AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, MARCH 4, 2026
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA

Mayor Max Duncan
Mayor Pro Tem Mike Munzing
Councilmember Tiffany Ackley
Councilmember Garrett Dwyer
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.

ANN EIFERT	SCOTT C. SMITH	KATHY BAILOR
INTERIM 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:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

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

4. CONSENT CALENDAR:

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

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

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

4.2 APPROVAL OF MINUTES
Recommended Action: Approve the minutes as submitted for the February 18, 2026, Regular Meeting.
Draft 2026-02-18 City Council Regular Minutes

4.3 ACCOUNTS PAYABLE
Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 30, 2026, and February 12, 2026, in the amount of $2,053,490.62.
Staff Report
Attachment 1 - Accounts Payable Report

4.4 TREASURER'S STATEMENT – JANUARY 2026
Recommended Action: Receive and file the January 2026 Treasurer's Statement.
Staff Report
Attachment 1 - January 2026 Treasurer's Statement

4.5 THIRD AMENDMENT TO THE CONTRACT FOR STREET MAINTENANCE SERVICES
Recommended Action: Approve a Third Amendment to the Contract with PV Maintenance, Inc. for Street Maintenance Services that extends the term five (5) years and increases the compensation $4,500,000; and authorize the Interim City Manager to execute the Third Amendment to the Contract.
Staff Report
Attachment 1 - PVM 2026 Extension Request
Attachment 2 - Third Amendment for Street Maintenance Services

5. PUBLIC HEARINGS:

5.1 ADOPTION OF THE GENERAL PLAN SAFETY ELEMENT UPDATE (GPA-2026-01000)
Recommended Action: Adopt a Resolution adopting a General Plan Amendment for the Safety Element Update and determining the project exempt from the California Environmental Quality Act (GPA-2026-01000).
Staff Report
Attachment 1 - Resolution
Attachment 2 - Exhibit A - Safety Element
Attachment 3 - Presentation

6. DISCUSSION:

6.1 CONCEPT PLAN REVIEW FOR A RESIDENTIAL COMMUNITY AT 15 ARGONAUT
Recommended Action: Review and provide initial feedback on concept plans for a development proposal to demolish an existing office building and construct a 58-unit, residential community at 15 Argonaut.
Staff Report

Attachment 1 - Concept Plans
Attachment 2 - Project Description
Attachment 3 - Presentation

7. CITY MANAGER'S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:
The next regularly scheduled City Council meeting is March 18, 2026.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 18, 2026, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

ROLL CALL

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

ABSENT: NONE

STAFF PRESENT: ANN EIFERT, INTERIM CITY MANAGER/FINANCIAL SERVICES DIRECTOR
SCOTT SMITH, CITY ATTORNEY
KATHY BAILOR, DEPUTY CITY CLERK
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
DIVISION FIRE CHIEF RYAN BISHOP

PLEDGE OF ALLEGIANCE: Boy Scouts of America Troop 700 led the Pledge of Allegiance.

1. SPECIAL PRESENTATIONS:

1.1 BUSINESS MONTH – WEBB'S GRAINWORKS
Mayor Duncan introduced the video and presented a certificate of recognition to Jeremy Webb, owner of Webb's Grainworks, who provided a brief history of the business and expressed appreciation.

1.2 OCTA E-BIKE SAFETY VIDEO
Peter Sotherland and Dulce Mejicanos with OCTA presented a short video about e-bike safety and responded to questions from council.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Kyle Swarts and Cooper Strull presented resolutions on behalf of Senator Steven Choi and Assemblymember Diane Dixon to Councilmember Tiffany Ackley, in recognition of her service as Mayor in 2025.

2. Julie Colombero praised Webb's Grainworks for their customer service on New Year's Eve.

4. CONSENT CALENDAR:

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

Motion: Mayor Pro Tem Munzing moved and Councilmember Ackley seconded to approve the recommended actions. (All excluding item 4.4) Motion carried 5-0.

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 February 4, 2026, Special Meeting and the February 4, 2026, Regular Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 16, 2026, and January 29, 2026, in the amount of $357,175.37.

4.4 APPROVAL OF OFFICE SPACE FOR THE ORANGE COUNTY SHERIFF'S DEPARTMENT AND APPROPRIATION OF FUNDS FOR THE PURCHASE AND INSTALLATION OF FURNITURE

Recommended Action: 1. Approve and authorize the Interim City Manager to execute documents necessary to effectuate the use of City Hall, Suite 200; and 2. Authorize the Interim City Manager to appropriate $50,000 from the General Fund to the fiscal year 2025-26 budget for the purchase and installation of furniture.

Councilmember Ackley commented on the item. Chief of Police Services, Captain Ryan Buhr responded to questions from Council regarding the need for new office

furniture, current and future office space usage, existing office furniture, parameters of current OCSD contract, and options for purchasing furniture at a reduced cost.

Motion: Mayor Pro Tem Munzing moved and Councilmember Zandbergen seconded to approve the recommended action. Motion carried 4-1 with Councilmember Ackley dissenting.

5. PUBLIC HEARINGS:

None.

6. DISCUSSION:

6.1 RESIDENTIAL PERMIT PARKING PROGRAM DISCUSSION

Interim City Manager Ann Eifert introduced Public Works Director Shaun Pelletier who provided an overview. Staff responded to questions regarding Attorney General guidelines for parking permit programs, potential program rules, possibility of conducting a parking study, HOA program participation, program enforcement, potential costs, and City of Laguna Niguel parking permit program. Mayor Duncan opened for public comment and the following persons spoke:

1. Art Camoia commented on the item.
2. Marie Tsaasem commented on potential costs and challenges of the program.
3. Councilmember Ackley read a comment received via email, from Laura Mohr, expressing disproval of the item.

Recommended Action: 1. Receive and file the report on permit parking; and 2. Provide direction, if any, to staff regarding whether to pursue development of a Residential Permit Parking Program for the City of Aliso Viejo.

Council agreed to receive and file the report.

7. CITY MANAGER'S REPORT:

Interim City Manager Ann Eifert announced cold overnight temperatures expected in the area from February 18 to February 20 and shared winter safety tips; announced summer camp registration and early bird pricing with scholarships available to those who qualify; Announced spring recreation class registration opens this Friday at 8 a.m.; Announced upcoming Artisans Market, to be held on March 8 from 11 a.m. to 3 p.m. at Aliso Viejo Ranch.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Stated that she will be submitting her comments in writing at a later date.

Councilmember Dwyer:

- Attended Nourishing Great Futures Market and thanked volunteers and staff for their efforts.
- Shared an update on behalf of the City Manager Recruitment Ad Hoc Committee and encouraged qualified candidates to apply by March 16.
- Announced the Open House event at the Orange County Mosquito and Vector District headquarters on February 19 and shared information on how to report pest issues through the District.

Councilmember Zandbergen:

- Acknowledged members of the public in attendance at tonight's meeting.

Mayor Pro Tem Munzing:

- Formally closed the Hummingbird Lane Ad Hoc Committee, and thanked City staff and Councilmember Zandbergen for their efforts.
- Attended Aliso Viejo Chamber of Commerce event at Opah restaurant.
- Attended Aliso Viejo Chamber of Lunch event.
- Attended Aliso Viejo Girls Softball Opening Day.
- Shared plans to attend Aliso Viejo Little League Opening Day.
- Attended OCFA Budget and Finance Subcommittee meeting.

Mayor Duncan:

- Expressed appreciation for staff and council's work on the Hummingbird Lane Ad Hoc Committee.
- Shared an update on the Pump Track Committee.

6. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 8:20 p.m. to the next regularly scheduled City Council meeting of March 4, 2025.

Respectfully submitted:

_____
KATHY BAILOR
INTERIM CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: March 4, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between January 30, 2026, and February 12, 2026, in the amount of $2,053,490.62.

Fiscal Impact:

Expenditures in the amount of $2,053,490.62.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between January 30, 2026, and February 12, 2026, for $2,053,490,62, are being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report

Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
BEST BEST & KRIEGER	DEC'25 BBK CELLULAR	555.20
BEST BEST & KRIEGER	DEC'25 BBK APPLICANT INITIATED REIMB(AIR)-ARGONAUT	751.00
CHOICE BUILDER	MAR'26 VISION - JM	6.48
CHOICE BUILDER	MAR'26 DENTAL - JM	46.63
CHOICE BUILDER	MAR'26 DENTAL - TZ	96.90
CHOICE BUILDER	MAR'26 DENTAL INSURANCE	1,791.89
CHOICE BUILDER	MAR'26 VISION INSURANCE	277.80
CHARLES ABBOTT ASSOC INC	OCT'25 CAA SCE - R.BRUNELL	761.25
CHARLES ABBOTT ASSOC INC	OCT'25 CAA SDGE - R.BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	OCT'25 CAA COX - R.BRUNELL	105.00
CHARLES ABBOTT ASSOC INC	OCT'25 CAA KAISER GRADING - R.BRUNELL	367.50
CHARLES ABBOTT ASSOC INC	OCT'25 CAA MNWD - R.BRUNELL	735.00
CHARLES ABBOTT ASSOC INC	NOV'25 CAA SCE - R.BRUNELL	157.50
CHARLES ABBOTT ASSOC INC	NOV'25 CAA KAISER GRADING - R.BRUNELL	262.50
CHARLES ABBOTT ASSOC INC	NOV'25 CAA MNWD - R.BRUNELL	1,575.00
CHARLES ABBOTT ASSOC INC	NOV'25 CAA ATT - R.BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	NOV'25 CAA COX - R.BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	NOV'25 CAA ENVIRONMENTAL SHEA HOMES PEER REVIEW	580.00
CHARLES ABBOTT ASSOC INC	DEC'25 CAA ENVIRONMENTAL SHEA HOMES PEER REVIEW	145.00
CHARLES ABBOTT ASSOC INC	DEC'25 CAA KAISER GRADING - S.WILSON	285.00
CHARLES ABBOTT ASSOC INC	DEC'25 CAA KAISER GRADING - R.BRUNELL	157.50
CHARLES ABBOTT ASSOC INC	DEC'25 CAA SCE - R.BRUNELL	105.00
CHARLES ABBOTT ASSOC INC	DEC'25 CAA COX - R.BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	DEC'25 CAA MNWD - R.BRUNELL	1,050.00
ALL OC KITCHEN & BATH	CD-2025-00087_114 MATISSE CIR_ALL OC KITCHEN&BATH	500.00
		10,522.15
CITY COUNCIL		
GARRETT DWYER	GD 1/20-23/26 LCC COUNCIL ACADEMY SAC CA REIMB	595.95
	CITY COUNCIL TOTAL:	**595.95**
CITY MANAGER		
CHOICE BUILDER	JAN'26 DENTAL - MO	(65.71)
CHOICE BUILDER	FEB'26 DENTAL - MO	(65.71)
CHOICE BUILDER	FEB'26 VISION - MO	(9.32)
CHOICE BUILDER	JAN'26 VISION - MO	(9.32)
	CITY MANAGER TOTAL:	**-150.06**
HUMAN RESOURCES		
SOLINK INC	300 BROCHURES - CITY MANAGER RECRUITMENT	317.86
CORA SWANSON	2/02 STAPLES - HR OFFICE SUPPLIES	21.53
US BANK PURCHASING CARD PROGRAM	CS 1/20 WESTERN CITY MAGAZINE - CM RECRUITMENT	300.00
US BANK PURCHASING CARD PROGRAM	CS 1/21 LABOR LAW CENTER POSTERS - HR COMPLIANCE	68.92
HEALTH AND HUMAN RESOURCE CENTER INC	MAR'26 EAP PROGRAM	102.90
	HUMAN RESOURCES TOTAL:	**811.21**
CITY CLERK		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011765086 - 11/20 URGENCY ORD-ADUS & JADUS	1,051.55
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011766412 - 11/27 ORDINTRO-CMPGN CONTRIBUTIONS	736.09
	CITY CLERK TOTAL:	**1,787.64**
CITY ATTORNEY		
BEST BEST & KRIEGER	DEC'25 BBK GENERAL RETAINER LEGAL SERVICES	25,792.00
BEST BEST & KRIEGER	DEC'25 NPDES NEW PERMIT (NON-RETAINER)	556.20
	CITY ATTORNEY TOTAL:	**26,348.20**
FINANCE		
TYLER TECHNOLOGIES-INCODE DIVISION	FY25-26 ANNUAL INCODE FEES	20,992.84
CHOICE BUILDER	MAR'26 ADMIN FEE	30.00
	FINANCE TOTAL:	**21,022.84**

Vendor Name	Description (Item)	Amount
INFORMATION TECHNOLOGY		
AT&T	12/22/25-01/21/26 CH-AT&T ALARM/POTS LINE	606.00
CORELOGIC, INC	GIS SPATIAL RECORD UTILITIES	1,426.65
JOSE RUEL FABELLA DIRA	JAN'26 ENERGOV & GIS	2,700.00
EATON CORPORATION	8/08/25-8/07/26 CH EATON UPS SERVICES-CH	4,099.55
HCI SYSTEMS, INC	MAINTENANCE BATTERY REPLACEMENTS	650.00
GOTO COMMUNICATIONS	FEB'26 CH GOTO VOIP SERVICE & SUPPORT	1,995.02
LUNAVI, INC	FEB'26 OFFSITE BACKUP STORAGE	622.50
	INFORMATION TECHNOLOGY TOTAL:	**12,099.72**
NON-DEPARTMENTAL		
CERTIFIED RECORDS MANAGEMENT	NOV'25 - RECORDS OFF SITE STORAGE	458.03
CERTIFIED RECORDS MANAGEMENT	DEC'25 - RECORDS OFF SITE STORAGE	576.03
CERTIFIED RECORDS MANAGEMENT	FEB'26 - RECORDS OFF SITE STORAGE	471.28
RICOH USA	FEB'26 RICOH COPY ROOM LEASE (2624) - PRINCIPAL	635.87
RICOH USA	FEB'26 RICOH COPY ROOM LEASE (2624) - INTEREST	58.33
RICOH USA	DEC'25 RICOH 2504 BACK-OFFICE PRINTS (4542)	44.00
CINTAS CORPORATION NO. 2	FEB'26 CH & STE 200 FIRST AID MAINT & SUPPLIES	196.07
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE VISTA PARK	1,100.11
NIEVES LANDSCAPE INC	JAN'26 LANDSCAPE MAINTENANCE LEAK REPAIR VISTA PK	2,383.78
US BANK PURCHASING CARD PROGRAM	AE 1/07 J&M TROPHIES - M ORTIZ PLAQUE	170.44
US BANK PURCHASING CARD PROGRAM	AE 1/20 ALISO VIEJO FLORIST-FLOWERS M ORTIZ CC MTG	188.56
US BANK PURCHASING CARD PROGRAM	AE 1/05 FLEUR D ELEGANCE-FLOWERS-M ORTIZ MEMORIAL	544.14
KYRSTI NICOLE ASHMALL	JAN'26-15.22 HRS-PIO GENERAL/SPECIAL PROJECTS	1,369.80
US BANK PURCHASING CARD PROGRAM	KB 1/05 O'REILLY- CAR BATTERY REPLACEMENT	283.84
MOULTON NIGUEL WATER DIST	ACCT#64101 VISTA WATER SVC	170.32
QUADIENT LEASING USA INC	11/28/25-2/27/26 POSTAGE MACHINE LEASE	590.39
	NON-DEPARTMENTAL TOTAL:	**9,240.99**
C. S. ADMINISTRATION		
OCY MANAGEMENT, LLC	JAN'26 SMP R&CS CONTRIBUTION TRANSPORTATION	560.00
AMAZON CAPITAL SERVICES INC	JAN'26 AMAZON-RENTAL SHOWCASETINYMILLS STAMPERS	25.84
US BANK PURCHASING CARD PROGRAM	JNL 1/16 FACEBK-RENTAL IG BOOST	99.99
US BANK PURCHASING CARD PROGRAM	JNL 1/15 COSTCO-AVR SUPPLIES	91.63
	C. S. ADMINISTRATION TOTAL:	**777.46**
IGLESIA PARK		
MIRACLE PLAYGROUND SALES OF SO CAL	REPLACEMENT SWINGS AND HARDWARE - IGLEISA	277.50
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE IGLESIA PARK	7,319.43
	IGLESIA PARK TOTAL:	**7,596.93**
IGLESIA BUILDING		
PV MAINTENANCE INC	JAN'26 PVM IGLESIA PARK CC MAINTENANCE	508.09
SONITROL ORANGE COUNTY LLC	JAN'26 IGLESIA ACCESS CONTROL	114.86
SONITROL ORANGE COUNTY LLC	FEB'26 IGLESIA ACCESS CONTROL	114.86
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	JUN'25 IGLESIA HVAC PREVENTATIVE MAINTENANCE	182.85
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	NOV'25 IGLESIA HVAC PREVENTATIVE MAINTENANCE	192.00
	IGLESIA BUILDING TOTAL:	**1,112.66**
PLANNING		
LG2WB ENGINEERS,INC	NOV'25 EVACUATION ASSESSMENT	5,933.50
LG2WB ENGINEERS,INC	DEC'25 EVACUATION ASSESSMENT	6,361.75
US BANK PURCHASING CARD PROGRAM	SK 12/22 AMERICAN PLANNING ASSOC-ANNUAL MEMBERSHIP	1,090.80
US BANK PURCHASING CARD PROGRAM	SK 1/13 PDAOC ANNUAL FORUM-REGISTRATION 2/05 SK RR	330.00
	PLANNING TOTAL:	**13,716.05**
BUILDING		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011763146 - 11/06 PH AUP/EP 7 JOURNEY-WEBBS	345.38
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011765086 - 11/20 CR FOR 1-5 POLARIS	317.39
	BUILDING TOTAL:	**662.77**
CODE ENFORCEMENT		
US BANK PURCHASING CARD PROGRAM	SK 1/08 EXTRA SPACE STORAGE-CODE ENFORCEMENT	729.20
	CODE ENFORCEMENT TOTAL:	**729.20**
ENGINEERING (GENERAL)		
PV MAINTENANCE INC	FEB'26 PVM WAREHOUSE LEASE	1,035.00
MURPHY SWITCH OF CA	FEB'26 MURCAL IOT SMARTCOMMAND MONITORING	450.00
RICHARD FISHER ASSOCIATES	NOV'25 LANDSCAPE INSPECTION SERVICES - GENERAL	3,079.30
RICHARD FISHER ASSOCIATES	DEC'25 LANDSCAPE INSPECTION SERVICES - GENERAL	6,435.25

