

Money Market Mutual Funds

Money market mutual funds provide another safe, liquid, and diversified investment option for the City's surplus capital. However, certain conditions need to be met both initially and on an ongoing basis. The money market may only invest in US Government securities permitted under this policy and under California Government Code Section 53601 *et seq*. withfinal stated maturities of one year or less "Government Money Market Funds."

In order to be an eligible money market investment under this section, the primary objective of the money market, as stated in the funds' prospectus, is to maintain a constant $1.00 Net Asset Value (NAV). The following additional guidelines include, but are not limited to:

- The money market only invests in US Government securities, and the weighted average maturity of the portfolio is less than 180 days.

- The fund shall be registered with the SEC.
- The money market shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations and shall maintain these ratings for the duration of the investment.

Maturity Limits

The longer the maturity of securities, the greater the market volatility. Therefore, the maximum maturity limit for any given security in the investment portfolio shall not exceed five (5) years.

It is also important to note that specific investments, detailed under the "Authorized and Suitable Investments" section, may be restricted to a shorter maturity.

The weighted average life of the portfolio may not exceed three (3) years in duration.

Maturities will be selected based on a sufficiently detailed cash flow projection that facilitates selecting investment maturity dates to approximately match the projected dates of budgeted expenditures. Once cash flow needs are matched, maturities are selected based on a "laddering strategy" and the shape of the yield curve.

Extensions in the maximum maturity and average weighted life of the portfolio must be supported by detailed cash flow forecasts demonstrating the adequacy of cash from maturing assets to meet one hundred twenty-five percent (125%) of monthly expenditures for each prospective quarter, ending with the current maximum including capital expenditures funded on a pay-as-you-go basis. Recommendations to extend maturities must be reviewed and approved by the City Manager and City Council.

Qualifications for Financial Institutions and Broker/Dealer's

If the City does not utilize a SEC registered external investment advisor, the Treasurer will maintain a list of qualified financial institutions and broker/dealers authorized to transact business with the City and incorporate herein as Appendix "B".

If the City utilizes a SEC registered external investment advisor, the advisor shall maintain a list of authorized broker-dealers and complete the appropriate due diligence required by the SEC. The external investment advisor may use its own list of approved broker/dealers and financial institutions for investment purposes on behalf of the City. The investment advisor shall submit the list of approved broker/dealers to the Finance Director/City Treasurer on an annual basis. The Finance Director/City Treasurer may restrict the use of a broker/dealer which may be deemed unsuitable.

The financial entities eligible to transact investment business with the City are:

I. Federal Reserve Bank:

Direct purchase of U.S. Treasury Bills, Notes, and Bonds using primary government dealers as designated by the Federal Reserve are exempt from quality requirements and are encouraged due to commission or mark-up discounts.

II. Nationally or State Chartered Banks, Savings and Loans, and Credit Unions:

The City may purchase investments offered from Banks, Savings and Loans, and Credit Unions provided the institutions are:

- Nationally or State Chartered Institutions.

- Registered as investment securities dealers.
- Ranked in the top 15 percent of institutions within their respective peer group.
- The signatures of two individuals shall be required for the opening and closing of any bank account (the Treasurer, City Manager, Mayor, or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide a list of accounts to the independent auditor.

III. Broker/Dealers:

The City will purchase investments from primary dealers whenever possible. However, if an investment deemed appropriate for the portfolio is not available through the primary market, then the Treasurer may use an authorized broker/dealer from the pre-approved list of broker/dealers on record.

For a broker/dealer to be considered for placement on the pre-approved list, they must comply with the following:

- Primary or Regional dealers that qualify for SEC Rule 15c3-1
- Provide audited financial statements from the two most frequent years
- A statement certifying that the institution has reviewed the City's Investment Policy and California Government Code Section 53600 *et seq*. and that all securities offered to the City shall comply fully with all provisions of the Policy and the California Government Code.
- The signatures of two individuals shall be required for the opening and closing of any broker/dealer account (the Treasurer, City Manager, Mayor or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide a list of accounts to the independent auditor.
- Settlement of securities traded through qualified broker/dealers shall occur trade date plus one or two days (depending upon security type), the current industry standard. New issue securities may have longer settlements, but none shall be greater than three weeks.

  The Treasurer is responsible for ensuring that settlement occurs in a timely matter and that execution confirmations reflect accurate trade data. In addition, investment transactions are required to be Delivery v. Payment (DVP).

Diversification Guidelines and Risks

The City recognizes diversification is an investment strategy that will mitigate risk in the investment portfolio. The City's investment portfolio shall be diversified to avoid incurring unreasonable and avoidable risks with regard to specific investment types. Within investment types, the City shall also maintain a mix of securities to avoid concentrations within individual financial institutions, geographic areas, industry types, and maturities.

The City will only invest in fixed rate, fixed maturity securities and, with the exception of U.S. Treasury securities or the Local Agency Investment Fund (LAIF), no more than 60 percent of the investment portfolio shall be invested in any single investment type or financial institution.

Safekeeping and Custody

All security transactions, including collateral for repurchase agreements and certificates of deposit, shall be transacted on a Delivery vs. Payment (DVP) basis. This means that the securities shall be delivered to the City or the City's designated custodian upon receipt of payment by the City.

All securities that may be purchased, including collateral, shall be held by a third-party custodian designated by the Treasurer whenever possible. These securities shall be held in the City's name and control, and the third-party custodian shall be evidenced by safekeeping receipts. The third-party custodian shall send the City, on a monthly basis, a summary of safekeeping assets, and this statement shall be reconciled to the City's records on a monthly basis. Securities held in custody for the City shall be independently audited on an annual basis to verify investment holdings.

Performance Standards and Evaluation

Investment performance is continually monitored and evaluated by the City Treasurer. Investment activity reports are generated on a monthly basis for presentation to the City Manager and City Council.

The weighted average maturity of the pooled portfolio shall not exceed three years and shall be designated to attain a market average rate of return. The market average rate of return will be determined by a custom benchmark that represents the prominent and persistent characteristicsof the portfolio.

An annual audit of the City's Investment Policy, practices, procedures, and portfolio status will be conducted by an independent auditor of all items including, but not limited to, items specified in the Audit Checklist provided in the City's Procedure Manual. The auditor will provide the City Manager and City Council with written observations and recommendations regarding the adequacy of investment controls.

Qualifications and Continuing Education

The City Treasurer shall be a City employee or contract employee. The Treasurer shall be selected on the basis of educational background and experience relevant to the Treasury function.

The City recognizes the need for and is committed to providing ongoing education specific to the investment function for the Treasurer and other City staff and officials involved in the investment process.

GLOSSARY OF TERMS

Accrued Interest - Interest earned but not yet received.

Active Deposits - Funds which are immediately required for disbursement.

Agencies - Federal agency securities and/or Government-sponsored enterprises.

Amortization - An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Asking Price - The price a broker/dealer offers to sell securities. See Offer

Bankers' Acceptance (BA) - A "draft" or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Basis Point - One basis point is one hundredth of one percent (.01).

Bear Market - A period of generally pessimistic attitudes and declining market prices.

Bid - The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

Bond - A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Book Value - The value at which a debt security is shown on the holder's balance sheet. Book value is acquisition cost less amortization of premium or plus accretion of discount.

Broker - A broker brings buyers and sellers together for a commission.

Bull Market - A period of generally optimistic attitudes and increasing market prices.

Callables - Securities that the issuer has the right to redeem prior to maturity.

Certificate of Deposit - A time deposit with a specific maturity, evidenced by a certificate. Large-denomination CD's are typically negotiable. CD's may be eligible for FDIC insurance.

Collateral - Securities, evidence of deposit, or pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public moneys.

Commercial Paper - Short-term, unsecured promissory notes issued by a corporation to raise working capital. These negotiable instruments are purchased at a discount to par value or at par value with interest bearing.

Comprehensive Annual Financial Report (CAFR) - The official annual financial report for the City. It includes government-wide and fund financial statements prepared in conformity with Generally Accepted Accounting Principals (GAAP).

Constant Maturity Treasury (CMT) - An average yield of a specific Treasury maturity sector for a specific time frame, or an index of the average yield on United States Treasury securities adjusted to a constant maturity. This is a market index for reference of past direction of interest rates for the given Treasury maturity range.

Coupon - The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

Credit Analysis - A critical review and appraisal of the economic and financial conditions or of the ability to meet debt obligations.

Current Yield - The interest paid on an investment expressed as a percentage of the current price of the security.

Custody - A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive, and deliver securities when ordered to do so by the principal.

Debenture - A bond secured only by the general credit of the issuer.

Delivery v. Payment (DVP) - Delivery of securities with a simultaneous exchange of payment for the securities.

Demand Deposit Account - Accounts whose balance is available to meet immediate cash needs (maturities up to 7 days).

Derivatives - (1) Financial instruments whose return profile is linked to, or derived from, the security and may include a leveraging factor, or (2) financial contracts based upon notional amount whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities, or commodities).

Discount - The difference between the cost of a security and its value at maturity when quoted at lower than face value.

Discount Securities - Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U. S. Treasury Bills.

Diversification - Dividing investment funds among a variety of securities offering independent return and risk profiles.

Duration - The weighted average maturity of a bond's cash flow stream, where the present value of the cash flows serves as the weights; the future point in time at which, on average, an investor has received exactly half of the original investment in present value terms; a bond's zero-coupon equivalent; the fulcrum of a bond's present value cash flow time line.

Fannie Mae - Trade name for the Federal National Mortgage Association (FNMA).

Federal Credit Agencies - Agencies of the Federal Government set up to supply credit to various classes of institutions and individuals, e.g., Savings and Loans, small business firms, students, farmers, farm cooperatives, and exporters.

Federal Deposit Insurance Corporation (FDIC) - Insurance provided to customers of a subscribing bank, which guarantees deposits to a set limit (currently $100,000) per account.

Federal Funds Rate - The rate of interest at which Federal funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

Federal Home Loan Banks (FHLB) – Government-sponsored wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrifty institutions, credit unions, and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

Federal Home Loan Mortgage Corporation (FHLMC) - The FHLMC was created under the Federal Home Loan Mortgage Act, Title III of the Emergency Home Finance Act of 1970 as a stockholder-owned government-sponsored enterprise. Freddie Mac, as the corporation is called, is charged with providing stability and assistance to the secondary home mortgage market by buying first mortgages and participation interests and reselling these securities in the form of guaranteed mortgage securities. Although agency obligations are not explicitly guaranteed by the federal government, the rating agencies believe that in the unlikely event of financial difficulties, the federal government will support the agency to the extent necessary to provide for full and timely payment on their securities.

Federal National Mortgage Association (FNMA) - FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

Federal Open Market Committee (FOMC) - Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

Federal Reserve System - The central bank of the U. S. which consists of a seven-member Board of Governors, 12 regional banks, and 5,700 commercial banks that are members.

Fed Wire - A wire transmission service established by the Federal Reserve Bank to facilitate the transfer of funds through debits and credits of funds between participants within the Fed system.

Freddie Mac - Trade name for the Federal Home Loan Mortgage Corporation (FHLMC).

Ginnie Mae - Trade name for the Government National Mortgage Association (GNMA).

Government National Mortgage Association (GNMA) - Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by the full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA, or FmHA mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

Inactive Deposits - Funds not immediately needed for disbursements.

Interest Rate - The annual yield earned on an investment, expressed as a percentage.

Investment Agreements - An agreement with a financial institution to borrow public funds subject to certain negotiated terms and conditions concerning collateral, liquidity, and interest rates.

GLOSSARY OF TERMS (continued)

LAIF (Local Agency Investment Fund) - A special fund in the State Treasury which local agencies may use to deposit funds for investment. There is no minimum investment period, and the minimum transaction is $5,000, in multiples of $1,000 above that, with a maximum balance of $75,000,000 for any agency. It offers high liquidity because deposits can be converted to cash in 24 hours and no interest is lost. All interest is distributed to those agencies participating on a proportionate share basis determined by the amounts deposited and the length of time they are deposited. Interest is paid quarterly. California Government Code §16429.3 states, in part:

> "money placed with the State Treasurer for deposit in the Local Agency Investment Fund by cities, counties, or special districts shall not be subject to impoundment or seizure by any state official or state agency."

Liquidity - Refers to the ability to rapidly convert an investment into cash with minimal risk of losing some portion of principal and/or interest.

Local Government Investment Pool (LGIP) - The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value - The price at which a security is trading and could presumably be purchased or sold.

Master Repurchase Agreement - A written contract covering all future transactions between the parties to repurchase and/or reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

Maturity - The date upon which the principal or stated value of an investment becomes due and payable.

Medium Term Corporate Notes - Unsecured promissory notes issued by a corporation organized and operating in the United States. These are negotiable instruments and are traded in the secondary market. Medium term corporate notes can be defined as extended maturity commercial paper. Local agencies are restricted by the Government Code to investments in corporations rated in the top three note categories by Moody's Investors Service, Inc., and/or Standard and Poor's Corporation. For medium term notes, eligible purchases consist of instruments that have a rating of "A" or better by both Moody's Investors Service, Inc., and Standard and Poor's Corporation.

Money Market - The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

Negotiable Certificates of Deposit - Unsecured obligations of the financial institution, or bank, bought at par value with the promise to pay face value plus accrued interest at maturity. They are high-grade negotiable instruments, paying a higher interest rate than regular certificates of deposit. The primary market issuance is in multiples of $1,000,000; the secondary market usually trades in denominations of $500,000, although smaller lots are occasionally available. As a matter of practice, only the ten largest U.S. banks where there is a secondary market established for continued liquidity would be considered for investment.

GLOSSARY OF TERMS (continued)

NRSRO - Nationally recognized statistical-rating organization

New Issue - Term used when a security is originally "brought" to market.

Offer - The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asking Price and Bid.

Open Market Operations - Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserve into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

Paper Gain or Loss - Term used for unrealized gain or loss on securities being held in a portfolio based on comparison of current market quotes and their original cost. This situation exists as long as the security is held while there is a difference between cost value (book value) and the market value.

Perfected Delivery - Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio - Collection of securities held by an investor.

Primary Dealer - A group of government securities dealers that submit daily reports of market activity and security positions held to the Federal Reserve Bank of New York and are subject to its informal oversight.

Prudent Person Rule - An investment standard. In some states, the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state - the so-called legal list. In other states, the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

Purchase Date - The date in which a security is purchased for settlement on that or a later date.

Qualified Public Depositories - A financial institution that does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less approved by the Public Deposit Protection Commission to hold public deposits.

Rate of Return - The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Repurchase Agreement (RP or REPO) - A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, or increasing bank reserves.

GLOSSARY OF TERMS (continued)

Reverse Repurchase Agreement (Reverse REPO) - A transaction where the seller (City) agrees to buy back from the buyer (bank) the securities at an agreed upon price after a stated period of time.

Risk - Degree of uncertainty of return on an asset.

Safekeeping - See Custody.

Secondary Market - A market made for the purchase and sale of outstanding issues following the initial distribution.

Securities and Exchange Commission - Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC Rule 15(C)3-1 - See Uniform Net Capital Rule.

Settlement Date - The date on which a trade is cleared by delivery of securities against funds.

Spread - a) The yield or price difference between the bid and offer on an issue; b) the yield or price difference between different issues.

Structured Notes - Notes issued by government-sponsored enterprises (FHLB, FNMA, etc.) and corporations that have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) in their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options, and shifts in the shape of the yield curve.

Supranational - A supranational entity is formed by two or more central governments with the purpose of promoting economic development for the member countries. Supranational institutions finance their activities by issuing debt, such as supranational bonds. The three U.S. based supranationals are International Bank for Reconstruction and Development, the International Finance Corporation, and the Inter-American Development Bank.

Swap - The sale of one issue and the simultaneous purchase of another for some perceived advantage.

Treasury Bills - A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

Treasury Bonds - Long-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities of more than ten years.

Treasury Notes - Medium-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities from two to ten years.

Uniform Net Capital Rule - Securities and Exchange Commission requirement that member firms, as well as nonmember broker-dealers in securities, maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

U.S. Government Agencies - Instruments issued by various U.S. Government Agencies, most of which are secured only by the credit worthiness of the particular agency.

Yield - The rate of annual income return on an investment, expressed as a percentage. It is obtained by dividing the current dollar income by the current market price of the security.

Yield to Maturity - The rate of income return on an investment, minus any premium or plus any discount, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond, expressed as a percentage.

QUALIFIED BROKER/DEALERS

The City uses a SEC registered external investment advisor and does not currently have a list of Qualified Broker/Dealers.

ADMINISTRATIVE POLICY

Investment Guidelines, Strategy, and Internal Control

City of Aliso Viejo

ADMINISTRATIVE POLICY

SUBJECT	APPROVED BY:	PROCEDURE NO.	EFF. DATE	PAGE
INVESTMENT GUIDELINES, STRATEGY AND INTERNAL CONTROL	Dave Doyle CITY MANAGER	**11**	**7/1/2015 Rev 7/1/2017 7/1/2023**	**1 of 4**

PURPOSE

The purpose of this policy is to establish a framework for the investment of surplus City funds within the established internal control procedures for treasury functions.

POLICY

INVESTMENT GUIDELINES AND STRATEGY

GUIDELINES

1. Investment Transaction - Every investment transaction must be authorized and reviewed by the Director of Finance/City Treasurer or his/her designee.

2. Pooled Cash - Whenever practical, local agency cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated monthly according to month-end cash and investment balances for each fund.

3. Competitive Bids - Purchases and sales of securities are made on the basis of competitive offers and bids.

4. Cash Forecast - The cash flow for the City is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations - Security purchases and holdings are maintained within statutory limits imposed by the California Government Code.

6. Liquidity - The marketability of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification - The portfolio should consist of various types of securities, issuers, and maturities.

STRATEGY

1. Economic Forecasts - Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Director of Finance/City Treasurer or his/her designee with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy - Investment transactions are executed to conform to anticipated interest rate trends and the current investment strategy plan.

3. Rapport - A close working relationship is maintained with public works, city staff, and large vendors of the city. The objective is to pinpoint when large disbursements will clear the City's bank account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Director of Finance/City Treasurer or his/her designee for liquidity planning purposes.

