AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, OCTOBER 15, 2025
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA

Mayor Tiffany Ackley
Mayor Pro Tem Max Duncan
Councilmember Mike Munzing
Councilmember Tim Zandbergen

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.

MITZI ORTIZ	SCOTT C. SMITH	KATHY BAILOR
CITY MANAGER	CITY ATTORNEY	INTERIM CITY CLERK

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

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

1. CITY COUNCIL APPOINTMENT:

1.1 FILLING CITY COUNCIL VACANCY

Recommended Action:

1. Receive nomination(s) for eligible District 3 registered voters to fill the City Council Vacancy created by the resignation of former Councilmember Richard Hurt.
2. If desired, make an appointment to the District 3 City Council seat through November 2026, when a special election will be held to fill the remainder of Councilmember Hurt's term.

Staff Report

2. SPECIAL PRESENTATIONS:

2.1 BUSINESS OF THE MONTH - NASUNG DONKASU

3. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

4. 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.

5. 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.

5.1 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 ready by title, and further reading is waived.

5.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for the October 1, 2025 Regular Meeting.

Draft Minutes - October 1, 2025 Regular Meeting

5.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between September 12, 2025, and September 25, 2025, in the amount of $796,981.85.

Staff Report

Attachment 1 - Accounts Payable Report

5.4 TREASURER'S STATEMENT – AUGUST 2025

Recommended Action: Receive and file the August 2025 Treasurer's Statement.

Staff Report

Attachment 1 - August 2025 Treasurer's Statement

5.5 COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT COMPLIANCE (SB 165) REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025

Recommended Action: For City Council to accept and file the Community Facilities District No. 2005- 01 (Glenwood at Aliso Viejo) Local Agency Special Tax and Bond Accountability Act Compliance ("SB 165") Report for Fiscal Year Ended June 30, 2025.

Staff Report

Attachment 1 - SB 165 Report for Fiscal Year Ended June 30, 2025

6. PUBLIC HEARINGS: None.

7. DISCUSSION:

7.1 CONCEPT PLAN REVIEW FOR A 72-UNIT TOWNHOME COMMUNITY AT 400-700 FREEDOM LANE

Recommended Action: Conduct a public meeting to review and provide initial feedback on concept plans for the construction of a 72-unit townhome community at 400-700 Freedom Lane ("Project").

Staff Report

Attachment 1 - Site Plan

Attachment 2 - Concept Plans

Attachment 3 - Project Description

Attachment 4 - Presentation

7.2 AQUATIC CENTER POOL DECK SURFACE REHABILITATION

Recommended Action:

1. Approve Agreement Documents, Specifications, and Plans for Aquatic Center Pool Deck Rehabilitation Project;
2. Approve agreement in the amount of $252,371.40 with TrueLine Construction and Surfacing, Inc. for the Aquatic Center Pool Deck Surface Rehabilitation Project;
3. Authorize the City Manager to execute an agreement with TrueLine Construction and Surfacing, Inc.;
4. Authorize City staff to make total compensation to TrueLine Construction and Surfacing, Inc. up to $252,371.40 plus $25,237.14 (10% of the agreement amount) to allow for contingencies, totaling 277,608.54; 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 1 - Agreement

7.3 HUMMINGBIRD LANE AD HOC FOLLOW UP REPORT

Recommended Action: Direct Staff how to proceed with Hummingbird Lane traffic improvements.

Staff Report
Attachment 1 - Presentation

8. CITY MANAGER' S REPORT:

9. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

10. ADJOURNMENT:

The next regularly scheduled City Council meeting is November 5, 2025.

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

FROM: Scott C. Smith, City Attorney

SUBJECT: FILLING CITY COUNCIL VACANCY

Recommended Actions:

1. Receive nomination(s) for eligible District 3 registered voters to fill the City Council Vacancy created by the resignation of former Councilmember Richard Hurt.

2. If desired, make an appointment to the District 3 City Council seat through November 2026, when a special election will be held to fill the remainder of Councilmember Hurt's term.

Fiscal Impact:

None.

Background:

On September 19, 2025, a vacancy was created on the City Council due to the resignation of Councilmember Richard Hurt, representing District 3. Councilmember Hurt's current term expires in November 2028. Pursuant to Government Code section 36512, the City Council must act within 60 days of the effective date of the vacancy (November 19, 2025) to determine whether to fill the seat by appointment or to call a special election. At the October 1, 2025, City Council Meeting, the Council voted unanimously to receive nominations at the next regular meeting in anticipation of making an appointment.

Discussion:

At tonight's meeting, the Council may receive nominations, discuss the appointment, and/or make an appointment. Alternatively, the Council may provide further direction regarding filling the City Council vacancy.

Attachments:

None.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 1, 2025, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Ackley called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:03 p.m.

ROLL CALL

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

VACANT: COUNCILMEMBER, DISTRICT 3

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER
HONG DAO NGUYEN, ASSISTANT CITY ATTORNEY
JANET MARTINEZ, CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Councilmember Zandbergen led the pledge of allegiance.

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

None.

4. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Munzing moved and Mayor Pro Tem Duncan seconded to approve the recommended actions. Motion carried 4-0.

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 ready by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for the September 17, 2025 Special and Regular Meetings.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between August 29, 2025, and September 11, 2025, in the amount of $1,281,006.46.

5. PUBLIC HEARINGS:

None.

6. DISCUSSION:

6.1 PROCESS TO FILL CITY COUNCIL VACANCY

Assistant City Attorney HongDao Nguyen provided an overview. Staff responded to questions regarding appointment deadlines and election timelines. Council discussion ensued.

Recommended Action:
Discuss the available options for filling the vacancy and provide direction to staff. The Council may either (1) proceed with an appointment within the 60-day statutory timeframe, understanding that the appointee will serve only until the November 2026 election when a special election must be conducted for the remainder of the term, or (2) call a special election in accordance with Elections Code section 1000, with the option of conducting the election as an all-mailed ballot election if permitted under Elections Code sections 4004 and 4005.

DRAFT

Motion: Mayor Ackley moved to fill the vacancy by appointment and open an application period. Motion failed due to lack of a second.

Motion: Councilmember Munzing moved, and Mayor Pro Tem Duncan seconded, to fill the vacancy by appointment with a nomination process at the next City Council meeting. Motion carried 4-0.

6.2 EMPLOYMENT AGREEMENT FOR AN INTERIM APPOINTMENT TO THE POSITION OF CITY CLERK

City Manager Ortiz provided an overview.

Recommended Action: Adopt Resolution No. 2025-18 approving and authorizing the City Manager to execute an agreement with retired annuitant Kathy Bailor for the interim appointment to the position of City Clerk in compliance with Government Code Section 21221(h).

Motion: Councilmember Munzing moved, and Councilmember Zandbergen seconded to approve the recommended action. Motion carried 4-0.

6.3 REQUEST FOR APPROVAL TO USE CITY INDICIA AS IT RELATES TO THE ACTIVITIES OF THE NEWLY FORMED PUMP TRACK AD HOC COMMITTEE (DUNCAN) - VERBAL PRESENTATION ONLY

Mayor Pro Tem Duncan provided an overview and responded to questions regarding the context in which the City indicia would be used. Council discussion ensued.

Recommended Action: Approve the use of City indicia as it relates to the activities of the newly formed pump track ad hoc committee.

Motion: Mayor Pro Tem Duncan moved, and Councilmember Zandbergen seconded, to approve the use of City indicia for email signatures and presentations related to the activities of the pump track ad hoc committee. Motion carried 3-1, with Mayor Ackley dissenting.

7. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced Pet Fair & Vet Clinic to be held from 9:00 a.m. to 11:00 a.m. on October 4, 2025, at Aliso Viejo Ranch; Orange County Senior Summit to be held from 9:00 a.m. to 1:00 p.m. on October 10, 2025, at Aliso Viejo Ranch; Movie Night to begin at 5:30 p.m. and movie starting at 6:30 p.m. on October 10, 2025, at Aliso Viejo Ranch; and Artisans Market to be held from 11:00 a.m. to 3:00 p.m. on November 9, 2025, at Aliso Viejo Ranch.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Munzing:
- Expressed well wishes to the community
- Commented on the upcoming holiday season

Councilmember Zandbergen:
- Attended Aliso Viejo Chamber of Commerce Business Tour at Aliso Viejo Ranch
- Obtained consensus to revisit Hummingbird Lane traffic calming measures

Mayor Pro Tem Duncan:
- Obtained consensus to receive overview of Flock cameras at future meeting

Mayor Ackley:
- Attended Working Wardrobes 35th Anniversary Gala
- Participated in Aliso Viejo PTA/PTSA 3rd Annual Scavenger Hunt

9. **ADJOURNMENT:** Mayor Ackley adjourned the meeting at 7:34 p.m. to the regularly scheduled City Council meeting of October 15, 2025.

Respectfully submitted:

_____
KATHY BAILOR
INTERIM CITY CLERK

Approved by:

_____
TIFFANY ACKLEY
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

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 September 12, 2025, and September 25, 2025, in the amount of $796,981.85.

Fiscal Impact:

Expenditures in the amount of $796,981.85.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between September 12, 2025, and September 25, 2025, for $796,981.85, 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		
UNITED OF OMAHA LIFE INSURANCE CO.	OCT'25 LIFE INSURANCE	1,587.19
CHOICE BUILDER	OCT''25 DENTAL - TZ	96.90
CHOICE BUILDER	OCT'25 DENTAL - DD	145.88
CHOICE BUILDER	OCT'25 VISION - DD	24.19
CHOICE BUILDER	SEP'25 DENTAL - PC	(46.63)
CHOICE BUILDER	OCT'25 DENTAL - RH	96.90
CHOICE BUILDER	OCT'25 DENTAL INSURANCE	1,783.75
CHOICE BUILDER	OCT'25 VISION INSURANCE	274.04
CHOICE BUILDER	SEP'25 VISION - PC	(9.32)
CHOICE BUILDER	OCT'25 VISION - RH	15.03
PV MAINTENANCE INC	T7-CE-2025-00005_15 TROFELLO LN_PVM	289.50
CALPERS HEALTH	SEP'25 TZ - HEALTH PREMIUM	1,571.50
CALPERS HEALTH	SEP'25 TZ - HEALTH PREMIUM PEMCA MINIMUM	158.00
CALPERS HEALTH	AUG'25 DL - CALPERS HEALTH PREMIUM	944.34
CALPERS HEALTH	SEP'25 CALPERS HEALTH PREMIUM	29,374.76
CALPERS HEALTH	OCT'25 TZ - HEALTH PREMIUM	1,571.50
CALPERS HEALTH	OCT'25 TZ - HEALTH PREMIUM PEMCA MINIMUM	158.00
CALPERS HEALTH	OCT'25 CALPERS HEALTH PREMIUM	28,510.01
BEST BEST & KRIEGER	AUG'25 BBK CEQA & ENVIRONMENTAL (SPECIALIZED)	1,041.00
BEST BEST & KRIEGER	AUG'25 BBK APPLICANT INITIATED REIMB(AIR)-ARGONAUT	337.00
CHARLES ABBOTT ASSOC INC	AUG'25 CAA ENVIR SVCS-SHEA HOME REVIEW-R.BEIMER	435.00
RIGHT OF WAY, INC	25-02-025_5080_RIGHT OF WAY INC	2,915.00
WESTLING & ASSOCIATES	CD-2024-00032_7 PURSUIT_WESTLING AND ASSOCIATES	10,000.00
ALL OC KITCHEN & BATH	CD-2025-00043_15 MICHELANGELO_ALL OC KITCH & BATH	500.00
ROOF PRO	CD-2025-00110_16 ROSEWOOD_ROOF PRO	500.00
		82,273.54
CITY COUNCIL		
AT&T	5/17/25-6/16/25 CITY COUNCIL PHONES	191.54
AT&T	6/17/25-7/16/25 CITY COUNCIL PHONE LINES	191.52
	CITY COUNCIL TOTAL:	**383.06**
CITY MANAGER		
CALPERS HEALTH	SEP'25 PG - HEALTH PREMIUM	158.00
CALPERS HEALTH	OCT'25 PG - HEALTH PREMIUM	158.00
AT&T	5/17/25-6/16/25 CITY MANAGER PHONE	176.06
AT&T	6/17/25-7/16/25 CITY MANAGER PHONE	90.72
	CITY MANAGER TOTAL:	**582.78**
ECONOMIC DEVELOPMENT		
EFUEL LLC	APR-JUN'25 SALES TAX SUBSIDY PAYMENT	562,292.70
	ECONOMIC DEVELOPMENT TOTAL:	**562,292.70**
HUMAN RESOURCES		
UNITED OF OMAHA LIFE INSURANCE CO.	SEP'25 LIFE INSURANCE -PC	(56.77)
AT&T	5/17/25-6/16/25 HR PHONE	50.41
AT&T	6/17/25-7/16/25 HR PHONE	50.40
	HUMAN RESOURCES TOTAL:	**44.04**
CITY ATTORNEY		
BEST BEST & KRIEGER	AUG'25 NPDES NEW PERMIT (NON-RETAINER)	1,699.50
BEST BEST & KRIEGER	AUG'25 BBK SHARED-PROJECT WORK	852.55
BEST BEST & KRIEGER	AUG'25 BBK GENERAL RETAINER LEGAL SERVICES	25,792.00
	CITY ATTORNEY TOTAL:	**28,344.05**
FINANCE		
CHOICE BUILDER	OCT'25 ADMIN FEE	30.00
CALPERS RETIREMENT	GASB-68 REPORTS & SCHEDULE FEES	350.00
CALPERS HEALTH	SEP'25 CALPERS ADMIN FEE	27.69
CALPERS HEALTH	OCT'25 CALPERS ADMIN FEE	26.24

Vendor Name	Description (Item)	Amount
CLEARGOV, INC	FY 25-26 ANNUAL BUDGET BOOK SOFTWARE LICENSE	8,323.94
CLEARGOV, INC	FY 25-26 ANNUAL BUDGET BOOK SOFTWARE LICENSE	534.06
PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	JUL'25 PARS REP FEES	300.00
	FINANCE TOTAL:	**9,591.93**
INFORMATION TECHNOLOGY		
COX COMMUNICATIONS, INC	JUL-SEP'25 ACCT#8802 CH INTERNET - FIBER (600MB)	3,241.50
NEXUS IS INC	AUG'25 NETWORK SUPPORT & SECURITY	416.67
NEXUS IS INC	SEP'25 NETWORK SUPPORT & SECURITY	416.67
AT&T	5/17/25-6/16/25 FLEET COMPLETE GPS	201.92
AT&T	5/17/25-6/16/25 EOC MIFI	453.77
AT&T	5/17/25-6/16/25 CITY HALL MIFI	486.40
AT&T	5/17/25-6/16/25 EOC PHONES	109.77
AT&T	6/17/25-7/16/25 EOC MIFI	149.16
AT&T	6/17/25-7/16/25 CITY HALL MIFI	121.16
AT&T	6/17/25-7/16/25 FLEET COMPLETE GPS	202.12
AT&T	6/17/25-7/16/25 EOC PHONES	109.59
	INFORMATION TECHNOLOGY TOTAL:	**5,908.73**
NON-DEPARTMENTAL		
CINTAS CORPORATION NO. 2	SEP'25 CH & STE 200 FIRST AID MAINT & SUPPLIES	190.64
US BANK PURCHASING CARD PROGRAM	EM 8/20 BLISS CW-F150 CAR WASH	35.00
	NON-DEPARTMENTAL TOTAL:	**225.64**
C. S. ADMINISTRATION		
CALPERS HEALTH	SEP'25 DP - HEALTH PREMIUM	158.00
CALPERS HEALTH	SEP'25 HW - HEALTH PREMIUM	158.00
CALPERS HEALTH	OCT'25 DP - HEALTH PREMIUM	158.00
CALPERS HEALTH	OCT'25 HW - HEALTH PREMIUM	158.00
OCY MANAGEMENT, LLC	AUG'25 SMP R&CS CONTRIBUTION TRANSPORTATION	596.00
LAURA'S HOUSE	FY25/26 COMMUNITY ASSISTANCE GRANT-LAURA'S HOUSE	2,250.00
	C. S. ADMINISTRATION TOTAL:	**3,478.00**
IGLESIA PARK		
SO CAL EDISON	AUG'25 ACCT#7997 IGLESIA PARK ELECTRICITY	37.76
	IGLESIA PARK TOTAL:	**37.76**
IGLESIA BUILDING		
TEAM ONE MANAGEMENT SERVICES	SEP'25 IGLESIA JANITORIAL SERVICES	1,244.00
ZAPP PEST MANAGEMENT	JUL'25 PEST CONTROL SERVICES IGLESIA	75.00
ZAPP PEST MANAGEMENT	AUG'25 PEST CONTROL SERVICES IGLESIA	75.00
SO CAL EDISON	AUG'25 ACCT#7997 IGLESIA PARK BLDG ELECTRICITY	2,028.47
US BANK PURCHASING CARD PROGRAM	EM 7/29 HOMEDEPOT-IGLESIA BUILDING SUPPLIES & TOOL	51.43
	IGLESIA BUILDING TOTAL:	**3,473.90**
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	JUL'25 ELEMENTARY & TEEN KEYSTONE PROGRAM	20,000.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**20,000.00**
PLANNING		
CALPERS HEALTH	SEP'25 MF - HEALTH PREMIUM	158.00
CALPERS HEALTH	OCT'25 MF - HEALTH PREMIUM	158.00
US BANK PURCHASING CARD PROGRAM	SK 9-18 PDAOC DIRECTORS MEETING 10/29	30.00
	PLANNING TOTAL:	**346.00**
BUILDING		
US BANK PURCHASING CARD PROGRAM	SK 9-04 CALBO TRAINING - 10/27-10/30 SW	520.00
US BANK PURCHASING CARD PROGRAM	SK 9-04 CALBO TRAINING - 10/27-10/30 CN	215.00
US BANK PURCHASING CARD PROGRAM	SK 9-04 CALBO TRAINING - 9/29-10/02 CN	215.00
US BANK PURCHASING CARD PROGRAM	SK 9-08 MANHATTAN STITCHING - UNIFORM	414.19
	BUILDING TOTAL:	**1,364.19**
CODE ENFORCEMENT		
US BANK PURCHASING CARD PROGRAM	SK 9-08 EXTRA SPACE STORAGE-CODE ENFORCEMENT	729.20
	CODE ENFORCEMENT TOTAL:	**729.20**
ENGINEERING (GENERAL)		
QUANG LE	10/08-10/11/25 ASCE CONVENTION FLIGHT - QL	316.97
PV MAINTENANCE INC	AUG'25 PVM MAINTENANCE - J01P28 OUTFALL PUMP	7,000.00
QUANG LE	10/08-10/11/25 ASCE CONVENTION REGISTRATION - QL	1,245.00
AT&T	5/17/25-6/16/25 PUBLIC WORKS TABLETS	120.72
AT&T	6/17/25-7/16/25 PUBLIC WORKS TABLETS	120.72