Vendor Name	Description (Item)	Amount
CHARLES ABBOTT ASSOC INC	OCT'25 CAA NPDES SERVICES	8,652.50
CHARLES ABBOTT ASSOC INC	OCT'25 CAA SOLID WASTE SERVICES	4,580.00
CHARLES ABBOTT ASSOC INC	NOV'25 CAA NPDES SERVICES	6,147.50
CHARLES ABBOTT ASSOC INC	NOV'25 CAA SOLID WASTE SERVICES	3,832.50
CHARLES ABBOTT ASSOC INC	DEC'25 CAA NPDES SERVICES	7,112.50
CHARLES ABBOTT ASSOC INC	DEC'25 CAA SOLID WASTE SERVICES	3,160.00
	ENGINEERING (GENERAL) TOTAL:	**44,484.55**
STREET MAINTENANCE		
PV MAINTENANCE INC	JAN'26 PVM STREET MAINTENANCE MOE TAX	21,528.68
RICHARD FISHER ASSOCIATES	NOV'25 LANDSCAPE INSPECTION SERVICES - MEDIANS	405.61
RICHARD FISHER ASSOCIATES	DEC'25 LANDSCAPE INSPECTION SERVICES - MEDIANS	476.93
CHARLES ABBOTT ASSOC INC	OCT'25 CAA STREET INVESTIGATIONS	7,796.25
CHARLES ABBOTT ASSOC INC	NOV'25 CAA STREET INVESTIGATIONS	5,617.50
CHARLES ABBOTT ASSOC INC	DEC'25 CAA STREET INVESTIGATIONS	6,667.50
	STREET MAINTENANCE TOTAL:	**42,492.47**
LAW ENFORCEMENT-CONTRACT		
COUNTY OF ORANGE	FEB26 LAW ENFORCEMENT/BODY CAMERAS/IN CAR VIDEO	944,992.18
	LAW ENFORCEMENT-CONTRACT TOTAL:	**944,992.18**
LAW ENFORCEMENT-OTHER		
SEAVCO INC	JAN'26 BMW REPAIR-MOTORCYCLE CLUTCH	1,997.17
ALL CITY MANAGEMENT SERVICES	1/04-1/17/26 460 HRS-CROSSING GUARD SERVICES	15,874.60
ALL CITY MANAGEMENT SERVICES	1/18-1/31/26 414 HRS-CROSSING GUARD SERVICES	14,287.14
	LAW ENFORCEMENT-OTHER TOTAL:	**32,158.91**
	GENERAL FUND TOTAL:	**1,171,001.82**
102 - GEN. FD-CITY HALL		
NON-DEPARTMENTAL		
THURSTON ELEVATOR CONCEPTS INC	FEB'26 CH ELEVATOR MAINTENANCE	140.00
SONITROL ORANGE COUNTY LLC	JAN'26 CH ACCESS CONTROL	639.87
SONITROL ORANGE COUNTY LLC	JAN'26 CH INTRUSION DETECTION	400.80
SONITROL ORANGE COUNTY LLC	FEB'26 CH ACCESS CONTROL	639.87
SONITROL ORANGE COUNTY LLC	FEB'26 CH INTRUSION DETECTION	400.80
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	AUG'25 CH HVAC-CALL OUT FOR FLOW SERVICE	570.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	OCT'25 CH HVAC-CALL OUT KITCHEN CONDENSATE INSPECT	331.55
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	NOV'25 CH HVAC PREVENTATIVE MAINTENANCE	1,875.98
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE CH	724.89
THE GAS COMPANY	01/05/26-02/02/26 MTR#16122180 CH GAS SVC	919.62
SO CAL EDISON	JAN'26 ACCT#7189 CH ELECTRICITY	4,354.75
US BANK PURCHASING CARD PROGRAM	KB 1/21 EBAY-KEYS FOR GLASS CASE CH	66.81
MOULTON NIGUEL WATER DIST	ACCT#65408/65407/65406 CH WATER SVC	691.08
	NON-DEPARTMENTAL TOTAL:	**11,756.02**
	GEN. FD-CITY HALL TOTAL:	**11,756.02**
103 - GF-AV RECREATION SERVICES		
JESSICA PENDERGRASS	REFUND FACILITY RENTAL_REC100530454_J.PENDERGRASS	3,920.00
JESSICA PENDERGRASS	REFUND FEE__REC100530454_J.PENDERGRASS	(250.00)
		3,670.00
RECREATION SERVICES		
CSG FORTE PAYMENTS, INC	JAN'26 CREDIT CARD SERVICE FEES-POS	1,103.99
CSG FORTE PAYMENTS, INC	JAN'26 CREDIT CARD SERVICE FEES-WEB	596.15
AT&T	12/22/25-01/21/26 AVR-AT&T ALARM/POTS LINE	205.58
PRESTIGIOUS CLEANERS LLC	1/31 AVR DRY CLEANING	172.66
PRESTIGIOUS CLEANERS LLC	2/07 AVR DRY CLEANING	345.31
WADORYU USA INC	WINTER2026-WIN138 KARATE-1 PARTICIPANT	48.75
425 VENTURES, LLC	WINTER2026-WIN054 SOCCER-5 PARTICIPANTS	405.00
LAURELINDA HAUKSSON	WINTER2026 WIN156 SCIENCE- 5 PARTICIPANTS	360.00
TUMBLE-N-KIDS, INC	WINTER2026-WIN031/027 GYMNASTICS-13 PARTICIPANTS	514.80
L & O ALISO VIEJO, LLC	WINTER2026-WIN159 PICKLEBALL-4 PARTICPANTS	195.00
L & O ALISO VIEJO, LLC	WINTER2026-WIN304 KIDS IN THE KITCHEN-3 PARTICIPAN	68.25
SONITROL ORANGE COUNTY LLC	OCT'25 SONITROL ACCESS AVC/AQC TEST & INSPECTION	64.60
SONITROL ORANGE COUNTY LLC	JAN'26 AVR AVCENTER & AQC ACCESS CONTROL	1,071.81
SONITROL ORANGE COUNTY LLC	FEB'26 AVR AVCENTER & AQC ACCESS CONTROL	1,071.81

Vendor Name	Description (Item)	Amount
APEX FIRE SYSTEMS INC	OCT'25 FIRE SPRINKLER & RISER 5 YR CERT INSP AVR	2,050.00
WESTAMERICA COMMUNICATIONS INC	NEW SIGNAGE AVR	735.93
LYONS SECURITY SERVICE IN	JAN'26 AVR SECURITY SERVICES	2,012.50
LYONS SECURITY SERVICE IN	JAN'26 GCF SECURITY SERVICES	175.00
ENTRY CONTROL, INC	JAN'26 LOCKSMITH SVC-SELECTRIC CART DOOR KEY COPIE	49.03
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	JUN'25 AVR HVAC PREVENTATIVE MAINTENANCE	2,938.09
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	JUL'25 BROKEN AC ASSESSMENT - FARM SIDE SPLIT UNIT	342.50
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	NOV'25 AVR HVAC PREVENTATIVE MAINTENANCE	3,084.99
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE AVR	2,419.14
EATON CORPORATION	8/08/25-8/07/26 AVR EATON UPS SERVICES -AVR	5,000.00
GOTO COMMUNICATIONS	FEB'26 AVR GOTO VOIP SERVICE & SUPPORT	660.00
SO CAL EDISON	JAN'26 ACCT#4551 FARM ELECTRICITY	292.65
SO CAL EDISON	JAN'26 ACCT#6247 AVR ELECTRICITY	2,656.22
US BANK PURCHASING CARD PROGRAM	KB 1/02 THE HOME DEPOT-AVR OFFICE PAINTING PROJECT	353.62
US BANK PURCHASING CARD PROGRAM	KB 1/19 THE HOME DEPOT-BATTERY REPLACEMENT AVR	300.62
US BANK PURCHASING CARD PROGRAM	KB 1/15 THE HOME DEPOT-BARN PAINT PROJECT AVR	217.16
US BANK PURCHASING CARD PROGRAM	KB 1/19 THE HOME DEPOT-BAR AND DOLLY REPAIR AVR	94.07
MOULTON NIGUEL WATER DIST	ACCT#105234/104936/104935/104986 RANCH WATER SVC	1,186.72
MOULTON NIGUEL WATER DIST	ACCT#104515/104519 FARM WATER SVC	295.05
	RECREATION SERVICES TOTAL:	**31,087.00**
	GF-AV RECREATION SERVICES TOTAL:	**34,757.00**

203 - GAS TAX

TRAFFIC ENGINEERING

RK ENGINEERING GROUP INC	DEC'25 ENGINEERING AND TRAFFIC SURVEY-SPEED LIMITS	3,700.00
	TRAFFIC ENGINEERING TOTAL:	**3,700.00**