4. Preserve Portfolio Value - Field standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

INTERNAL CONTROL

I. OBJECTIVES OF INTERNAL CONTROL

1. To effectively and efficiently conduct business, including adherence to financial and management policies.
2. Safeguarding its assets and prevention or detection of errors and fraud.
3. Timely preparation of accurate and reliable financial information.
4. Compliance with applicable laws and regulations.

II. COMPONENTS OF INTERNAL CONTROL

1. Control Environment - The control environment is the set of standards, processes, and structures that provides the basis for carrying out internal control across the organization. Management establishes the tone at the top regarding the importance of internal control, including expected standards of conduct, organizational structure, and assignment of authority and responsibility.

2. Risk Assessment - Risk assessment involves a dynamic process for identifying and analyzing risks in achieving the entity's objectives. Risk assessment requires management to consider the impact of possible changes in the internal and external environment that may render established internal controls ineffective.

3. Control Activities - Control activities are the actions established through policies and procedures to ensure that management's directives to mitigate risks are achieved. Segregation of duties is typically built into the development of control activities and may include authorizations, verifications, reconciliations, and reviews.

4. Communication - Communication occurs both internally and externally and provides the organization with the information needed to carry out day-to-day activities.

5. Audits – Audits are the process through which activities can be monitored and evaluated for any internal control deficiencies and communicated to management for taking corrective action.

III. ELEMENTS OF INTERNAL CONTROL

1. Organization - Responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and delineated.

2. Segregation of functions - Segregation of functions reduces the risk for an individual to be able to perpetrate and conceal errors or commit fraud in the normal course of duty. If two parts of a transaction are handled by different individuals, collusion is necessary to conceal errors or commit fraud. Functions that should be considered when evaluating segregation of duties are authorization, execution, recording, custody of assets, and reconciliation.

3. Authorization - All transactions should be approved by an authorized individual. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions.

4. Controls over an accounting system - Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that transactions are complete, valid, authorized, and properly recorded.

IV. LIMITATIONS OF INTERNAL CONTROL

Internal control, no matter how well-designed, implemented, and conducted, can only provide reasonable assurance to management of the achievement of an entity's objectives. Inherent limitations of internal control may include:

1. Recurring, rather than unusual, types of transactions.
2. Human error due to misunderstanding, carelessness, fatigue, or distraction.
3. Potential for collusion that circumvents controls defined by the segregation of functions.
4. Possibility of a management override of the system, despite an otherwise effective system of internal control.

SUBJECT	APPROVED BY:	PROCEDURE NO.	EFF. DATE	PAGE
INVESTMENT GUIDELINES, STRATEGY AND INTERNAL CONTROL	Dave Doyle CITY MANAGER	**11**	**7/1/2015 Rev 7/1/2017 7/1/2023**	**4 of 4**

SEGREGATION OF RESPONSIBILITIES FOR TREASURY FUNCTIONS

Function	Responsibility
1. Formal investment policy should be	
* Prepared by	Director of Finance/City Treasurer
* Approved by	City Council
2. Develop Investment Strategy	Director of Finance/City Treasurer or Registered Investment Advisor
3. Receive quotes and recommend investments for purchase	Director of Finance/City Treasurer,
4. Approve investment transactions	Director of Finance/City Treasurer, City Manager
5. Execute investment transactions	Director of Finance/City Treasurer
6. Approve investment transactions for compliance with Investment policy and/or State Law	Director of Finance/City Treasurer or Registered Investment Advisor
7. Record investment transactions in the City's financials	Accountant
8. Verify investment i.e., match broker confirmation to City records	Director of Finance/City Treasurer Senior Accountant or Accountant
9. Confirm LAIF and Bank Wires	Director of Finance/City Treasurer Senior Accountant or Accountant
10. Safeguard assets and records:	
* Reconciliation of City's records to bank statements and safekeeping of records	Senior Accountant or Accountant
* Annual review of (a) financial institution's financial condition, and (b) safety, liquidity, and potential yields of investment instruments	Director of Finance/City Treasurer, City Manager
11. Annual review of investment portfolio	External Independent Auditors

The segregation of responsibilities as outlined herein is intended to enhance the City's internal controls over treasury functions. It should be noted that from time to time, due to the limited size of the Financial Services staff, segregation of responsibilities may be amended in order to fulfill the business needs of the organization.

EXHIBIT "A"

CITY OF ALISO VIEJO
STATEMENT OF INVESTMENT POLICY
FOR FISCAL YEAR 202026-2725-26
AS ADOPTED June 178, 20252026



CITY COUNCIL

Mayor ~~Tiffany Ackley~~Max Duncan
Mayor Pro Tem ~~Max Duncan~~Mike Munzing
Council Member ~~Richard Hurt~~Tiffany Ackley
Council Member ~~Mike Munzing~~Garrett Dwyer
Council Member Tim Zandbergen

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Statement of Investment Policy

This Statement of Investment Policy ("Policy"), as set forth by the City of Aliso Viejo ("City"), provides the guidelines for prudent investment of the City's idle or reserve cash and outlines the policies essential to ensuring the safety and financial strength of the City's investment portfolio.

This Policy is based on the principles of prudent money management and conforms to all applicable Federal and State Laws governing the investment of public funds. In instances in which the Policy is more restrictive than Federal or State Law, the Policy will supersede.

Objectives

It is the policy of the City to invest public funds in a manner which will provide for the preservation of capital while meeting the daily cash flow requirements of the City and attaining a market average rate of return within an acceptable and defined level of risk.

The Policy has three primary objectives, in order of priority:

1. **Preservation of Capital (Safety)** – the protection of principal is the foremost consideration when undertaking investment decisions that affect public funds. The objective is to mitigate credit risk and interest rate risk.

Credit Risk

Credit Risk is the risk of loss of principal due to the failure of the security issuer. Credit Risk can be mitigated by:

- Limiting investments to the safest types of securities.
- Pre-qualifying accountants, auditors, financial institutions, broker/dealers, financial advisors, and other outside consultants with which the City does business.
- Diversifying the investment portfolio so that potential losses are minimized.

Interest Rate Risk

Interest rate risk is the risk that the market value of securities will fall due to a rise in general market interest rates. It is the policy of the City to hold individual securities to maturity in an effort to meet liquidity demands. Interest rate risk can be mitigated by:

- Holding individual securities to maturity - Structuring the investment portfolio so that securities mature to meet cash flow requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- Employing a laddering strategy whereby staggering maturities of individual securities so that bonds come due in increments, assuring an overall liquidity pattern.
- Limiting maturities of individual securities and the average maturity of the overall portfolio.

2. **Liquidity** – the investment portfolio shall remain sufficiently liquid to meet all daily cash flow and operating requirements that may be reasonably expected or anticipated.
3. **Return or Yield** – attain a rate of return consistent with the primary objectives of safety and liquidity, throughout budgetary and economic cycles.

Scope of Funds

The investment policy applies to all financial assets and investment activities of the City, except for proceeds of debt issuance. Debt proceeds shall be invested in accordance with the "Permitted Investments" provisions for each specific bond indenture.

The Policy applies to the following funds and is accounted for in the City's annual audited financial statements.

A. General Fund
B. Special Revenue Funds
C. Debt Service Funds
D. Capital Improvement Funds
E. Enterprise Funds
F. Internal Service Funds
G. Agency Funds

Prudent Investor Standard

The standard to be used by investment officials shall be that of a "prudent person" and shall be applied in the context of managing all aspects of the City's investment portfolio

The Prudent Investor Standard:

Governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of sections 16429.1 and 53600 through 53684 of the California Government Code and considering individual investments as a part of an overall strategy, a trustee is authorized to acquire investments as authorized by law.

Investment Philosophy

It is the investment philosophy of the City to make investment decisions based on an overall passive management style that embodies a prudent investor standard and such that investments are purchased to generally match expected future cash outflows and with the intent to hold until maturity.

Accordingly, the City's conservative philosophy prohibits active trading and speculation; i.e., the purchase of securities with the intent to profit from favorable market changes in market prices or market conditions. Leveraging or borrowing money for the purpose of investing is specifically prohibited. However, the City may elect to sell a security prior to its maturity and

record a capital gain or loss in order to improve the quality, liquidity, or yield of the portfolio in response to market conditions or City needs.

Delegation of Authority

The City's Resolution No. 2003-018 appoints the Director of Financial Services to also serve as City Treasurer. The Treasurer, or his or her designee, has the authority to manage the City's investment portfolio in accordance with California Government Code Sections 53600 and 53630 *et seq*. and all related State and Federal laws.

The Treasurer will provide prior written notification to the City Manager and City Council regarding the designation of responsibilities.

The Treasurer shall establish written procedures for the operation and management of the City's investment portfolio consistent with this investment policy. The procedures should include reference to safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, collateral or depository agreements, competitive bid process, and due diligence. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction, except as provided under the terms of this policy and the investment procedures established by the Treasurer and approved by the City Manager.

The City may also engage Securities and Exchange Commission registered external investment advisor to manage the City's investment program.

Public Trust

All participants in the investment process shall act as custodians of public funds. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of public trust. In a diversified portfolio, it must be recognized that occasional measured losses are inevitable and must be considered in the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

Ethics and Conflicts of Interest

Elected officials and employees of the City involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions under the Political Reform Act and Government Code Section 1090 *et seq*. Elected officials and employees shall disclose to the City Manager any material interests in financial institutions that conduct business with the City, and they shall further disclose any personal investment position or financial asset that could be related to the performance of the City's investment program. Elected officials and employees shall subordinate their personal investment transactions to those of the City particularly with regard to the time of purchases and sales.

Any firm proposing to provide any type of investment service to the City shall acknowledge their familiarity with the provisions of the Political Reform Act, Government Code Section 81000 *et seq*. and CA Code of Regulations 18110 *et seq*. and the provisions limiting contractual conflicts of interest under Government Code Section 1090 *et seq*. Any firm proposing to provide any type of investment service to the City shall also acknowledge their familiarity with and agree to abide by any Federal or State law, regulation, rule, or policy pertaining to or limiting campaign contributions by such firms, their employees, spouses, or agents.

All persons, firms, broker/dealers, financial institutions, and advisors providing investment services or bond issue assistance shall disclose to the City Manager and the Treasurer all fee sharing, fee-splitting, and commission arrangements with other entities or persons prior to the City agreeing to buy an investment or issue bonds.

Internal Investment Controls

The Treasurer will implement and maintain a system of internal investment controls and segregate responsibilities of investment functions in order to prevent fraud, theft, loss of principal, loss of control over funds, inaccurate reporting, and negligence.

The Treasurer will assign designee(s) to assist in carrying out these functions and will establish an Oversight Reviewer function that may be carried out by a designated member of staff, independent individuals, or independent expert contractor to perform specified tasks.

In addition to the specified requirements placed on investment types, quality, maturity, and diversification, further controls will include:

- **Safekeeping of Securities**

  To protect against losses caused by the collapse of individual securities dealers, all securities owned by the City are required to be held by a third-party safekeeping institution. Third-party safekeeping institutions may not act as custodians for any securities which that institution has issued or sold to the City.

  Collateral must be held at safekeeping, as defined in the Safekeeping and Custody section of the Policy.

  Payment procedures for all securities transactions will be Delivery v. Payment (DVP)

- **Competitive Bidding of Investments**

  The City's investment procedures require that approved broker/dealers compete for investment purchases and sales in order for the City to obtain the highest yield available in the market and to ensure that investment transactions are free from favoritism.

  Qualified Bids will be required for purchase of all investment transactions. The Treasurer shall select the best bid and is required to keep a record of each investment transaction. The Treasurer will rotate the purchase of investments among the pool of qualified broker/dealers.

  If the City utilizes an external investment advisor, the advisor shall send its approved list of broker/dealers to the City annually and follow its policies and procedures for competitive bidding.

- **Annual Management Review and Audit**

  An annual audit of the City's Investment Policy, practices, procedures, and portfolio status will be conducted by an independent auditor of all items including, but not limited to, items specified in the Audit Checklist provided in the City's Procedure Manual. The auditor will provide the City with written observations and recommendations regarding the adequacy of investment controls.

- **Segregated Investment Execution, Recordkeeping and Reporting**

  An independent member of City staff will record the Treasurer's investment records or confirmations to the City's general ledger. In addition, independent staff will

perform the monthly reconciliation of bank, broker/dealer, and safekeeping confirmations.

- **Secondary Approval Required**

  The City Manager will review and approve the establishment of investment accounts, broker/dealer, and financial institution relationships and any agreements or contracts related to investments or investment related activity.

- **Wire Transfer Controls**

  All City wire transfers will be executed in accordance with a written agreement specifying control procedures required for wire transfers of funds, including the establishment of repetitive wires to pay for securities transactions with approved securities dealers as well as any other routine money transfers. All other non-repetitive wires require City Manager approval prior to release.

Investment Policy Adoption

The City Council's primary responsibilities over the investment function includes establishing investment policies, annually reviewing such policies, appointing a City Treasurer, reviewing monthly investment reports issued by the Treasurer, authorizing bond documents and financing transactions, and adopting recommended changes to the City's Investment Policy as necessary.

The City's investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved the City Council.

Indemnification of Investment Officials

Any investment officer exercising his/her authority with due diligence, prudence, and care and in accordance with the Investment Policy and all written procedures shall be relieved of personal responsibility and liability for an individual security's losses or losses incurred by the portfolio. However, any investment officer also bears the responsibility of reporting deviations from expectations in a timely manner to City Council and appropriate action is taken to control adverse developments and mitigate loss of principal.

Investment Portfolio Compliance

Should the portfolio, for any reason, fall out of compliance with this Investment Policy, immediate liquidation of securities in order to bring the portfolio back into compliance will not be required. However, the Treasurer must take action to bring the portfolio into compliance within 12 months from the date the portfolio was determined to be in non-compliance with the provisions of this Investment Policy. Additionally, adequate disclosure of all instances of noncompliance, and the efforts undertaken to bring the portfolio into compliance, must be made on the monthly Treasurer's Report.

Reporting

The Treasurer shall submit a "Monthly Treasurer's Report" to the City Manager and City Council within 60 days following the last day of the month to be agendized for official action at a regular Council meeting thereafter. These reports shall disclose information relevant to the risk characteristics of the City's investment portfolio and shall include the following information:

Monthly Treasurer's Report

A. Cash receipts, disbursements, and balances in total.

B. A summary of the investment portfolio.

C. An asset list showing the issuer, type of investment, par value, maturity date, and interest rate.

D. Average rate of return on the City's investment portfolio.

E. Maturity aging grouped by type of investment.

F. Diversification of the investment portfolio.

G. A listing of individual investment transactions during the month, as required by Government Code section 53607.

H. A statement of ability to meet upcoming operating expenses and spending requirements for the next six months.

I. A statement of compliance with the Investment Policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio, and a timetable for resolution.

Annual Report

The annual report will be prepared by the City Treasurer and submitted to the City Manager each fiscal year to ensure consistency. The annual report will include an overall analysis of the portfolio and shall suggest policies and improvements to enhance the City's investment program. These enhancements will be annually considered by City Council and the authority to amend the Policy rests with City Council.

Authorized and Suitable Investments

Investment of City funds is governed by the California Government Code Sections 53600, 53601, 53601.5, 53601.6, 53635, and 53635.5 *et seq*. Within the context of the limitations, the following investments are authorized, as further limited herein:

Matrix of Suitable Investment Options and Restrictions				
Investment Type:	Maximum Maturity:	Maximum percentage of Portfolio:	Maximum Par Value per Issuer:	Credit Quality and Requirements:
U.S. Treasury Bills, Notes and Bonds	5 Years	100 percent	N/A	Explicit Full Faith and Credit Guarantee of United States Government
Federal Agency Obligations	5 Years	60 percent	35% per agency	Implied Guarantee of the United States Government
Bankers' Acceptances (BA's)	180 Days	20 percent	5% per issuer	Domestic banks only - deemed eligible for purchase by the Federal Reserve Bank
Certificates of Deposit or Time Deposits* (CD's)	5 Years	30 percent	5% per issuer	Senior debt only from top 15 percent of peer group rated banks, savings & loans and credit unions. Defined by Section 5102 of the Financial Code.
Negotiable Certificates of Deposit	5 Years	30 percent	$250,000	Brokered CD's insured by FDIC for a maximum of $250,000 per issuer.
Local Agency Investment Fund (LAIF)	N/A	100 percent	$75,000,000 (per entity)	Treasurer will review investment policies and practices to determine if consistent with the Policy
Commercial Paper	~~270~~ 397 Days	20 percent	5% of portfolio	Highest letter and number rating as provided for by a nationally recognized statistical-rating organization (NRSRO)
Money Market Mutual Funds	N/A	20 percent	20% per fund (SEC Registered) ($1.00 NAV)	Highest rating from NRSRO. Must also comply with Govt. Code 53601(l) and 53601.6 (b) and the weighted average to maturity is less than 180 days.
Repurchase Agreements*	92 Days	20 percent	20%	Signed security loan agreement on file. Underlying securities maintained at 102% of original value. Reverse repurchase agreements are specifically not authorized under the Policy.
Supranational Securities	5 Years	20 percent	10 % per issuer	United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance

Commented [TD1]: This change became effective in CA code53635(a) on Jan 1, 2026

				Corporation, or Inter-American Development Bank; rated AA or better by two NRSROs.
Medium Term Corporate Notes	5 Years	30 percent	5% of portfolio	Rated "A-" or better by a nationally recognized rating service. Code 53601 (k).

***** *Denotes a collateral requirement either initially, or at a pre-determined threshold. Please refer to Collateral section of the Policy for specific requirements.*

Ratings and Rating Agencies

When possible, two ratings should be obtained to determine if an investment meets the Policy's quality standard. Currently under this Policy, only Standard and Poor's (S&P) and Moody's Investor Service (Moody's) are recognized investment ratings providers, and the City has established the following minimum standards to be applied at time of purchase and for reporting purposes:

Investment Type:	Standard & Poor's	Moody's
Banker's Acceptances	**A1**	**P1**
Commercial Paper	**A1**	**P1**
Certificates of Deposit	**AA-**	**Aa3**
Money Market Mutual Funds	**AAA**	**Aaa**
Medium Term Corporate Notes	**A-**	**A3**
Supranational Securities	**AA**	**Aa2**
Repurchase Agreement – Provider	**AA**	**Aa**

Prohibited Investments

State and Federal laws notwithstanding, any investment not specifically described herein including, but not limited to, reverse repurchase agreements, derivatives, options, futures, zero coupon bonds, inverse floaters, range notes, first mortgages or trust deeds, collateralized mortgage obligations (CMO's), limited partnerships, real estate investments trusts (REIT's), open-end mutual funds, closed-end mutual funds, mutual funds with a weighted average maturity greater than 180 days, unregulated and/or uninsured investment pools, common stock, preferred stock, commodities, precious metals, securities with high price volatility, limited marketability (less than three active bidders), securities that may default on interest payments, and any other speculative investment deemed inappropriate under the Prudent Investor standard are strictly prohibited. In addition, any investment transaction that might impair public confidence in the Aliso Viejo City government is to be avoided.