Vendor Name	Description (Item)	Amount
COUNTY OF ORANGE	FY25-26 NPDES WQ IMPLEMENTATION_COUNTY OF ORANGE	970.44
COUNTY OF ORANGE	FY25-26 #105 J01P28 OUTFALL_EASEMENT_CNTY OF ORANG	3,200.00
QUANG LE	SEP'25 SOUTH OCC ENG MEETING REIMB - QL	36.00
	ENGINEERING (GENERAL) TOTAL:	**13,009.85**
STREET MAINTENANCE		
US BANK PURCHASING CARD PROGRAM	EM 7/31 HOMEDEPOT-STREETS MATLS FOR GRAFFITI	155.41
US BANK PURCHASING CARD PROGRAM	EM 7/30 HOMEDEPOT-STREETS CURB PAINTING MATLS	59.22
US BANK PURCHASING CARD PROGRAM	EM 8/08 HOMEDEPOT-STREETS ABSORBENT FOR GAS SPILL	25.80
	STREET MAINTENANCE TOTAL:	**240.43**
	GENERAL FUND TOTAL:	**732,325.80**
102 - GEN. FD-CITY HALL		
NON-DEPARTMENTAL		
TEAM ONE MANAGEMENT SERVICES	SEP'25 CH JANITORIAL SERVICES	3,460.00
ZAPP PEST MANAGEMENT	JUL'25 PEST CONTROL SERVICES CH	75.00
ZAPP PEST MANAGEMENT	AUG'25 PEST CONTROL SERVICES CH	75.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	SEP'25 T-8 LED'S FOR OFFICES - CH	234.36
FOSTERS' GARDENS INC	SEP'25 CH INTERIOR PLANT MAINTENANCE	115.00
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'25 CH MASTER HOA FEES	1,877.94
	NON-DEPARTMENTAL TOTAL:	**5,837.30**
	GEN. FD-CITY HALL TOTAL:	**5,837.30**
103 - GF-AV RECREATION SERVICES		
MELISSA BURCKLE	REC1 USER CREDIT - MELISSA BURCKLE	22.22
TERI PAY	REC1 USER CREDIT - TERI PAY	2.00
RAQUEL SCARDINA	SEP'25 REC1 REFUND-RAQUEL SCARDINA_COOKING ACADEMY	5.00
RAQUEL SCARDINA	SEP'25 REC1-RAQUEL SCARDINA__CHEM KIDZ	(5.00)
RAQUEL SCARDINA	SEP'25 REC1-RAQUEL SCARDINA_CHEM KIDZ	(10.00)
RAQUEL SCARDINA	SEP'25 REC1 REFUND-RAQUEL SCARDINA_COOKING ACADEMY	10.00
RAQUEL SCARDINA	SEP'25 REC1-RAQUEL SCARDINA_REG-CHEM KIDZ	(120.00)
RAQUEL SCARDINA	SEP'25 REC1 REFUND-RAQUEL SCARDINA_COOKING ACADEMY	135.00
		39.22
RECREATION SERVICES		
BLUETRITON BRANDS INC	SEP'25 AVR BOTTLED WATER SERVICE	166.84
MANHATTAN STITCHING COMPANY INC	2026 SUMMER CITY DAY CAMP SHIRTS	3,036.40
ZAPP PEST MANAGEMENT	JUL'25 PEST CONTROL SERVICES AVR	95.00
ZAPP PEST MANAGEMENT	AUG'25 PEST CONTROL SERVICES AVR	95.00
AT&T	5/17/25-6/16/25 REC TABLET	40.24
AT&T	5/17/25-6/16/25 REC PHONE LINES	90.72
AT&T	6/17/25-7/16/25 REC PHONE LINES	90.72
AT&T	6/17/25-7/16/25 REC TABLET	40.24
FOSTERS' GARDENS INC	SEP'25 AVR INTERIOR PLANT MAINTENANCE	110.00
KIMBERLY KRANTZ	FALL2025-ATN090 POETRY-4 PARTICIPANTS	132.00
L & O ALISO VIEJO, LLC	FALL2025-ATN196 PICKLE BALL/ATN161SOUND BATH-4 PAR	178.50
MUSIC MOVES ACADEMY INC	FALL2025-ATN018/ATN019 MUSIC-11 PARTICIPANTS	99.00
L & O ALISO VIEJO, LLC	FALL2025-ATN210 HIDDEN GEM-2 PARTICIPANTS	28.00
JENNIFER BALES	FALL2025-ATN017 STORYTIME-3 PARTICIPANTS	45.00
L & O ALISO VIEJO, LLC	FALL2025-ATN096 CPR/ATN200 PICKLEBALL-3 PARTICIPAN	112.00
AARON FLORA	AUG '25 RENEWABLE FARMS	13,953.01
	RECREATION SERVICES TOTAL:	**18,312.67**
	GF-AV RECREATION SERVICES TOTAL:	**18,351.89**
203 - GAS TAX		
STREET MAINTENANCE		
BEAR ELECTRICAL SOLUTIONS INC	AUG'25 TRAFFIC SIGNAL MAINTENANCE RESPONSE	10,598.00
BEAR ELECTRICAL SOLUTIONS INC	AUG'25 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
SAN DIEGO GAS & ELECTRIC	AUG'25 ST LIGHTS & TRAFFIC CTRLRS	2,957.00
SO CAL EDISON	AUG'25 ACCT#2125 GS1 MEDIAN ELECTRICITY	57.00
	STREET MAINTENANCE TOTAL:	**16,837.90**
	GAS TAX TOTAL:	**16,837.90**

Vendor Name	Description (Item)	Amount
204 - MEASURE M		
GEN-MEASURE M		
OCY MANAGEMENT, LLC	AUG'25 M2 FUND TRANSPORTATION SVC	2,384.00
	GEN-MEASURE M TOTAL:	**2,384.00**
	MEASURE M TOTAL:	**2,384.00**
215 - PUBLIC SAFETY GRANTS		
LAW ENFORCEMENT-OTHER		
COUNTY OF ORANGE	AUG'25 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
	LAW ENFORCEMENT-OTHER TOTAL:	**1,500.00**
	PUBLIC SAFETY GRANTS TOTAL:	**1,500.00**
231 - OTHER GRANTS		
OTHER GRANTS		
LAURA'S HOUSE	AUG'25 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,611.00
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'25 35 PLAYA CIR MASTER HOA FEES	141.55
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'25 38 COLONIAL WAY HOA FEES	155.86
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'25 89 PLAYA CIR MASTER HOA FEES	141.55
	OTHER GRANTS TOTAL:	**2,049.96**
	OTHER GRANTS TOTAL:	**2,049.96**
241 - TECHNOLOGY FUND		
GEN-TECHNOLOGY GRANTS		
CITY OF MISSION VIEJO	FY25-26 SOUTH COUNTY SPORTSZONE	12,078.98
	GEN-TECHNOLOGY GRANTS TOTAL:	**12,078.98**
	TECHNOLOGY FUND TOTAL:	**12,078.98**
261 - CITY FAC.-AQUATIC CENTER		
MARK SMITH	REC1 AQ CTR FEES REFUND_MARK SMITH	227.71
CORNELIA KULL	REC1 AQ CTR FEE REFUND_CORNELIA KULL	377.00
		604.71
GEN-AQUATIC CENTER		
ZAPP PEST MANAGEMENT	JUL'25 PEST CONTROL SERVICES AQC	75.00
ZAPP PEST MANAGEMENT	AUG'25 PEST CONTROL SERVICES AQC	75.00
AQUATIC TECHNOLOGIES, INC	MAR'25 SPA HIGH LIMIT REPAIR - AQC	393.22
TEAM ONE MANAGEMENT SERVICES	SEP'25 AQC JANITORIAL MAINTENANCE	2,766.71
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/08 COSTCO-F & B CONCESSIONS	97.22
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/01 JACKRABBIT-SERVICE PLATFORM	315.00
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/27 POOLWEB-POOL MAINTENANCE	26.95
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/08 SUPERIOR POOL-POOL MAINTENANCE	140.51
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/11 SUPERIOR POOL-POOL MAINTENANCE	199.97
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/05 AMAZON-SHOWER CURTAIN LINERS	21.50
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/26 COSTCO-OFFICE SUPPLIES	8.61
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/29 AMAZON-OFFICE SUPPLIES	91.86
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/04 WALMART-OFFICE SUPPLIES	16.13
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/05 AMAZON-DRANO	21.54
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/31 INDEED-ADVERTISING	150.00
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/23 META-ADVERTISING	256.83
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/31 GOOGLE-ADVERTISING	304.00
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/30 META-ADVERTISING	4.11
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/29 META-ADVERTISING	14.34
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/29 META-ADVERTISING	8.00
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/30 META-ADVERTISING	7.45
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/29 META-ADVERTISING	6.83
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/16 META-ADVERTISING	0.99

Vendor Name	Description (Item)	Amount
PREMIER AQUATIC SERVICES	AUG'25 AQC 8/29 META-ADVERTISING	9.54
	GEN-AQUATIC CENTER TOTAL:	**5,011.31**
	CITY FAC.-AQUATIC CENTER TOTAL:	**5,616.02**
	GRAND TOTAL:	**796,981.85**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	732,325.80	732,325.80
102 - GEN. FD-CITY HALL	5,837.30	5,837.30
103 - GF-AV RECREATION SERVICES	18,351.89	18,351.89
203 - GAS TAX	16,837.90	16,837.90
204 - MEASURE M	2,384.00	2,384.00
215 - PUBLIC SAFETY GRANTS	1,500.00	1,500.00
231 - OTHER GRANTS	2,049.96	2,049.96
241 - TECHNOLOGY FUND	12,078.98	12,078.98
261 - CITY FAC.-AQUATIC CENTER	5,616.02	5,616.02
Grand Total:	**796,981.85**	**796,981.85**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	732,325.80
102 - GEN. FD-CITY HALL	5,837.30
103 - GF-AV RECREATION SERVICES	18,351.89
203 - GAS TAX	16,837.90
204 - MEASURE M	2,384.00
215 - PUBLIC SAFETY GRANTS	1,500.00
231 - OTHER GRANTS	2,049.96
241 - TECHNOLOGY FUND	12,078.98
261 - CITY FAC.-AQUATIC CENTER	5,616.02
Grand Total:	**796,981.85**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	3,699.47
101-2505-000	DENTAL INSURANCE PA…	1,834.02
101-2506-000	MEDICAL INSURANCE P…	59,145.11
101-2507-000	LIFE INSURANCE PAYABLE	1,587.19
101-2508-000	VISION INSURANCE PAY…	279.75
101-2602-000	PLANNING DEPOSIT	1,813.00
101-2603-000	ENGINEERING DEPOSIT	2,915.00
101-2606-000	C & D DEPOSIT	11,000.00
101-4-1101-4511-000	COMMUNICATION	383.06
101-4-1501-4206-000	MEDICAL INSURANCE	316.00
101-4-1501-4511-000	COMMUNICATION	266.78
101-4-1502-4781-000	C.S-OTHER	562,292.70
101-4-1503-4209-000	LIFE INSURANCE	-56.77
101-4-1503-4309-000	OTHER CONTRACTUAL S…	100.81
101-4-2101-4304-000	LEGAL SERVICES	25,792.00
101-4-2101-4532-000	SPECIAL PROJECTS	852.55
101-4-2101-4701-000	NPDES	1,699.50
101-4-2501-4301-000	PROFESSIONAL SERVICES	350.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	383.93
101-4-2501-4541-000	SUBSCRIPTION FINANCI…	8,323.94
101-4-2501-4542-000	SUBSCRIPTION FINANCI…	534.06
101-4-3101-4301-000	PROFESSIONAL SERVICES	833.34
101-4-3101-4305-000	TECHNOLOGY SERVICES	5,075.39
101-4-3501-4517-000	VEHICLE MAINTENANCE	35.00
101-4-3501-4601-000	SUPPLIES	190.64
101-4-4101-4206-000	MEDICAL INSURANCE	632.00
101-4-4101-4524-000	RECREATION-SENIOR TR…	596.00
101-4-4101-4533-000	COMMUNITY ASSISTAN…	2,250.00
101-4-4102-4411-000	UTILITIES	37.76
101-4-4103-4411-000	UTILITIES	2,028.47
101-4-4103-4431-000	BUILDING & GROUND M…	1,445.43
101-4-4104-4529-000	REC-YOUTH PROGRAMS	20,000.00
101-4-4401-4206-000	MEDICAL INSURANCE	316.00
101-4-4401-4521-000	MEMBERSHIP & DUES	30.00
101-4-4402-4520-000	MTGS/CONF./TRNG & D…	950.00
101-4-4402-4612-000	OPERATING SUPPLIES	414.19
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	729.20
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	1,597.97
101-4-4501-4562-000	PERMITS	970.44
101-4-4501-4612-000	OPERATING SUPPLIES	241.44
101-4-4501-4701-000	NPDES	10,200.00
101-4-4503-4771-000	C.S-STREET MAINTENAN…	240.43
102-4-3501-4431-000	BUILDING & GROUND M…	5,837.30
103-2610-000	MISC. DEPOSITS PAYABLE	24.22

Account Summary

Account Number	Account Name	Payment Amount
103-34150	OTHER INCOME	0.00
103-34161	CONTRACT CLASSES	15.00
103-4-4105-4309-000	OTHER CONTRACTUAL S…	594.50
103-4-4105-4431-000	BUILDING & GROUND M…	300.00
103-4-4105-4451-000	FARM OPERATING EXPE…	13,953.01
103-4-4105-4511-000	COMMUNICATION	261.92
103-4-4105-4570-000	CITY CAMP EXPENSE	3,036.40
103-4-4105-4601-000	SUPPLIES	166.84
203-4-4503-4411-000	UTILITIES	3,014.00
203-4-4503-4771-000	C.S-STREET MAINTENAN…	13,823.90
204-4-6104-4309-000	OTHER CONTRACTUAL S…	2,384.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	1,500.00
231-4-6131-4309-000	OTHER CONTRACTUAL S…	2,049.96
241-4-6141-4309-000	OTHER CONTRACTUAL S…	12,078.98
261-37835	AQUATIC FEES	604.71
261-4-6161-7301-000	COST OF F&B	97.22
261-4-6161-7401-000	EQUIPMENT MAINTENA…	393.22
261-4-6161-7402-000	COMPUTER EXPENSE	315.00
261-4-6161-7421-000	BUILDING & GROUND M…	2,916.71
261-4-6161-7425-000	POOL MAINTENANCE	367.43
261-4-6161-7431-000	SUPPLIES	159.64
261-4-6161-7441-000	MARKETING	762.09
	Grand Total:	**796,981.85**

Project Account Summary

Project Account Key	Payment Amount
None	786,572.99
1002FALL	594.50
10044309	2,049.96
9974570	3,036.40
ENG 5080	2,915.00
SDP-2024-00001	1,378.00
SDP-2025-00004	435.00
Grand Total:	**796,981.85**

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

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

SUBJECT: TREASURER'S STATEMENT – AUGUST 2025

Recommended Action:

Receive and file the August 2025 Treasurer's Statement.

Fiscal Impact:

No Fiscal Impact.

Background:

Per City policy, the Finance Department presents the monthly Treasurer's Statement for the City Council's review. This statement shows the cash balance for all City funds, a breakdown of bank account balances, investment account balances and the effective yield earned from investments.

Discussion:

The City's portfolio consists of investments in Certificates of Deposits, US Treasuries, US Federal Agencies, Corporate Bonds, and Local Agency Investment Fund (LAIF). All funds invested with LAIF are available for withdrawal within 24 hours.

The Treasurer's Statement provides information regarding the City's investment portfolio and activity during the reporting month. The City's investment portfolio is in compliance with all government codes as well as the City's investment policy. Interest is credited to the City's bank account monthly and allocated among the City's funds. The current portfolio provides sufficient cash flow liquidity to meet the upcoming operating expenses and spending requirements for the next 6 months.

Attachment:

1. August 2025 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

August 31, 2025

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
CASH BALANCE (ALL FUNDS)	$ 10,218,995.66	$ 4,305,178.53	$ 3,580,031.09	$ 10,944,143.10
CITY TRUST FUNDS:				
AV RANCH FOUNDATION	$ 100.00			100.00
CFD 2005-01	$ (1,632.00)	7,936.31	9,568.31	(3,264.00)
COMMUNITY TRUST	$ 14,062.68	55.80	4,997.50	9,120.98
CASH BALANCE TOTALS	**$ 10,231,526.34**	**$ 4,313,170.64**	**$ 3,594,596.90**	**$ 10,950,100.08**

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 2,340,888.58	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 8,421,061.67	
	MONEY MARKET/SWEEP ACCOUNT	$ 188,149.83	
	TOTAL CASH		**$ 10,950,100.08**

Years to Maturity for August 2025	1.79
Weighted Average Yield for August 2025	3.960%

All investments are placed in accordance with the City of Aliso Viejo's Investment Policy.

The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures.