STREET MAINTENANCE

PV MAINTENANCE INC	JAN'26 PVM STREET MAINTENANCE GAS TAX	26,312.84
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	JAN'26 USA DATABASE MAINT + 21 TICKETS	55.15
BEAR ELECTRICAL SOLUTIONS INC	DEC'25 TRAFFIC SIGNAL MAINTENANCE RESPONSE	6,672.60
BEAR ELECTRICAL SOLUTIONS INC	DEC'25 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE MEDIANS	1,695.56
SCA OF CA LLC	JAN'26 STREET SWEEPING SERVICES	11,297.00
SAN DIEGO GAS & ELECTRIC	DEC'25 ST LIGHTS & TRAFFIC CTRLRS	2,942.03
SO CAL EDISON	JAN'26 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,268.67
SO CAL EDISON	JAN'26 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	18,830.77
SO CAL EDISON	SCE STREETS LS1 LS2 TC1 GS1	4,111.95
MOULTON NIGUEL WATER DIST	ACCT#64613/64615/65346 MEDIANS WATER SVC	266.70
	STREET MAINTENANCE TOTAL:	**76,679.17**
	GAS TAX TOTAL:	**80,379.17**

204 - MEASURE M

GEN-MEASURE M

OCY MANAGEMENT, LLC	JAN'26 M2 FUND TRANSPORTATION SVC	2,240.00
	GEN-MEASURE M TOTAL:	**2,240.00**
	MEASURE M TOTAL:	**2,240.00**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	JAN'26 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
COUNTY OF ORANGE	FEB'26 CITATION/MDC EQUIPMENT	6,918.26
	LAW ENFORCEMENT-OTHER TOTAL:	**8,418.26**
	PUBLIC SAFETY GRANTS TOTAL:	**8,418.26**

225 - INTEGRATED WASTE MGMT FD

GEN-TECHNOLOGY GRANTS

BEST BEST & KRIEGER	DEC'25 SB 1383 PCA PURCHASING AGREEMENT REVIEW	865.20
CHARLES ABBOTT ASSOC INC	OCT'25 CAA CONTRACT SERVICES - SB1383	665.00
CHARLES ABBOTT ASSOC INC	NOV'25 CAA CONTRACT SERVICES - SB1383	760.00

Vendor Name	Description (Item)	Amount
CHARLES ABBOTT ASSOC INC	DEC'25 CAA CONTRACT SERVICES -SB1383	3,230.00
	GEN-TECHNOLOGY GRANTS TOTAL:	**5,520.20**
	INTEGRATED WASTE MGMT FD TOTAL:	**5.520.20**

231 - OTHER GRANTS

OTHER GRANTS

FAMILY ASSISTANCE MINISTRIES	Q2 FY25-26 PLHA AFFORDABLE HOUSING CASE MANAGEMENT	2,915.41
FAMILY ASSISTANCE MINISTRIES	Q2 FY25-26 PLHA PROF SERVICES-TRANSITIONAL HOUSING	1,057.08
COUNTY OF ORANGE	FEB'26 BEHAVIORAL HEALTH BUREAU - PLHA GRANT	2,692.92
	OTHER GRANTS TOTAL:	**6,665.41**
	OTHER GRANTS TOTAL:	**6.665.41**

241 - TECHNOLOGY FUND

GEN-TECHNOLOGY GRANTS

GRANICUS LLC	JAN-MAR'26 GRANICUS WEBSTREAMING	4,599.54
TRITON TECHNOLOGY SOLUTIONS, INC	THOR BROADCAST DIGITAL MODULATOR IPTV & ASI OUTPUT	3,144.36
ERIC WINTER	JAN'26-CC MTGS 1/7&1/21 SPORTSZONE 13-15 & ADMIN	836.18
	GEN-TECHNOLOGY GRANTS TOTAL:	**8,580.08**
	TECHNOLOGY FUND TOTAL:	**8.580.08**

251 - FEDERAL GRANTS

GEN-FEDERAL GRANT

PARENTIS FOUNDATION	CDBG READING TUTORING SERVICES FOR AT-RISK YOUTH	2,160.00
AGE WELL SENIOR SERVICES INC	FY25-26 CDBG MEALS ON WHEELS	2,075.00
FAIR HOUSING FOUNDATION	OCT-DEC'25 CDBG FAIR HOUSING SERVICES	1,140.33
SOUTH COUNTY OUTREACH	OCT-DEC'25 CDBG HOMELESS PREVENTION	3,700.00
	GEN-FEDERAL GRANT TOTAL:	**9,075.33**
	FEDERAL GRANTS TOTAL:	**9.075.33**

261 - CITY FAC.-AQUATIC CENTER

GEN-AQUATIC CENTER

KNORR SYSTEMS INTL, LLC	POOL VACUUM REPAIR & PARTS-AQC	1,436.66
KNORR SYSTEMS INTL, LLC	DEC'25 AQC MISC POOL PARTS	443.31
KNORR SYSTEMS INTL, LLC	WARRANTY - POOL COVER SHIPPING CHARGE	814.50
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	MAY'25 AQC HVAC PREVENTATIVE MAINTENANCE	248.89
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	NOV'25 AQC HVAC PREVENTATIVE MAINTENANCE	261.33
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE AQC	975.59
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE-PLANTS AQC	263.50
NIEVES LANDSCAPE INC	DEC'25 LANDSCAPE MAINTENANCE-VALVE REPAIR AQC	1,277.50
NIEVES LANDSCAPE INC	JAN'26 LANDSCAPE MAINTENANCE-LEAK REPAIR AQC	2,383.78
THE GAS COMPANY	01/06/26-02/03/26 MTR#15672349 AQC GAS SVC	2,481.13
US BANK PURCHASING CARD PROGRAM	KB 1/13 SCP - SAND FOR FILTER AQC	490.80
MOULTON NIGUEL WATER DIST	ACCT#64095/64096 AQC WATER SVC	642.07
	GEN-AQUATIC CENTER TOTAL:	**11,719.06**
	CITY FAC.-AQUATIC CENTER TOTAL:	**11.719.06**

311 - STREET IMPROVEMENTS

ONYX PAVING COMPANY INC	GLENWOOD DRIVE REHAB PROGRESS PAYMENT #2-RETENTION	(36,303.73)
		-36,303.73

STREETS & HIGHWAYS

ONYX PAVING COMPANY INC	GLENWOOD DRIVE REHAB PROGRESS PAYMENT #2	726,074.66
RK ENGINEERING GROUP INC	DEC'25 CITYWIDE BIKE LANE STRIPING PLAN - DESIGN	9,454.60
NV5, INC	DEC'25 GLENWOOD REHAB INSPECTION	817.87
	STREETS & HIGHWAYS TOTAL:	**736,347.13**
	STREET IMPROVEMENTS TOTAL:	**700.043.40**

411 - DEBT SERVICE

DEBT SERVICE

THE BANK OF NEW YORK	FY25-26 COPS ANNUAL FEES (ACCT 3666100096-INV)	1,750.00

Vendor Name	Description (Item)	Amount
KOPPEL & GRUBER PUBLIC FIN.	COP ANNUAL DEBT TRANSPARENCY REPORT	1,584.87
	DEBT SERVICE TOTAL:	**3,334.87**
	DEBT SERVICE TOTAL:	**3,334.87**
	GRAND TOTAL:	**2,053,490.62**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	1,171,001.82	1,171,001.82
102 - GEN. FD-CITY HALL	11,756.02	11,756.02
103 - GF-AV RECREATION SERVICES	34,757.00	34,757.00
203 - GAS TAX	80,379.17	80,379.17
204 - MEASURE M	2,240.00	2,240.00
215 - PUBLIC SAFETY GRANTS	8,418.26	8,418.26
225 - INTEGRATED WASTE MGMT FD	5,520.20	5,520.20
231 - OTHER GRANTS	6,665.41	6,665.41
241 - TECHNOLOGY FUND	8,580.08	8,580.08
251 - FEDERAL GRANTS	9,075.33	9,075.33
261 - CITY FAC.-AQUATIC CENTER	11,719.06	11,719.06
311 - STREET IMPROVEMENTS	700,043.40	700,043.40
411 - DEBT SERVICE	3,334.87	3,334.87
Grand Total:	**2,053,490.62**	**2,053,490.62**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	1,171,001.82
102 - GEN. FD-CITY HALL	11,756.02
103 - GF-AV RECREATION SERVICES	34,757.00
203 - GAS TAX	80,379.17
204 - MEASURE M	2,240.00
215 - PUBLIC SAFETY GRANTS	8,418.26
225 - INTEGRATED WASTE MGMT FD	5,520.20
231 - OTHER GRANTS	6,665.41
241 - TECHNOLOGY FUND	8,580.08
251 - FEDERAL GRANTS	9,075.33
261 - CITY FAC.-AQUATIC CENTER	11,719.06
311 - STREET IMPROVEMENTS	700,043.40
411 - DEBT SERVICE	3,334.87
Grand Total:	**2,053,490.62**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	150.01
101-2505-000	DENTAL INSURANCE PA…	1,791.89
101-2508-000	VISION INSURANCE PAY…	277.80
101-2602-000	PLANNING DEPOSIT	2,031.20
101-2603-000	ENGINEERING DEPOSIT	5,771.25
101-2606-000	C & D DEPOSIT	500.00
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	595.95
101-4-1501-4207-000	DENTAL INSURANCE	-131.42
101-4-1501-4208-000	VISION INSURANCE	-18.64
101-4-1503-4309-000	OTHER CONTRACTUAL S…	720.76
101-4-1503-4601-000	SUPPLIES	90.45
101-4-1601-4303-000	LEGAL NOTICES	1,787.64
101-4-2101-4304-000	LEGAL SERVICES	25,792.00
101-4-2101-4701-000	NPDES	556.20
101-4-2501-4305-000	TECHNOLOGY SERVICES	20,992.84
101-4-2501-4309-000	OTHER CONTRACTUAL S…	30.00
101-4-3101-4301-000	PROFESSIONAL SERVICES	2,700.00
101-4-3101-4305-000	TECHNOLOGY SERVICES	2,601.02
101-4-3101-4481-000	COMPUTER EXPENSE	6,798.70
101-4-3501-4301-000	PROFESSIONAL SERVICES	1,369.80
101-4-3501-4421-000	EQUIPMENT RENTAL	590.39
101-4-3501-4422-000	EQUIP RENTAL LEASE - P…	635.87
101-4-3501-4431-000	BUILDING & GROUND M…	3,654.21
101-4-3501-4471-000	RENT	1,505.34
101-4-3501-4513-000	PRINTING	44.00
101-4-3501-4517-000	VEHICLE MAINTENANCE	283.84
101-4-3501-4542-000	INTEREST EXPENSE - LEA…	58.33
101-4-3501-4601-000	SUPPLIES	196.07
101-4-3501-4612-000	OPERATING SUPPLIES	903.14
101-4-4101-4501-000	ADVERTISING & PROMO…	99.99
101-4-4101-4524-000	RECREATION-SENIOR TR…	560.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	25.84
101-4-4101-4601-000	SUPPLIES	91.63
101-4-4102-4431-000	BUILDING & GROUND M…	7,319.43
101-4-4102-4461-000	OTHER EQUIPMENT MA…	277.50
101-4-4103-4431-000	BUILDING & GROUND M…	1,112.66
101-4-4401-4521-000	MEMBERSHIP & DUES	1,420.80
101-4-4401-4731-000	GENERAL PLAN	12,295.25
101-4-4402-4513-000	PRINTING	662.77
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	729.20