Collateralization

Collateral for Certificates of Deposit (CD) and Negotiated Certificates of Deposit (NCD) must comply with Government Code, Chapter 4, Bank Deposit Law Section 16500 *et seq.* and the Savings and Loan and Credit Union Deposit Law Government Code Section 16600 *et seq.* In addition, if the CD is not FDIC insured or goes over the FDIC $250,000 limit, collateral is required equal to 100 percent of principal.

Collateral for Repurchase Agreements shall be 102 percent of market value of principal and accrued interest. Collateral can be either US Treasury securities or Federal Agency securities. This will provide an addition level of security due to inevitable changes in market conditions.

Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. The right of collateral substitution is granted within the parameters and constraints of this Policy.

Investment Pools

Government sponsored investment pools (Pools) are permitted under California Government Code Section 53601 *et seq.* and are an excellent short-term investment option for cash management facilities. These pools can provide safety, liquidity, and yield in a single diversified investment. However, thoughtful investigation and due diligence are required both initially at time of purchase and on an ongoing basis with analysis to determine that the investment pool is being managed in a manner consistent with the objectives of the Policy. The following guidelines include, but are not limited to:

- The Pool shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations, or shall be insured by a municipal insurance corporation.
- The Pool marks to market weekly at a minimum.
- The Pool provides comprehensive, timely monthly reports which include detailed transaction listings, report realized and unrealized gains and losses, provide accurate market values for each security, provide quality rating for individual securities, take delivery DVP, provide third party safekeeping of all investments, and for whom an audit is conducted annually by an independent auditor with no relationship to the Pool.

Money Market Mutual Funds

Money market mutual funds provide another safe, liquid, and diversified investment option for the City's surplus capital. However, certain conditions need to be met both initially and on an ongoing basis. The money market may only invest in US Government securities permitted under this policy and under California Government Code Section 53601 *et seq.* withfinal stated maturities of one year or less "Government Money Market Funds."

In order to be an eligible money market investment under this section, the primary objective of the money market, as stated in the funds' prospectus, is to maintain a constant $1.00 Net Asset Value (NAV). The following additional guidelines include, but are not limited to:

- The money market only invests in US Government securities, and the weighted average maturity of the portfolio is less than 180 days.

- The fund shall be registered with the SEC.
- The money market shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations and shall maintain these ratings for the duration of the investment.

Maturity Limits

The longer the maturity of securities, the greater the market volatility. Therefore, the maximum maturity limit for any given security in the investment portfolio shall not exceed five (5) years.

It is also important to note that specific investments, detailed under the "Authorized and Suitable Investments" section, may be restricted to a shorter maturity.

The weighted average life of the portfolio may not exceed three (3) years in duration.

~~At a minimum, 10 percent of the portfolio shall remain liquid, accessible on demand by the City without restriction or penalty.~~

~~The investment portfolio shall be structured for liquidity purposes; therefore, 35 percent of the portfolio shall mature within 365 days.~~

Commented [TD2]: Consider removing to align more closely with CA Code and target as part on the city's internal plan.

Maturities will be selected based on a sufficiently detailed cash flow projection that facilitates selecting investment maturity dates to approximately match the projected dates of budgeted expenditures. Once cash flow needs are matched, maturities are selected based on a "laddering strategy" and the shape of the yield curve.

Extensions in the maximum maturity and average weighted life of the portfolio must be supported by detailed cash flow forecasts demonstrating the adequacy of cash from maturing assets to meet one hundred twenty-five percent (125%) of monthly expenditures for each prospective quarter, ending with the current maximum including capital expenditures funded on a pay-as-you-go basis. Recommendations to extend maturities must be reviewed and approved by the City Manager and City Council.

Qualifications for Financial Institutions and Broker/Dealer's

If the City does not utilize a SEC registered external investment advisor, the Treasurer will maintain a list of qualified financial institutions and broker/dealers authorized to transact business with the City and incorporate herein as Appendix "B".

If the City utilizes a SEC registered external investment advisor, the advisor shall maintain a list of authorized broker-dealers and complete the appropriate due diligence required by the SEC. The external investment advisor may use its own list of approved broker/dealers and financial institutions for investment purposes on behalf of the City. The investment advisor shall submit the list of approved broker/dealers to the Finance Director/City Treasurer on an annual basis. The Finance Director/City Treasurer may restrict the use of a broker/dealer which may be deemed unsuitable.

The financial entities eligible to transact investment business with the City are:

I. Federal Reserve Bank:

Direct purchase of U.S. Treasury Bills, Notes, and Bonds using primary government dealers as designated by the Federal Reserve are exempt from quality requirements and are encouraged due to commission or mark-up discounts.

II. Nationally or State Chartered Banks, Savings and Loans, and Credit Unions:

The City may purchase investments offered from Banks, Savings and Loans, and Credit Unions provided the institutions are:

- Nationally or State Chartered Institutions.
- Registered as investment securities dealers.
- Ranked in the top 15 percent of institutions within their respective peer group.
- The signatures of two individuals shall be required for the opening and closing of any bank account (the Treasurer, City Manager, Mayor, or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide a list of accounts to the independent auditor.

III. Broker/Dealers:

The City will purchase investments from primary dealers whenever possible. However, if an investment deemed appropriate for the portfolio is not available through the primary market, then the Treasurer may use an authorized broker/dealer from the pre-approved list of broker/dealers on record.

For a broker/dealer to be considered for placement on the pre-approved list, they must comply with the following:

- Primary or Regional dealers that qualify for SEC Rule 15c3-1
- Provide audited financial statements from the two most frequent years
- A statement certifying that the institution has reviewed the City's Investment Policy and California Government Code Section 53600 *et seq.* and that all securities offered to the City shall comply fully with all provisions of the Policy and the California Government Code.
- The signatures of two individuals shall be required for the opening and closing of any broker/dealer account (the Treasurer, City Manager, Mayor or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide a list of accounts to the independent auditor.
- Settlement of securities traded through qualified broker/dealers shall occur trade date plus one or two days (depending upon security type), the current industry standard. New issue securities may have longer settlements, but none shall be greater than three weeks.

  The Treasurer is responsible for ensuring that settlement occurs in a timely matter and that execution confirmations reflect accurate trade data. In addition, investment transactions are required to be Delivery v. Payment (DVP).

Diversification Guidelines and Risks

The City recognizes diversification is an investment strategy that will mitigate risk in the investment portfolio. The City's investment portfolio shall be diversified to avoid incurring unreasonable and avoidable risks with regard to specific investment types. Within investment types, the City shall also maintain a mix of securities to avoid concentrations within individual

financial institutions, geographic areas, industry types, and maturities.

The City will only invest in fixed rate, fixed maturity securities and, with the exception of U.S. Treasury securities or the Local Agency Investment Fund (LAIF), no more than 60 percent of the investment portfolio shall be invested in any single investment type or financial institution.

Safekeeping and Custody

All security transactions, including collateral for repurchase agreements and certificates of deposit, shall be transacted on a Delivery vs. Payment (DVP) basis. This means that the securities shall be delivered to the City or the City's designated custodian upon receipt of payment by the City.

All securities that may be purchased, including collateral, shall be held by a third-party custodian designated by the Treasurer whenever possible. These securities shall be held in the City's name and control, and the third-party custodian shall be evidenced by safekeeping receipts. The third-party custodian shall send the City, on a monthly basis, a summary of safekeeping assets, and this statement shall be reconciled to the City's records on a monthly basis. Securities held in custody for the City shall be independently audited on an annual basis to verify investment holdings.

Performance Standards and Evaluation

Investment performance is continually monitored and evaluated by the City Treasurer. Investment activity reports are generated on a monthly basis for presentation to the City Manager and City Council.

The weighted average maturity of the pooled portfolio shall not exceed three years and shall be designated to attain a market average rate of return. The market average rate of return will be determined by a custom benchmark that represents the prominent and persistent characteristicsof the portfolio.

An annual audit of the City's Investment Policy, practices, procedures, and portfolio status will be conducted by an independent auditor of all items including, but not limited to, items specified in the Audit Checklist provided in the City's Procedure Manual. The auditor will provide the City Manager and City Council with written observations and recommendations regarding the adequacy of investment controls.

Qualifications and Continuing Education

The City Treasurer shall be a City employee or contract employee. The Treasurer shall be selected on the basis of educational background and experience relevant to the Treasury function.

The City recognizes the need for and is committed to providing ongoing education specific to the investment function for the Treasurer and other City staff and officials involved in the investment process.

GLOSSARY OF TERMS

Accrued Interest - Interest earned but not yet received.

Active Deposits - Funds which are immediately required for disbursement.

Agencies - Federal agency securities and/or Government-sponsored enterprises.

Amortization - An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Asking Price - The price a broker/dealer offers to sell securities. See Offer

Bankers' Acceptance (BA) - A "draft" or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Basis Point - One basis point is one hundredth of one percent (.01).

Bear Market - A period of generally pessimistic attitudes and declining market prices.

Bid - The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

Bond - A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Book Value - The value at which a debt security is shown on the holder's balance sheet. Book value is acquisition cost less amortization of premium or plus accretion of discount.

Broker - A broker brings buyers and sellers together for a commission.

Bull Market - A period of generally optimistic attitudes and increasing market prices.

Callables - Securities that the issuer has the right to redeem prior to maturity.

Certificate of Deposit - A time deposit with a specific maturity, evidenced by a certificate. Large-denomination CD's are typically negotiable. CD's may be eligible for FDIC insurance.

Collateral - Securities, evidence of deposit, or pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public moneys.

Commercial Paper - Short-term, unsecured promissory notes issued by a corporation to raise working capital. These negotiable instruments are purchased at a discount to par value or at par value with interest bearing.

Comprehensive Annual Financial Report (CAFR) - The official annual financial report for the City. It includes government-wide and fund financial statements prepared in conformity with Generally Accepted Accounting Principals (GAAP).

Constant Maturity Treasury (CMT) - An average yield of a specific Treasury maturity sector for a specific time frame, or an index of the average yield on United States Treasury securities adjusted to a constant maturity. This is a market index for reference of past direction of interest rates for the given Treasury maturity range.

Coupon - The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value.

Credit Analysis - A critical review and appraisal of the economic and financial conditions or of the ability to meet debt obligations.

GLOSSARY OF TERMS (continued)

Current Yield - The interest paid on an investment expressed as a percentage of the current price of the security.

Custody - A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive, and deliver securities when ordered to do so by the principal.

Debenture - A bond secured only by the general credit of the issuer.

Delivery v. Payment (DVP) - Delivery of securities with a simultaneous exchange of payment for the securities.

Demand Deposit Account - Accounts whose balance is available to meet immediate cash needs (maturities up to 7 days).

Derivatives - (1) Financial instruments whose return profile is linked to, or derived from, the security and may include a leveraging factor, or (2) financial contracts based upon notional amount whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities, or commodities).

Discount - The difference between the cost of a security and its value at maturity when quoted at lower than face value.

Discount Securities - Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U. S. Treasury Bills.

Diversification - Dividing investment funds among a variety of securities offering independent return and risk profiles.

Duration - The weighted average maturity of a bond's cash flow stream, where the present value of the cash flows serves as the weights; the future point in time at which, on average, an investor has received exactly half of the original investment in present value terms; a bond's zero-coupon equivalent; the fulcrum of a bond's present value cash flow time line.

Fannie Mae - Trade name for the Federal National Mortgage Association (FNMA).

Federal Credit Agencies - Agencies of the Federal Government set up to supply credit to various classes of institutions and individuals, e.g., Savings and Loans, small business firms, students, farmers, farm cooperatives, and exporters.

Federal Deposit Insurance Corporation (FDIC) - Insurance provided to customers of a subscribing bank, which guarantees deposits to a set limit (currently $100,000) per account.

Federal Funds Rate - The rate of interest at which Federal funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

Federal Home Loan Banks (FHLB) – Government-sponsored wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrifty institutions, credit unions, and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

GLOSSARY OF TERMS (continued)

Federal Home Loan Mortgage Corporation (FHLMC) - The FHLMC was created under the Federal Home Loan Mortgage Act, Title III of the Emergency Home Finance Act of 1970 as a stockholder-owned government-sponsored enterprise. Freddie Mac, as the corporation is called, is charged with providing stability and assistance to the secondary home mortgage market by buying first mortgages and participation interests and reselling these securities in the form of guaranteed mortgage securities. Although agency obligations are not explicitly guaranteed by the federal government, the rating agencies believe that in the unlikely event of financial difficulties, the federal government will support the agency to the extent necessary to provide for full and timely payment on their securities.

Federal National Mortgage Association (FNMA) - FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

Federal Open Market Committee (FOMC) - Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

Federal Reserve System - The central bank of the U. S. which consists of a seven-member Board of Governors, 12 regional banks, and 5,700 commercial banks that are members.

Fed Wire - A wire transmission service established by the Federal Reserve Bank to facilitate the transfer of funds through debits and credits of funds between participants within the Fed system.

Freddie Mac - Trade name for the Federal Home Loan Mortgage Corporation (FHLMC).

Ginnie Mae - Trade name for the Government National Mortgage Association (GNMA).

Government National Mortgage Association (GNMA) - Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by the full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA, or FmHA mortgages. The term "pass-throughs" is often used to describe Ginnie Maes.

Inactive Deposits - Funds not immediately needed for disbursements.

Interest Rate - The annual yield earned on an investment, expressed as a percentage.

Investment Agreements - An agreement with a financial institution to borrow public funds subject to certain negotiated terms and conditions concerning collateral, liquidity, and interest rates.

GLOSSARY OF TERMS (continued)

LAIF (Local Agency Investment Fund) - A special fund in the State Treasury which local agencies may use to deposit funds for investment. There is no minimum investment period, and the minimum transaction is $5,000, in multiples of $1,000 above that, with a maximum balance of $75,000,000 for any agency. It offers high liquidity because deposits can be converted to cash in 24 hours and no interest is lost. All interest is distributed to those agencies participating on a proportionate share basis determined by the amounts deposited and the length of time they are deposited. Interest is paid quarterly. California Government Code §16429.3 states, in part:

> "money placed with the State Treasurer for deposit in the Local Agency Investment Fund by cities, counties, or special districts shall not be subject to impoundment or seizure by any state official or state agency."

Liquidity - Refers to the ability to rapidly convert an investment into cash with minimal risk of losing some portion of principal and/or interest.

Local Government Investment Pool (LGIP) - The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value - The price at which a security is trading and could presumably be purchased or sold.

Master Repurchase Agreement - A written contract covering all future transactions between the parties to repurchase and/or reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

Maturity - The date upon which the principal or stated value of an investment becomes due and payable.

Medium Term Corporate Notes - Unsecured promissory notes issued by a corporation organized and operating in the United States. These are negotiable instruments and are traded in the secondary market. Medium term corporate notes can be defined as extended maturity commercial paper. Local agencies are restricted by the Government Code to investments in corporations rated in the top three note categories by Moody's Investors Service, Inc., and/or Standard and Poor's Corporation. For medium term notes, eligible purchases consist of instruments that have a rating of "A" or better by both Moody's Investors Service, Inc., and Standard and Poor's Corporation.

Money Market - The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

Negotiable Certificates of Deposit - Unsecured obligations of the financial institution, or bank, bought at par value with the promise to pay face value plus accrued interest at maturity. They are high-grade negotiable instruments, paying a higher interest rate than regular certificates of deposit. The primary market issuance is in multiples of $1,000,000; the secondary market usually trades in denominations of $500,000, although smaller lots are occasionally available. As a matter of practice, only the ten largest U.S. banks where there is a secondary market established for continued liquidity would be considered for investment.

GLOSSARY OF TERMS (continued)

NRSRO - Nationally recognized statistical-rating organization

New Issue - Term used when a security is originally "brought" to market.

Offer - The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asking Price and Bid.

Open Market Operations - Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserve into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

Paper Gain or Loss - Term used for unrealized gain or loss on securities being held in a portfolio based on comparison of current market quotes and their original cost. This situation exists as long as the security is held while there is a difference between cost value (book value) and the market value.

Perfected Delivery - Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio - Collection of securities held by an investor.

Primary Dealer - A group of government securities dealers that submit daily reports of market activity and security positions held to the Federal Reserve Bank of New York and are subject to its informal oversight.

Prudent Person Rule - An investment standard. In some states, the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state - the so-called legal list. In other states, the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

Purchase Date - The date in which a security is purchased for settlement on that or a later date.

Qualified Public Depositories - A financial institution that does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less approved by the Public Deposit Protection Commission to hold public deposits.

Rate of Return - The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Repurchase Agreement (RP or REPO) - A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, or increasing bank reserves.

GLOSSARY OF TERMS (continued)

Reverse Repurchase Agreement (Reverse REPO) - A transaction where the seller (City) agrees to buy back from the buyer (bank) the securities at an agreed upon price after a stated period of time.

Risk - Degree of uncertainty of return on an asset.

Safekeeping - See Custody.

Secondary Market - A market made for the purchase and sale of outstanding issues following the initial distribution.

Securities and Exchange Commission - Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC Rule 15(C)3-1 - See Uniform Net Capital Rule.

Settlement Date - The date on which a trade is cleared by delivery of securities against funds.

Spread - a) The yield or price difference between the bid and offer on an issue; b) the yield or price difference between different issues.

Structured Notes - Notes issued by government-sponsored enterprises (FHLB, FNMA, etc.) and corporations that have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) in their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options, and shifts in the shape of the yield curve.

Supranational - A supranational entity is formed by two or more central governments with the purpose of promoting economic development for the member countries. Supranational institutions finance their activities by issuing debt, such as supranational bonds. The three U.S. based supranationals are International Bank for Reconstruction and Development, the International Finance Corporation, and the Inter-American Development Bank.