Other monies held include Cash with Fiscal Agent, Investments, Payroll and AV Center.			**$ 45,561,878.79**
Cash With Fiscal Agent	COPS/CFD 2005-01	2,871,123.04	
Cash With Investment Advisor	City Investments	41,500,793.95	
AV Center		951,549.91	
PR Account		236,487.28	
Petty Cash		1,924.61	
	GRAND TOTAL OF CITY FUNDS		**$ 56,511,978.87**

Portfolio Summary

3.96
Weighted Average Yield to Maturity

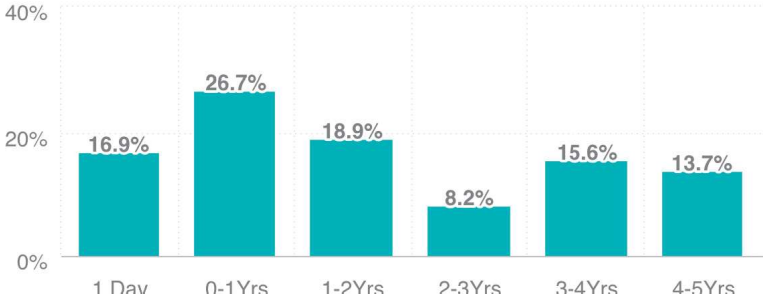
1.79
Weighted Average Maturity (Years)

1.67
Portfolio Effective Duration (Years)

1.79
Weighted Average Life (Years)

AA
Average Credit Rating

Maturity Distribution



Sector Allocation

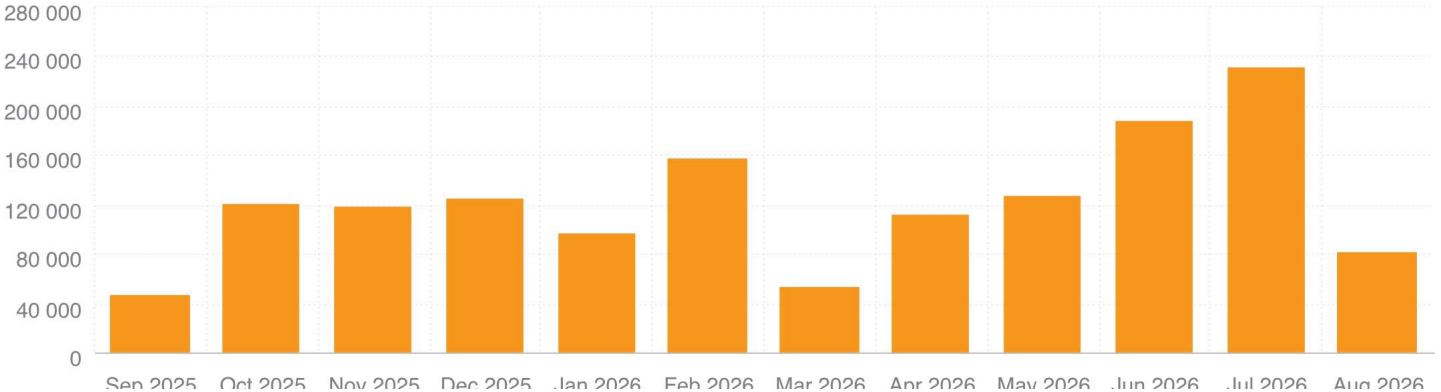


U.S. Treasuries	49.04%
U.S. Agencies	17.60%
LGIP	16.52%
Corporate Bonds	12.69%
Negotiable CD's	3.78%
Money Market Funds	0.37%

Custodial Reconciliation

	CURRENT MONTH
Beginning	**41,551,959.16**
Contributions/Withdrawals	0.00
Management Fees	0.00
Custodian Fees	(263.16)
Realized Gains Losses	19,921.87
Purchased Interest	(4,644.10)
Interest Received	121,970.01
ENDING	**41,688,943.78**

Projected Monthly Income Schedule



MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF ALISO VIEJO												
LGIP												
CALAIF	California LAIF	08/29/2025 08/29/2025	8,421,061.67	8,421,061.67 0.00	8,421,061.67	4.25		1	1.00 8,421,061.67	0.00 8,421,061.67	16.52	 NA
LGIP TOTAL			**8,421,061.67**	**8,421,061.67** **0.00**	**8,421,061.67**	**4.25**		**1**	**1.00** **8,421,061.67**	**0.00** **8,421,061.67**	**16.52**	**NA**
MONEY MARKET FUNDS												
31846V567	FIRST AMER:GVT OBLG;Z	08/29/2025 08/29/2025	188,149.83	188,149.83 0.00	188,149.83	4.17		1	1.00 188,149.83	0.00 188,149.83	0.37	Aaa AAA
MONEY MARKET FUNDS TOTAL			**188,149.83**	**188,149.83** **0.00**	**188,149.83**	**4.17**		**1**	**1.00** **188,149.83**	**0.00** **188,149.83**	**0.37**	**AAA**
U.S. TREASURIES												
912797QU4	US TREASURY BILL 09/16/25	05/19/2025 05/20/2025	1,000,000.00	986,034.03 0.00	986,034.03	4.34	09/16/2025	18	99.83 998,340.98	12,306.95 986,034.03	1.96	P-1 A-1+
91282CFP1	US TREASURY 4.250 10/15/25	05/30/2023 05/30/2023	1,000,000.00	1,000,625.00 0.00	1,000,625.00	4.22	10/15/2025	47	99.99 999,921.88	(703.12) 1,000,625.00	1.96	Aa1 AA+
912797QQ3	US TREASURY BILL 11/13/25	05/19/2025 05/20/2025	1,000,000.00	979,679.91 0.00	979,679.91	4.28	11/13/2025	76	99.18 991,848.19	12,168.28 979,679.91	1.95	P-1 A-1+
912828M56	US TREASURY 2.250 11/15/25	05/30/2023 05/30/2023	1,000,000.00	955,117.19 0.00	955,117.19	4.19	11/15/2025	78	99.58 995,781.25	40,664.06 955,117.19	1.95	Aa1 AA+
912797NU7	US TREASURY BILL 12/26/25	05/19/2025 05/20/2025	490,000.00	477,942.27 0.00	477,942.27	4.17	12/26/2025	119	98.72 483,736.38	5,794.11 477,942.27	0.95	P-1 A-1+
91282CBH3	US TREASURY 0.375 01/31/26	05/06/2025 05/08/2025	1,000,000.00	973,242.19 0.00	973,242.19	4.12	01/31/2026	155	98.47 984,726.56	11,484.37 973,242.19	1.93	Aa1 AA+
91282CGL9	US TREASURY 4.000 02/15/26	05/30/2023 05/30/2023	1,000,000.00	997,578.13 0.00	997,578.13	4.09	02/15/2026	170	99.95 999,453.13	1,875.00 997,578.13	1.96	Aa1 AA+
91282CGV7	US TREASURY 3.750 04/15/26	01/22/2024 01/22/2024	1,200,000.00	1,187,437.50 0.00	1,187,437.50	4.24	04/15/2026	229	99.85 1,198,218.76	10,781.26 1,187,437.50	2.35	Aa1 AA+
91282CCF6	US TREASURY 0.750 05/31/26	06/13/2022 06/13/2022	1,000,000.00	915,976.56 0.00	915,976.56	3.01	05/31/2026	275	97.64 976,445.31	60,468.75 915,976.56	1.92	Aa1 AA+
91282CCJ8	US TREASURY 0.875 06/30/26	06/29/2022 06/29/2022	1,000,000.00	913,125.00 0.00	913,125.00	3.20	06/30/2026	305	97.54 975,390.63	62,265.63 913,125.00	1.91	Aa1 AA+
91282CCP4	US TREASURY 0.625 07/31/26	01/13/2023 01/13/2023	1,100,000.00	987,292.97 0.00	987,292.97	3.73	07/31/2026	336	97.09 1,067,988.28	80,695.31 987,292.97	2.09	Aa1 AA+
91282CJP7	US TREASURY 4.375 12/15/26	05/06/2025 05/08/2025	1,000,000.00	1,007,695.31 0.00	1,007,695.31	3.87	12/15/2026	473	100.73 1,007,304.69	(390.62) 1,007,695.31	1.98	Aa1 AA+
91282CJT9	US TREASURY 4.000 01/15/27	01/22/2024 01/22/2024	1,000,000.00	996,718.75 0.00	996,718.75	4.12	01/15/2027	504	100.31 1,003,125.00	6,406.25 996,718.75	1.97	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	06/29/2022 06/29/2022	1,000,000.00	962,851.56 0.00	962,851.56	3.20	05/15/2027	624	97.88 978,789.06	15,937.50 962,851.56	1.92	Aa1 AA+
9128282R0	US TREASURY 2.250 08/15/27	01/13/2023 01/13/2023	1,050,000.00	990,322.27 0.00	990,322.27	3.60	08/15/2027	716	97.40 1,022,683.60	32,361.33 990,322.27	2.01	Aa1 AA+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
9128284N7	US TREASURY 2.875 05/15/28	09/18/2024 09/19/2024	1,000,000.00	979,882.81 0.00	979,882.81	3.47	05/15/2028	990	98.16 981,562.50	1,679.69 979,882.81	1.93	Aa1 AA+
91282CCR0	US TREASURY 1.000 07/31/28	09/18/2024 09/19/2024	1,000,000.00	910,507.81 0.00	910,507.81	3.50	07/31/2028	1,067	92.91 929,062.50	18,554.69 910,507.81	1.82	Aa1 AA+
91282CCV1	US TREASURY 1.125 08/31/28	12/21/2023 12/21/2023	1,000,000.00	878,750.00 0.00	878,750.00	3.98	08/31/2028	1,098	93.05 930,468.75	51,718.75 878,750.00	1.82	Aa1 AA+
91282CDF5	US TREASURY 1.375 10/31/28	12/21/2023 12/21/2023	1,500,000.00	1,328,906.25 0.00	1,328,906.25	3.98	10/31/2028	1,159	93.41 1,401,210.95	72,304.70 1,328,906.25	2.75	Aa1 AA+
91282CJR3	US TREASURY 3.750 12/31/28	01/22/2024 01/22/2024	1,000,000.00	987,695.31 0.00	987,695.31	4.03	12/31/2028	1,220	100.45 1,004,531.25	16,835.94 987,695.31	1.97	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	07/14/2025 07/15/2025	1,000,000.00	1,002,304.69 0.00	1,002,304.69	3.94	07/31/2029	1,432	101.33 1,013,281.25	10,976.56 1,002,304.69	1.99	Aa1 AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/25/2024 11/26/2024	1,000,000.00	996,445.31 0.00	996,445.31	4.21	10/31/2029	1,524	101.82 1,018,203.13	21,757.82 996,445.31	2.00	Aa1 AA+
91282CGB1	US TREASURY 3.875 12/31/29	02/07/2025 02/10/2025	1,000,000.00	978,828.13 0.00	978,828.13	4.36	12/31/2029	1,585	100.88 1,008,750.00	29,921.87 978,828.13	1.98	Aa1 AA+
91282CMG3	US TREASURY 4.250 01/31/30	05/06/2025 05/08/2025	1,000,000.00	1,015,507.81 0.00	1,015,507.81	3.89	01/31/2030	1,616	102.37 1,023,671.88	8,164.07 1,015,507.81	2.01	Aa1 AA+
91282CMZ1	US TREASURY 3.875 04/30/30	05/06/2025 05/08/2025	1,000,000.00	998,867.19 842.39	999,709.58	3.90	04/30/2030	1,705	100.85 1,008,515.63	9,648.44 998,867.19	1.98	Aa1 AA+
U.S. TREASURIES TOTAL			**25,340,000.00**	**24,409,333.95 842.39**	**24,410,176.34**	**3.91**		**717**	**98.74 25,003,011.53**	**593,677.58 24,409,333.95**	**49.04**	**AA+**
U.S. AGENCIES												
3137EAEX3	FREDDIE MAC 0.375 09/23/25 MTN	10/20/2020 10/20/2020	500,000.00	497,505.00 0.00	497,505.00	0.48	09/23/2025	25	99.77 498,830.00	1,325.00 497,505.00	0.98	Aa1 AA+
3135G06Q1	FANNIE MAE 0.640 12/30/25 '25	05/06/2025 05/08/2025	500,000.00	488,955.00 0.00	488,955.00	4.15	12/30/2025	123	98.81 494,055.00	5,100.00 488,955.00	0.97	Aa1 AA+
3130ALHH0	FHLBANKS 0.960 03/05/26 '25	05/06/2025 05/08/2025	1,000,000.00	974,710.00 1,680.00	976,390.00	4.11	03/05/2026	188	98.41 984,130.00	9,420.00 974,710.00	1.93	Aa1 AA+
3130AK5J1	FHLBANKS 0.700 09/18/26 '25	02/16/2023 02/16/2023	1,000,000.00	872,060.00 0.00	872,060.00	4.61	09/18/2026	385	96.54 965,350.00	93,290.00 872,060.00	1.89	Aa1 AA+
880591EU2	TVA 2.875 02/01/27	05/06/2025 05/08/2025	1,000,000.00	983,560.00 0.00	983,560.00	3.86	02/01/2027	521	98.69 986,930.00	3,370.00 983,560.00	1.94	Aa1 AA+
3130ASD63	FHLBANKS 3.250 06/28/27	06/28/2022 06/28/2022	1,000,000.00	1,000,000.00 0.00	1,000,000.00	3.25	06/28/2027	668	98.81 988,080.00	(11,920.00) 1,000,000.00	1.94	Aa1 AA+
3133EPAU9	FED FARM CR BNKS 3.875 07/14/27	02/16/2023 02/16/2023	1,000,000.00	990,390.00 0.00	990,390.00	4.12	07/14/2027	684	100.26 1,002,560.00	12,170.00 990,390.00	1.97	Aa1 AA+
3136G4X99	FANNIE MAE 0.740 08/25/27 '25	04/06/2023 04/06/2023	1,000,000.00	876,610.00 0.00	876,610.00	3.82	08/25/2027	726	93.90 938,950.00	62,340.00 876,610.00	1.84	Aa1 AA+
3130AMX98	FHLBANKS 2.000 06/30/28	07/10/2025 07/11/2025	1,000,000.00	947,446.00 611.11	948,057.11	3.89	06/30/2028	1,036	95.42 954,210.00	6,764.00 947,446.00	1.87	Aa1 AA+
3133EMSX1	FED FARM CR BNKS 1.550 03/15/29 '25	02/06/2025 02/07/2025	500,000.00	447,120.00 0.00	447,120.00	4.39	03/15/2029	1,294	92.30 461,495.00	14,375.00 447,120.00	0.91	Aa1 AA+
3130B2GZ2	FHLBANKS 4.200 08/13/29 '26	08/21/2024 08/23/2024	250,000.00	250,000.00 0.00	250,000.00	4.20	08/13/2029	1,445	99.54 248,847.50	(1,152.50) 250,000.00	0.49	Aa1 AA+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3133EL6D1	FED FARM CR BNKS 1.230 09/10/29 '25	02/06/2025 02/07/2025	500,000.00	434,525.00 0.00	434,525.00	4.41	09/10/2029	1,473	90.29 451,465.00	16,940.00 434,525.00	0.89	Aa1 AA+
U.S. AGENCIES TOTAL			**9,250,000.00**	**8,762,881.00 2,291.11**	**8,765,172.11**	**3.82**		**644**	**97.11 8,974,902.50**	**212,021.50 8,762,881.00**	**17.60**	**AA+**
NEGOTIABLE CD'S												
59013KLQ7	MERRICK BANK 0.550 12/30/25	12/30/2020 12/30/2020	245,000.00	245,000.00 0.00	245,000.00	0.55	12/30/2025	123	98.82 242,118.80	(2,881.20) 245,000.00	0.47	NA NA
02007GXG3	ALLY BANK 3.450 08/04/26	08/04/2022 08/04/2022	245,000.00	245,000.00 0.00	245,000.00	3.45	08/04/2026	340	99.49 243,760.30	(1,239.70) 245,000.00	0.48	NA NA
38149MYB3	GOLDMAN BANK USA 1.000 08/11/26	08/11/2021 08/11/2021	245,000.00	245,000.00 0.00	245,000.00	1.00	08/11/2026	347	97.25 238,252.70	(6,747.30) 245,000.00	0.47	NA NA
90348JR93	UBS USA 0.950 08/11/26	08/11/2021 08/11/2021	245,000.00	245,000.00 0.00	245,000.00	0.95	08/11/2026	347	97.18 238,091.00	(6,909.00) 245,000.00	0.47	NA NA
254673N44	CAPITL ONE NA 3.500 07/29/27	08/03/2022 08/03/2022	245,000.00	245,000.00 0.00	245,000.00	3.50	07/29/2027	699	97.60 239,124.31	(5,875.69) 245,000.00	0.47	NA NA
87164XN93	SYNCHRONY BANK 3.500 08/05/27	08/05/2022 08/05/2022	245,000.00	245,000.00 0.00	245,000.00	3.50	08/05/2027	706	97.58 239,075.87	(5,924.13) 245,000.00	0.47	NA NA
02589ADQ2	AM EX BK 3.450 08/10/27	08/12/2022 08/12/2022	245,000.00	243,775.00 0.00	243,775.00	3.56	08/10/2027	711	99.57 243,946.50	171.50 243,775.00	0.48	NA NA
58404DVV0	MEDALLION BANK 3.800 08/30/29	08/21/2024 08/30/2024	245,000.00	245,000.00 0.00	245,000.00	3.80	08/30/2029	1,462	100.00 245,000.00	0.00 245,000.00	0.48	NA NA
NEGOTIABLE CD'S TOTAL			**1,960,000.00**	**1,958,775.00 0.00**	**1,958,775.00**	**2.55**		**594**	**98.45 1,929,369.48**	**(29,405.52) 1,958,775.00**	**3.78**	**NA**
CORPORATE BONDS												
14913UAR1	CTRPLLR FIN SERV 4.400 10/15/27 MTN	11/25/2024 11/26/2024	500,000.00	498,865.00 0.00	498,865.00	4.48	10/15/2027	777	101.01 505,060.00	6,195.00 498,865.00	0.99	A2 A
24422EWR6	JOHN DEERE CAP 4.750 01/20/28 MTN	11/25/2024 11/26/2024	500,000.00	504,235.00 0.00	504,235.00	4.46	01/20/2028	874	101.83 509,135.00	4,900.00 504,235.00	1.00	A1 A
931142FB4	WALMART 3.900 04/15/28 '28	11/25/2024 11/26/2024	325,000.00	320,619.00 0.00	320,619.00	4.33	04/15/2028	960	100.32 326,049.75	5,430.75 320,619.00	0.64	Aa2 AA
931142ES8	WALMART 1.500 09/22/28 '28	07/10/2025 07/11/2025	1,000,000.00	925,020.00 4,541.67	929,561.67	4.02	09/22/2028	1,120	93.48 934,780.00	9,760.00 925,020.00	1.83	Aa2 AA
58933YBD6	MERCK & CO 1.900 12/10/28 '28	11/25/2024 11/26/2024	500,000.00	452,905.00 0.00	452,905.00	4.47	12/10/2028	1,199	93.86 469,315.00	16,410.00 452,905.00	0.92	Aa3 A+
17275RBR2	CISCO SYSTEMS 4.850 02/26/29 '29	11/01/2024 11/04/2024	500,000.00	506,060.00 0.00	506,060.00	4.53	02/26/2029	1,277	102.70 513,495.00	7,435.00 506,060.00	1.01	A1 AA-
023135CG9	AMAZON.COM 3.450 04/13/29 '29	11/01/2024 11/04/2024	500,000.00	481,580.00 0.00	481,580.00	4.37	04/13/2029	1,323	98.53 492,635.00	11,055.00 481,580.00	0.97	A1 AA
30303M8S4	META PLATFORMS 4.300 08/15/29 '29	11/01/2024 11/04/2024	500,000.00	496,070.00 0.00	496,070.00	4.48	08/15/2029	1,447	101.29 506,425.00	10,355.00 496,070.00	0.99	Aa3 AA-
857449AE2	STATE STR BK TR 4.782 11/23/29	11/25/2024 11/26/2024	500,000.00	502,115.00 0.00	502,115.00	4.69	11/23/2029	1,547	102.69 513,455.00	11,340.00 502,115.00	1.01	Aa2 AA-
713448GB8	PEPSICO 4.600 02/07/30 '30	02/05/2025 02/07/2025	500,000.00	499,160.00 0.00	499,160.00	4.64	02/07/2030	1,623	102.23 511,155.00	11,995.00 499,160.00	1.00	A1 A+