Account Summary

Account Number	Account Name	Payment Amount
101-4-4501-4471-000	RENT	1,035.00
101-4-4501-4701-000	NPDES	22,362.50
101-4-4501-4702-000	AB939-SOLID WASTE	11,572.50
101-4-4501-4741-000	C.S-CITY ENGINEERING	9,514.55
101-4-4503-4771-000	C.S-STREET MAINTENAN…	42,492.47
101-4-5101-4308-000	LAW ENFORCEMENT	944,992.18
101-4-5102-4517-000	VEHICLE MAINTENANCE	1,997.17
101-4-5102-4721-000	C.S-CROSSING GUARDS	30,161.74
102-4-3501-4411-000	UTILITIES	5,965.45
102-4-3501-4431-000	BUILDING & GROUND M…	5,790.57
103-34130	FACILITY RENTAL	3,920.00
103-34169	REFUNDS	-250.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	8,073.80
103-4-4105-4309-000	OTHER CONTRACTUAL S…	1,591.80
103-4-4105-4411-000	UTILITIES	3,842.94
103-4-4105-4431-000	BUILDING & GROUND M…	13,519.22
103-4-4105-4451-000	FARM OPERATING EXPE…	1,105.20
103-4-4105-4561-000	TAXES/FEES/PERMITS	1,700.14
103-4-4105-4612-000	OPERATING SUPPLIES	517.97
103-4-4105-4620-000	MINOR EQUIPMENT	735.93
203-4-4502-4301-000	PROFESSIONAL SERVICES	3,700.00
203-4-4503-4411-000	UTILITIES	27,420.12
203-4-4503-4771-000	C.S-STREET MAINTENAN…	37,962.05
203-4-4503-4772-000	C.S-STREET SWEEPING	11,297.00
204-4-6104-4309-000	OTHER CONTRACTUAL S…	2,240.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	8,418.26
225-4-6141-4309-000	OTHER CONTRACTUAL S…	5,520.20
231-4-6131-4309-000	OTHER CONTRACTUAL S…	6,665.41
241-4-6141-4309-000	OTHER CONTRACTUAL S…	836.18
241-4-6141-4481-000	IT/COMPUTER EQUIPM…	7,743.90
251-4-6151-4309-000	OTHER CONTRACTUAL S…	9,075.33
261-4-6161-7401-000	EQUIPMENT MAINTENA…	2,694.47
261-4-6161-7411-000	UTILITIES	3,123.20
261-4-6161-7421-000	BUILDING & GROUND M…	5,901.39
311-2103-000	RETENTIONS PAYABLE	-36,303.73
311-4-8301-5501-000	DESIGN	9,454.60
311-4-8301-5601-000	CONSTRUCTION MANA…	817.87
311-4-8301-5701-000	CONSTRUCTION	726,074.66
411-4-7101-4542-000	INTEREST & FISCAL CHGS	3,334.87
	Grand Total:	**2,053,490.62**

Project Account Summary

Project Account Key	Payment Amount
None	1,294,967.68
1002WINTER	1,591.80
10044309	6,665.41
1255601	817.87
1255701	726,074.66
1425501	9,454.60
9324520	595.95
ENG 2256	1,072.50
ENG 5002	52.50
ENG 5004	3,360.00
ENG 5005	1,023.75
ENG 5007	52.50
ENG 5049	210.00
SB13834309	5,520.20
SDP-2024-00001	751.00

Project Account Summary

Project Account Key		Payment Amount
SDP-2025-00004		725.00
USE-2024-00003		555.20
	Grand Total:	**2,053,490.62**

City of Aliso Viejo
AGENDA ITEM

DATE: March 4, 2026

TO: Mayor and City Council

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

SUBJECT: TREASURER'S STATEMENT – JANUARY 2026

Recommended Action:

Receive and file the January 2026 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:

Attachment 1 – January 2026 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

January 31, 2026

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
CASH BALANCE (ALL FUNDS)	$ 12,200,542.29	$ 5,425,030.69	$ 4,642,134.45	$ 12,983,438.53
CITY TRUST FUNDS:				
AV RANCH FOUNDATION	$ 100.00			100.00
CFD 2005-01	$ (13,739.22)	54,022.45	41,549.23	(1,266.00)
COMMUNITY TRUST	$ 5,668.48	235.72		5,904.20
CASH BALANCE TOTALS	**$ 12,192,571.55**	**$ 5,479,288.86**	**$ 4,683,683.68**	**$ 12,988,176.73**

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 431,820.03	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 12,314,452.82	
	MONEY MARKET/SWEEP ACCOUNT	$ 241,903.88	
	TOTAL CASH		**$ 12,988,176.73**

Years to Maturity for January 2026	1.72
Weighted Average Yield for January 2026	3.910%

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.			**$ 45,840,433.02**
Cash With Fiscal Agent	COPS/CFD 2005-01	2,530,003.44	
Cash With Investment Advisor	City Investments	41,927,180.74	
AV Center		1,147,248.34	
PR Account		234,076.89	
Petty Cash		1,923.61	
	GRAND TOTAL OF CITY FUNDS		**$ 58,828,609.75**

CITY OF ALISO VIEJO
JANUARY 30, 2026

Portfolio Summary

3.91
Weighted Average Yield to Maturity

1.72
Weighted Average Maturity (Years)

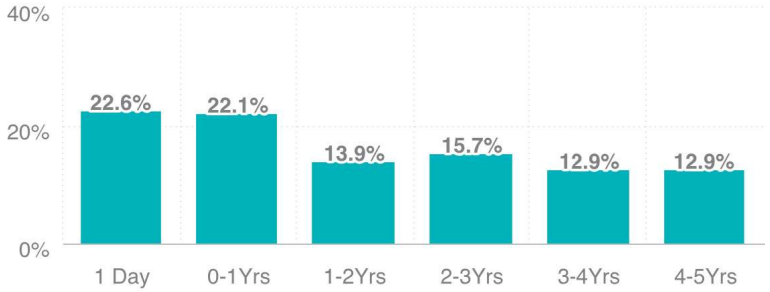
1.59
Portfolio Effective Duration (Years)