Swap - The sale of one issue and the simultaneous purchase of another for some perceived advantage.

Treasury Bills - A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

Treasury Bonds - Long-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities of more than ten years.

Treasury Notes - Medium-term coupon-bearing U. S. Treasury securities issued as direct obligations of the U. S. Government and having initial maturities from two to ten years.

Uniform Net Capital Rule - Securities and Exchange Commission requirement that member firms, as well as nonmember broker-dealers in securities, maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

U.S. Government Agencies - Instruments issued by various U.S. Government Agencies, most of which are secured only by the credit worthiness of the particular agency.

Yield - The rate of annual income return on an investment, expressed as a percentage. It is obtained by dividing the current dollar income by the current market price of the security.

Yield to Maturity - The rate of income return on an investment, minus any premium or plus any discount, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond, expressed as a percentage.

QUALIFIED BROKER/DEALERS

The City uses a SEC registered external investment advisor and does not currently have a list of Qualified Broker/Dealers.

ADMINISTRATIVE POLICY

Investment Guidelines, Strategy, and Internal Control

City of Aliso Viejo

ADMINISTRATIVE POLICY

SUBJECT	APPROVED BY:	PROCEDURE NO.	EFF. DATE	PAGE
INVESTMENT GUIDELINES, STRATEGY AND INTERNAL CONTROL	Dave Doyle CITY MANAGER	**11**	**7/1/2015 Rev 7/1/2017 7/1/2023**	**1 of 4**

PURPOSE

The purpose of this policy is to establish a framework for the investment of surplus City funds within the established internal control procedures for treasury functions.

POLICY

INVESTMENT GUIDELINES AND STRATEGY

GUIDELINES

1. Investment Transaction - Every investment transaction must be authorized and reviewed by the Director of Finance/City Treasurer or his/her designee.

2. Pooled Cash - Whenever practical, local agency cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated monthly according to month-end cash and investment balances for each fund.

3. Competitive Bids - Purchases and sales of securities are made on the basis of competitive offers and bids.

4. Cash Forecast - The cash flow for the City is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations - Security purchases and holdings are maintained within statutory limits imposed by the California Government Code.

6. Liquidity - The marketability of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification - The portfolio should consist of various types of securities, issuers, and maturities.

STRATEGY

1. Economic Forecasts - Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Director of Finance/City Treasurer or his/her designee with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy - Investment transactions are executed to conform to anticipated interest rate trends and the current investment strategy plan.

3. Rapport - A close working relationship is maintained with public works, city staff, and large vendors of the city. The objective is to pinpoint when large disbursements will clear the City's bank account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Director of Finance/City Treasurer or his/her designee for liquidity planning purposes.

4. Preserve Portfolio Value - Field standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

INTERNAL CONTROL

I. OBJECTIVES OF INTERNAL CONTROL

1. To effectively and efficiently conduct business, including adherence to financial and management policies.
2. Safeguarding its assets and prevention or detection of errors and fraud.
3. Timely preparation of accurate and reliable financial information.
4. Compliance with applicable laws and regulations.

II. COMPONENTS OF INTERNAL CONTROL

1. Control Environment - The control environment is the set of standards, processes, and structures that provides the basis for carrying out internal control across the organization. Management establishes the tone at the top regarding the importance of internal control, including expected standards of conduct, organizational structure, and assignment of authority and responsibility.

2. Risk Assessment - Risk assessment involves a dynamic process for identifying and analyzing risks in achieving the entity's objectives. Risk assessment requires management to consider the impact of possible changes in the internal and external environment that may render established internal controls ineffective.

3. Control Activities - Control activities are the actions established through policies and procedures to ensure that management's directives to mitigate risks are achieved. Segregation of duties is typically built into the development of control activities and may include authorizations, verifications, reconciliations, and reviews.

4. Communication - Communication occurs both internally and externally and provides the organization with the information needed to carry out day-to-day activities.

5. Audits – Audits are the process through which activities can be monitored and evaluated for any internal control deficiencies and communicated to management for taking corrective action.

III. ELEMENTS OF INTERNAL CONTROL

1. Organization - Responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and delineated.

2. Segregation of functions - Segregation of functions reduces the risk for an individual to be able to perpetrate and conceal errors or commit fraud in the normal course of duty. If two parts of a transaction are handled by different individuals, collusion is necessary to conceal errors or commit fraud. Functions that should be considered when evaluating segregation of duties are authorization, execution, recording, custody of assets, and reconciliation.

3. Authorization - All transactions should be approved by an authorized individual. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions.

4. Controls over an accounting system - Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that transactions are complete, valid, authorized, and properly recorded.

IV. LIMITATIONS OF INTERNAL CONTROL

Internal control, no matter how well-designed, implemented, and conducted, can only provide reasonable assurance to management of the achievement of an entity's objectives. Inherent limitations of internal control may include:

1. Recurring, rather than unusual, types of transactions.
2. Human error due to misunderstanding, carelessness, fatigue, or distraction.
3. Potential for collusion that circumvents controls defined by the segregation of functions.
4. Possibility of a management override of the system, despite an otherwise effective system of internal control.

City of Aliso Viejo

ADMINISTRATIVE POLICY

SUBJECT	APPROVED BY:	PROCEDURE NO.	EFF. DATE	PAGE
INVESTMENT GUIDELINES, STRATEGY AND INTERNAL CONTROL	Dave Doyle CITY MANAGER	**11**	**7/1/2015 Rev 7/1/2017 7/1/2023**	**4 of 4**

SEGREGATION OF RESPONSIBILITIES FOR TREASURY FUNCTIONS

Function	Responsibility
1. Formal investment policy should be	
* Prepared by	Director of Finance/City Treasurer
* Approved by	City Council
2. Develop Investment Strategy	Director of Finance/City Treasurer or Registered Investment Advisor
3. Receive quotes and recommend investments for purchase	Director of Finance/City Treasurer,
4. Approve investment transactions	Director of Finance/City Treasurer, City Manager
5. Execute investment transactions	Director of Finance/City Treasurer
6. Approve investment transactions for compliance with Investment policy and/or State Law	Director of Finance/City Treasurer or Registered Investment Advisor
7. Record investment transactions in the City's financials	Accountant
8. Verify investment i.e., match broker confirmation to City records	Director of Finance/City Treasurer Senior Accountant or Accountant
9. Confirm LAIF and Bank Wires	Director of Finance/City Treasurer Senior Accountant or Accountant
10. Safeguard assets and records:	
* Reconciliation of City's records to bank statements and safekeeping of records	Senior Accountant or Accountant
* Annual review of (a) financial institution's financial condition, and (b) safety, liquidity, and potential yields of investment instruments	Director of Finance/City Treasurer, City Manager
11. Annual review of investment portfolio	External Independent Auditors

The segregation of responsibilities as outlined herein is intended to enhance the City's internal controls over treasury functions. It should be noted that from time to time, due to the limited size of the Financial Services staff, segregation of responsibilities may be amended in order to fulfill the business needs of the organization.

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, REPEALING RESOLUTION NO. 2024-23, AND ADOPTING AN INVESTMENT POLICY FOR FISCAL YEAR 2025-26

WHEREAS, Government Code Section 53600 et seq. sets forth the State of California's policy with regard to the importance of the solvency and creditworthiness of each individual local agency and the protection thereof; and

WHEREAS, the City of Aliso Viejo is a local agency subject to the provisions of Government Code Section 53600 et seq.; and

WHEREAS, Government Code Section 53646 requires local agencies, such as the City of Aliso Viejo to consider annually a statement of investment policy, after review and consideration at a public meeting; and

WHEREAS, at a regular public meeting of the City Council the Council considered a statement of investment policy for the City, entitled *City of Aliso Viejo Statement of Investment Policy for Fiscal Year 2025-26* attached hereto as Exhibit "A" and incorporated herein;

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

Section 1. The statement of investment attached hereto as Exhibit "A" entitled *City of Aliso Viejo Statement of Investment Policy for Fiscal Year 2025-26* is adopted as the City's Investment Policy.

Section 2. Resolution No. 2024-23 is hereby repealed

Section 3. This Resolution shall be effective July 1, 2025.

Section 4. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2025.

Tiffany Ackley
Mayor

APPROVED AS TO FORM:

Scott C. Smith, City Attorney

ATTEST:

Janet Martinez, City Clerk

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

I, JANET MARTINEZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2025-06 duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 18th day of June, 2025, by the following roll call vote, to wit:

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

NOES: None

ABSENT: None

JANET MARTINEZ
CITY CLERK

(SEAL)

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, Public Works Director

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

Recommended Actions:

1. Approve Contract Documents, Specifications, and Plans for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
2. Award a contract in the amount of $64,935.46 to Axxess Door Commercial Solutions as the lowest responsible bidder for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
3. Authorize the City Manager to execute a contract with Axxess Door Commercial Solutions;
4. Authorize City staff to provide total compensation to Axxess Door Commercial Solutions up to $67,435.67 plus $3,246.77 (5% of the contract amount) to allow for contingencies, totaling $68,182.23; and
5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

Fiscal Impact:

Total fiscal impact will be $68,182.23 including construction ($64,935.46) and contingency ($3,246.77). The adopted fiscal year 2025-26 Capital Improvement Plan (CIP) budget includes CDBG funds for this project.

Background:

The City will be improving ADA access and general operability of the 2 main doors entering the Barn, as well as the 1 main door entering the Storehouse by installing automatic door openers. Entry access control will also be updated.

The City requested and received three (3) quotes for this work. City staff has reviewed the lowest quote from Axxess Door Commercial Solutions, and the quote appears to be responsive and complete.

This project is exempt from the CEQA process since it is maintaining existing facilities.

Discussion:

Staff requests authorization for payments to Axxess Door Commercial Solutions up to $68,182.23 (5% above the contract amount) to cover for contingencies or additional work requested by the City.

Work is anticipated to be completed by the end of the fiscal year.

Attachments:

1. Contract with Axxess Door Commercial Solutions

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
ALISO VIEJO RANCH AUTOMATIC DOOR (ADA) UPGRADE PROJECT

1. PARTIES AND DATE.

This Agreement is made and entered into this _____ day of _____, 20___, by and between the City of Aliso Viejo, a municipal corporation organized under the laws of the State of California with its principal place of business at 12 Journey, Suite 100, Aliso Viejo, California 92656 ("City") and **Axxess Door Commercial Solutions**, a **corporation**, with its principal place of business at **4230 E. Airport Drive. Ontario, CA 91761** ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Contractor.

Contractor desires to perform and assume responsibility for the provision of professional **automatic door installation and construction** services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing professional **automatic door installation and construction** services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Contractor to render such services for the **Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project** ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional **automatic door installation and construction** services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **June 17, 2026** to **July 31, 2026**, unless earlier terminated as provided herein. The City Manager shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Contractor.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Agreement. Neither City, nor any of its officials, officers, directors, employees or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services.

3.2.2.1 Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.2.2 Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the Services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the Services, only to the extent such strikes and other organized labor action are beyond the control of Contractor and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Services and Agreement.

3.2.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Contractor to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.2.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Contractor has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Contractor may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Contractor cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Contractor at the request of the City. The key personnel for performance of this Agreement are as follows: **Jake Huber**.

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates **Public Works Director/City Engineer**, or his or her designee, as the City's contact for the implementation of the Services hereunder. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Contractor's Representative. Contractor hereby designates **Jake Huber**, or his or her designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. The Contractor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, Contractors and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall

have sufficient skill and experience to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care provided for herein. Any employee of the Contractor or its sub-Contractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Contractor shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this section.

3.2.10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Contractor in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance. If the existing policies do not meet the Insurance Requirements set forth herein, Contractor agrees to amend, supplement or endorse the policies to do so.

(a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

(c) Contractors Pollution Liability: (if necessary)

Contractors Pollution Liability Insurance covering all of the contractor's operations to include onsite and offsite coverage for bodily injury (including death and mental anguish), property damage, defense costs and cleanup costs with minimum limits of $5 million per loss and $10 million total all losses. The policy shall contain no endorsements or provisions limiting contractual liability or coverage for cross liability of claims or suits by one insured against another.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(d) Professional Liability: Professional Liability insurance with minimum limits of $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.).

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(e) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.2.10.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

(a) The policy or policies of insurance required by Section 3.2.10.2 (a) Commercial General Liability and (c) Contractor's Pollution Liability shall be endorsed to provide the following:

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

Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Contractor; or (4) contain any other exclusions contrary to the Agreement.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(b) The policy or policies of insurance required by Section 3.2.10.2 (b) Automobile Liability and (d) Professional Liability shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(c) The policy or policies of insurance required by Section 3.2.10.2 (e) Workers' Compensation shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

3.2.10.4 Primary and Non-Contributing Insurance. All insurance coverages shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.10.5 Waiver of Subrogation. Required insurance coverages shall not prohibit Contractor from waiving the right of subrogation prior to a loss. Contractor shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

3.2.10.6 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.10.7 Evidence of Insurance. The Contractor, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.10.8 Failure to Maintain Coverage. Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Contractor until Contractor has fully complied with the insurance provisions of this Agreement.

In the event that the Contractor's operations are suspended for failure to maintain required insurance coverage, the Contractor shall not be entitled to an extension of time for completion of the Services because of production lost during suspension.

3.2.10.9 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.10.10 Insurance for Subcontractors. All Subcontractors shall be included as additional insureds under the Contractor's policies, or the Contractor shall be responsible for causing Subcontractors to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an Additional Insured to the Subcontractor's policies.

3.2.11 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions where applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Sixty Four Thousand Nine Hundred Thirty Five** Dollars and **Forty Six** Cents (**$64,935.46**) ("Total Compensation") without written approval of City's **City Manager**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement, up to **5% ($3,246.77)** of the contract amount.

3.3.2 Payment of Compensation.

Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon.

3.3.3 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3.5 Prevailing Wages; DIR Registration.

3.3.5.1 Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as

defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Contractor shall therefore comply with such Labor Code sections to the fullest extent required by law. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.3.5.2 If the Services are being performed as part of an applicable "public works" or "maintenance" project, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Contractor and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). Contractor shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Contractor:

Axxess Door Commercial Solutions
4230 E. Airport Dr. Ste 103
Ontario, CA 91761
Attn: Jake Huber

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **Shaun Pelletier, Public Works Department**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Contractor under this Agreement ("Documents & Data"). Contractor shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Contractor represents and warrants that Contractor has the legal right to license any and all Documents & Data. Contractor makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Contractor or provided to Contractor by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Contractor in connection with the performance of this Agreement shall be held confidential by Contractor. Such materials shall not, without the prior written consent of City, be used by Contractor for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Contractor which is otherwise known to Contractor or is generally known, or has become known, to the related industry shall be deemed confidential. Contractor shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.3 Confidential Information. The City shall refrain from releasing Contractor's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Contractor of its intention to release Proprietary Information. Contractor shall have five (5) working days after receipt of the Release Notice to give City written notice of Contractor's objection to the City's release of Proprietary Information. Contractor shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Contractor fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Fraud Policy. Contractor shall provide a copy of the City's Fraud Prevention Policy to each of its employees assigned to perform Services under this Agreement. Contractor shall submit to the City a statement signed by an authorized representative for Contractor certifying receipt of the City's Fraud Prevention Policy. A finding by the City that any of Contractor's employees have committed fraud against the City or have violated the City's Fraud Prevention Policy shall be grounds for appropriate discipline, up to and including such employee's removal from performance of this Agreement at City's request and/or termination of this Agreement. Contractor shall reimburse the City for any costs and expenses associated with fraud against the City.

3.5.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.6 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.7 Indemnification.

3.5.7.1 To the fullest extent permitted by law, Contractor shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Contractor, its officials, officers, employees, subcontractors, Contractors or agents in connection with the performance of the Contractor's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorneys fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Contractor's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by the Contractor or the City, its officials, officers, employees, agents or volunteers.

3.5.7.2 If Contractor's obligation to defend, indemnify, and/or hold harmless arises out of Contractor's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Contractor's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor, and, upon Contractor obtaining a final adjudication by a court of competent jurisdiction, Contractor's liability for such claim, including the cost to defend, shall not exceed the Contractor's proportionate percentage of fault.

3.5.8 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.9 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Orange County.

3.5.10 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6 City's Right to Employ Other Contractors. City reserves right to employ other Contractors in connection with this Project.

3.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.8 Assignment or Transfer. Contractor shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.9 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.10 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.11 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.14 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.15 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.16 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.17 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.19 Declaration of Political Contributions. Contractor shall, throughout the term of this Agreement, submit to City an annual statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Contractor and all of Contractor's employees, including any employee(s) that Contractor intends to assign to perform the Services described in this Agreement.

3.20 Subcontracting.

3.20.1 Prior Approval Required. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[Signatures on following page.]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ALISO VIEJO AND AXXESS DOOR COMMERICAL SOLUTIONS

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this ____ day of _____, 2026.

CITY OF ALISO VIEJO

Approved:

By:_____
Brett Channing
City Manager

ATTEST:

By:_____
Maria Kendig
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By:_____
Ann Eifert
Director of Financial Services

Axxess Door Commercial Solutions

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

By:_____

Its:_____

Printed Name:_____

By:_____

Its:_____

Printed Name:_____

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

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

_____

_____

_____

_____

_____

_____

_____

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

City/County/State	Date
Name of Business	Print Name
Signature	

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

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Name of Business	Print Name
Signature	
Date	

EXHIBIT "A"

SCOPE OF SERVICES

Provide the following service for the following City Facilities:

Aliso Viejo Ranch - Red And White Barn Front Doors

The City is seeking a contractor to provide automatic door installation services on an as-needed basis upon request by the City. The contractor shall furnish all necessary labor, equipment, and materials to complete the work. The specific services to be performed are described below:

1. Perform work installing automatic doors in replacement of push/pull doors currently in place within the estimate scope to front lobby doors.
2. New power supply will be per NEC code.
3. Install Horton 7100LE per manufacturer specifications.
4. Area must be secured and locked at closing.
5. Coordinate with Sonitrol to program doors to ensure City's security entry systems are properly functioning.
6. Additional efforts must be made to accommodate city business including foot traffic in and out within a safe and timely manner.
7. Contingency to allow for unforeseen circumstances.
8. Additional services may be performed on an as-needed basis as directed by the City
9. Service shall be performed during normal business hours which are Monday-Thursday 7:30 AM to 5:30 PM, and every other Friday 7:30 AM to 4:30 PM. During emergencies, work may be required outside of normal business hours.