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
717081EY5	PFIZER 1.700 05/28/30 '30	08/21/2025 08/22/2025	625,000.00	556,418.75 2,479.17	558,897.92	4.27	05/28/2030	1,733	89.54 559,600.00	3,181.25 556,418.75	1.10	A2 A
713448GH5	PEPSICO 4.300 07/23/30 '30	08/21/2025 08/22/2025	625,000.00	626,756.25 2,164.93	628,921.18	4.24	07/23/2030	1,789	100.58 628,618.75	1,862.50 626,756.25	1.23	A1 A+
CORPORATE BONDS TOTAL			**6,575,000.00**	**6,369,804.00 9,185.77**	**6,378,989.77**	**4.39**		**1,317**	**98.60 6,469,723.50**	**99,919.50 6,369,804.00**	**12.69**	**A+**
CITY OF ALISO VIEJO TOTAL			**51,734,211.50**	**50,110,005.45 12,319.27**	**50,122,324.72**	**3.96**		**655**	**50,986,218.52**	**876,213.07 50,110,005.45**	**100.00**	**AA**
GRAND TOTAL			**51,734,211.50**	**50,110,005.45 12,319.27**	**50,122,324.72**	**3.96**		**655**	**50,986,218.52**	**876,213.07 50,110,005.45**	**100.00**	**AA**

MEEDER PUBLIC FUNDS

Transaction Statement

CITY OF ALISO VIEJO

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	08/21/2025	08/22/2025	717081EY5	PFIZER 1.700 05/28/30 '30	625,000.00	556,418.75	2,479.17	(558,897.92)	4.27
	08/21/2025	08/22/2025	713448GH5	PEPSICO 4.300 07/23/30 '30	625,000.00	626,756.25	2,164.93	(628,921.18)	4.23
BUY TOTAL					**1,250,000.00**	**1,183,175.00**	**4,644.10**	**(1,187,819.10)**	**4.25**

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	08/15/2025	08/15/2025	91282CFE6	UNITED STATES TREASURY 3.125 08/15/2025	(1,000,000.00)	980,078.13	1,000,000.00	19,921.87
MATURITY TOTAL					**(1,000,000.00)**	**980,078.13**	**1,000,000.00**	**19,921.87**

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

CITY OF ALISO VIEJO

DIRECTOR OF FINANCIAL SVCS/ CITY TREAS
12 JOURNEY, #100
ALISO VIEJO, CA 92656

Account Number: 98-30-007

August 2025 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
8/5/2025	8/5/2025	RW	1781099	1741694	ANN EIFERT	-300,000.00
8/11/2025	8/11/2025	RW	1781282	1741876	ANN EIFERT	-150,000.00
8/12/2025	8/12/2025	RW	1781323	1741924	ANN EIFERT	-550,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	9,421,061.67
Total Withdrawal:	-1,000,000.00	Ending Balance:	8,421,061.67

PMIA/LAIF Performance Report as of 09/04/25

Quarterly Performance Quarter Ended 6/30/25

LAIF Apportionment Rate[2]:	4.40
LAIF Earnings Ratio[2]:	0.00012059828906715
LAIF Administrative Cost[1]*:	0.18
LAIF Fair Value Factor[1]:	1.001198310
PMIA Daily[1]:	4.26
PMIA Quarter to Date[1]:	4.27
PMIA Average Life[1]:	248

PMIA Average Monthly Effective Yields[1]

August	**4.251**
July	4.258
June	4.269
May	4.272
April	4.281
March	4.313

Pooled Money Investment Account Monthly Portfolio Composition [1] 7/31/25 $171.6 billion

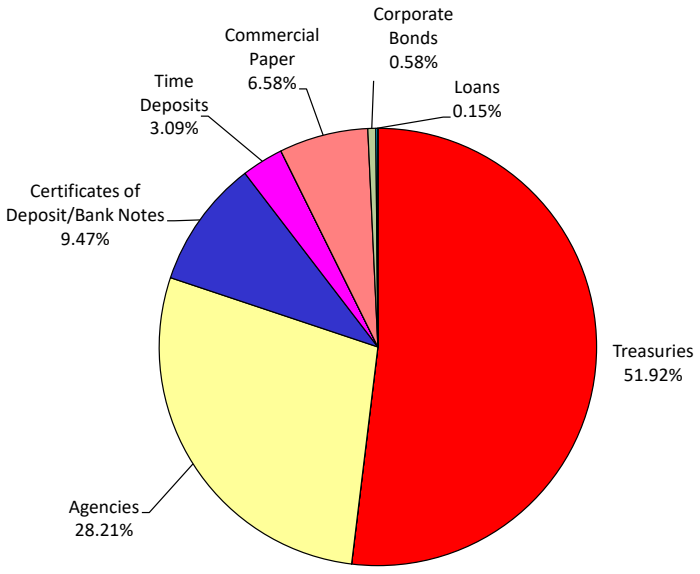


Chart does not include $1,037,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) .

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of California, Office of the Controller

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/Treasurer

SUBJECT: COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT COMPLIANCE (SB 165) REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025

Recommended Action:

For City Council to accept and file the Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) Local Agency Special Tax and Bond Accountability Act Compliance ("SB 165") Report for Fiscal Year Ended June 30, 2025.

Fiscal Impact:

There is no fiscal impact to accept and file the report.

Background:

Community Facilities District No. 2005-01(Glenwood at Aliso Viejo) ("CFD No. 2005-01") was formed by the City on March 16, 2005, for the purpose of financing the acquisition and/or construction of certain public improvements to be owned by the City, the County of Orange and Moulton Niguel Water District. On December 6, 2007, the City issued the CFD No. 2005-01 (Glenwood at Aliso Viejo) 2007 Special Tax Bonds (the "2007 Bonds") in the amount of $34,070,000. Proceeds of the Bonds were used to finance the acquisition and construction of the authorized public facilities. On February 13, 2014, the City issued for CFD No. 2005-01 the 2014 Special Tax Refunding Bonds in the aggregate amount of $32,270,000 ("Refunding Bonds").

On December 5, 2023, the City issued for CFD No. 2005-01 the 2023 Special Tax Refunding Bonds in the aggregate amount of $23,430,000 ("Refunding Bonds").

Discussion:

The Senate Bill (SB) 165 Report includes information prepared in compliance with the Local Agency Special Tax and Bond Accountability Act ("Accountability Act"). The

Accountability Act was enacted by California State Legislature through Senate Bill 165 to provide accountability measures for any local special tax and/or bond measure subject to voter approval on or after January 1, 2001. According to the requirements of the Accountability Act (Sections 50075.1 and 53410 of the Government Code of the State of California), an annual report must be filed by the local agency levying the special tax and or issuing a bond measure and shall contain a description of the following:

(1) The amount of funds collected and expended.
(2) The status of any project required or authorized to be funded by the special tax and/or bond measure.

The table below summarizes the amount of annual special taxes collected and the authorized expenditures for Fiscal Year 2024-25 as outlined in the SB165 Report.

Item	Balance
Beginning Balance as of July 1, 2024	**$1,918,574.48**
Sources of Funds:	
Special Tax Receipts	$2,076,855.54
Interest Accrued	20,070.46
Miscellaneous Transfers In[1]	42,414.40
Subtotal: Sources of Funds	*$2,139,340.40*
Uses of Funds:	
Transfers to Administrative Expense Fund	($42,847.00)
Transfers to Bond Fund (Debt Service)	(2,531,625.00)
Miscellaneous Transfers (Out)	0.00
Subtotal: Uses of Funds	*($2,574,472.00)*
Ending Balance as of June 30, 2025	**$1,483,442.88**

[1] Consists of transfers from the Administrative Expense Fund, the Cost of Issuance Fund, and the Reserve Fund, which was used to pay a portion of the debt service due on September 1, 2024.

There are no status updates as the projects have been completed.

Attachment:

1. SB 165 Report for Fiscal Year Ended June 30, 2025

ALISO VIEJO
Live Life Inspired

City of Aliso Viejo
Community Facilities District No. 2005-01
(Glenwood at Aliso Viejo)

Local Agency Special Tax and Bond Accountability Act Compliance Report (SB 165)
Fiscal Year Ended June 30, 2025

Prepared for:
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
949-425-2500

KOPPEL & GRUBER
PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, California 92078
760-510-0290
info@kgpf.net

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SECTION I. BACKGROUND

The Local Agency Special Tax and Bond Accountability Act ("Accountability Act") was enacted by California State Legislature through Senate Bill 165 to provide accountability measures for any local special tax and/or bond measure subject to voter approval on or after January 1, 2001. According to the requirements of the Accountability Act *(Sections 50075.1 and 53410 of the Government Code of the State of California)*, an annual report must be filed by the local agency levying a special tax and/or issuing a bond measure on or before each January 1, commencing January 1, 2002, and shall contain a description of the following:

(1) The amount of funds collected and expended to fund authorized facilities.

(2) The status of any project required or authorized to be funded by the special tax and/or bond measure.

The information contained in this Report has been compiled and is being presented to and in accordance with the requirements outlined in the Accountability Act for Fiscal Year 2024/2025 for the City of Aliso Viejo ("City") and their Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) ("CFD No. 2005-01" or "CFD").

SECTION II. BOND PROCEEDS

On December 6, 2007, the City issued 2007 Special Tax Bonds ("2007 Bonds") in the aggregate principal amount of $34,070,000, the proceeds of which were used to pay the costs of acquisition and construction of certain public facilities within CFD No. 2005-01. The City issued 2014 Special Tax Refunding Bonds ("2014 Refunding Bonds") on February 13, 2014 in the aggregate principal amount of $32,270,000. A portion of the proceeds of the 2014 Refunding Bonds, together with certain existing funds on hand, were used to defease and refund the City's 2007 Bonds. On December 5, 2023, the City issued 2023 Special Tax Refunding Bonds ("2023 Refunding Bonds") in the aggregate principal amount of $23,430,000. A portion of the proceeds of the 2023 Refunding Bonds, together with certain existing funds on hand, were used to defease and refund the City's 2014 Refunding Bonds. The table below summarizes the application of the 2023 Refunding Bond proceeds:

Fund/Account/Subaccount	Bond Proceeds
Costs of Issuance Fund	$392,059.57
Reserve Fund	1,269,210.59
Redemption of 2014 Refunding Bonds	26,924,966.56
Total[1]	**$28,586,236.72**

[1] The difference between the 2023 Refunding Bond issue amount of $23,430,000 and the total Bond proceeds deposited is the Original Issue Premium less the Underwriter's Discount, plus funds on hand from the 2014 Refunding Bonds.

SECTION III. COLLECTION OF SPECIAL TAXES

In accordance with the FAA, all Special Taxes collected by the City shall be deposited into the Special Tax Fund. The table below provides a summary of the Special Taxes deposited, interest accrued, transfers, and other transactions within the Special Tax Fund established under the FAA for the 2023 Refunding Bonds for Fiscal Year ended June 30, 2025.

Item	Balance
Beginning Balance as of July 1, 2024	**$1,918,574.48**
Sources of Funds:	
Special Tax Receipts	$2,076,855.54
Interest Accrued	20,070.46
Miscellaneous Transfers In[1]	42,414.40
Subtotal: Sources of Funds	*$2,139,340.40*
Uses of Funds:	
Transfers to Administrative Expense Fund	($42,847.00)
Transfers to Bond Fund (Debt Service)	(2,531,625.00)
Miscellaneous Transfers (Out)	0.00
Subtotal: Uses of Funds	*($2,574,472.00)*
Ending Balance as of June 30, 2025	**$1,483,442.88**

[1] Consists of transfers from the Administrative Expense Fund, the Cost of Issuance Fund, and the Reserve Fund, which was used to pay a portion of the debt service due on September 1, 2024.

SECTION IV. AUTHORIZED FACILITIES

CFD No. 2005-01 is authorized to finance the acquisition and construction and engineering design of certain facilities to be owned by the City, the County of Orange, and the Moulton Niguel Water District (the "Facilities").

Details of the authorized Facilities are as follows:

- The Community Conference Center;
- The Aquatic Center;
- The Public Park;
- The Public Parking Lot;
- Golf Drive;
- Water and sewer facilities to be owned, operated and maintained by the Moulton Niguel Water District (the "Water District") as are necessary to serve the proposed development within CFD No. 2005-01;
- Water and sewer facilities to be owned, operated and maintained by the Water District that would otherwise be financed from the proceeds of the connection fees payable to the Water District for the development within CFD No. 2005-01;
- Storm water facilities that will replace existing storm facilities for collection and transport of off-site storm water to be owned, operated and maintained by the City;
- Street improvements to be owned, operated and maintained by the County that would otherwise be financed from the proceeds of fees payable to the County as part of the county's Coastal Area Road Improvement and Moulton Parkway and Laguna Niguel Road Programs for the development within CFD No. 2005-01;
- Those public facilities authorized to be financed from the proceeds of the Community Enhancement Fee as required pursuant to the Development Agreement dated September 1, 2004 ("Development Agreement");
- Offsite traffic mitigation improvements as required to be provided pursuant to the Development Agreement; and
- Offsite park enhancement improvements as required to be provided pursuant to the Development Agreement.

SECTION V. EXPENDITURES TO FUND AUTHORIZED FACILITIES

The improvement fund established for the 2007 Bonds to pay for authorized facilities (the "2007 Improvement Fund") had a balance remaining of approximately $662,337 at June 30, 2013. Approximately $30,000 of the total amount remaining in the 2007 Improvement Fund was transferred to the Improvement Fund under the FAA to finance remaining obligations for the construction of the City's aquatic center facilities. The net amount, plus interest, following the transfer of funds to the Improvement Fund, was combined with other sources of funding and used to defease and fully refund the 2007 Bonds.

The following table shows the amount deposited in the Improvement Fund, interest accrued, transfers and expenditures made to fund the authorized facilities from bond issuance. The final expenditures were paid from the Improvement Fund during the fiscal year ended June 30, 2015 and the fund was subsequently closed.

Item	Balance
Sources of Funds:	
Deposit into the Improvement Fund[1]	$30,000.00
Interest Accrued	5.52
Total Sources of Funds	***$30,005.52***
Expenditures:	
Aquatic Center Improvements	($21,386.23)
Transfer to Bond Fund[2]	(8,619.29)
Total Expenditures	***($30,005.52)***

[1] Transferred from the 2007 Improvement Fund.

[2] Transferred remaining balance to Bond Fund.

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

FROM: Rose Rivera, Senior Planner
So Kim, Community Development Director

SUBJECT: CONCEPT PLAN REVIEW FOR A 72-UNIT TOWNHOME COMMUNITY AT 400-700 FREEDOM LANE

Recommended Action:

Conduct a public meeting to review and provide initial feedback on concept plans for the construction of a 72-unit townhome community at 400-700 Freedom Lane ("Project").

Fiscal Impact:

None.

Background

On January 15, 2025, the City Council held a public meeting to conduct a concept review of MLC Holdings, Inc.'s ("Applicant") proposal to develop a 124-unit townhome community at 400–700 Freedom Lane ("Project"). Since that meeting, the Applicant has revised the proposal, reducing the number of townhomes to 72 units.

Discussion:

Existing Site: The existing site is a vacant parcel which measures approximately 7.06 acres (328,713 square feet) in size, bound by Liberty to the east and Freedom Lane to the north. The site is accessed by a single entry/exit via Freedom Lane. Surrounding uses include senior apartments and a behavioral health facility to the north, Belmont Village senior living to the east, office and industrial to the south and the future Kaiser Permanente medical office building to the west. The General Plan land use designation for the site is Business Park/Very High Density Residential, and the zoning designation is Business Park 1/Mixed-Use Residential/Residential Very High Density.

Proposed Project: Previously, the Applicant proposed the development of a 124-unit townhome complex consisting of 12 separate buildings, each containing 10 or 12 attached four-story townhomes. The revised proposal reduces the number of units to 72

three-story townhomes. The updated design includes 32 duplex buildings and eight detached townhome units, offering a mix of three- and four-bedroom homes, each with an attached two-car garage ("Project").

The Project will feature a single entry/exit point located at the north property line via Freedom Lane. Common landscaped areas will be provided around all buildings and along Freedom Lane. Additionally, a community amenity space will include a barbecue area with seating, a tot lot, and an open lawn area for residents.





The Project requires a site development permit, tentative tract map and amendments to the General Plan land use designation from Business Park/Very High Density Residential to Medium Density Residential and zoning designations from Business Park 1/Mixed Use Residential/Very Residential High Density (30 to 50 du/ac) to Mixed Use Residential/Residential Medium Density (8 to 18 du/ac).

Parking: The previous project provided a total of 262 parking spaces, including 250 spaces within one- and two-car tandem garages and 12 designated guest parking spaces. By dedicating 5% of its units to very low-income households, the project qualified for a State density bonus, which permitted a reduction in the required number of parking spaces. Although the project complied with State density bonus parking standards, it fell short in meeting guest parking needs.

The revised project proposes 181 parking spaces, exceeding the minimum requirement of 180 spaces as outlined in the Aliso Viejo Municipal Code ("AVMC"). This total includes private, attached two-car garages for each unit and 37 guest parking spaces strategically distributed throughout the community. All garages are designed to accommodate household storage and trash collection bins. Regarding affordable housing, City staff will continue to work with the Applicant to incorporate an appropriate level of affordable units into the project.

Development Agreement ("DA"): The Project requires a DA as the application package includes amendments to the general plan and zoning designations along with new development. A DA is a contract between the City and the developer, which may specify

conditions, terms, restrictions, and regulations pertaining to all aspects of a development project. The DA provides assurance to the property owner that it can implement the Project and continue its operation and that the conditions imposed by the City will not change after the approval of the Project. The DA may include payment of fees, similar to park in-lieu fees to mitigate development impacts to parks, schools, traffic, etc.

Environmental:

The proposed project has been determined that it may have potential significant effects to the environment either directly or indirectly as a result of the project. The Applicant will be required to submit applicable environmental documents and associated fees for peer review.

Public Notice:

On October 2, 2025, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site.

Attachments:

1. Site Plan
2. Concept Plans
3. Project Description
4. Presentation



LEGEND

ONSITE PARKING SPACES (37 TOTAL)

30' 0' 15' 30'

SCALE: 1" = 30'

SITE PLAN EXHIBIT

400-700 FREEDOM LANE
ALISO VIEJO

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

P:\17\01\Exhibits\Entitlement\17-011 Site Plan.dwg Plotted At: September 8, 2025 12:40 PM Last Saved By: christian.rodas Last Saved At: September 8, 2025 12:39 PM

Freedom Lane

ALISO VIEJO, CALIFORNIA

10.06.2025

Meritage Homes

MLC Holdings, Inc.