1.72
Weighted Average Life (Years)

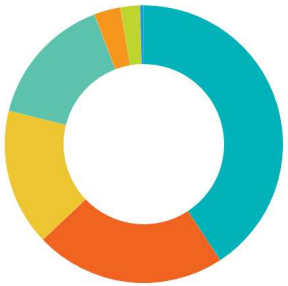
AA
Average Credit Rating

MEEDER PUBLIC FUNDS

Maturity Distribution



Sector Allocation

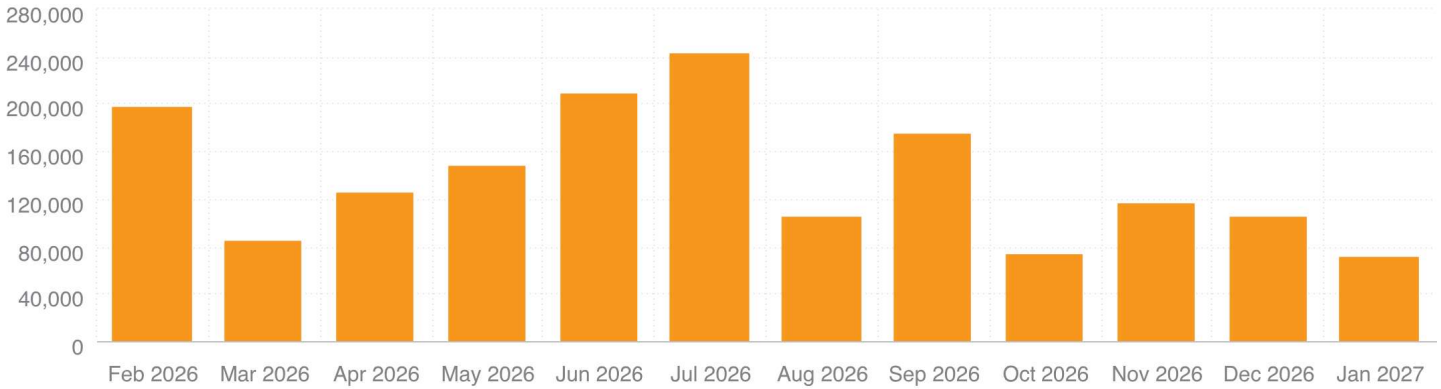


U.S. Treasuries	40.73%
LGIP	22.19%
U.S. Agencies	15.96%
Corporate Bonds	15.34%
Negotiable CD's	3.06%
Commercial Paper	2.28%
Money Market Funds	0.44%

Custodial Reconciliation

	CURRENT MONTH
Beginning	**42,098,568.97**
Contributions/Withdrawals	0.00
Management Fees	0.00
Custodian Fees	(268.78)
Realized Gains Losses	0.00
Purchased Interest	0.00
Interest Received	70,784.43
ENDING	**42,169,084.62**

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	01/30/2026 01/30/2026	12,314,452.82	12,314,452.82 0.00	12,314,452.82	3.93		1	1.00 12,314,452.82	0.00 12,314,452.82	22.19	 NA
LGIP TOTAL			**12,314,452.82**	**12,314,452.82** **0.00**	**12,314,452.82**	**3.93**		**1**	**1.00** **12,314,452.82**	**0.00** **12,314,452.82**	**22.19**	**NA**
MONEY MARKET FUNDS												
31846V567	FIRST AMER:GVT OBLG;Z	01/30/2026 01/30/2026	241,903.88	241,903.88 0.00	241,903.88	3.57		1	1.00 241,903.88	0.00 241,903.88	0.44	Aaa AAA
MONEY MARKET FUNDS TOTAL			**241,903.88**	**241,903.88** **0.00**	**241,903.88**	**3.57**		**1**	**1.00** **241,903.88**	**0.00** **241,903.88**	**0.44**	**AAA**
COMMERCIAL PAPER												
22533UK69	CREDIT AGRI NY 10/06/26	01/09/2026 01/09/2026	1,300,000.00	1,264,022.50 0.00	1,264,022.50	3.80	10/06/2026	249	97.46 1,266,954.00	2,931.50 1,264,022.50	2.28	P-1 A-1
COMMERCIAL PAPER TOTAL			**1,300,000.00**	**1,264,022.50** **0.00**	**1,264,022.50**	**3.80**		**249**	**97.46** **1,266,954.00**	**2,931.50** **1,264,022.50**	**2.28**	**A-1**
U.S. TREASURIES												
91282CBH3	UNITED STATES TREASURY 0.375 01/31/2026	05/06/2025 05/08/2025	1,000,000.00	973,242.19 0.00	973,242.19	4.12	01/31/2026	1	100.00 1,000,000.00	26,757.81 973,242.19	1.80	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	16	99.98 999,843.75	2,265.62 997,578.13	1.80	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	75	100.01 1,200,140.63	12,703.13 1,187,437.50	2.16	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	121	99.05 990,468.75	74,492.19 915,976.56	1.79	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	151	98.88 988,750.00	75,625.00 913,125.00	1.78	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	182	98.53 1,083,843.75	96,550.78 987,292.97	1.95	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	319	100.67 1,006,679.69	(1,015.62) 1,007,695.31	1.81	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	350	100.41 1,004,062.50	7,343.75 996,718.75	1.81	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	470	98.55 985,468.75	22,617.19 962,851.56	1.78	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	562	98.11 1,030,148.44	39,826.17 990,322.27	1.86	Aa1 AA+
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	836	98.51 985,078.13	5,195.32 979,882.81	1.78	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
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	913	93.91 939,140.63	28,632.82 910,507.81	1.69	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	944	94.00 940,000.00	61,250.00 878,750.00	1.69	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	1,005	94.25 1,413,750.00	84,843.75 1,328,906.25	2.55	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	1,066	100.40 1,003,984.38	16,289.07 987,695.31	1.81	Aa1 AA+
9128286T2	US TREASURY 2.375 05/15/29	11/17/2025 11/18/2025	700,000.00	671,179.69 137.78	671,317.47	3.64	05/15/2029	1,201	96.10 672,710.94	1,531.25 671,179.69	1.21	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	1,278	101.09 1,010,937.50	8,632.81 1,002,304.69	1.82	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	1,370	101.48 1,014,765.63	18,320.32 996,445.31	1.83	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	1,431	100.59 1,005,937.50	27,109.37 978,828.13	1.81	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	1,462	101.96 1,019,609.38	4,101.57 1,015,507.81	1.84	Aa1 AA+
91282CGS4	US TREASURY 3.625 03/31/30	11/18/2025 11/19/2025	700,000.00	698,851.56 3,485.58	702,337.14	3.67	03/31/2030	1,521	99.57 696,992.19	(1,859.37) 698,851.56	1.26	Aa1 AA+
91282CMZ1	US TREASURY 3.875 04/30/30	05/06/2025 05/08/2025	1,000,000.00	998,867.19 0.00	998,867.19	3.90	04/30/2030	1,551	100.52 1,005,234.38	6,367.19 998,867.19	1.81	Aa1 AA+
91282CNK3	US TREASURY 3.875 06/30/30	10/20/2025 10/21/2025	600,000.00	607,898.44 0.00	607,898.44	3.57	06/30/2030	1,612	100.48 602,859.38	(5,039.06) 607,898.44	1.09	Aa1 AA+
U.S. TREASURIES TOTAL			**22,850,000.00**	**21,987,865.24 3,623.36**	**21,991,488.60**	**3.81**		**768**	**98.96 22,600,406.30**	**612,541.06 21,987,865.24**	**40.73**	**AA+**
U.S. AGENCIES												
3130ALHH0	FHLBANKS 0.960 03/05/26 '25	05/06/2025 05/08/2025	1,000,000.00	974,710.00 0.00	974,710.00	4.11	03/05/2026	34	99.74 997,430.00	22,720.00 974,710.00	1.80	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	231	98.06 980,560.00	108,500.00 872,060.00	1.77	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	367	99.30 992,950.00	9,390.00 983,560.00	1.79	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	514	99.36 993,560.00	(6,440.00) 1,000,000.00	1.79	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	530	100.38 1,003,790.00	13,400.00 990,390.00	1.81	Aa1 AA+
3136G4X99	FANNIE MAE 0.740 08/25/27 '26	04/06/2023 04/06/2023	1,000,000.00	876,610.00 0.00	876,610.00	3.82	08/25/2027	572	95.41 954,120.00	77,510.00 876,610.00	1.72	Aa1 AA+
3130AMX98	FHLBANKS 2.000 06/30/28	07/10/2025 07/11/2025	1,000,000.00	947,446.00 0.00	947,446.00	3.89	06/30/2028	882	95.87 958,650.00	11,204.00 947,446.00	1.73	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	1,140	93.24 466,210.00	19,090.00 447,120.00	0.84	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	1,291	99.89 249,727.50	(272.50) 250,000.00	0.45	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	1,319	91.19 455,945.00	21,420.00 434,525.00	0.82	Aa1 AA+
880591FE7	TVA 3.875 08/01/30	09/18/2025 09/19/2025	800,000.00	804,848.00 3,530.56	808,378.56	3.74	08/01/2030	1,644	100.10 800,832.00	(4,016.00) 804,848.00	1.44	Aa1 AA+
U.S. AGENCIES TOTAL			**9,050,000.00**	**8,581,269.00 3,530.56**	**8,584,799.56**	**3.99**		**659**	**97.90 8,853,774.50**	**272,505.50 8,581,269.00**	**15.96**	**AA+**
NEGOTIABLE CD'S												
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	186	99.88 244,701.10	(298.90) 245,000.00	0.44	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	193	98.62 241,611.65	(3,388.35) 245,000.00	0.44	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	193	98.58 241,525.90	(3,474.10) 245,000.00	0.44	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	545	98.13 240,420.67	(4,579.33) 245,000.00	0.43	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	552	98.11 240,369.94	(4,630.06) 245,000.00	0.43	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	557	99.76 244,414.45	639.45 243,775.00	0.44	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	1,308	100.00 245,000.00	0.00 245,000.00	0.44	NA NA
NEGOTIABLE CD'S TOTAL			**1,715,000.00**	**1,713,775.00 0.00**	**1,713,775.00**	**2.83**		**506**	**99.02 1,698,043.70**	**(15,731.30) 1,713,775.00**	**3.06**	**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	623	101.18 505,895.00	7,030.00 498,865.00	0.91	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	720	102.06 510,295.00	6,060.00 504,235.00	0.92	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	806	100.49 326,605.50	5,986.50 320,619.00	0.59	Aa2 AA
931142ES8	WALMART 1.500 09/22/28 '28	07/10/2025 07/11/2025	1,000,000.00	925,020.00 0.00	925,020.00	4.02	09/22/2028	966	94.75 947,520.00	22,500.00 925,020.00	1.71	Aa2 AA
14913UBD1	CTRPLLR FIN SERV 3.950 11/14/28 MTN	11/17/2025 11/18/2025	700,000.00	699,804.00 307.22	700,111.22	3.96	11/14/2028	1,019	100.33 702,303.00	2,499.00 699,804.00	1.27	A2 A
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	1,045	95.00 475,010.00	22,105.00 452,905.00	0.86	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	1,123	102.56 512,785.00	6,725.00 506,060.00	0.92	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	1,169	98.97 494,845.00	13,265.00 481,580.00	0.89	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	1,293	101.11 505,545.00	9,475.00 496,070.00	0.91	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	1,393	102.85 514,235.00	12,120.00 502,115.00	0.93	Aa2 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
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	1,469	102.15 510,725.00	11,565.00 499,160.00	0.92	A1 A+
717081EY5	PFIZER 1.700 05/28/30 '30	08/21/2025 08/22/2025	625,000.00	556,418.75 0.00	556,418.75	4.27	05/28/2030	1,579	90.55 565,956.25	9,537.50 556,418.75	1.02	A2 A
713448GH5	PEPSICO 4.300 07/23/30 '30	08/21/2025 08/22/2025	625,000.00	626,756.25 0.00	626,756.25	4.24	07/23/2030	1,635	100.98 631,125.00	4,368.75 626,756.25	1.14	A1 A+
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	09/22/2025 09/23/2025	800,000.00	803,696.00 1,291.11	804,987.11	4.05	09/15/2030	1,689	100.19 801,488.00	(2,208.00) 803,696.00	1.44	Aa3 A+
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/20/2025 10/21/2025	500,000.00	506,945.00 4,061.11	511,006.11	3.98	10/15/2030	1,719	101.02 505,105.00	(1,840.00) 506,945.00	0.91	Aa2 AA-
CORPORATE BONDS TOTAL			**8,575,000.00**	**8,380,249.00 5,659.44**	**8,385,908.44**	**4.29**		**1,233**	**99.36 8,509,437.75**	**129,188.75 8,380,249.00**	**15.34**	**A+**
CITY OF ALISO VIEJO TOTAL			**56,046,356.70**	**54,483,537.44 12,813.36**	**54,496,350.80**	**3.91**		**628**	**55,484,972.95**	**1,001,435.51 54,483,537.44**	**100.00**	**AA**
GRAND TOTAL			**56,046,356.70**	**54,483,537.44 12,813.36**	**54,496,350.80**	**3.91**		**628**	**55,484,972.95**	**1,001,435.51 54,483,537.44**	**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									
	01/09/2026	01/09/2026	22533UK69	CREDIT AGRI NY 10/06/26	1,300,000.00	1,264,022.50	0.00	(1,264,022.50)	3.80
BUY TOTAL					**1,300,000.00**	**1,264,022.50**	**0.00**	**(1,264,022.50)**	**3.80**