If at any time there is determined to be additional repair work outside of the above scope of services, the City shall be notified and a quotation issued before beginning work.

EXHIBIT "B"

SCHEDULE OF SERVICES

All services described in Exhibit A are to be completed within the term of the agreement.

EXHIBIT "C"

COMPENSATION

Attached.

AXXESS DOOR
4230 E. AIRPORT DR. STE 108
ONTARIO, CA 91761
TEL: 844-297-3667

Estimate 166473865
Estimate Date 5/18/2026

Billing Address
The Ranch Aliso Viejo
100 Park Avenue
Aliso Viejo, CA 92656 USA

Job Address
The Ranch Aliso Viejo
100 Park Avenue
Aliso Viejo, CA 92656 USA

Description of work

Swing Door Operator Estimate

PROJECT NAME: The Ranch Aliso Viejo
QUOTE VERSION: 2
ADDENDUMS NOTED: None

SCOPE OF WORK Axxess Door is pleased to submit the following estimate for new automatic swing door operator(s)

Furnish and install the following: Materials and Installation
1 Each: Horton 4100 HD Swing Series swing door operator(s) Surface mount installation
Configuration: LHR/RHR
Finish: 215R1 Class 1 Clear Anodized
Size: 6" X 6"" X 76" Side Load Header
Automatic Swing Door Operator(s) Shall Include:
- Horton 4100 HD Swing Series swing door operator(s)
- Surface mount installation
- 4-1/2" X 4-1/2" Press plate actuators, US32D finish, includes ADA logo and "Push to Open" text, to be wall mounted and hard wired, wiring by others, two per side
- (2) BEA LZR Flatscan3D Door mounted safety sensors, includes one per side of automated door leaf
- Locking hardware is excluded
- Strike interface is excluded, door(s) to be manually dogged by others
- Manufacturers standard On/Off/Hold Open switch
- Manufacturer's standard Push Arms
- ANSI compliance signage set
- Conduit included by Electrical Subcontractor to supply 120V power to openings as needed, Max 30ft run per opening.
- Access Control per Sonitrol

2 Each: Horton 4100 HD Swing Series swing door operator(s) Surface mount installation
Configuration: LH or RH (TBD)
Finish: 215R1 Class 1 Clear Anodized
Size: 6" X 6" X 40" Side Load Header
Automatic Swing Door Operator(s) Shall Include:
- Horton 4100 HD Swing Series swing door operator(s)
- Surface mount installation
- 4-1/2" X 4-1/2" Press plate actuators, US32D finish, includes ADA logo and "Push to Open" text, to be wall mounted and hard wired, wiring by others, two per side
- (1) BEA Superscan door mounted safety sensor, provided at approach side only (one per automated door leaf)
- Locking hardware is excluded
- Strike interface is excluded, door(s) to be manually dogged by others
- Manufacturers standard On/Off/Hold Open switch
- Manufacturer's standard Push Arms
- ANSI compliance signage set
- Conduit included by Electrical Subcontractor to supply 120V power to openings as needed, Max 30ft run per opening.
- Access Control per Sonitrol

Pricing includes freight, catalog cut shop drawings, installation, and sales tax.

Labor to install the above-listed materials at Axxess Door Standard Labor Rates during normal business hours M-F.

Automatic door equipment shall be installed and calibrated to comply with the current applicable ANSI standard by an AAADM-certified inspector as required by the manufacturer.

PROJECT NOTES

Additional inclusion:
- Labor to install the above-listed materials at Prevailing Wage labor rates.
- AAADM certified inspection & calibration
- Catalog cut sheet submittal & Shop drawings
- Freight & sales tax

LEAD TIMES:
Submittals: 5-10 Business Days
Fabrication: 6-8 Weeks from receipt of approved submittals.
Freight: Estimated 5-7 business days for delivery from factory.
Note: Lead times are current at time of bid and are subject to change.

WARRANTY:
Axxess Door Corp. warrants the installed door system(s) against failure due to manufacturer defects or substandard material for a period of One-Year parts and One-Year labor beginning on the completed date of installation. The warranty provided by Axxess Door Corp. does not cover damages or failures arising from standard wear and tear, improper use, modifications, alterations, or services/repairs by others during the warranty period.

QUALIFICATIONS:
1. All pricing is based on Axxess Door Job Walk with customer, no architectural drawings, details or specifications were provided at the time of bid. Should drawings and/or specifications become available that require changes to the project, please contact Axxess Door for updated pricing.
2. Signed/approved submittals with confirmed handings and dimensions to be provided to Axxess Door prior to procurement of material. Returned submittals with approved dimensions and handings will be amended to be included as part of contract and will supersede original dimensions and handings.
3. Axxess Door is not responsible for final quantities, dimensions or handings of doors.
4. All work to be performed during normal business hours Monday through Friday.
5. All pricing is valid 30 days from date of quote.
6. Axxess Door reserves the right to adjust pricing based on manufacturer's cost increases due to tariffs.
7. This proposal is based on all work being performed under one contract and completed during one continuous mobilization/trip to the project site. Pricing provided herein assumes uninterrupted installation operations and a single project mobilization.
8. Should the project require multiple phases, return trips, delayed sequencing, or separated mobilizations due to scheduling, site readiness, or direction by others, additional charges for labor, travel, mobilization, demobilization, supervision, and related costs shall apply and will be billed as a change order.
9. Payment Qualification: A 50% deposit is required upon execution/release of contract and prior to material procurement and scheduling. The remaining 50% balance shall be due immediately upon completion of installation. Due to 50% deposit requirements for Electrical and Access Control contractors.

EXCLUSIONS:
- Demo, prep of opening, cosmetic or structural repairs to openings prior to installation
- Doors, frames, finish hardware, additional hardware, backing/mounting plates, sealant/caulking, limit arms, activation sensors, guide rails, vertical actuation bars, modifications to walls or ceiling, prep and installation of customer-supplied hardware, interlock controls, card readers and interfacing with access control.
- Painted finishes, powder coat finishes, clad finishes, and antimicrobial coatings.
- Repair or replacement of material damaged by others/other trades, cement/floor work, x-rays of cement, sealing off opening prior to installation.
- Delegated design, deferred submittals, structural calculations, seismic calculations, test reports, engineered shop drawings, plans, permits, or fees of such.
- Overtime, after-hours labor, weekend or holiday labor.
- Union labor rates, PLA agreements
- OCIP/CCIP/UCIP participation, payment, bid bonds, payment and performance bonds.
- Escalation

Thank you for the opportunity to bid on your project, we look forward to working with you.

Jake Huber
Axxess Door
jake@axxessdoor.com
(909) 893-4464

ACCEPTANCE

Authorized Signature: _____ Print Name: _____ Date: _____

Purchase Order #: _____

Sub-Total	$63,271.98
Tax	$1,663.48
Total Due	$64,935.46
Deposit/Downpayment	$0.00

Axxess Door Corp. CA License No.999754, DIR No. 1000708278

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Axxess Door as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree with the attached terms and conditions and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

AUTOMATIC DOOR SERVICES
From Axxess Door

AXXESS DOOR
Commercial Solutions

Terms and Conditions

These Terms and Conditions, including all attached documents and referenced materials, represent the complete agreement between the Customer and Axxess Door Corporation ("ADC") regarding the products and services provided.

1. **Order Acceptance & Payment:** Acceptance of this quote by Customer constitutes an order and binding contract for the products and services described herein. All pricing is valid for 30 days from the quote date. For new customers and special orders 50% deposit is required and full payment is due upon completion. For customers with established credit, payment terms are net 30 days. For customers with established credit, 20% of the contract value maybe invoiced upon acceptance of quote, payment terms are net 30 days from invoice date. Any payment not received within 30 days will incur a monthly finance charge of 1½% on the outstanding balance. Returned checks will result in a $25 service charge per occurrence. In the event of non-payment, ADC reserves the right to file liens against the property where services were performed. Joint check agreements may be requested at the discretion of ADC. All prices quoted exclude sales tax unless specifically stated in the quote. Customer agrees to reimburse ADC for any costs incurred in collecting past due amounts, including but not limited to attorney fees, court costs, and collection agency fees.
2. **Installation Requirements:** Installations are performed during normal business hours, Monday through Friday from 8:00 AM to 4:00 PM, excluding holidays unless otherwise noted. The Customer must ensure proper site preparation including clear access to the work area, electrical conduits roughed-in, 110V AC permanent power, and proper wall opening preparation. The work area must be clear from scaffolds, stored materials and work from other trades and meet all safety requirements. If the project contains multiple units, ADC must be able to perform the contracted work in a continuous manner without interruption or the need for additional return trips. If the installation team arrives and finds conditions unsuitable for installation, additional charges will apply for return visits.
3. **Cancellation Policy:** Orders cancelled before material procurement will incur a cancellation fee equal to 20% of the total order value. For orders cancelled after materials have been procured, Special order items and custom fabricated materials, Customer shall be responsible for payment of all materials ordered, a 25% restocking fee, administrative costs, and any engineering or design fees incurred. Once installation has begun, orders cannot be cancelled, and Customer will be responsible for the full contract amount.
4. **Delays & Force Majeure:** ADC shall not be liable for any delays beyond our reasonable control. These circumstances include but are not limited to natural disasters, severe weather events, acts of God, supply chain disruptions, material shortages, labor disputes, strikes, government actions, transportation issues, pandemics, or other similar events. In the event of such delays, ADC will notify the Customer and provide a revised timeline for completion. If materials must be stored due to project delays not caused by ADC, storage fees will apply. No claims for consequential damages or back charges due to delays will be accepted. Project timelines provided are estimates based on normal conditions and may be affected by factors outside our control.
5. **Materials & Storage:** Title and ownership of materials transfer to the Customer upon delivery to the project site or Customer's designated storage location. If installation must be delayed after delivery, Customer assumes responsibility for proper storage and security of materials. For materials stored at ADC facilities beyond the agreed delivery date, storage fees will apply, and Customer must provide insurance coverage for stored materials. ADC reserves the right to invoice for stored materials as if delivered to customer or jobsite, and standard payment terms will apply.
6. **Warranty:** ADC will provide one (1) year warranty covering parts and labor from the date of installation completion. This covers manufacturer defects and installation issues under normal use. Warranty excludes wear and tear, misuse, abuse, vandalism, weather damage, acts of God, unauthorized modifications, or third-party repairs. Warranty Service provided during business hours only, Monday through Friday from 8:00 AM to 4:00 PM. Emergency or after-hours service at additional charge. Warranty void if payment terms are not met or equipment modified by others. Regular maintenance by ADC or an ADC authorized service provider is required to maintain warranty coverage, and documentation of such maintenance must be provided upon request.
7. **Site Requirements:** Customer shall ensure site readiness before installation, including electrical work, structural support, and opening preparation. Customer must maintain safe access and arrange security clearances if applicable. Additional charges apply for delays due to incomplete preparation.
8. **Exclusions:** Unless specifically noted in quote, our scope of work excludes building permits and plan check fees, structural calculations, painting, finishing work, special insurance requirements beyond our standard coverage, prevailing wage or union rates are excluded unless specifically noted, and after-hours work, weekend work, are also excluded unless explicitly included in quote.
9. **Changes & Extra Work:** Any changes to the original scope of work must be documented in writing and approved by both parties before implementation. Additional costs associated with changes must be approved via written change order before work begins. Timeline impacts resulting from changes will be communicated in writing, and original payment terms will apply to all change orders. Verbal instructions for additional work will not be accepted without written confirmation. Change orders may affect project completion dates and will be scheduled based on crew and material availability.
10. **Insurance:** Insurance certificates will be provided upon request. Excludes cost for special insurance requirements such as OCIP, CCIP, UCIP.
11. **Submittals:** Shop drawings and product submittals will be provided for Customer review and approval before material procurement. The Customer must review and return signed approved submittals to proceed with material procurement. Approved submittals represent final agreement on the scope of work to be completed regardless of inconsistency with architectural plans and specifications. Customer is responsible for providing guaranteed sizes for all new or modified openings.
12. **Project Completion:** Installation is considered complete when equipment is fully installed and operational. Customer training on proper operation, maintenance and final punch list walk will be scheduled to coincide with the final day of installation, additional charges will apply for return visits. Final payment is due upon substantial completion, regardless of minor punch list items. Failure to participate in final inspection does not delay payment terms.

By accepting this quote, Customer agrees to these terms and conditions. Any modification to these terms requires written agreement from both parties. These terms protect both parties and ensure clear understanding of responsibilities. Please contact your Axxess Door representative with any questions.

AADM CERTIFIED ▪ Contr. Lic #999754 ▪ DIR #1000708278

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director
Rose Rivera, Senior Planner

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

Recommended Actions:

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

2. Authorize the City Manager to execute the third amendment to the contract.

Fiscal Impact:

Cost for the services outlined in the Third Amendment total approximately $39,800 and is included in the FY 2026-27 adopted budget for CDBG. The CDBG program allows a maximum of 20 percent of the annual grant to be used for program administrative costs, including City staff and consultant time. The consultant is paid based on actual hours performing services. Services are paid for by the General Fund and reimbursed by U.S. Department of Housing and Urban Development (HUD).

Background*:*

On June 15, 2022, the City Council approved a Professional Services Agreement (PSA) with Mike Linares, Inc. (Consultant) for a three-year term (July 1, 2022 through June 30, 2025) to provide Community Development Block Grant (CDBG) administrative services, with compensation not to exceed $27,500 annually. On July 19, 2023, the City Council approved an amendment to the PSA to increase compensation by $30,000 in the first year to cover the one-time cost of preparing the required five-year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). On June 15, 2025, the agreement was renewed for an additional one-year term and the total compensation was increased by $31,500.

Discussion:

Staff requests approval to extend the agreement with Mike Linares, Inc. for an additional one-year term and to increase the total compensation by $39,800. This extension represents the second and final one-year renewal of the agreement. A Request for Proposals will be issued in the following year.

Staff has been satisfied with the consultant's performance and the quality of services provided. Continuing with Mike Linares, Inc. will help ensure consistency and continuity in administering the City's CDBG program.

Attachment:

1. Original Professional Services Agreement
2. Third Amendment to the Professional Services Agreement

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES

1. PARTIES AND DATE.

This Agreement is made and entered into this 15th day of June, 2022, by and between the City of Aliso Viejo, a municipal corporation organized under the laws of the State of California with its principal place of business at 12 Journey, Suite 100, Aliso Viejo, California 92656 ("City") and **MIKE LINARES, LLC**, a **CALIFORNIA CORPORATION**, with its principal place of business at **P.O. BOX 3913, SAN CLEMENTE, CA 92672** ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of professional **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE** consultant services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE** consultant services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such services for the **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM IN THE CITY OF ALISO VIEJO** project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE** consultant services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **JULY 1, 2022** to **JUNE 30, 2025**, unless earlier terminated as provided herein. The City Manager shall have the

unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms.***] Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Agreement. Neither City, nor any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services.

3.2.2.1 Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.2.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the Services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the Services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations

and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Services and Agreement.

3.2.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement are as follows: **MIKE LINARES**.

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates **COMMUNITY DEVELOPMENT DIRECTOR**, or his or her designee, as the City's contact for the implementation of the Services hereunder. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Consultant's Representative. Consultant hereby designates **MIKE LINARES**, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Consultant shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.

3.2.10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance. If the existing policies do not meet the Insurance Requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

(c) Professional Liability: Professional Liability insurance with minimum limits of $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.).

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(d) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.2.10.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

(a) The policy or policies of insurance required by Section 3.2.10.2 (a) Commercial General Liability and (c) Contractor's Pollution Liability shall be endorsed to provide the following:

(1) Additional Insured: The City of Aliso Viejo, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of

suits or claims arising out of the performance of the Agreement.

Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(b) The policy or policies of insurance required by Section 3.2.10.2 (b) Automobile Liability and (d) Professional Liability shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(c) The policy or policies of insurance required by Section 3.2.10.2 (e) Workers' Compensation shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

3.2.10.4 Primary and Non-Contributing Insurance. All insurance coverages shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.10.5 Waiver of Subrogation. Required insurance coverages shall not prohibit Consultant from waiving the right of subrogation prior to a loss. Consultant shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

3.2.10.6 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.10.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.10.8 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Services because of production lost during suspension.

3.2.10.9 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.10.10 Insurance for Subconsultants. All Subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing Subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an Additional Insured to the Subconsultant's policies.

3.2.11 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions where applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices,

equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **TWENTY-SEVEN THOUSAND FIVE HUNDRED** DOLLARS annually for a total compensation of (**$27,500**) ("Total Compensation") without written approval of City's **COMMUNITY DEVELOPMENT DIRECTOR**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation.

Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3.5 Prevailing Wages; DIR Registration.

3.3.5.1 Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771,

1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.3.5.2 If the Services are being performed as part of an applicable "public works" or "maintenance" project, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the project and require the same of any subconsultants. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant:

MIKE LINARES, INC.
P.O. BOX 3913
SAN CLEMENTE, CA 92672
(714) 608-7263

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **COMMUNITY DEVELOPMENT DIRECTOR**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has

become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.3 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the Release Notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Fraud Policy. Consultant shall provide a copy of the City's Fraud Prevention Policy to each of its employees assigned to perform Services under this Agreement. Consultant shall submit to the City a statement signed by an authorized representative for Consultant certifying receipt of the City's Fraud Prevention Policy. A finding by the City that any of Consultant's employees have committed fraud against the City or have violated the City's Fraud Prevention Policy shall be grounds for appropriate discipline, up to and including such employee's removal from performance of this Agreement at City's request and/or termination of this Agreement. Consultant shall reimburse the City for any costs and expenses associated with fraud against the City.

3.5.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.6 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.7 Indemnification.

3.5.7.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officials, officers,

employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorneys fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by the Consultant or the City, its officials, officers, employees, agents or volunteers.

3.5.7.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.5.8 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.9 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Orange County.

3.5.10 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.8 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.9 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for

convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.10 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.11 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.14 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.15 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.16 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.17 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.19 Declaration of Political Contributions. Consultant shall, throughout the term of this Agreement, submit to City an annual statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of Consultant's employees, including any employee(s) that Consultant intends to assign to perform the Services described in this Agreement.