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#25057

ARCHITECTURE

A-1 201A Building (DUPLEX)- Floor Plan
A-2 201A Building (DUPLEX)- Floof Plan & Roof Plan
A-3 201A Building (DUPLEX)- Front & Rear Italianate Elevations
A-4 201A Building (DUPLEX)- Front Enhanced Italianate Elevations
A-5 201A Building (DUPLEX)- Side Italianate Elevations
A-6 201A Building (DUPLEX)- Side Enhanced Italianate Elevations

A-7 202A Building (DUPLEX)- Floor Plan
A-8 202A Building (DUPLEX)- Floof Plan & Roof Plan
A-9 202A Building (DUPLEX)- Front & Rear Italianate Elevations
A-10 202A Building (DUPLEX)- Front Enhanced Italianate Elevations
A-11 202A Building (DUPLEX)- Side Italianate Elevations
A-12 202A Building (DUPLEX)- Side Enhanced Italianate Elevations

A-13 Plan 4 (SINGLETON) - Floor Plan
A-14 Plan 4 (SINGLETON) - Roof Plan
A-15 Plan 4 (SINGLETON) - Front & Rear Italianate Elevations
A-16 Plan 4 (SINGLETON) - Front Enhanced Italianate Elevations
A-17 Plan 4 (SINGLETON) - Side Italianate Elevations
A-18 Plan 4 (SINGLETON) - Side Enhanced Italianate Elevations

A-19 Written Color Schemes
A-20 Digital Color Boards
A-21 Digital Color Boards

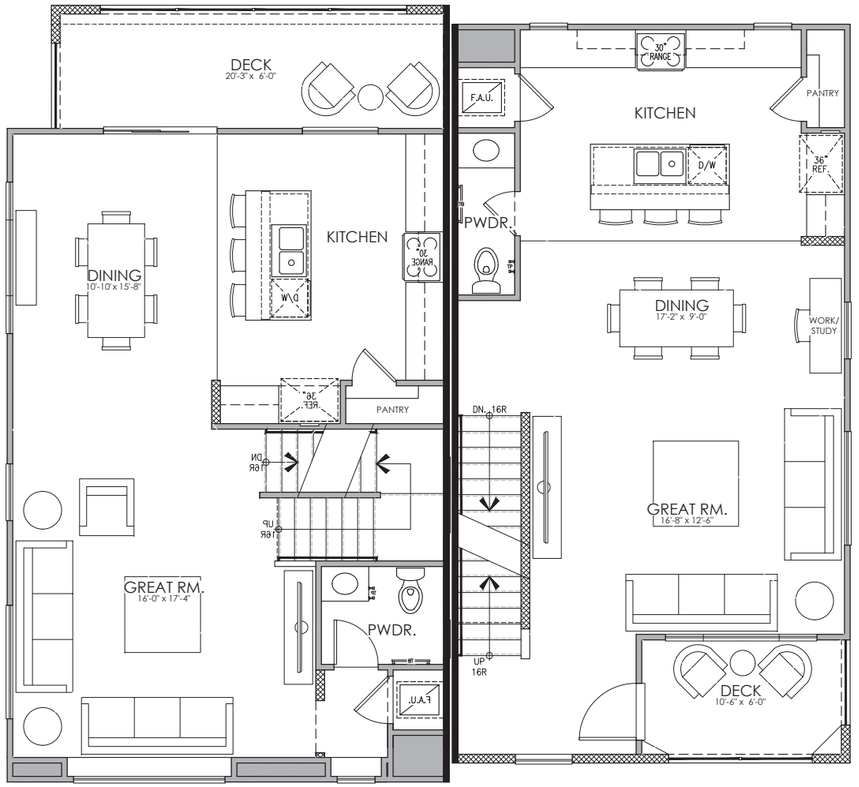
Note: For design intent only, not for construction.

Developer: Meritage Homes
230 Progress
Irvine, CA 92618

Contact: Vanessa Scheidel
Business: (949) 299-3825
www.meritagehomes.com

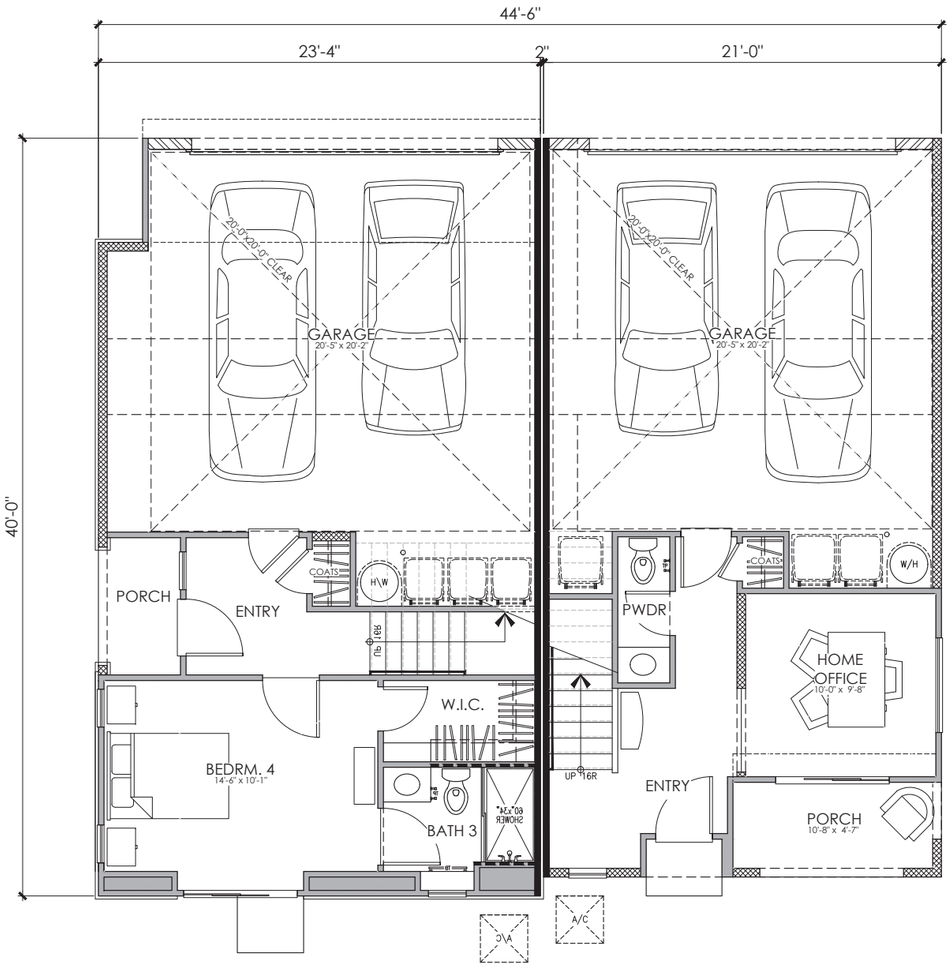
Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com



UNIT 4X.1R UNIT 2.1

SECOND FLOOR PLAN



UNIT 4X.1R
1,969 S.F.
4 BEDROOM, 3 BATH, 1 PWDR

UNIT 2.1
1,810 S.F.
3 BDRM., 2 BATH, 2 PWDR

FIRST FLOOR PLAN

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

201A BUILDING (DUPLEX)

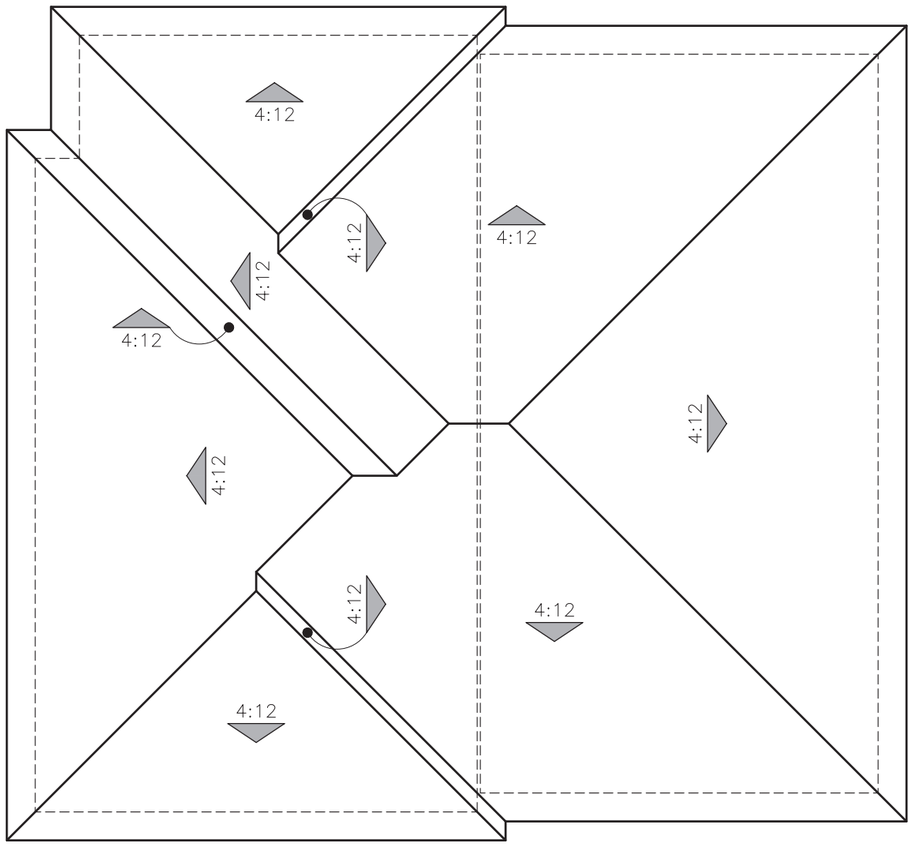
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Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

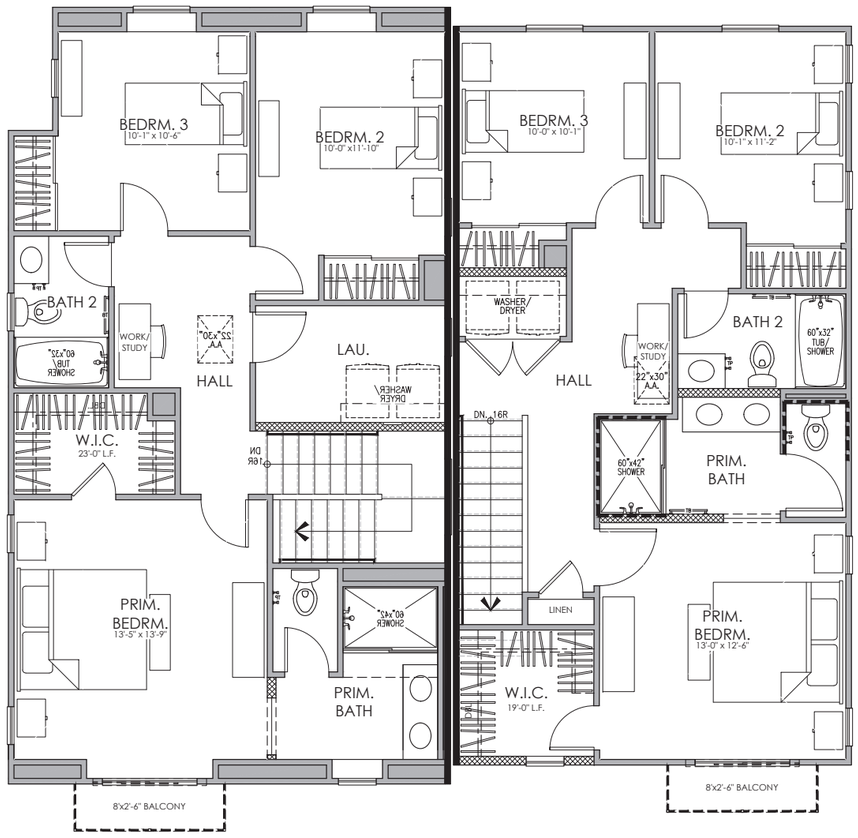
10.06.2025
A-1

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



UNIT 4X.1R UNIT 2.1

ROOF PLAN



UNIT 4X.1R UNIT 2.1

THIRD FLOOR PLAN

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

201A BUILDING (DUPLEX)

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-2

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT 4X.1R UNIT 2.1

FRONT ELEVATION



UNIT 2.1 UNIT 4X.1R

REAR ELEVATION

COLOR SCHEME 5

201A BUILDING (DUPLEX)

ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

MeritageHomes MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-3

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



UNIT 4X.1R UNIT 2.1

FRONT ELEVATION

COLOR SCHEME 5

201A BUILDING (DUPLEX)

ENHANCED ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

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Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-4

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT 4X.1R

LEFT ELEVATION



UNIT 2.1

RIGHT ELEVATION

COLOR SCHEME 5

201A BUILDING (DUPLEX)

ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

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Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-5

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



UNIT 4X.1R

LEFT ELEVATION



UNIT 2.1

RIGHT ELEVATION

COLOR SCHEME 5

201A BUILDING (DUPLEX)

ENHANCED ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

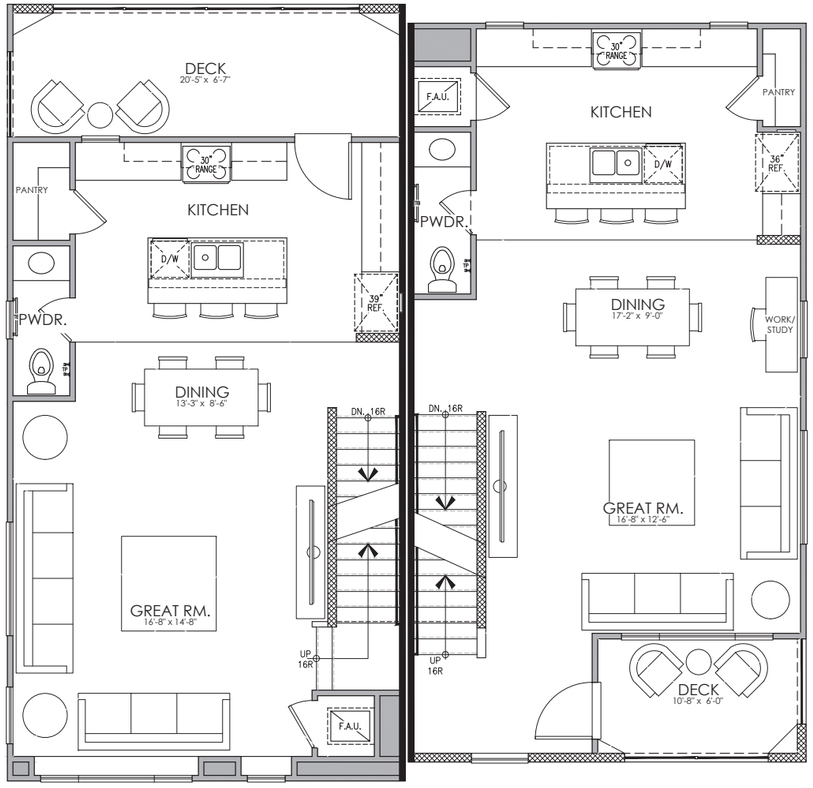
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Freedom Lane
ALISO VIEJO, CALIFORNIA

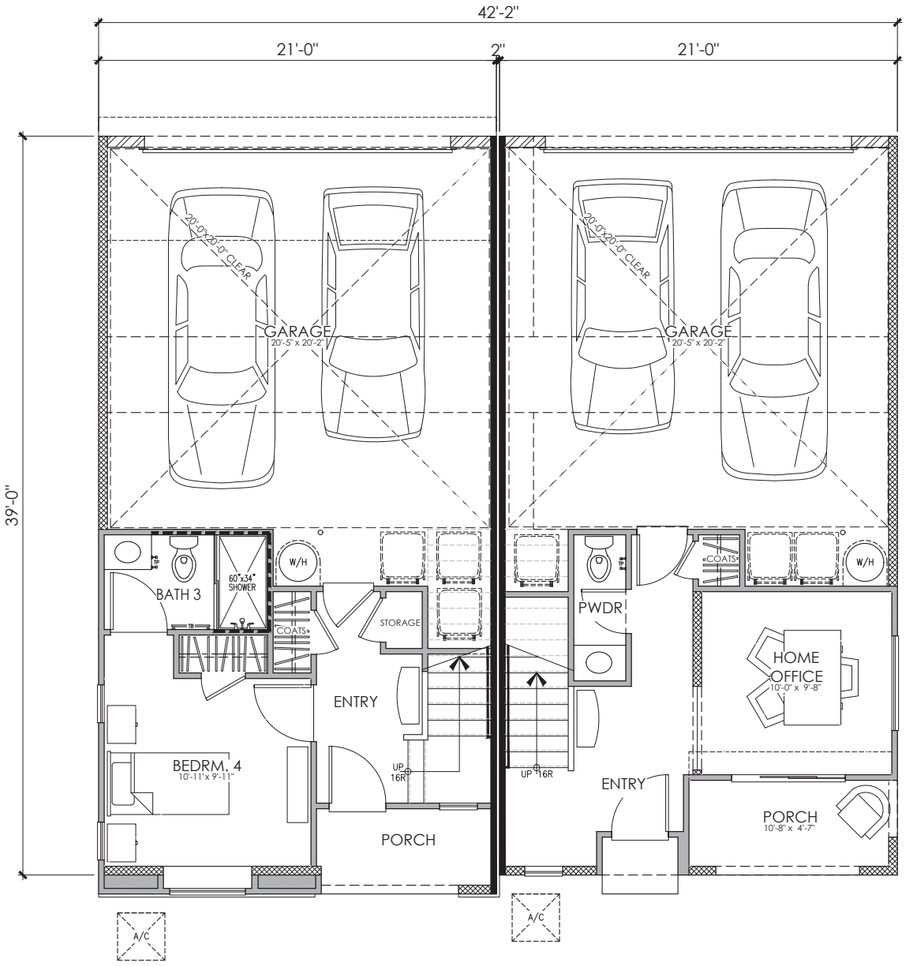
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A-6

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PLANNING + ARCHITECTURE



UNIT 3.1 UNIT 2.1

SECOND FLOOR PLAN



UNIT 3.1
1,776 S.F.
4 BDRM., 3 BATH, 1 PWDR

UNIT 2.1
1,810 S.F.
3 BDRM., 2 BATH, 2 PWDR

FIRST FLOOR PLAN

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

202A BUILDING (DUPLEX)