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

January 2026 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
1/6/2026	1/6/2026	RD	1788721	1749366	ANN EIFERT	600,000.00
1/9/2026	1/8/2026	RD	1788878	1749520	ANN EIFERT	3,400,000.00
1/13/2026	1/13/2026	RW	1788996	1749641	ANN EIFERT	-2,700,000.00
1/15/2026	1/15/2026	QRD	1793342	N/A	SYSTEM	92,385.74
1/22/2026	1/22/2026	RD	1793861	1754505	ANN EIFERT	500,000.00
1/27/2026	1/27/2026	RD	1794045	1754689	ANN EIFERT	600,000.00

Account Summary

Total Deposit:	5,192,385.74	Beginning Balance:	9,822,067.08
Total Withdrawal:	-2,700,000.00	Ending Balance:	12,314,452.82

PMIA/LAIF Performance Report as of 02/05/26

Quarterly Performance Quarter Ended 12/31/25

LAIF Apportionment Rate[(2)]:	4.20
LAIF Earnings Ratio[(2)]:	0.00011512010685708
LAIF Administrative Cost[(1)*]:	0.27
LAIF Fair Value Factor[(1)]:	1.002181483
PMIA Daily[(1)]:	3.97
PMIA Quarter to Date[(1)]:	4.09
PMIA Average Life[(1)]:	244

PMIA Average Monthly Effective Yields[(1)]

January	**3.931**
December	4.025
November	4.096
October	4.150
September	4.212
August	4.251

Pooled Money Investment Account Monthly Portfolio Composition [(1)] 12/31/25 $162.6 billion

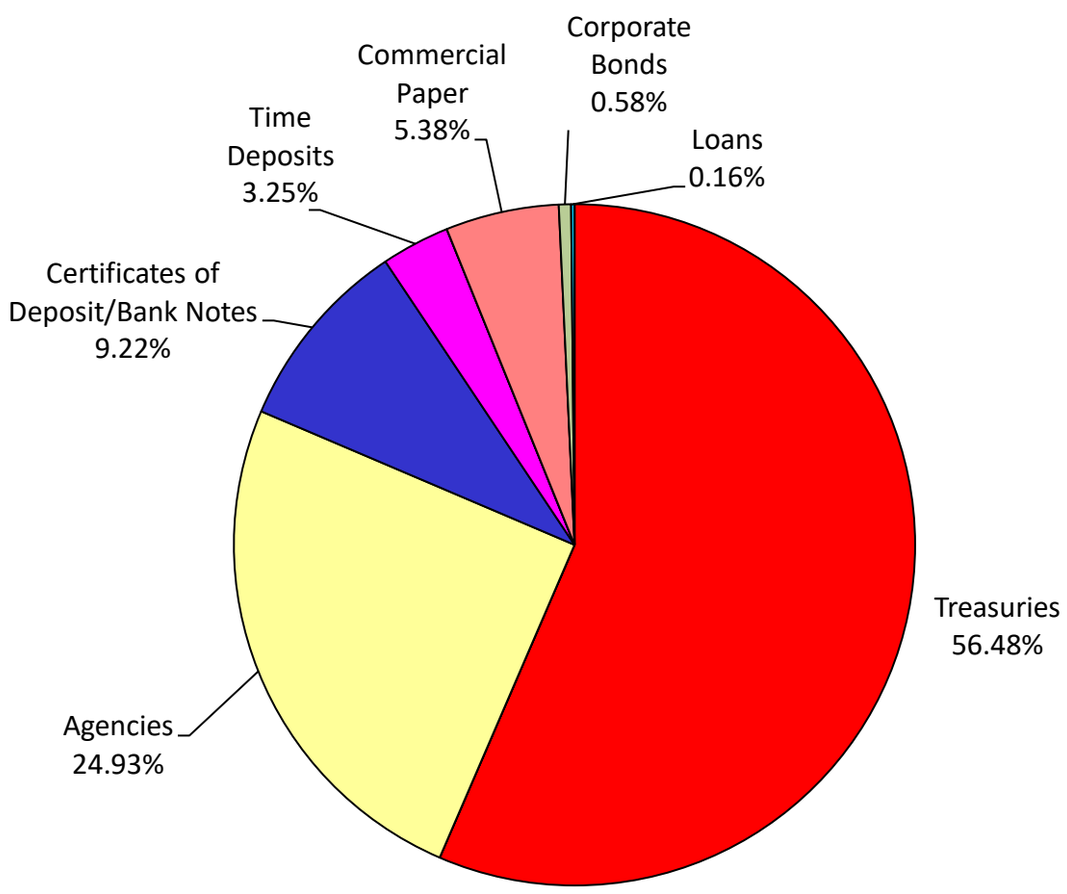


Chart does not include $910,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

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: March 4, 2026

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: THIRD AMENDMENT TO THE CONTRACT FOR STREET MAINTENANCE SERVICES

Recommended Actions:

1. Approve a Third Amendment to the Contract with PV Maintenance, Inc. for Street Maintenance Services that extends the term five (5) years and increases the compensation $4,500,000; and

2. Authorize the Interim City Manager to execute the Third Amendment to the Contract.

Fiscal Impact:

The contractor fee for this work is estimated to be $900,000 per year, or $4,500,000 through the extended five (5) year contract period. The annual budgeted amount for all work is about $820,000. The extra funds are included in the contract for any unanticipated emergency work. Staff will review the workload and budget each year to determine whether additional appropriation is necessary. Gas Tax and General Funds will be used to fund the maintenance activities.

Background:

The City currently owns and maintains approximately 72 miles of City streets, 600 storm inlets, and 83 miles of storm drain piping. PVM has provided street and storm drain maintenance services to the City since July 2002. Additional services provided through this contract include wetland maintenance, city facility maintenance, traffic control for emergencies and planned events, and other emergency on-call services.

The initial term of the current contract was from July 1, 2013 through June 30, 2016. A First Amendment was approved to increase compensation and extend the term through June 30, 2021. A Second Amendment was approved to increase compensation and extend the term through June 30, 2026.