3.20 Subcontracting.

3.20.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[Signatures on following page.]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ALISO VIEJO AND MIKE LINARES, INC.

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this 26th day of July, 2022.

CITY OF ALISO VIEJO

Approved:

By: Mitzi Ortiz (Jul 28, 2022 17:22 PDT)
for David Doyle
City Manager

ATTEST:

By: Charlene Cheng (Jul 28, 2022 17:24 PDT)
for Mitzi Ortiz, MMC
City Clerk

APPROVED AS TO FORM:

Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: Ann Eifert (Jul 28, 2022 17:21 PDT)
Ann Eifert
Director of Financial Services

MIKE LINARES, INC.

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

By: _____
Its: PRESIDENT
Printed Name: MIKE LINARES

By: _____
Its: SECRETARY
Printed Name: MIKE LINARES

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by the applicant and all of applicants employees, including any employee(s) that applicant intends to assign to perform the work or services described in Agreement dated _____. If none, please state so:

NONE

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

San Clemente CA
City, State

May 29, 2022
Date

Mike Linares, Inc.
Name of Business

Mike Linares
Print Name

Signature

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Mike Linares, Inc.
Name of Business

Mike Linares
Print Name

Signature

May 29, 2022
Date

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF INSURANCE REQUIREMENTS

I, Mike Linares, the President
(President, Secretary, Manager, Owner or Representative)

of Mike Linares, Inc., certify that I have
(Name of Company or Corporation or Owner)

read and understand the insurance requirements set forth in the Request for Proposals for the CDBG Administration Services and the Agreement form included therein, and accept such requirements as specified.

Firm: Mike Linares
Name (Please Print or Type)

By: Mike Linares
Signature

Date: May 29, 2022

This executed form must be submitted with the Proposal.

EXHIBIT "A"

SCOPE OF SERVICES

Scope of Work

Mike Linares has reviewed the City's Scope of Work and is prepared to undertake all of the listed duties with two exceptions:

Under the direction of City staff, Mike Linares, Inc. will provide CDBG Administration Services, including but not limited to the following:

1. Provide general CDBG program administration services and technical support under the direction of the Community Development Director.
2. Assist with the developing, implementing, and administering of eligible CDBG programs under the direction of the Community Development Director.
3. Provide a schedule for all HUD requirements to ensure all programs are in place.
4. Prepare and submit reports and plans on an annual basis for the CDBG program, including:
   A. Year 1 (FY22-23): FY21-22 Consolidated Annual Performance Report (CAPER) and the 2023-2027 Consolidated Plan, including the FY23-24 Annual Action Plan (AAP)
   B. Year 2 (FY23-24): FY22-23 CAPER and FY24-25 AAP
   C. Year 3 (FY24-25): FY23-24 CAPER and FY25-26 AAP
5. Provide annual service-provider on-site monitoring.
6. Assist with preparing agendas, staff reports, and recommendations for City Council and other special meetings.
7. Review applications and projects for compliance with the National Environmental Protection Act (NEPA).
8. Assist City Staff in maintaining information on the Integrated Disbursement and Information System (IDIS) and assisting with the voucher/draw-down requests.
9. Represent the City at various agency and organization meetings. Attend meetings of the City Council, City staff, public officials, community leaders, developers, contractors, and the general public as requested by City staff.
10. Facilitate communication between the City of Aliso Viejo and HUD.
11. Generate monthly status reports as necessary or requested.
12. Prepare and implement all public outreach programs and public participation under the CDBG program.
13. Coordinate or facilitate finance-related requirements between the City of Aliso Viejo and HUD.
14. Assist City staff in helping to ensure public works projects using CDBG funds comply with HUD regulations (Note: Mike Linares does not provide federal labor standards compliance services).
15. Provide general program administration and CDBG technical support.

- Annual Action Plan: The Annual Action Plan is the yearly expenditure plan for using CDBG funds. To undertake this process, the consultant will work closely with City staff to determine which projects and programs will be funded with CDBG.
- IDIS Set-up/Uploading: Upon completion and approval of the ConPlan by the Aliso Viejo City Council, Mike Linares, Inc. will set-up and upload the ConPlan and Annual Action Plan in IDIS; this will complete the initial stage of the process. HUD's CPD Representative assigned to the City will review the submitted ConPlan and may request additional information or modifications or approve the document.

EXHIBIT "B"

SCHEDULE OF SERVICES

CDBG Administration: With respect to program implementation, it is important to note that the administration of the CDBG programs is cyclical. At certain times of the grant cycle, extra time and resources are required to complete tasks (e.g., coordinating the annual public service grant allocation process and preparing the Action Plan and CAPER). Below is an outline of the typical implementation schedule for a HUD program year.

MONTH	CDBG -PROGRAM RELATED TASK
July	▪ Start of Program Year – Setup CDBG activities in IDIS ▪ Begin to collect & report data for the year-end report ▪ Prepare public service grant agreements and related materials ▪ Prepare NEPA reviews
August	▪ Collect and report program data for the year-end report ▪ Coordinate year-end financial data with City Finance Department ▪ Prepare draft CAPER
September	▪ Coordinate public review of CAPER ▪ Final CAPER ▪ Submit CAPER to HUD
October	▪ Prepare new grant year CDBG application
November	▪ Solicit housing and non-housing programs/projects for CDBG funds ▪ Distribute CDBG funding applications to sub-recipients & City departments
December	▪ Receive & review funding requests
January	▪ Prepare draft CDBG expenditure plan ▪ Mid-year budget reviews and adjustments
February	▪ Hold required public review/meetings for the proposed use of HUD funds ▪ Draft annual Action Plan

MONTH	CDBG -PROGRAM RELATED TASK
March	▪ Draft annual Action Plan ▪ Committee/Commission meetings
April	▪ Committee/Commission meetings ▪ Assist with preparation of agenda report for City Council Action Plan approval
May	▪ Submit Action Plan to HUD ▪ Prepare grant agreements for the new program year ▪ Monitor subrecipients
June	▪ Closeout program year ▪ Prepare grant agreements for the new program year ▪ Monitor subrecipients ▪ Prepare for year-end reporting
Ongoing	▪ Prepare various HUD-related quarterly, semi-annual and annual reports

Mike Linares' approach is to make sure the steps outlined above are implemented in a timely manner with the assistance and support of City staff and sub-recipients early in the program implementation process to ensure efficient and effective utilization of CDBG resources.

Consolidated Plan Preparation: Several steps will be necessary to initiate and complete the process:

- Citizen Participation: A significant portion of the Con Plan is dedicated to outlining the actions the City will take to obtain the input of residents and stakeholders during the preparation of the ConPlan. Community meetings, community surveys, focus groups, and public hearings are examples of actions utilized by communities. In consultation with City staff, Mike Linares, Inc. will identify existing data sources that can be utilized to prepare this section of the ConPlan.
- Research and Analysis: The ConPlan content and format are dictated mainly by HUD's eConPlan template; however, additional data collection and analysis are required to complete the template. Mike Linares, Inc. will utilize existing data sources to augment data provided by HUD to complete applicable ConPlan narratives and tables.
- Strategic Annual Plan: The Strategic Plan portion of the ConPlan establishes program and multi-year goals to address priority housing and community needs. The Strategic Plan will establish the general categories of programs and activities the City will undertake to meet priority needs. Mike Linares, Inc. will prepare applicable sections of the ConPlan in consultation with City staff to complete strategic five-year and annual activity goals.

EXHIBIT "C"

COMPENSATION

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above may be adjusted each year at the time of renewal described in Exhibit "B" in accordance with the annual average Consumer Price Index of the prior calendar year, All Urban Consumers, Los Angeles-Long Beach-Anaheim up to a maximum percentage of five percent (5%).

Cost Proposal

Mike Linares, Inc's proposed cost for CDBG program administrative services is based on an average of six hours per week or approximately 250 hours per year. At an hourly rate of $110.00, a not to exceed contract amount of $27,500 is proposed. This amount includes a flat rate to prepare the Annual Action Plan ($7,500) and the CAPER ($8,500). All rates are subject to an annual revision (at a time fitting for the City's budget preparation process). The adjustment will be based on the Consumer Price Index (CPI) published by the U.S. Department of Labor Statistics.

The proposed cost for the preparation of the 2023-2027 Consolidate is summarized below:

2023-2027 CONSOLIDATED PLAN PREPARATION TASKS	COSTS
DOCUMENT PREPARATION TASKS	
• Review/Revise Citizen Participation Plan & Prepare Applicable Section of the Consolidated Plan	$2,500
• Prepare Housing Market Analysis	$5,750
• Prepare Housing & Community Needs Assessments	$5,750
• Prepare Strategic Plan	$6,000
• Meeting(s) & Public Hearing(s)	$1,500
• Prepare Annual Action Plan *	$5,000
SUB-TOTAL	**$26,500**
CON PLAN RELATED TASKS	
• HUD Required Revisions	NA
• Obtain/Prepare /Analyze Community Needs (i.e., community survey, existing data sources, etc.) **	$3,000
• Reprographics & Miscellaneous Expenses (cost +10%) **	$500
SUB-TOTAL	**$3,500**
NOT TO EXCEED FIXED PRICE	**$30,000**

* Preparation of the FY 23-24 Annual Action Plan is included as a cost of preparing the Consolidated Plan and will not be billed as an annual program administration cost for FY 23-24. General FY 23-24 CDBG program administration will be billed at the agreed-to hourly rate for hours dedicated to regular program administration – approximately $12,500.

** If needed and with prior staff approval.

Agreement - Mike Linares

Final Audit Report 2022-07-29

Created:	2022-07-28
By:	Mitzi Ortiz (mortiz@avcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6o4LtZL1wwgCC-rYpMbkbYtO1lOypsxm

"Agreement - Mike Linares" History

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2022-07-28 - 11:57:40 PM GMT

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2022-07-29 - 0:21:15 AM GMT- IP address: 104.47.57.254

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2022-07-29 - 0:22:38 AM GMT

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2022-07-29 - 0:24:20 AM GMT- IP address: 104.47.58.254

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Agreement completed.
2022-07-29 - 0:24:34 AM GMT

CITY OF ALISO VIEJO

THIRD AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT

1. PARTIES AND DATE.

This Third Amendment to the COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT ("Third Amendment") is entered into on the 17th day of June, 2026, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and MIKE LINARES, INC., a CALIFORNIA CORPORATION (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT dated June 16, 2022 ("Agreement").

2.2 First Amendment. The Parties amended the Agreement to increase the total compensation under the Agreement by Thirty Thousand Dollars ($30,000) to cover the preparation of the 5-year Consolidated Plan as required by HUD. The Parties entered into that First Amendment dated July 19, 2023.

2.3 Second Amendment. The Parties amended the Agreement in order to renew the Agreement for an additional one-year term and to increase the total compensation under the Agreement by Thirty-One Thousand Five Hundred Dollars ($31,500).

2.4 Third Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional one-year term and to increase the total compensation under the Agreement by Thirty-Nine Thousand Eight Hundred Dollars ($39,800).

3. TERMS.

3.1 Term. Section 3.1.2 of the Agreement is hereby amended to read as follows: "The term of this Agreement shall be from **July 1, 2026 to June 30, 2027,** unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines."

3.2 Scope of Services.**:** The Agreement is hereby amended to include the scope of services set forth in Exhibit "A," attached hereto and incorporated herein by reference.

3.3 Compensation. The total compensation for the Services provides pursuant to the Agreement and this Third Amendment shall not exceed **ONE HUNDRED EIGHTY-THREE THOUSAND EIGHT HUNDRED DOLLARS ($183,800)**, without written approval of the City Manager. Consultant shall receive compensation, including authorized reimbursements, for all

Services rendered under this Third Amendment at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference.

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

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

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

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

SIGNATURE PAGE FOR THIRD AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF ALISO VIEJO AND MIKE LINARES, INC.

IN WITNESS WHEREOF, the parties have executed this Third Amendment to Agreement on this 17th day of June 2026.

CITY OF ALISO VIEJO

Approved:

By:_____
Brett Channing
City Manager

ATTEST:

By:_____
Maria Kendig
City Clerk

APPROVED AS TO COMPLIANCE WITH BUDGET:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By:_____
Ann Eifert
Director of Financial Services

MIKE LINARES, INC.

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

By:_____

Its: President

Printed Name: Mike Linares

By:_____

Its: Secretary

Printed Name: Mike Linares

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

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

None

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

San Clemente/Orange/CA	June 9, 2026
City/County/State	Date
Mike Linares, Inc.	Mike Linares
Name of Business	Print Name
Signature	

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

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

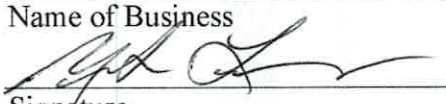
Mike Linares, Inc.	Mike Linares
Name of Business	Print Name
	
Signature	
June 9, 2026	
Date	

EXHIBIT A
TO THIRD AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT

Scope of Work

Consulting services will support City staff in various administrative tasks related to managing HUD's Community Development Block Grant ("CDBG") program funds. These items include the following:

- Preparation of, or assistance with preparing, the City's Comprehensive Annual Performance and Evaluation Report ("CAPER"), including:
  - Update Integrated Disbursement and Information System ("IDIS") with all relevant year-end data
  - Prepare IDIS reports for public review and submission to HUD
  - Prepare CAPER according to HUD's direction
  - Other tasks related to the preparation, submission, and approval of the CAPER

- Preparation of, or assistance with preparing, the City's Annual Action Plan, a component of the Consolidated Plan, including:
  - Soliciting and evaluating applications for public service grant funds
  - Prepare required narratives and tables for annual submission of the Action Plan
  - Input proposed project/program data in HUD's eCon Plan Suite
  - Other tasks related to the preparation, submission, and approval of the Action Plan

- Updating and coordinating IDIS activities; tasks include, but may not be limited to, the following:
  - Update/maintain the City's CDBG program data in IDIS
  - Assist and coordinate IDIS activities with the City's Budget/Finance personnel to ensure timely reimbursement to the City for CDBG-eligible outlays and to help reconcile records between the City's accounting system and IDIS

- Assist with the administration of the City's CDBG-Corona Virus ("CDBG-CV") grant, including updating accomplishments and preparing for grant close-out.

- Assist City personnel with CDBG program administration
- Other HUD/CDBG-related reports, analyses, and administrative tasks as needed

EXHIBIT B

TO THIRD AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATIVE SERVICES AGREEMENT

Compensation

The proposed cost for the administrative services of the CDBG program is based on an average of 6.5 hours per week or approximately 350 hours per year. At an hourly rate of $121.25, a not-to-exceed contract amount of $39,800 is proposed. This amount includes a flat rate for preparing the Annual Action Plan ($6,750) and the CAPER ($7,750). All rates are subject to an annual revision (at a time fitting for the City's budget preparation process). The adjustment will be based on the Consumer Price Index (CPI) published by the U.S. Department of Labor Statistics.

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, Director of Public Works/City Engineer

SUBJECT: PROPOSITION 218 HEARING FOR SOLID WASTE RATE INCREASE

Recommended Actions:

1. Conduct a public hearing on the solid waste rate increases; and

2. Adopt Resolution regarding the increase to solid waste service charges.

Fiscal Impact:

There is no fiscal impact to the City. Increased disposal costs to rate payers will be included in the Franchise Solid Waste Hauler CR&R rate schedule starting in FY 2026-27.

Background:

The County, through Orange County Waste & Recycling (OCWR), operates the County-owned landfill system, including three active landfills and approximately 20 inactive sites. Since 1997, Orange County cities have participated in the Waste Disposal Agreement (WDA), which provided guaranteed landfill capacity and disposal rates of at least 10% below noncontract customers. The WDA has been amended several times, in 2004, 2009, 2015 and most recently for a one-year extension in 2025.

As the WDA neared expiration, OCWR developed the successor Waste Infrastructure System Enterprise (WISE) Agreement. The Orange County City Managers Association (OCCMA), representing cities, sanitary districts, and special districts that rely on the landfill system, coordinated review and negotiations beginning in late 2024. In 2025, OCCMA secured a one-year extension of the WDA through June 30, 2026, allowing additional time for negotiations.

OCCMA reached an agreement on a phased rate structure for the first three years of the agreement. Starting in FY 29-30, the rate includes a CPI increase.

Fiscal Year	Contract Rate
2026–27	$67.00/ton
2027–28	$74.00/ton
2028–29	$81.00/ton
2029–30	$81.00/ton + CPI

While the primary focus of the negotiations was tied to the disposal rate, OCCMA also successfully negotiated the following key provisions:

- Beginning in 2030, an annual “true-up” process that may freeze CPI adjustments depending on OCWR’s cost recovery and tonnage revenue. Cities may initiate a ‘meet and confer’ process with review by an independent consultant.
- Inclusion of review and annual notification provisions to ensure continued OCCMA participation to improve transparency and oversight of OCWR’s financial status and implementation of the WISE Agreement.
- Removal of language that would have made cities financially responsible for hauler non-payment.
- Adoption of a blended CPI index (60% Solid Waste, Water, and Sewer; 40% All Urban Consumers).
- Removal of the requirement that all residential organic waste is sent to OCWR; the County will offer optional organic waste processing services.

On April 1, 2026, the Aliso Viejo City Council approved the WISE Agreement with the County of Orange for municipal solid waste disposal rates and services. The agreement is for 10 years, through June 30, 2036, with one optional 10-year extension.

Discussion:

As a result of the WISE agreement’s new rate structure, the City’s franchise waste hauler, CR&R has proposed new solid waste service fees. Effective July 1, 2026, the increased disposal rates result in a 13.1% increase to monthly customer bills. These increases are in addition to any hauler-related cost increases associated with service.

The FY 2026-27 rate schedule, which includes both the disposal and service component increases, is set forth in Exhibit A of the attached Resolution. If adopted, the proposed monthly rates will take effect July 1, 2026. Rate increases require a Proposition 218 public hearing, which is taking place at tonight’s meeting.

Proposition 218

The City is complying with the requirements of Article XIII D of the California Constitution (Proposition 218) out of an abundance of caution. Proposition 218 requires a noticed public hearing prior to adopting new or increased charges related to property, such as solid waste collection service fees. The process requires a notice of the proposed fee to be mailed to all property owners and tenants directly responsible for the solid waste bill in the City. The notice must be mailed at least 45 days before the public hearing, and the notice for this hearing was mailed by May 2, 2026. During the 45-day period and until the close of the public hearing, property owners and tenants may protest the fee by submitting a written protest. If more than 50% of the property owners or tenants directly liable for the charges protest the fee, the City Council would be prohibited from enacting the fee change. Only one protest will count per parcel. As of the composition of this report, there has not been more than 50% of property owners protesting the rate increase.