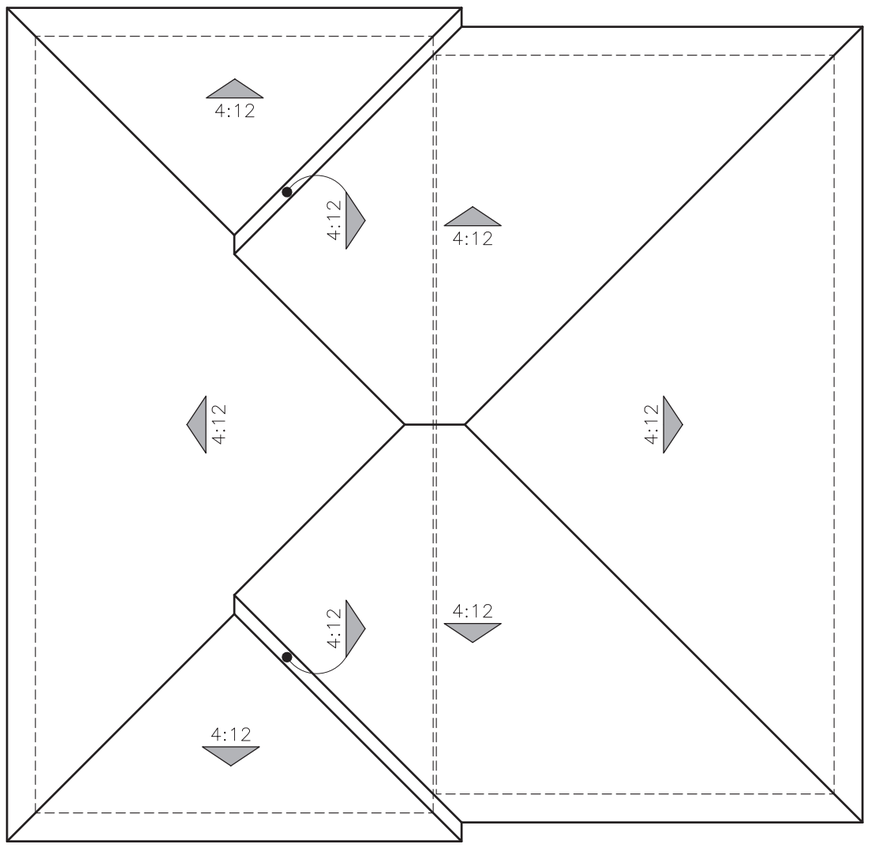
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Freedom Lane
ALISO VIEJO, CALIFORNIA

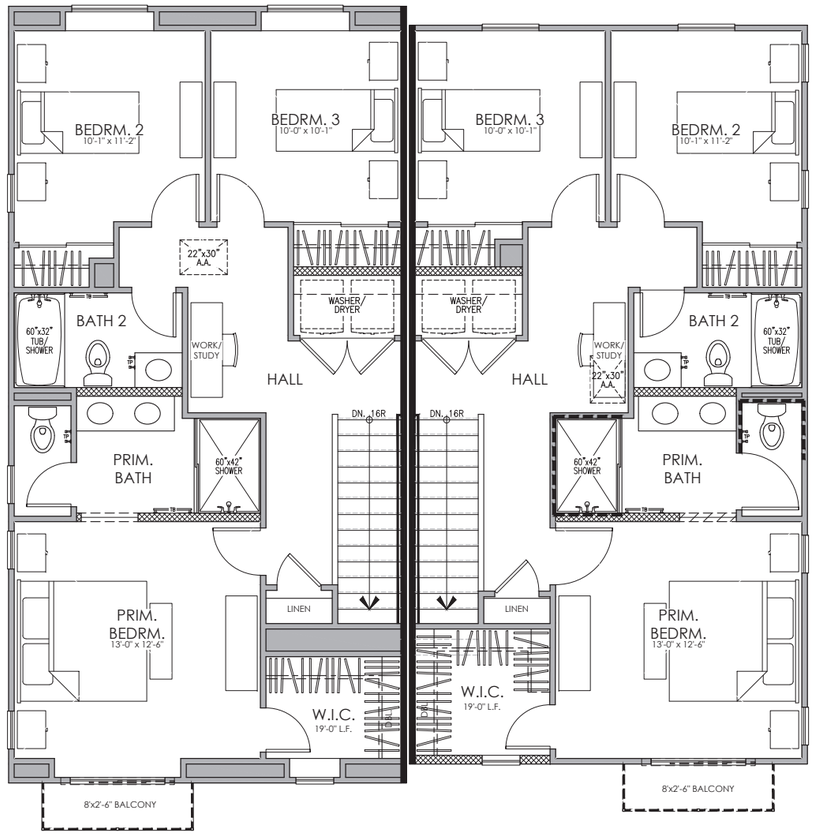
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PLANNING + ARCHITECTURE



UNIT 3.1 UNIT 2.1

ROOF PLAN



UNIT 3.1 UNIT 2.1

THIRD PLAN

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

202A BUILDING (DUPLEX)

0 2 4 8 12

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Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-8

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT 3.1 UNIT 2.1

FRONT ELEVATION



UNIT 2.1 UNIT 3.1

REAR ELEVATION

COLOR SCHEME 4

202A BUILDING (DUPLEX)

ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-9

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



UNIT 3.1 UNIT 2.1

FRONT ELEVATION

COLOR SCHEME 4

202A BUILDING (DUPLEX)

ENHANCED ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

MeritageHomes® MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-10

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT 3.1

LEFT ELEVATION



UNIT 2.1

RIGHT ELEVATION

COLOR SCHEME 4

202A BUILDING (DUPLEX)

ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12

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Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-11

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



UNIT 3.1

LEFT ELEVATION



UNIT 2.1

RIGHT ELEVATION

COLOR SCHEME 4

202A BUILDING (DUPLEX)

ENHANCED ITALIANATE ELEVATION

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

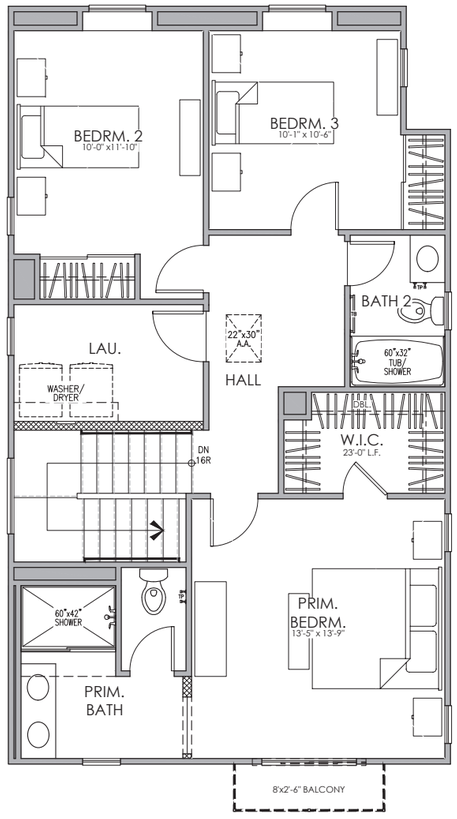
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Meritage Homes | MLC Holdings, Inc.

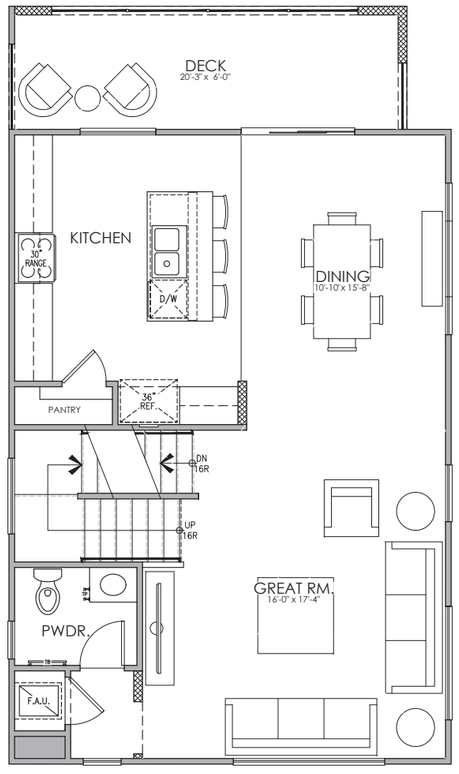
Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-12

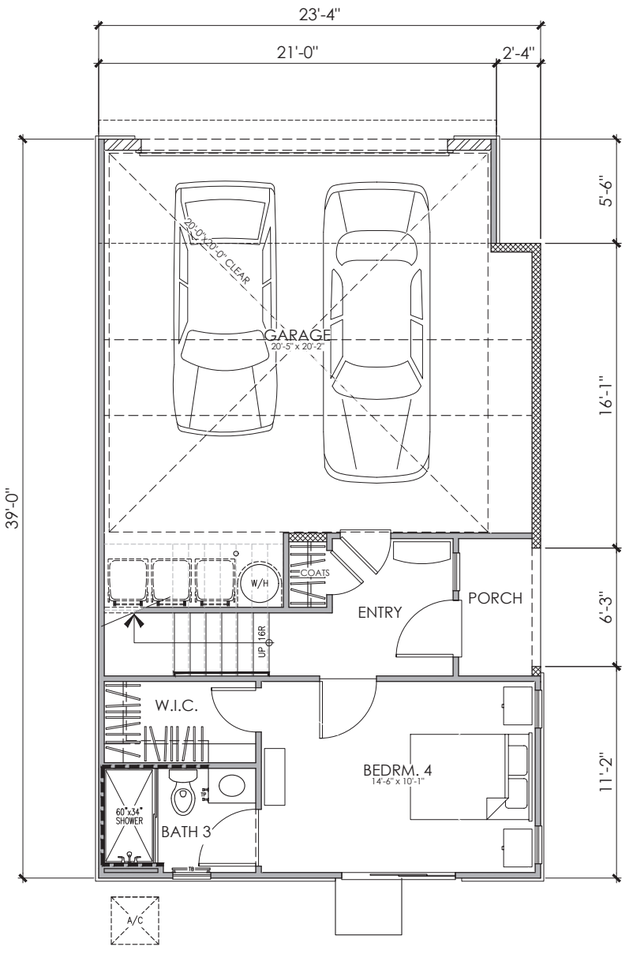
Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



THIRD FLOOR PLAN



SECOND FLOOR PLAN



4 BEDROOM, 3 BATH, 1 PWDR

FIRST FLOOR PLAN

PLAN 4
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	354 SQ. FT.
SECOND FLOOR AREA	782 SQ. FT.
THIRD FLOOR AREA	833 SQ. FT.
TOTAL DWELLING	1,969 SQ. FT.

UNCONDITIONED SPACE

GARAGE	512 SQ. FT.
PORCH	31 SQ. FT.
DECK	137 SQ. FT.
BALCONY	20 SQ. FT.

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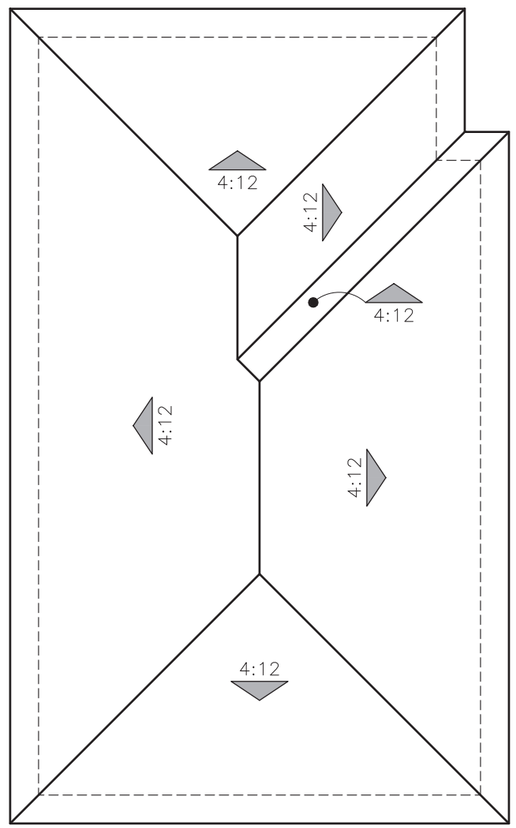
PLAN 4 (SINGLETON)

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-13

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



ROOF PLAN

PLAN 4 (SINGLETON)

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-14

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



REAR

COLOR SCHEME 1

PLAN 4 (SINGLETON)

ITALIANATE ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-15

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

COLOR SCHEME 1

PLAN 4 (SINGLETON)

ENHANCED ITALIANATE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

Freedom Lane

ALISO VIEJO, CALIFORNIA

10.06.2025

A-16

Kevin L. Crook Architect Inc #25057

PLANNING + ARCHITECTURE



LEFT



RIGHT

COLOR SCHEME 1

PLAN 4 (SINGLETON)

ITALIANATE ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-17

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE



LEFT



RIGHT

COLOR SCHEME 1

PLAN 4 (SINGLETON)

ENHANCED ITALIANATE ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

Freedom Lane
ALISO VIEJO, CALIFORNIA

10.06.2025
A-18

Kevin L. Crook Architect Inc #25057
PLANNING + ARCHITECTURE

FREEDOM LANE
ALISO VIEJO, CA

JOB # 25057
CREATED 9/15/25

ITALIANATE ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	434	1611	60	1572	1531	1623
STUCCO PAINT MATCH***	SW7572 LOTUS POD	SW6099 SAND DOLLAR	SW9110 MALABAR	SW7006 EXTRA WHITE	SW7691 PALE YELLOW	SW9086 COOL BEIGE
SECONDARY STUCCO	SW9116 SERENGETI GRASS	SW9082 CHOCOLATE POWDER	SW9084 COCOA WHIP	SW7017 DORIAN GRAY	SW9103 FARRO	SW9169 CHATURA GRAY
TERTIARY STUCCO* (*where applies)	SW6145 THATCH BROWN	SW6067 MOCHA	SW6081 DOWN HOME	SW7018 DOVETAIL	SW9105 ALMOND ROCA	SW6074 SPALDING GRAY
FASCIA / TRIM / GARAGE DOOR	SW6146 UMBER	SW6090 JAVA	SW6083 SABLE	SW7020 BLACK FOX	SW7523 BURNISHED BRANDY	SW7505 MANOR HOUSE
FRONT DOOR / *SHUTTERS (*where applies)	SW7740 MESSENGER BAG	SW2819 DOWNING SLATE	SW0006 TOILE RED	SW0032 NEEDLEPOINT NAVY	SW6194 BASIL	SW7675 SEALSKIN
WROUGHT IRON	SW7020 BLACK FOX	SW7020 BLACK FOX	SW7020 BLACK FOX	SW7020 BLACK FOX	SW7020 BLACK FOX	SW7020 BLACK FOX
BRICK* (*where applies)	TUNDRA RIVERBED	TUNDRA HARTFORD	TUNDRA RIVERBED	TUNDRA IRONSIDE	TUNDRA LATIGO	TUNDRA ASHLAND
NEWPOINT ROOF: LOW PROF. S "VILLA"	1VICS7970 RED CASTLE	1VICS6169 CASA GRANDE BLD	1VICS6464 CA MISSION BLD	1VICS6116 GOLDENROD	1VICS6070 CHARLESTON	1VICS3940 CLIFFSIDE
EAGLE ROOF: LOW PROF. S "MALIBU"	SMM8816 SAN GABRIEL BLD	2645 SUNRISE BLEND	2636 PIEDMONT BLEND	2520 WEATHERED TERRACOTTA FLSHD	2532 WEATHERED TERRACOTTA	2702 CALABAR BLEND
WINDOWS	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS	BUCKSKIN BROWN	WOOD BEIGE	WOOD BEIGE	BRONZE	BUCKSKIN BROWN	TERRATONE

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT / EAGLE
VENEER:	ELDORADO
GUTTERS:	RGS

Meritage Homes | MLC Holdings, Inc.

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

ITALIANATE
SCHEME #1



FREEDOM LANE
ALISO VIEJO, CALIFORNIA

#25057
SEPT. 15, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #2



FREEDOM LANE
ALISO VIEJO, CALIFORNIA

#25057
SEPT. 15, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #3



FREEDOM LANE
ALISO VIEJO, CALIFORNIA

#25057
SEPT. 15, 2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIANATE

ITALIANATE
SCHEME #4



FREEDOM LANE
ALISO VIEJO, CALIFORNIA
#25057
SEPT. 15, 2025
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #5



FREEDOM LANE
ALISO VIEJO, CALIFORNIA
#25057
SEPT. 15, 2025
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #6



FREEDOM LANE
ALISO VIEJO, CALIFORNIA
#25057
SEPT. 15, 2025
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIANATE

Freedom Lane
Draft Project Description
September 10, 2025

Meritage Homes proposes to develop a new residential infill community located at 400 – 700 Freedom Lane in the City of Aliso Viejo (Assessor's Parcel Number 632-141-15, 632-141-14, 632-141-13, 632-141-12). The approximately 7.06-acres are bound by Liberty to the east and Freedom Lane to the north. The site is located roughly a mile and a half away from Highway 73 and approximately three miles away from Interstate 5. Surrounding uses include senior living to the north, multi-family homes to the east, office and industrial to the south and single-family homes to the west. The property is currently vacant land with a paved street fronting the lot. There is only one driveway entrance to the north with access via Freedom Lane. Due to a large slope at the south perimeter and access requirements, approximately 4.41 acres will be used for residential development.

The property maintains General Plan land use of "Business Park" with a Mixed Use/Residential Overlay and Zoning designation of "Business Park – 1" with Residential Very High Overlay. The proposed project will require a General Plan Amendment and Zone change to Residential Medium Density. The Residential Medium Density minimum site area is 5,000 square feet and the proposed project would be in conformance with a building site area of approximately 192,100 square feet.

The maximum allowable density for residential medium density is 18 dwelling units per acre. The proposed community will consist of 72 three-story duplexes, resulting in a total net density of 16.3 dwelling units per acre. Unit sizes for the duplexes vary from approximately 1,776 – 1,969 square feet with three- and four-bedroom options.

Attached private garages will be provided with each unit, allowing space for two vehicles. An additional 37 guest parking spaces are distributed throughout the community for a total of 181 parking spaces. All garages will provide room for storage, including water heaters and trash bins. Individual trash service will be provided with collection occurring on a weekly basis. Residents will have enough garage space to store trash, recycling, and organics within their private garage.

The Italian architectural style includes Italian characteristics such as ornate trim bands, finials, brick veneer and roof accents. Two different color schemes will be used to create variety within the community. The community is designed to provide an enhanced arrival experience with decorative paving and accent trees at the community entry. Throughout the community, residents and visitors will find various places to relax and interact through active and passive recreational amenities that would include shaded seating areas, barbecues, open lawn space, and a tot lot for families to interact and play.

Water service is provided by Moulton Niguel Water District. The project will connect to existing domestic water lines in the street at Freedom Lane & Liberty and will bring one 12-inch line into the site through the drive aisles. South Orange County Water Authority is the sewer service provider for the project and an 8-inch system will be installed. Sewer service will connect to an existing 12-inch sewer system located at Freedom and an 8" system will service the site. An 18" storm drain connects to the onsite underground modular wetlands system and will treat the storm water.