Adjustments

The City's franchise agreement with CR&R requires that rates for the solid waste fees be adjusted annually to account for inflation and increases to disposal fees. Beginning July 1, 2027 and each July 1 thereafter, the rates for the components of the solid waste fees may be adjusted as follows: (1) fuel fees may be adjusted by an amount equal to the change in the Producer Price Index for Fuels and related products and power – Commercial natural gas for the prior calendar year, with an initial weighting of 5%; (2) disposal fees may be adjusted by the adopted WISE agreement rates with Orange County; and (3) service fees will be adjusted by an amount equal to the change in the Consumer Price Index (CPI) for All Urban Consumers, all items less food and energy index – Los Angeles-Long Beach-Anaheim, CA, not seasonally adjusted, for the prior calendar year, with an initial weighting of 84%.

Staff recommends approval of the attached Resolution, increasing the solid waste service charges due to new rate structure from the recently adopted WISE Agreement.

Attachments

1. Resolution

RESOLUTION NO. 2026- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING INCREASED SOLID WASTE SERVICE RATES AND FINDING THIS ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, CR&R Incorporated ("CR&R") presently serves the City of Aliso Viejo ("City") pursuant to an exclusive solid waste franchise agreement; and

WHEREAS, under the CR&R Franchise Agreement for Integrated Solid Waste Management Services ("Agreement"), CR&R collects, transports, processes, and disposes of all solid waste generated or accumulated within the City ("Services"); and

WHEREAS, pursuant to the Agreement, CR&R is entitled to charge rates for its services with automatic adjustments subject to the City's review; and

WHEREAS, CR&R's rates are composed of three cost categories: fuel, disposal, and service, with varying initial weightings of 5%, 11%, and 84%, respectively; and

WHEREAS, the above categories may be adjusted as follows: (1) the fuel cost category may be adjusted by an amount equal to the change in the in the Producer Price Index for Fuels and related products and power – Commercial natural gas, (2) the disposal cost category may be adjusted by the actual percentage change in the Waste Disposal Agreement gate rate set by the County, and (3) the service cost category will be adjusted by an amount equal to the change in the Consumer Price Index (CPI) for All Urban Consumers, all items less food and energy index – Los Angeles-Long Beach-Anaheim, CA, not seasonally adjusted; and

WHEREAS, the City recently entered into a Waste Infrastructure System Enterprise Agreement ("WISE Agreement") with the County of Orange ("County") to continue services previously provided under the County's Waste Disposal Agreement, such as access to the County's landfills and other facilities; and

WHEREAS, the proposed rate increases is necessary to cover inflationary adjustment to the Services including increased labor, vehicle and facility operation and maintenance costs, as well as increased costs associated with the disposal of solid waste at County; and

WHEREAS, the City has determined that it is necessary to impose increased rates for solid waste service charges (collectively herein, the "Charges"); and

WHEREAS, the amount of the Charges will not exceed the funds required to provide the services for which the Charges are imposed, and will be used exclusively for the provision of the City's integrated solid waste management services; and

WHEREAS, the Charges are equitable to all customer classes; and

WHEREAS, the amount of the Charges will not exceed the proportional cost of the service attributable to each parcel upon which they are proposed for imposition; and

WHEREAS, the Charges will not be imposed on a parcel unless the service for which such Charge is imposed, is actually used by, or immediately available to, the owner of the parcel; and

WHEREAS, article XIII D, section 6 of the California Constitution ("Article XIII D") requires that prior to imposing any increase to the Charges, the City shall provide written notice ("Notice") by mail of the proposed increased Charges to the record owner of each parcel upon which the Charges are proposed for imposition and any tenant directly liable for payment of the Charges, the amount of the Charges proposed to be imposed on each parcel, the basis upon which the Charges were calculated, the reason for the Charges, and the date time and location of a public hearing ("Hearing") on the proposed Charges; and

WHEREAS, pursuant to Article XIII D such Notice is required to be provided to the affected property owners and any tenant directly liable for the payment of the Charges not less than forty-five (45) days prior to the Hearing on the proposed Charges; and

WHEREAS, the Notice was mailed in accordance with Article XIII D; and

WHEREAS, the Hearing was held on this day, June 17, 2026; and

WHEREAS, at the Hearing the City Council heard and considered all oral testimony, written materials, and written protests concerning the establishment and imposition of the proposed rate increases for the Charges, and at the close of the Hearing the City did not receive written protests against the establishment and imposition of the proposed rate increases for the Charges from a majority of the affected property owners subject to Charges; and

WHEREAS, the City provided Notice and conducted a Hearing in an abundance of caution and without conceding that Proposition 218 applies to privately provided solid waste service; and

WHEREAS, the City Council now desires to establish and impose the proposed Charges as set forth in Exhibit A.

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

Section 1. Incorporation of Recitals. The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein.

Section 2. Approval of Charges. The City Council hereby approves the Charges, effective July 1, 2026, for solid waste service at the maximum rates as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. Adjustments. Beginning on July 1, 2027, and each July 1 thereafter, through and including July 1, 2030, the rates for solid waste services may be adjusted annually, without a further public hearing. Pursuant to such authority, the City shall be authorized to annually increase the maximum Charges by the following: (1) fuel cost category may be adjusted by an amount equal to the change in the Producer Price Index for Fuels and related products and power – Commercial natural gas for the prior calendar year, with an initial weighting of 5%; (2) disposal cost category may be adjusted by the actual percentage change in the WDA, now WISE agreement, gate rate set by the County, with an initial weighting of 11%; and (3) service cost category will be adjusted by an amount equal to the change in the Consumer Price Index (CPI) for All Urban Consumers, all items less food and energy index – Los Angeles-Long Beach-Anaheim, CA, not seasonally adjusted, for the prior calendar year, with an initial weighting of 84%. Prior to implementing any increase in the maximum Charge as a result of the annual automatic adjustment, the City shall provide written notice of the rate increase at least thirty (30) days in advance of the effective date.

Section 4. CEQA. The City Council finds that the administration and operation of the City's solid waste services, which are to be funded by the Charges, and set forth herein, are necessary to maintain the City's existing solid waste service as described herein. Based on this finding, the City Council determines that the adoption of the Charges established by this Resolution are exempt from the requirements of the California Environmental Quality Act pursuant to section 21080(b)(8) of the Public Resources Code and Section 15273(a) of the State CEQA Guidelines. The documents and materials that constitute the record of proceedings on which these findings have been based are located at City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656. The custodian for these records is the City Clerk of the City.

Section 5. Severability. If any section, subsection, clause or phrase in this Resolution or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this Resolution or the application of such provisions to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof to any person or circumstance be held invalid.

Section 6. Conflicts. All prior actions of the City Council, including resolutions, ordinances, or parts thereof, that are inconsistent with any provision of this Resolution are hereby superseded by this Resolution to the extent of such inconsistency.

Section 7. Effective Date. This Resolution shall take immediate effect and be in full force immediately after its adoption.

Section 8. Certification. The City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Aliso Viejo, California, on this 17th day of June, 2026.

_____
Max Duncan
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF ALISO VIEJO)

I, _____, City Clerk of the City of Aliso Viejo, California, hereby certify that Resolution No. 2026-XXXX was adopted by the City Council of the City of Aliso Viejo at a regular meeting held on the 17 day of June, 2026, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
CITY CLERK

EXHIBIT A

MAXIMUM PERMITTED SERVICE RATES

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

		Currrent Rates as of 7/1/2025	13.14189% Adjustment	Proposed Rates 7/1/2026
Single Family Residential Cart Service				
35/65-gallon carts (choice of 35 or 65 gallon)				
set of 3 (refuse, recycle, green waste)		$25.51	$3.35	$28.86
Residential Senior Citizen Rate (35 or 65 gallon) 10% discount		$22.96	$3.02	$25.97
Additonal containers:				
second refuse cart, 35 gallon		$6.31	$0.83	$7.14
second refuse cart, 65 gallon		$6.64	$0.87	$7.51
third or more refuse carts, 35 gallon		$6.31	$0.83	$7.14
third or more refuse carts, 65 gallon		$6.79	$0.89	$7.68
second additional green waste cart		no charge		no charge
third or more green waste carts, 35 gallon		$5.83	$0.77	$6.60
third or more green waste carts, 65 gallon		$5.84	$0.77	$6.61
third or more green waste carts, 90 gallon		$5.87	$0.77	$6.64
second additional recycle cart		no charge		no charge
third or more recycle carts, 35/65 gallon		$5.00	$0.66	$5.66
Residential Additional Pick up		$22.99	$3.02	$26.01
Single Family Dwelling Bulky Item On-Call				
For each Bulky Item - up to four (4) items		$30.83	$4.05	$34.88
Multi-Family Cart Service in lieu of bins (Monthly) with Universal Waste				
35 gallon set of 2 (refuse and recycle)		$23.02	$3.03	$26.05
65 gallon set of 2 (refuse and recycle)		$23.02	$3.03	$26.05
Commercial Cart Service in lieu of bins (Monthly)				
65 or 95 gallon set of 2 (refuse and recycle)		$34.22	$4.50	$38.72
second refuse cart, 65 or 95 gallon		$12.59	$1.65	$14.24
third or more additional refuse carts, 65 or 95 gallon		$17.59	$2.31	$19.90
third or more additional recycle carts, 65 or 95 gallon		$9.96	$1.31	$11.27
Commerical Refuse Bins: Rate Per Bin (Monthly)				
1 x p/wk	2yd	$104.93	$13.79	$118.72
2 x p/wk	2yd	$175.86	$23.11	$198.97
3 x p/wk	2yd	$246.81	$32.44	$279.25
4 x p/wk	2yd	$322.01	$42.32	$364.33
5 x p/wk	2yd	$392.94	$51.64	$444.58
6 x p/wk	2yd	$463.88	$60.96	$524.84
1 x p/wk	2yd Locking	$121.04	$15.91	$136.95
2 x p/wk	2yd Locking	$208.07	$27.34	$235.41
3 x p/wk	2yd Locking	$295.15	$38.79	$333.94
4 x p/wk	2yd Locking	$386.46	$50.79	$437.25
5 x p/wk	2yd Locking	$473.51	$62.23	$535.74
6 x p/wk	2yd Locking	$560.58	$73.67	$634.25

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

			13.14189%	
		Currrent Rates as of 7/1/2025	Adjustment	Proposed Rates 7/1/2026
1 x p/wk	3yd	$149.89	$19.70	$169.59
2 x p/wk	3yd	$251.24	$33.02	$284.26
3 x p/wk	3yd	$352.58	$46.34	$398.92
4 x p/wk	3yd	$460.00	$60.45	$520.45
5 x p/wk	3yd	$561.35	$73.77	$635.12
6 x p/wk	3yd	$662.70	$87.09	$749.79
1 x p/wk	3yd Locking	$166.02	$21.82	$187.84
2 x p/wk	3yd Locking	$283.44	$37.25	$320.69
3 x p/wk	3yd Locking	$400.92	$52.69	$453.61
4 x p/wk	3yd Locking	$524.48	$68.93	$593.41
5 x p/wk	3yd Locking	$641.92	$84.36	$726.28
6 x p/wk	3yd Locking	$759.40	$99.80	$859.20
1 x p/wk	3yd Compactor	$292.71	$38.47	$331.18
2 x p/wk	3yd Compactor	$483.58	$63.55	$547.13
3 x p/wk	3yd Compactor	$674.52	$88.64	$763.16
4 x p/wk	3yd Compactor	$865.40	$113.73	$979.13
5 x p/wk	3yd Compactor	$1,056.28	$138.82	$1,195.10
6 x p/wk	3yd Compactor	$1,247.20	$163.91	$1,411.11
1 x p/wk	4yd	$199.85	$26.26	$226.11
2 x p/wk	4yd	$334.97	$44.02	$378.99
3 x p/wk	4yd	$470.10	$61.78	$531.88
4 x p/wk	4yd	$613.33	$80.60	$693.93
5 x p/wk	4yd	$748.45	$98.36	$846.81
6 x p/wk	4yd	$883.58	$116.12	$999.70
1 x p/wk	4yd Locking	$216.29	$28.42	$244.71
2 x p/wk	4yd Locking	$367.86	$48.34	$416.20
3 x p/wk	4yd Locking	$519.42	$68.26	$587.68
4 x p/wk	4yd Locking	$679.06	$89.24	$768.30
5 x p/wk	4yd Locking	$830.64	$109.16	$939.80
6 x p/wk	4yd Locking	$982.18	$129.08	$1,111.26
1 x p/wk	4yd Compactor	$390.30	$51.29	$441.59
2 x p/wk	4yd Compactor	$644.81	$84.74	$729.55
3 x p/wk	4yd Compactor	$899.32	$118.19	$1,017.51
4 x p/wk	4yd Compactor	$1,170.77	$153.86	$1,324.63
5 x p/wk	4yd Compactor	$1,425.31	$187.31	$1,612.62
6 x p/wk	4yd Compactor	$1,679.83	$220.76	$1,900.59
MultiFamily Residential Refuse Bins: Rate Per Bin (Monthly) with Universal Waste				
1 x p/wk	3yd	$153.10	$20.12	$173.22
2 x p/wk	3yd	$257.67	$33.86	$291.53
3 x p/wk	3yd	$362.27	$47.61	$409.88
4 x p/wk	3yd	$472.90	$62.15	$535.05
5 x p/wk	3yd	$577.48	$75.89	$653.37

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

			13.14189%	
		Currrent Rates as of 7/1/2025	**Adjustment**	**Proposed Rates 7/1/2026**
6 x p/wk	3yd	$682.04	$89.63	$771.67

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

			13.14189%	
		Currrent Rates as of 7/1/2025	Adjustment	Proposed Rates 7/1/2026
1 x p/wk	4yd	$204.14	$26.83	$230.97
2 x p/wk	4yd	$343.57	$45.15	$388.72
3 x p/wk	4yd	$483.02	$63.48	$546.50
4 x p/wk	4yd	$630.56	$82.87	$713.43
5 x p/wk	4yd	$769.97	$101.19	$871.16
6 x p/wk	4yd	$909.40	$119.51	$1,028.91
Commercial & Multi-family Recycling Bins: Rate Per Bin (Monthly)				
1 x p/wk	3yd	$83.89	$11.02	$94.91
2 x p/wk	3yd	$134.22	$17.64	$151.86
3 x p/wk	3yd	$201.36	$26.46	$227.82
4 x p/wk	3yd	$268.46	$35.28	$303.74
5 x p/wk	3yd	$335.61	$44.11	$379.72
6 x p/wk	3yd	$402.72	$52.93	$455.65
1 x p/wk	4yd	$109.07	$14.33	$123.40
2 x p/wk	4yd	$174.49	$22.93	$197.42
3 x p/wk	4yd	$261.77	$34.40	$296.17
4 x p/wk	4yd	$348.99	$45.86	$394.85
5 x p/wk	4yd	$436.28	$57.34	$493.62
6 x p/wk	4yd	$523.52	$68.80	$592.32
Contaminated		$80.45	$10.57	$91.02
Commercial & Multi-family Additional Services				
Locking Bins - installation		$36.71	$4.82	$41.53
3yd / 4yd Compactor - Additional pick-up		$188.45	$24.77	$213.22
3yd-Bin Overflow/extra dumps-Mixed Waste Charge Per Occurance		$79.53	$10.45	$89.98
3yd-Bin Overflow/extra dumps-with lock Charge Per Occurance		$82.58	$10.85	$93.43
3yd-Bin Overflow/extra dumps-Recycling Charge Per Occurance		$63.13	$8.30	$71.43
2 or 3yd Bin Overflow/extra dumps-Organics Charge Per Occurance		$114.66	$15.07	$129.73
4yd-Bin Overflow/extra dumps-Mixed Waste Charge Per Occurance		$106.08	$13.94	$120.02
4yd-Bin Overflow/extra dumps-with lock Charge Per Occurance		$109.11	$14.34	$123.45
4yd-Bin Overflow/extra dumps-Recycling Charge Per Occurance		$63.13	$8.30	$71.43
Commercial Food Scrap Organic Rates (Monthly)				
1 x p/wk	35-gallon cart	$62.64	$8.23	$70.87
2 x p/wk	35-gallon cart	$124.44	$16.35	$140.79
3 x p/wk	35-gallon cart	$186.67	$24.53	$211.20
4 x p/wk	35-gallon cart	$248.90	$32.71	$281.61
5 x p/wk	35-gallon cart	$311.13	$40.89	$352.02
6 x p/wk	35-gallon cart	$373.34	$49.06	$422.40
1 x p/wk	65-gallon cart	$88.47	$11.63	$100.10
2 x p/wk	65-gallon cart	$175.81	$23.10	$198.91
3 x p/wk	65-gallon cart	$263.73	$34.66	$298.39
4 x p/wk	65-gallon cart	$351.62	$46.21	$397.83
5 x p/wk	65-gallon cart	$439.52	$57.76	$497.28

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

			13.14189%	
		Currrent Rates as of 7/1/2025	Adjustment	Proposed Rates 7/1/2026
6 x p/wk	65-gallon cart	$527.42	$69.31	$596.73