ALISO VIEJO

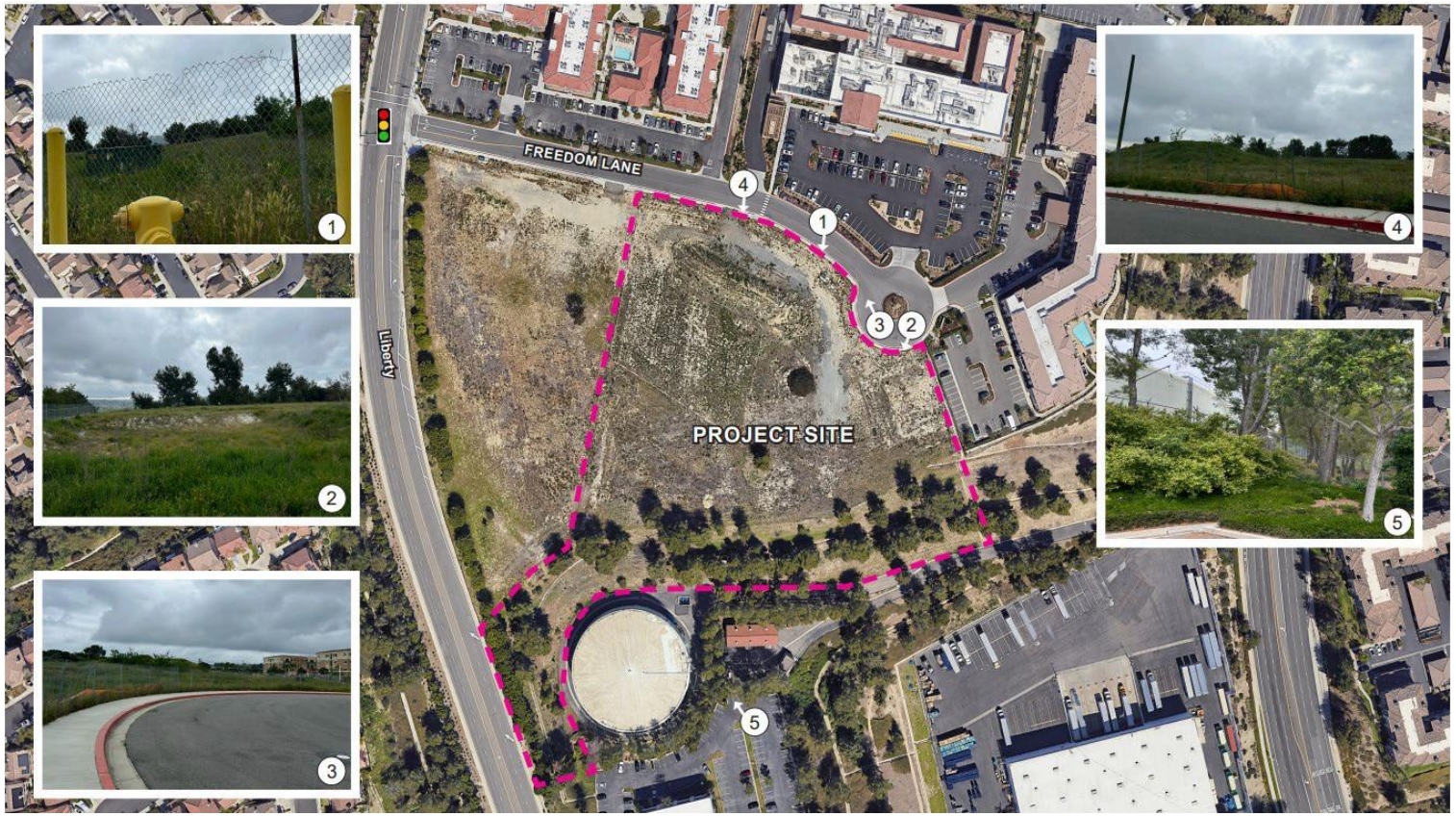
400-700 Freedom Lane

Concept Review

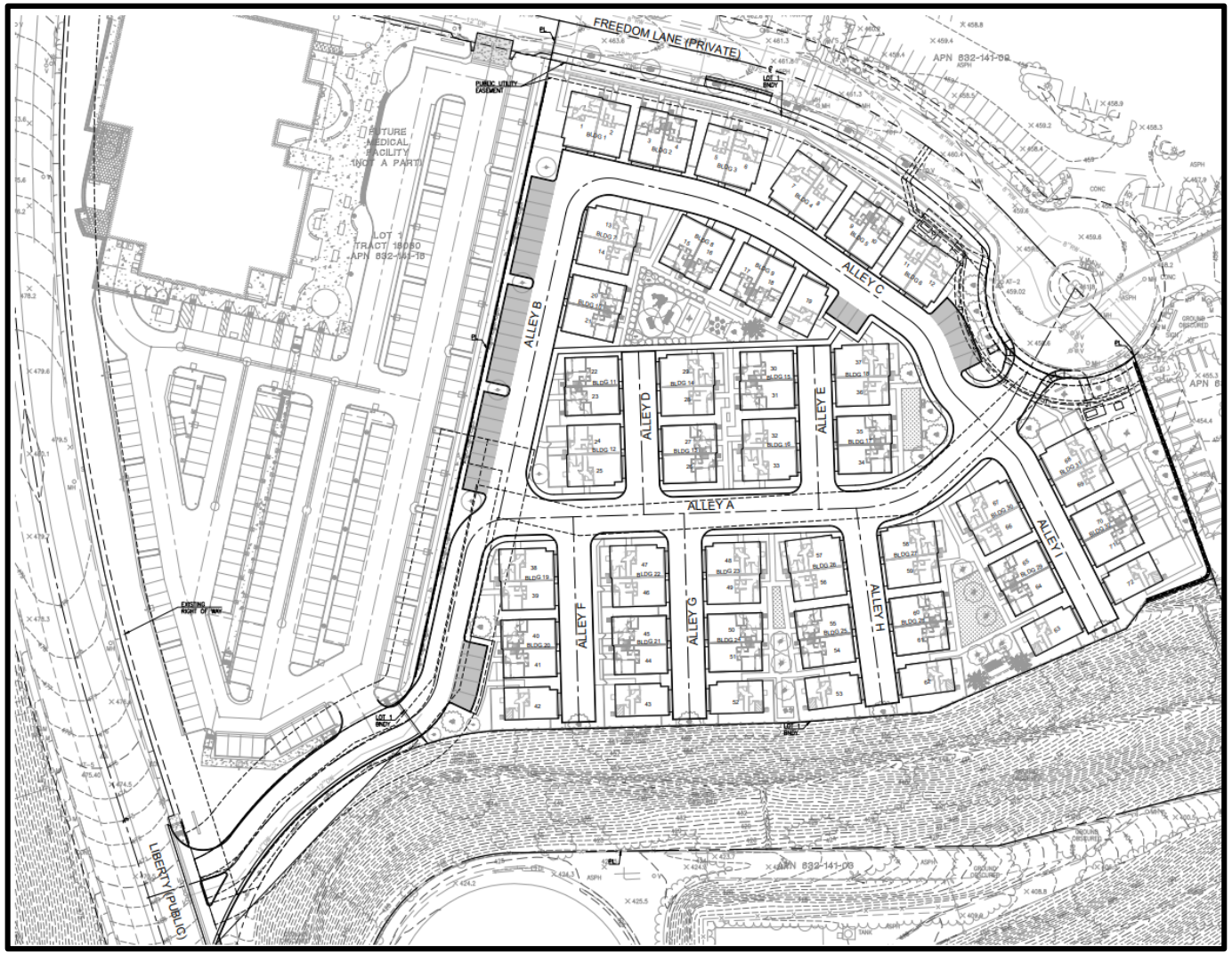
City Council

October 15, 2025

Existing Site



Site Layout


FREEDOM LANE (PRIVATE)
FUTURE MEDICAL FACILITY (NOT A PART)
LOT 1 TRACT 18060 APN 832-141-15
APN 832-141-02
APN 832-141-03
ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E
ALLEY F
ALLEY G
ALLEY H
ALLEY I
LIBERTY (PUBLIC)

Proposed Project





Proposed Project





Proposed Project





ALISO VIEJO

400-700 Freedom Lane

Concept Review

City Council

October 15, 2025

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

FROM: Shaun Pelletier, Director of Public Works/City Engineer

SUBJECT: AQUATIC CENTER POOL DECK SURFACE REHABILITATION

Recommended Actions:

1. Approve Agreement Documents, Specifications, and Plans for Aquatic Center Pool Deck Rehabilitation Project;

2. Approve agreement in the amount of $252,371.40 with TrueLine Construction and Surfacing, Inc. for the Aquatic Center Pool Deck Surface Rehabilitation Project;

3. Authorize the City Manager to execute an agreement with TrueLine Construction and Surfacing, Inc.;

4. Authorize City staff to make total compensation to TrueLine Construction and Surfacing, Inc. up to $252,371.40 plus $25,237.14 (10% of the agreement amount) to allow for contingencies, totaling 277,608.54; 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:

The cost of this project is estimated to be $277,608.54 including construction and contingency. The fiscal year 2025-26 budget included $350,000 in General Funds for the project.

Background:

The Aquatic Center opened in 2008, built as a community enhancement through the Glenwood development agreement. During the 16 years since opening, minor repairs have been completed to remove trip hazards and replace the mastic joint sealants. The consistent pool chemical exposure has worn the surface of the concrete deck and if not treated, more extensive repairs or replacement is likely to be necessary in the future.

Discussion:

Staff presented several options for the pool deck surface rehabilitation ranging in cost, lifespan, and aesthetics to City Council in September 2024. The recommended product was KoolFlex and staff issued a notice to bid in October. One bid was received on October 30, 2024, from FlexGround, installer of the KoolFlex product. Unfortunately, the bid was deemed non-responsive since bid items were changed or not included. The proposed cost also increased about 45% from an initial quote received about 6 months prior to bidding. For these reasons, staff rejected the bid.

After considering the options, a revised bid package was prepared in the form of a Request for Proposals and issued in December 2024. This method allowed contractors to propose any product that they felt could fulfill the requirements of repairing and preserving the existing concrete deck. On January 15, 2025, 2 proposals were received and reviewed. FlexGround (KoolFlex) did not submit a new proposal. A product called MicroGlass was proposed and chosen but following a demonstration sample the contract was ultimately not recommended for approval.

The current bid package was prepared and reissued in August 2025. Five proposals were received on September 11, 2025, and reviewed by staff. All proposals recommended a similar multicoat surface including surface preparation, a base primer, cement-based coating, and color sealant. One proposal alternatively recommended to remove and replace concrete at the worst areas with no other coating applied. Costs ranged from about $250,000 to $450,000.

The TrueLine Construction and Surfacing product proposes a longer lasting base primer that will resist excessive chipping and peeling. The product is anticipated to protect the existing concrete structure and last 10-20 years with only spot repairs and a color sealant being reapplied, if necessary, every 5 years. This was also the least expensive option proposed.

Staff has reviewed all the product information, alternative options and pricing and respectfully recommend approving an agreement with TrueLine Construction and Surfacing, Inc. TrueLine has successfully completed tennis court resurfacing for the City and have come recommended for their pool deck surfacing product. The contractor has agreed to install a sample prior to agreement execution.

Attachment:

1. Agreement with TrueLine Construction and Surfacing, Inc.

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
AQUATIC CENTER POOL DECK REHABILITATION

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 **TrueLine Construction and Surfacing, Inc.,** a **corporation**, with its principal place of business at **12397 Doherty Street, Riverside, CA 92503** ("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 **Pool Deck Rehabilitation** services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing professional **Pool Deck Rehabilitation** 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 **Aquatic Center Pool Deck Rehabilitation** 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 **Pool Deck Rehabilitation** 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 **October 15, 2025** to **June 30, 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: **Janet Bangs**.

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 **Janet Bangs**, 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 **Two Hundred Fifty Two Thousand Three Hundred Seventy One** Dollars and **Forty Cents** (**$252,371.40**) ("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.

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 **in an amount not to exceed $25,237.14**. 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:

TrueLine Construction and Surfacing
12397 Doherty Street
Riverside, CA 92503
Attn: Janet Bangs

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **City Engineer**

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 CONTRACTOR

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this ____ day of _____, 2025.

CITY OF ALISO VIEJO

Approved:

By:_____
Mitzi Ortiz
City Manager

ATTEST:

By:_____
Janet Martinez
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By:_____
Ann Eiffert
Director of Financial Services

TRUELINE CONSTRUCTION AND SURFACING

[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

PROJECT MAP



10/1/2024

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Contractor to verify all areas and quantities.

Base and Alternate bids shall include patching and grinding of all areas regardless of surface coating.

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TECHNICAL SPECIFICATIONS

WORK ZONES AND QUANTITIES

The City has designated 3 areas as work zones shown on the map. The Contractor shall be responsible for verifying all quantities estimated below.

Lap Pool	6,650 SF
Recreation Pool	7,245 SF
Fireside	3,285 SF

AQUATIC SURFACING MATERIAL

Aquatic surfacing material shall be manufactured for use at aquatic facilities and meet the following minimum specifications. Contractor shall provide documentation indicating the proposed materials meet the requirements. The City reserves the right to review and approve or reject all proposed materials.

Slip resistant – Coefficient of Friction 0.5 minimum
Resistant to high chlorination, alkaline and UV exposure
Resistant to cracks, chips and wear

Compliance with all Orange County Health Department, California Health and Safety Code, California Code of Regulations Title 22, and California Building Code Title 24 requirements

CONCRETE SEALANT

Areas not receiving the aquatic surfacing shall be sealed per manufacturer's specifications. Sealant material shall be aquaBRIGHT manufactured by ecoFINISH, or an approved equal.

COLOR

Surface color in each area shall be finalized upon award of contract. Contractor shall provide samples prior to selection and installation.

WARRANTY

Aquatic surfacing and concrete sealant warranties shall at minimum meet the manufacturer's documented limited warranty, but in no case be less than 3 years. Contractor shall provide proof and terms of warranty prior to the notice to proceed.

CONCRETE PREPARATION

Contractor and owner shall walk site and determine all concrete repairs required prior to installation of the aquatic surfacing. Repairs may include, but are not limited to, removal and replacement of concrete, grinding of offset or lifted joints, other defects impacting proper installation of the aquatic surfacing. All deck areas shall be power washed prior to surface installations.

SURFACE TRANSITION JOINTS

Contractor shall install a transition joint at all locations where new aquatic surfacing meets existing concrete or other surface material. The transition joint shall provide a flush interface between the surfaces and meet all ADA requirements. This transition joint shall be considered incidental to the installation and cost of aquatic surfacing.

SCHEDULE AND PHASING

Contractor shall provide a schedule prior to the commencement of construction, no later than 10 working days after the notice to proceed is issued. All construction must be coordinated and completed during days and times approved by the City. Either the lap pool or recreation pool shall remain open throughout the duration of the project unless otherwise approved. 25 working days are proposed in this contract. The City is open to negotiate working days to accommodate phasing such that all construction is completed prior to February 15, 2026.

The AV Center utilizes the fireside area for weddings. As of this publication, wedding dates are set for the dates listed below. All construction must be staged and contained such that access to this area is not impacted on wedding days. Booked dates as of this publication are below.

December:
12/5 – Wedding (Fireside)
12/9 – Chamber Lunch (no ceremony)
12/12 – Wedding (Arbor Lawn)
12/13 – Event (no ceremony)
12/18 – Event (no ceremony)
12/19 – Wedding (Fireside)
12/21 – Wedding (Fireside)
12/23 – Wedding (Arbor Lawn)

January:
1/17 – Wedding (no ceremony)

February:
2/1 – Event (no ceremony)
2/7 – Wedding (no ceremony)
2/8 – Wedding (Arbor Lawn)
2/22 – Wedding (Fireside)
2/26 – Wedding (Arbor Lawn)

STAGING

The Contractor shall stage materials and equipment at a location approved by the City.

TrueLine
CONSTRUCTION & SURFACING
ALL GAME COURT SURFACING
& WINDSCREENS

Bid Proposal

City of Aliso Viejo

Aliso Viejo Aquatic Center

Pool Deck Rehabilitation

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CITY OF ALISO VIEJO

SUMMARY SHEET

Firm Name: Trueline Construction & Surfacing, Inc.

Firm Parent or Ownership: Corporation

Firm Address: 12397 Doherty Street, Riverside, CA 92503

Firm Telephone Number: 951-817-0777

Firm Fax Number: _____

Number of years in existence: 32

Management Contact (person responsible for direct contact with the City of Aliso Viejo and auditing services required for this Request for Proposals):

Name: Janet Bangs Title: Vice President

Telephone Number: 951-817-0777 Fax: _____

Email: trueline40@outlook.com

Project Manager (Person responsible for managing the audit at the client site and preparation of the audit work papers):

Name: Janet Bangs Title: Vice President

Telephone Number: 951-817-0777 Fax: _____

Email: trueline40@outlook.com

Types of services provided by the firm: Game court surfacing, swimming pool deck surfacing

Epoxy coating systems

_____ Janet Bangs Vice President

Signature Print Name Title

This executed form must be submitted with the Proposal.

TrueLine
CONSTRUCTION & SURFACING
ALL GAME COURT SURFACING
& WINDSCREENS

12397 Doherty Street, Riverside, CA 92503

951-817-0777

September 9, 2025

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

RE: RFP Aquatic Center Pool Deck Rehabilitation

To Whom it May Concern:

Enclosed herewith is Trueline Construction and Surfacing, Inc.'s bid proposal for the above captioned project located at 29 Santa Barbara. The enclosed proposal includes the repair and resurface of the concrete decking as outlined in the bid specifications. This includes the Lap Pool, Fireside and Recreation Pool.

This proposal is valid for a total of 180 days from the bid due date.

Best Regards,

Janet Bangs
Vice President



12397 Doherty Street, Riverside, CA 92503

951-817-0777

TRUELINE PERSONNEL

Field Supervisor	David Foster, 951.232.8229
Jobsite Foreman	Clemente Murillo Sr, 951.579.9304
Jobsite Foreman	Clemente Murillo Jr, 951.579.9304
Project Manager	Janet Bangs, 951.817.0777, trueline40@outlook.com
Labor Compliance	Missie Dye, 951.817.0777, trueline40md@outlook.com

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& WINDSCREENS

12397 Doherty Street, Riverside, CA 92503

951-817-0777

PROJECT APPROACH

1 Etch and power wash all existing concrete prior to any repairs or resurfacing to make sure all coating and patch material get a proper bond.
2 Open and fill any cracks, holes and or voids and grind flush to surface.
3 Patch all rough concrete and grind flat
4 Remove and replace all existing mastic/caulking in expansion joints.
5 Apply one coat of 480 Bonder concrete primer by Hill Brothers Chemical to all specified surfaces.
6 Mask off all adjacent fences, bushes, walls, windows, doors, etc. prior to applying texture coat.
7 Apply one coat of Desert Crete Texture to all primed concrete in a knock-down finish.
8 Apply Master Seal pigmented color seal to cover Desert Crete Texture.
9 Clean up and haul away all trash and debris.
10 Attend final inspection with city representative.

TrueLine
CONSTRUCTION & SURFACING
ALL GAME COURT SURFACING
& WINDSCREENS

SCOPE OF SERVICES

Repair and resurface the concrete around the Lap pool, Recreation pool and Fireside at the Aquatic Center.
This does not include any other work except resurfacing concrete.

LAP POOL -Trowel resinated cement patch compound to all areas that are rough and etched prior to installing coating system.
Grinding high spots/trip hazards
LAP POOL - Remove and replace rubber mastic in expansion joints with Sika-flex 2C SL.
LAP POOL - Acid etch/power wash all areas to prep for new coating system. Apply one coat of concrete primer to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.

RECREATION POOL - Trowel resinated cement patch compound to all areas that are rough and etched prior to installing coating system.
Grinding high spots/trip hazards.
RECREATION POOL - Remove and replace rubber mastic in expansion joints with Sika-Flex 2C SL.
RECREATION POOL - Acid etch/power wash all areas to prep for new coating system. Apply one primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.

FIRESIDE - Remove and replace rubber mastic in expansion joints with Sika-Flex 2C SL.
Grinding high spots/trip hazards.
FIRESIDE - Acid etch/power wash all areas to prep for new coating system. Apply one primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.

SPLASH PAD - Acid etch/power wash all areas to prep for new coating system. Apply one epoxy primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. Splash pad to be done with Life Paint Splash Pad system.



12397 Doherty Street, Riverside, CA 92503

951-817-0777

STAFF EXPERIENCE

Trueline's pool deck resurfacing staff has 98 years of combined experience. Trueline has completed hundreds of public works and private projects over the last 30 years.

Below is a summary of the staff experience:

Field Supervisor, David Foster. 50 years of experience resurfacing swimming pool decks and epoxy coatings.

Jobsite Foreman, Clemente Murillo Sr, 30 years of experience resurfacing swimming pool decks and epoxy coatings.

Jobsite Foreman, Clemente Murillo Jr, 18 years of experience resurfacing swimming pool decks and epoxy coatings.

Trueline has completed several projects for the City of Aliso Viejo resurfacing game courts, specifically Igesia Park just this last June.

Public Works Pool Deck References:

City of Long Beach, Michael Tierney, 562.570.4889
Palm Desert USD, Johnny, 760.702.7151
LA County Parks and Recreation, Chris Chung, 310.561.9325
Sudweeks Construction, Chris Jensen, 951.375.8023

PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See http://www.dir.ca.gov/Public-Works/PublicWorks.html for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Contractor hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.[1]

Name of Contractor: Trueline Construction & Surfacing, Inc.

DIR Registration Number: 1000006579

DIR Registration Expiration: 6.30.2028

Small Project Exemption: _____ Yes or xx No

Unless Contractor is exempt pursuant to the small project exemption, Contractor further acknowledges:

1. Contractor shall maintain a current DIR registration for the duration of the project or contract.
2. Contractor shall include the requirements of Labor Code sections 1725.5 and 1771.1 in any contract with subcontractors and ensure that all subcontractors are registered at the time of the proposal submittal and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is non-responsive.

Signature: _____

Name and Title: Janet Bangs, Vice President

Dated: 9.9.2025

[1] If the Project is exempt from the contractor registration requirements pursuant to the small project exemption under Labor Code Sections 1725.5 and 1771.1, please mark "Yes" in response to "Small Project Exemption."

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:

Riverside, CA
City, State

9.9.2025
Date

Trueline Construction & Surfacing, Inc.
Name of Business

Janet Bangs
Print Name

Signature

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

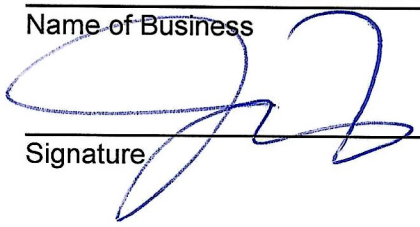
ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

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.

Trueline Construction & Surfacing, Inc.
Name of Business

Janet Bangs
Print Name



Signature

9.9.2025
Date

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF INSURANCE REQUIREMENTS

I, Janet Bangs, the Vice President
(President, Secretary, Manager, Owner or Representative)

of Trueline Construction & Surfacing, 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 Landscape Architecture and Inspection Services and the Agreement form included therein, and accept such requirements as specified.

Firm: Trueline Construction & Surfacing, Inc.
Name (Please Print or Type)

By: _____
Signature

Date: 9.9.2025

This executed form must be submitted with the Proposal.

EXHIBIT "B"

SCHEDULE OF SERVICES

Work shall be completed within 25 working days or as approved by the City per the Scope of Services.

EXHIBIT "C"

COMPENSATION

TrueLine
CONSTRUCTION & SURFACING
ALL GAME COURT SURFACING & WINDSCREENS

Contractors's License No. 662625 (A & C32)
DIR No. 1000006579

Trueline is a member of ASBA, CPRS, CASBO & USTA

PROPOSAL / CONTRACT NO.

11296

Date: 9/8/2025

For: Project Name / Location

Aquatic Center Pool Deck Rehabilitation

Janet Bangs, Vice President
trueline40@outlook.com

Trueline is an approved applicator of Plexipave, Sportmaster, Guardian Crack Repair System and Armor Crack Repair System

CONTRACTOR AND OWNER AGREE AS FOLLOWS:	QTY	RATE	TOTAL
Repair and resurface the concrete around the Lap pool, Recreation pool and Fireside at the Aquatic Center. This does not include any other work except resurfacing concrete.			
LAP POOL -Trowel resinated cement patch compound to all areas that are rough and etched prior to installing coating system.	8	375.00	3,000.00
Grinding high spots/trip hazards	2	375.00	750.00
LAP POOL - Remove and replace rubber mastic in expansion joints with Sika-flex 2C SL.	834	14.44	12,042.96
LAP POOL - Acid etch/power wash all areas to prep for new coating system. Apply one coat of concrete primer to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.	6,650	12.50	83,125.00
RECREATION POOL - Trowel resinated cement patch compound to all areas that are rough and etched prior to installing coating system.	8	375.00	3,000.00
Grinding high spots/trip hazards.	2	375.00	750.00
RECREATION POOL - Remove and replace rubber mastic in expansion joints with Sika-Flex 2C SL.	964	14.44	13,920.16
RECREATION POOL - Acid etch/power wash all areas to prep for new coating system. Apply one primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.	6,645	12.50	83,062.50
FIRESIDE - Remove and replace rubber mastic in expansion joints with Sika-Flex 2C SL.	262	14.44	3,783.28
Grinding high spots/trip hazards.	1	375.00	375.00
FIRESIDE - Acid etch/power wash all areas to prep for new coating system. Apply one primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. To be done with Hill Brothers Chemical Desert Crete system.	3,285	12.50	41,062.50

Total

The provisions set forth upon the second and third pages hereof and any other attached pages hereto are hereby incorporated in and made a part of this CONTRACT. I have been notified that I have the right to cancel within 3 days of signing this contract. IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

Date _____ Signature _____

Riverside, CA 92513-0269

TrueLine
CONSTRUCTION & SURFACING
ALL GAME COURT SURFACING & WINDSCREENS

Contractors's License No. 662625 (A & C32)
DIR No. 1000006579

Trueline is a member of ASBA, CPRS, CASBO & USTA

PROPOSAL / CONTRACT NO.

11296

Date: 9/8/2025

For: Project Name / Location

Aquatic Center Pool Deck Rehabilitation

Janet Bangs, Vice President
trueline40@outlook.com

Trueline is an approved applicator of Plexipave, Sportmaster, Guardian Crack Repair System and Armor Crack Repair System

CONTRACTOR AND OWNER AGREE AS FOLLOWS:	QTY	RATE	TOTAL
SPLASH PAD - Acid etch/power wash all areas to prep for new coating system. Apply one epoxy primer coat to all areas. Apply one texture coat to entire deck. Apply color seal to entire deck. Splash pad to be done with Life Paint Splash Pad system.	600	12.50	7,500.00

The provisions set forth upon the second and third pages hereof and any other attached pages hereto are hereby incorporated in and made a part of this CONTRACT. I have been notified that I have the right to cancel within 3 days of signing this contract. IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

Total $252,371.40

Riverside, CA 92513-0269

Date _____ Signature _____

City of Aliso Viejo
AGENDA ITEM

DATE: October 15, 2025

TO: Mayor and City Council

FROM: Shaun Pelletier, Director of Public Works/City Engineer

SUBJECT: HUMMINGBIRD LANE AD HOC FOLLOW UP REPORT

Recommended Action:

Direct Staff how to proceed with Hummingbird Lane traffic improvements.

Fiscal Impact:

The fiscal impact will be dependent upon the direction given by the City Council. Estimates for potential improvements are included in the Discussion section.

Background:

The City has been working with the residents and HOA Board for Laguna Audubon I, specifically regarding speeding concerns on Hummingbird Lane, since 2014. A summary of the requests and actions taken are found below.

- **2014** – Staff received a request from an individual Laguna Audubon I Board member to investigate concerns of cut through traffic and speeding, and to implement traffic calming recommendations. A slurry seal project was completed from May-June 2014, and as an initial step a new double yellow centerline was installed to provide visual lane narrowing intended to help reduce speeding. Several months later, this new centerline was removed at the request of the Board given complaints by residents.
- **2017-18** – Staff continued efforts to address concerns of speeding and cut through traffic. It was the staff's belief that cut through traffic during peak hours, particularly from eastbound El Toro, was due to extensive delays trying to turn right (southbound) onto Aliso Creek Road. Turning movement counts were analyzed and a simulation model was prepared by RK Engineering to demonstrate the benefit of creating a second right turn lane onto Aliso Creek Road. Discussions with the City of Laguna Woods resulted in them completing a striping modification that created a right/through lane, greatly increasing intersection capacity and significantly reducing the benefit of using Hummingbird as a cut through street.

- **2021** – Additional concerns were received regarding speeds. Staff collected unofficial speed data using the portable radar trailer in November. The data indicated an 85th percentile speed of 28 mph with a sample size of almost 23,000 vehicles.
- **2022** – Staff discussed with the HOA Board the feasibility of installing gates at the community entrances. Staff indicated that gates would not be allowed on public streets, but if the HOA wanted to take ownership of the streets, gates could be possible. The Board was not interested in taking ownership of the streets. In December 2022, staff received an official request from the HOA Board to study the speeding concerns and provide recommendations that may include physical improvements, signage, and increased enforcement.
- **2023** – Staff worked with RK Engineering to collect data and evaluate speeds, cut through traffic, and a need for a crosswalk near Starling. 85th percentile speeds were measured at 3 locations to be 28, 29 and 31, comparable to the unofficial data previously collected. Cut through traffic was analyzed with a license plate survey and determined only 1% in the evening and 6% in the morning peak periods were cut through vehicles. A crosswalk analysis at Starling did not meet recommended standards for installation and staff does not recommend crosswalks at uncontrolled locations. The report sent to the HOA Board in late February 2023 recommended installation of a centerline and edge lines, as well as holding a community meeting to discuss the concerns and findings. Staff did not receive a response from the HOA.
- **2024** – Staff received multiple requests from residents and HOA Board to again review speed concerns. A meeting was held with a group of residents that included Board members to discuss the concerns and hear their ideas. Staff discussed the study done the year before along with the proposed improvements and recommended a community meeting. Unofficial speed data was again collected and indicated the 85th percentile speed to be 28 mph. A modified improvement plan was sent to the HOA Board on July 15 that included the centerline, edge lines, speed legends, a new speed limit sign, and rumble strip striping. A community meeting was recommended to discuss the concerns, findings and proposed improvements. The proposal indicated that a follow-up study would be 6 months following any installations, and removals would not be considered for at least 12 months. The Board replied on July 24 indicating that the centerline and edge lines were not wanted, but other items would be acceptable. Signs and striping accepted by the Board were installed in September 2024.
- **2025** – A follow up study was conducted by RK Engineering in February. 85th percentile speeds were shown to be 28 and 29 mph, no change from the 2023 study. The report recommended permanent speed feedback signs and again to conduct a community meeting. The HOA Board responded in approval of the permanent signs. The signs were installed July 10, 2025.

All Way Stop signs have been discussed several times throughout this process. These are not recommended to be used as traffic calming tools and typically should only be installed where warrants are met. Staff did not believe the warrants, specifically traffic volumes, sight distance and accident history would be met so a formal study was

previously not completed. RK Engineering was directed to complete the formal warrant analysis at Hummingbird and Coral Bill in June 2025 and it was determined that the warrants were not met.

Designated school bus stops have been requested by the community at 2 locations. The City does not currently have any school bus stops posted on city streets. While there is no specific guidance on where these could be installed, they are not typically used at school bus stops given the residential nature of the streets, relative infrequency of stops, and the ability for the school bus to stop traffic at the time of pickup and drop off. Staff have been unable to reach Laguna Beach School District representatives to discuss the need or benefit of posted signs. Staff also do not recommend reducing available parking in residential areas whenever possible.

Costs incurred for the traffic studies and implemented improvements dating back to 2017, including the speed feedback signs, total almost $39,000.

Discussion:

On June 6, 2025 Councilmember Zandbergen attended the Laguna Audubon I HOA Board Meeting. An Ad Hoc Committee was established at the June 18 Council Meeting including Councilmembers Zandbergen and Munzing to further discuss actions taken to date and additional measures requested by members in HOA community.

The Ad Hoc Committee met on June 24th and included Council Members Zandbergen and Munzing, City Manager Ortiz, Public Works Director Pelletier and Administrative Sergeant Duran.

Based upon requests made by the community, including at the HOA Board Meeting on June 6, and the Ad Hoc discussion about what has been done to date, the following items are being recommended for consideration by the City Council. Please note that all costs are estimated.

- Double yellow centerline as previously proposed by Staff ($3,000)
- White edge lines as previously proposed by Staff but only located at the intersections. This in effect would be considered a bulb out ($3,000)
- All Way Stop Sign at Hummingbird and Coral Bill ($2,500)
- All Way Stop Sign at Hummingbird and San Bittern ($2,500)
- Crosswalks at Hummingbird and Coral Bill ($45,000)
- Crosswalks at Hummingbird and San Bittern ($30,000)
- No Parking Bus signs at the 2 locations utilized by LBUSD ($2,000)

Centerline and edge line striping was proposed by Staff but not wanted by the HOA. Staff would still propose the striping is completed if any other improvements are implemented. The modification of edge lines to only be located at intersections is an acceptable alternative known as a bulb out. It provides a narrowing effect and improves sight distance at crossing locations.

All Way Stop Signs have not been recommended by Staff since the warrants were not met. Installation at the direction of City Council would include 3 stop signs along with the painted stop bar and stop legend in the street at each location. Consideration could be given to high visibility LED flashing stop signs at additional cost. Since stop signs are not recommended tools for traffic calming and the warrants are not met, staff would recommend consideration of speed humps as an alternative to stop signs. Installation of such devices should receive a 2/3 vote of affirmation from the entire community, as well as affirmation from property owners directly impacted adjacent to their property. Cost would be around $6,000 each depending on the materials used.

Staff only recommend the installation of crosswalks if curb ramps meeting ADA standards are designed and installed, ideally at controlled intersections. Upon review of the 2 locations (3 crosswalks each), the existing utility structures and driveways would make installation meeting code difficult for crossing Hummingbird. Staff would recommend only installing a single crosswalk across Hummingbird at each location, rather than the 2 that might typically be installed. The crossings on Coral Bill and San Bittern should not present physical obstacles but still should include updated ADA ramps. The costs indicated above include all ramps. Staff proposes ladder style crosswalks on Hummingbird and standard crosswalks on Coral Bill and San Bittern.

Consideration to only install the crosswalk across Hummingbird at Coral Bill may be worthy since extensive concrete work on the sidewalk and drainage cross gutter would be required to complete the crossing on Coral Bill, and as such is more expensive. San Bittern does not have this same complication. Other considerations should be made regarding the impact to private property during construction and restoration, and loss of parking. Staff recommend obtaining any impacted property owner's written affirmation prior to installation.

No parking at the school bus loading zones would be established with signage (R7-107a) and red curb. This would impact parking and likely require regular enforcement to ensure compliance.

After the July 16th Council Meeting staff collected data from the newly installed speed feedback signs. The unofficial 85th percentile speed during the first month of installation is 24 mph on the southbound sign, and 23 mph on the northbound sign. This is in comparison to 28 and 29 mph officially recorded in 2022.

Staff believes the installed measures have been successful in reducing speeds at the critical location in front of the homes. Staff is also aware of requests both for and against additional traffic calming measures being installed, particularly in the southbound direction (upon entry) adjacent to Hummingbird Park. Should City Council direct staff to further evaluate this segment adjacent to the park, the following measures are possible.

- White edge lines from Aliso Creek Road to the end of the existing double yellow centerline. Bulb outs would typically be recommended at intersections or crosswalks, not midblock locations ($1,000)
- Channelization striping/delineators at Aliso Creek Road entrance ($1,000)
- Permanent speed feedback sign ($8,000 each)
- Speed hump midway between Aliso Creek Road and end of park ($6,000)

At the September 3rd Council Meeting, staff was directed to move forward only with school bus zone no parking areas.

Staff respectfully seek City Council direction for which, if any, of the proposed traffic improvements to further study and/or implement.

Environmental:

Any proposed projects would be considered for environmental review as needed.

Attachment:

1. Presentation

ALISO VIEJO

Hummingbird Lane

Ad Hoc Report Follow Up

Hummingbird Lane Follow Up
Potential Improvements Along Park

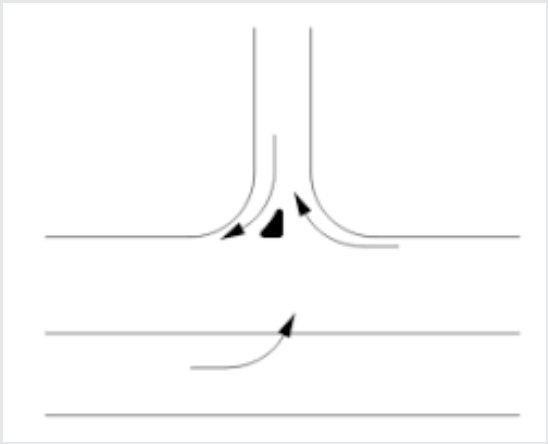
- White edge lines ($1,000)
- Entrance Channelization Striping/Delineators ($1,000)
- Permanent Speed Feedback Sign ($8,000)
- Speed Hump ($6,000)

Potential Improvements

White Edge Lines



Channelization Striping





Potential Improvements

Permanent Speed Feedback Sign



Speed Hump



Questions