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

			13.14189%	
		Currrent Rates as of 7/1/2025	Adjustment	Proposed Rates 7/1/2026
1 x p/wk	2yd	$429.49	$56.44	$485.93
2 x p/wk	2yd	$777.30	$102.15	$879.45
3 x p/wk	2yd	$1,125.12	$147.86	$1,272.98
4 x p/wk	2yd	$1,472.95	$193.57	$1,666.52
5 x p/wk	2yd	$1,820.77	$239.28	$2,060.05
6 x p/wk	2yd	$2,168.58	$284.99	$2,453.57
1 x p/wk	2yd locking lid	$445.60	$58.56	$504.16
2 x p/wk	2yd locking lid	$809.51	$106.38	$915.89
3 x p/wk	2yd locking lid	$1,173.48	$154.22	$1,327.70
4 x p/wk	2yd locking lid	$1,537.39	$202.04	$1,739.43
5 x p/wk	2yd locking lid	$1,901.33	$249.87	$2,151.20
6 x p/wk	2yd locking lid	$2,265.27	$297.70	$2,562.97
Multi-Family Food and Green Waste, or Green Waste Only (Monthly)				
1 x p/wk	35-gallon cart	$50.51	$6.64	$57.15
2 x p/wk	35-gallon cart	$100.30	$13.18	$113.48
3 x p/wk	35-gallon cart	$150.46	$19.77	$170.23
4 x p/wk	35-gallon cart	$200.61	$26.36	$226.97
5 x p/wk	35-gallon cart	$250.76	$32.95	$283.71
6 x p/wk	35-gallon cart	$300.92	$39.55	$340.47
1 x p/wk	65-gallon cart	$67.57	$8.88	$76.45
2 x p/wk	65-gallon cart	$134.16	$17.63	$151.79
3 x p/wk	65-gallon cart	$201.25	$26.45	$227.70
4 x p/wk	65-gallon cart	$268.32	$35.26	$303.58
5 x p/wk	65-gallon cart	$335.40	$44.08	$379.48
6 x p/wk	65-gallon cart	$402.48	$52.89	$455.37
1 x p/wk	2yd	$311.26	$40.91	$352.17
2 x p/wk	2yd	$540.85	$71.08	$611.93
3 x p/wk	2yd	$770.46	$101.25	$871.71
4 x p/wk	2yd	$1,000.06	$131.43	$1,131.49
5 x p/wk	2yd	$1,229.65	$161.60	$1,391.25
6 x p/wk	2yd	$1,459.25	$191.77	$1,651.02
1 x p/wk	3 yd	$466.88	$61.36	$528.24
2 x p/wk	3 yd	$811.28	$106.62	$917.90
3 x p/wk	3 yd	$1,155.68	$151.88	$1,307.56
4 x p/wk	3 yd	$1,500.08	$197.14	$1,697.22
5 x p/wk	3 yd	$1,844.47	$242.40	$2,086.87
6 x p/wk	3 yd	$2,188.87	$287.66	$2,476.53

CITY OF ALISO VIEJO
SOLID WASTE COLLECTION RATE SCHEDULE

		Currrent Rates as of 7/1/2025	13.14189% Adjustment	Proposed Rates 7/1/2026
Permanent Rolloff Boxes Refuse Rates (rates are per pull)				
Drop-off box - plus actual landfill fee		$290.72	$38.21	$328.93
Drop-off box - plus actual processing fee		$308.16	$40.50	$348.66
Drop-off box-Source Separated	Flat rate	$415.35	$54.58	$469.93
Compactor - plus actual landfill fee		$323.96	$42.57	$366.53
Compactor - plus actual processing fee		$353.53	$46.46	$399.99
Processing Fee	per ton	$69.15	$9.09	$78.24
Green waste Fee	per ton	$38.92	$5.11	$44.03
AD Processing Fee	per ton	$116.68	$15.33	$132.01
Clean-up Bins				
Clean-up Bin Weekly rental		$173.87	$22.85	$196.72
Clean-up Bin Weekly-recycling		$124.11	$16.31	$140.42
Clean-up Bin over weight additional charge		$86.44	$11.36	$97.80
3 yd bin after 7 days (rental)	per day	$7.21	$0.95	$8.16
Clean-up Bin trip charge		$72.03	$9.47	$81.50

ALISO VIEJO

Solid Waste Service Rates

Proposition 218 Hearing

Waste Disposal Agreement

- Solid Waste that isn’t recycled is disposed of at County landfill facilities
- Waste Disposal Agreement implemented in 1997 to provide reduced rates for contract customers
  - $43.76 compared with $67.76
- After several amendments (2004, 2009, 2015, 2025) the WDA expires June 30th

Waste Infrastructure System Enterprise (WISE) Agreement

- OC City Managers Association negotiated terms proposed by the County in the new WISE Agreement
- Council approved WISE Agreement April 1st
- New rate structure increased per ton disposal fees paid by contract customers at the landfill facilities
  - $43.76 to $67.00
- Public (non-contract) rate will be at least 10% higher

Solid Waste Service Rates

- CR&R reviewed and accepted the terms of the WISE Agreement
- Residential collection rates in FY 26-27 will increase 13.1% ($3.35/mo)
- Aliso Viejo residential rates before and after the increase are slightly below the County average

Future Solid Waste Service Rates

- Future adjustments based upon
  - Fuel rates
  - CPI
  - Disposal fees
    - FY 26-27 - $67.00
    - FY 27-28 - $74.00
    - FY 28-29 - $81.00
    - Future - $81.00 plus CPI

Questions

City of Aliso Viejo
AGENDA ITEM

DATE: June 17, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: PUMP TRACK PROJECT

Recommended Actions:

1. Provide direction to staff on the approval or disapproval of the Pump Track Capital Improvement Project initially proposed by Mayor Max Duncan for Fiscal Year 2026-27. Approval of the project would include the following:
    a. Staff working with Aliso Viejo Community Association (AVCA) to obtain approval for a location and a land-use agreement for the construction and operation of a pump track.
    b. Staff undergoing the purchasing process for the design and construction of the pump track, which may include using a cooperative purchasing agreement. Contracts for the design and construction of the project will be brought to City Council for approval.

Fiscal Impact:

If the project is approved, the City Council has already allocated $824,802 for the project from park-in-lieu fees for Fiscal Year 2026-27. So, there is no additional fiscal impact at this time with this action. However, if any additional funds are required for the project, staff will bring it back to the City Council for approval.

Background:

At the September 17, 2025, City Council meeting, Mayor Duncan introduced a community youth presentation and discussion to build a pump track in the City. The City Council subsequently approved the creation of a Pump Track Ad-Hoc Committee comprised of Mayor Duncan and Councilmember Zandbergen.

On October 1, 2025, the City Council approved the use of the City's indicia as it relates to email signatures and presentations related to the activities of the Pump Track Ad-Hoc Committee.

On March 18, 2026, the City Council directed staff to begin a feasibility analysis for the development and construction of a pump track. Council also authorized the appropriation of approximately $824,802 in anticipated park in-lieu fees to the fiscal year 2026-27 Capital Improvement Plan budget.

Discussion:

To determine feasibility of the development of a pump track in the City, Staff began initial analysis in the following areas: funding, location, liability, maintenance, and operations.

Funding

The City anticipates receiving a total of $824,802 in park in-lieu fees from the 61-unit residential project located at 95 Argonaut. Chapter 14.16 of the Aliso Viejo Municipal Code ("AVMC") authorizes the collection and expenditure of park dedication and in-lieu fees for park and recreational purposes. The ordinance broadly defines "park and recreational facilities" to include public improvements necessary to develop, improve, or rehabilitate land and facilities for recreational purposes, including bicycle facilities and other recreational improvements. As a result, the proposed pump track would qualify as a recreational facility and bicycle facility within the meaning of Chapter 14.16.

In addition, Chapter 14.16 expressly recognizes that qualifying parks may be owned, operated, and maintained by either a public agency or a private association. AVMC therefore contemplates recreational facilities that are not necessarily located on City-owned land. Based on the language of Chapter 14.16, a publicly accessible pump track located on AVCA property is reasonably considered a qualifying park and recreational facility.

Park in-lieu fees are restricted to capital improvements and/or the acquisition and development of parkland or recreational facilities. Fees cannot be used for ongoing park maintenance, staffing, or operational costs. In general, public funds cannot be used for private property, and the use of in-lieu park-fee funds requires that the pump track be open and accessible to the general public.

Since the California Constitution prohibits gifts of public funds and even though AVCA parks are private property, Council can consider the construction of a pump track on private land a public benefit. The City will need to obtain from AVCA a long-term property interest sufficient to protect the public investment of funds and ensure public access. The City and AVCA will need to enter into an agreement for a recreational easement, long-term lease, or similar property interest.

Location

As part of the requested due diligence by City Council, staff has initially looked at the three locations: Aliso Canyon Community Park, Canyon View Park, and Woodfield Park. All three are AVCA owned and operated parks and would be subject to AVCA Board

approval and any Covenants, Conditions, and Restrictions (CC&Rs) on the location, which still requires review. Staff had preliminary discussions with AVCA staff about the use of AVCA property for the project. AVCA communicated interest in a partnership with the City for the construction of a pump track. However, because the project has not formally been approved by the City Council yet, no specific park location has been finalized yet. AVCA has expressed a desire for the City to officially submit a proposal to use one of their parks for a city-owned pump track to start the process in collaborating with the City. Staff will move forward with this action if City Council provides approval of the project during tonight's meeting. Moreover, if directed by City Council, staff will work with AVCA on the final selection of a park along with an agreement for recreational easement, long-term lease, or similar property interest.

Liability

Staff received input from both the City Attorney's Office and the City's insurance provider, California Joint Powers Insurance Authority (CJPIA), regarding any liability that the City may have by constructing and owning a pump track. Government Code Section 831.7 grants certain immunity to cities from lawsuits arising from "hazardous recreational activities," which are defined to include "bicycle racing or jumping" and "bicycle motocross" on public property.

According to CJPIA, the City would not be exposed to any additional liability coverage-specific issue, and the pump track would generally be treated as another City-owned recreational facility. CJPIA has advised that from a risk management perspective, the City would need to ensure that design, construction, inspection, and maintenance of the facility does not expose residents or visitors to a potentially dangerous condition of property. As part of all agreements, Staff will ensure the construction contract includes applicable indemnification language and insurance requirements.

Also, the pump track would not automatically increase the City's general liability premiums because premiums are generally tied to payroll, loss experience, and other factors, and not the addition of a single facility. The new pump track, however, would be added to the City's property schedule to protect the facility from damage at an additional cost of approximately $1,260 per year.

Maintenance

Staff contacted the cities of Temecula and San Clemente regarding the maintenance of their existing pump tracks. According to both cities, annual maintenance has been minimal and the cost (approximately $2,000 to $10,000) absorbed within their existing park maintenance budgets. However, since Aliso Viejo does not have dedicated park maintenance staff, the work would need to be contracted. Staff estimates that contracting out routine maintenance would be approximately $12,000 annually for the pump track. Maintenance consists of regular inspections, debris removal, and minor surface patching or sealing. Costs may increase depending on the surrounding landscape and other amenities provided near or at the pump track location. The Orange County Mountain Bike

Association has expressed interest in providing an annual contribution to the City to pay for these annual maintenance costs. So, there is a possibility that the City will not incur any maintenance costs if these donations come to fruition.

Operations

Staff found that many pump tracks are not staffed; however, some cities have park patrol staff who may monitor parks for their cities, open and close facilities if needed, and respond to calls for service. Staff's recommendation is that the pump track would not be staffed and would be open dawn to dusk, seven days a week. However, hours of operations, security, lighting, special events, and other operational activities, may depend on the agreement with AVCA.

Next Steps

As mentioned, in order to move forward with the project, the City will need approval from AVCA for a pump track location and a land-use agreement that would address public access rights, maintenance responsibilities, insurance and indemnity obligations, operational control, and the disposition of improvements upon expiration or termination of the agreement. This process may take several months to complete, as there could be other unforeseen factors that come into play, such as AVCA's CC&Rs and site related mitigation/preparation or environmental issues.

Once everything is finalized with AVCA, staff will move forward with the Capital Improvement Project process, which includes completing all design work and construction. Because there are contractors that participate in cooperative purchasing agreements via Sourcewell who have designed and built several successful pump tracks in the Southern California region, there is the opportunity to utilize those cooperative purchasing agreements and forego a public bidding process, which is allowed per AVCM 3.02.090. Staff will analyze this when the time comes and proceed accordingly. The contract(s) for the design and construction of the pump track will be brought to the City Council for approval at a future meeting.

With the requested due diligence completed, staff is now seeking City Council direction on whether or not to proceed with the Pump Track as a Capital Improvement Project for FY 2026-27.

Attachment:

1. Presentation

ALISO VIEJO

Pump Track Update

City Council Meeting

June 9, 2026

THE ASK...

City Council provide direction to staff whether or not to move forward with the Pump Track Project as a Capital Improvement Project for FY 2026-27

Background

- September 17, 2025
  - Concept of Pump Track in Aliso Viejo proposed
  - Creation of Council Ad-Hoc Committee
- October 1, 2025
  - Approval of City's Indicia related to Ad-Hoc activities
- March 18, 2026
  - Authorized staff to begin feasibility analysis ("due diligence")
  - Earmarked $824,802 in anticipated park in-lieu fees for FY 2026-27 Budget

Funding Considerations

- Park-in-lieu Fees
  - Capital improvements
  - Excludes staffing, maintenance, and operating costs

- Chapter 14.16 of AVMC
  - Authorizes collection of park in-lieu fees
  - Park and recreational facilities
  - Recognizes that parks may be owned by private association

Funding Considerations

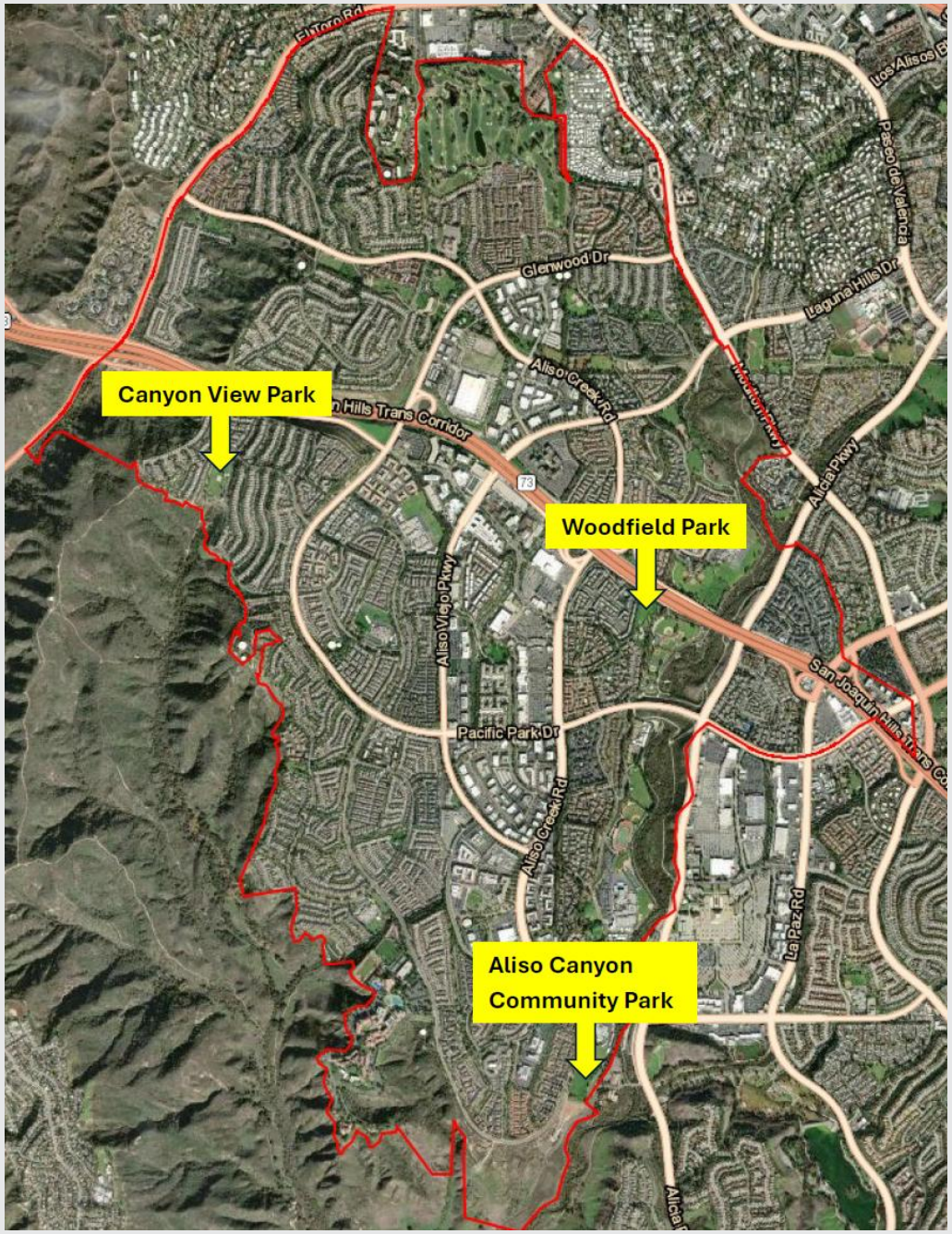
- Gift of Public Funds
  - Public Benefit
  - Continued public access
  - Recreation, youth activities, public health, and community services

- AVCA Agreement
  - Long-Term Property Interest
    - Recreational Easement
    - Long-term Lease

Possible Locations Examined

- Aliso Canyon Community Park
- Canyon View Park
- Woodfield Park

- AVCA Parks - subject to approval and agreement
  - Other potential unforeseen issues may impact location selection



Liability

- Government Code Section 831.7
  - Immunity provided to cities from lawsuits arising from “hazardous recreational activities”

- Health and Safety Code Section 115800
  - “Skate park” immunity provided to cities for injuries arising from the use of nonmotorized bicycles, scooters, inline skates, and roller skates used in the park

Liability

- CJPIA
  - Pump track similar to other recreational facilities
  - Contract indemnification and insurance
  - Design and construction
  - Routine maintenance and inspection
  - Property Insurance – estimated $1,260 annually

Maintenance & Operations

- Maintenance
  - Inspections, debris removal, surface patching/sealing
  - Estimated contract - $12,000 annually
    - May increase depending on landscaping and other amenities
    - May be offset by donations from OCMTBA

- Operations
  - No staffing proposed
  - Dawn to Dusk, 7 days a week
  - Agreement with AVCA
    - Security, lighting, events, etc.

Future Steps (if Project Approved)

- Work with AVCA
  - Location logistics
  - Land-Use Agreement

- Proceed with purchasing process for design and construction
  - May include cooperative purchasing (“piggybacking”)

- Return to City Council for approval of contract(s) for project

In Summary

- No issues with use of park-in-lieu fees for project, even at AVCA parks
- No liability issues or concerns
- Annual maintenance is minimal, and offered to be covered via donation
- Numerous items to work out with AVCA, which may several months

THE ASK...

City Council provide direction to staff whether or not to move forward with the Pump Track Project as a Capital Improvement Project for FY 2026-27