Discussion:

The current agreement expires June 30, 2026. Staff is recommending that the contract be amended to extend the term an additional five years and increase the contract amount by $4,500,000. PVM agreed to keep their current rates in place during the extension period, which are the original rates established in 2013. This rate freeze equates to significant savings when assuming CPI adjustments and a standard increase typically seen when a new contract RFP is required.

PVM has continued to provide excellent maintenance service for the City by being very responsive and familiar with the City. Staff respectfully recommends approval of this amendment.

Attachment:

1. PVM Extension Request Letter
2. Third Amendment for Street Maintenance Services

PV Maintenance Inc.

February 5, 2026

Mr. Shaun Pelletier, P.E.
City Engineer & Director of Public Works
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Dear Shaun,

It has been our privilege to have provided you and the City of Aliso Viejo with excellent Street and Storm Drain Maintenance services since July 2002. We are grateful for the outstanding working relationship that we've had with you, your staff, and the City. As our contract is set to expire at the end of fiscal year 2026, we respectfully request a five-year extension and propose to maintain our current unit prices during the term of the extension.
We understand how fortunate we are to be working in this great City. Frank, Pat, and I thank you for your consideration. Please feel free to contact me if I can be of further assistance.

Respectfully,

Joe Garza
PV Maintenance Inc.

CITY OF ALISO VIEJO

THIRD AMENDMENT TO
STREET MAINTENANCE SERVICES

1. PARTIES AND DATE.

This Third Amendment to the Agreement for Street Maintenance Services ("Third Amendment") is entered into on the ____ day of _____, 2026, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and PV Maintenance, Inc. (hereinafter referred to as the "Contractor". City and Contractor are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled Agreement for Street Maintenance Services dated June 27, 2013 ("Agreement").

2.2 First Amendment. The Parties entered into a First Amendment to the Agreement in order to renew the Agreement for an additional five-year term and to increase the total compensation under the Agreement by **Three Million Nine Hundred Twenty-Five Thousand Dollars ($3,925,000)** totaling **Six Million Two Hundred Eighty Thousand Dollars ($6,280,000).** The Parties have heretofore entered into that First Amendment dated **April 20, 2016**.

2.3 Second Amendment. The Parties entered in a Second Amendment to the Agreement in order to renew the Agreement for an additional five-year term; and to increase the total compensation under the Agreement by **Four Million Five Hundred Thousand Dollars ($4,500,000)** totaling **Ten Million Seven Hundred Eighty Thousand Dollars ($10,780,000).** The Parties have heretofore entered into that Second Amendment dated **March 17, 2021**.

2.4 Third Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional five-year term; and to increase the total compensation under the Agreement by **Four Million Five Hundred Thousand Dollars ($4,500,000).**

3. TERMS.

3.1 Term. Section 3.1.2 of this Agreement is hereby amended in its entirety to read as follows:

> "3.1.2 Term. The term of this Agreement shall be from **July 1, 2026 to June 30, 2031**, 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 one additional two-year term. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines."

Scope of Services. Scope of services shall remain unchanged from Original Agreement.

3.2 Compensation. Contractor shall receive compensation in the amount **$4,500,000 Dollars**, including authorized reimbursements, for all Services rendered under this Third Amendment at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference.

The total compensation for the Services provided pursuant to the Agreement, First Amendment, Second Amendment, and this Third Amendment shall not exceed **Fifteen Million Two Hundred Eighty Thousand Dollars ($15,280,000)** without written approval of the City Manager. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Third Amendment at the rates set forth in Exhibit "C" attached to the Agreement and incorporated herein by reference.

3.3 Declaration of Political Contributions. Prior to the City's approval of this Amendment, Contractor shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Contractor and all of their employees, including any employee(s) that Contractor intends to assign to perform the Services described in this Second Amendment.

3.4 Continuing Effect of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Second Amendment.

3.5 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

3.6 Counterparts. This Third Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

SIGNATURE PAGE FOR THIRD AMENDMENT TO STREET MAINTENANCE SERVICES BETWEEN THE CITY OF ALISO VIEJO AND PV MAINTENANCE

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Agreement on this ____ day of _____, 2026.

CITY OF ALISO VIEJO

By: _____
Ann Eifert
Interim City Manager

ATTEST:

By: _____
Kathy Bailor
Interim City Clerk

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: _____
Ann Eifert
Director of Financial Services

PV MAINTENANCE, INC.

By: _____
Frank Garza, President

By: _____
Patricia Garza, Secretary

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

_____

_____

_____

_____

_____

_____

_____

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"
TO THIRD AMENDMENT TO
STREET MAINTENANCE SERVICES

SCOPE OF SERVICES

Scope of services shall remain unchanged.

EXHIBIT "B"
TO THIRD AMENDMENT TO
STREET MAINTENANCE SERVICES

COMPENSATION

SEE ATTACHED

PVM
PV Maintenance Inc.

~~EXHIBIT "B"~~ FEE SCHEDULE
STREET MAINTENANCE SERVICES

Act #	Activity Name	Unit	Number of Units	Unit Price	Total Cost
Roadway Maintenance					
710	Pothole / Hand patching	SF	3,000	$ 3.95	$ 11,850.00
711.1	R & R 8" AC 50 to 150 SF	SF	2,200	$ 10.75	$ 23,650.00
711.2	R & R 8" AC 150 to 400 SF	SF	2,200	$ 10.25	$ 22,550.00
711.3	R & R 8" AC 400 to 1000 SF	SF	2,000	$ 10.00	$ 20,000.00
711.4	R & R 8" AC 1000 to 2000 SF	SF	4,000	$ 9.95	$ 39,800.00
712	Grind 3" & Replace AC	SF	5,000	$ 5.80	$ 29,000.00
753	Curb & Gutter Removal	LF	200	$ 11.00	$ 2,200.00
754	Curb & Gutter Installation	LF	200	$ 37.50	$ 7,500.00
757	Traffic Control	HR	250	$ 74.00	$ 18,500.00
			Sub-Total Roadway Maintenance		**$ 175,050.00**
Right-of -Way Maintenance					
618	Weed Control Shoulders	MILE	150	$ 75.00	$ 11,250.00
610	ROW Clearing	SF	50,000	$ 0.78	$ 39,000.00
627	Weed Removal	HR	100	$ 69.00	$ 6,900.00
722	Install New Signs	EA	100	$ 75.00	$ 7,500.00
723	New Sign Post Installation	EA	100	$ 97.00	$ 9,700.00
724	Remove & Replace Sign	EA	75	$ 50.00	$ 3,750.00
730	Misc Concrete Construction	HR	35	$ 95.00	$ 3,325.00
731	AC Ramps on Sidewalk	SF	200	$ 19.00	$ 3,800.00
733	Sidewalk Grinding	EA	500	$ 42.00	$ 21,000.00
734	Remove Sidewalk	SF	3,000	$ 4.95	$ 14,850.00
735	Install Sidewalk	SF	3,000	$ 8.80	$ 26,400.00
755A	Construct A,C,D,E Ramps	EA	30	$ 3,300.00	$ 99,000.00
755B	Construct B,F,G Ramps	EA	30	$ 3,000.00	$ 90,000.00
792	Litter Pass	PASS	52	$ 575.00	$ 29,900.00
793	Sign Cost + 15%	$	20,000	N/A	
614	Tree Trimming	EA	200	$ 75.00	$ 15,000.00
615	Tree Removal Max Dia 12"	EA	20	$ 850.00	$ 17,000.00
727.5	Curb Painting	LF	4,000	$ 0.90	$ 3,600.00
			Sub-Total Right-of-Way Maintenance		**$ 401,975.00**
Storm Drain Maintenance					
775	Clean & Flush Drain	EA	630	$ 51.00	$ 32,130.00
776	Gutter Mud Removal	LF	700	$ 5.00	$ 3,500.00
			Sub-Total Storm Drain Maintenance		**$ 35,630.00**

PVM
PV Maintenance Inc.

Pavement Markings						
727.1	Sandblast Pavement Markings	SF	500	$	2.95	$ 1,475.00
727.2	4" Skip White or Yellow	LF	140,000	$	0.09	$ 12,600.00
727.3	4" Solid White	LF	6,000	$	0.10	$ 600.00
727.4	12" Solid	LF	20,000	$	0.81	$ 16,200.00
727.5	Solid Double Yellow	LF	140,000	$	0.20	$ 28,000.00
727.6	Broken Double Yellow	LF	20,000	$	0.20	$ 4,000.00
727.7	6" Solid	LF	40,000	$	0.18	$ 7,200.00
727.8	8" Solid	LF	20,000	$	0.19	$ 3,800.00
728.1	Turn Arrows	EA	400	$	15.00	$ 6,000.00
728.2	8 FT Letters	EA	2,000	$	10.00	$ 20,000.00
728.3	Bike Lane Stencils	EA	20	$	60.00	$ 1,200.00
728.4	Raised Pavement Markers	EA	500	$	5.50	$ 2,750.00
728.5	Line Lay out	LF	4,500	$	0.20	$ 900.00
728.6	Striping Minimum	EA	1	$	1,100.00	$ 1,100.00
728.7	Marking Minimum	EA	1	$	950.00	$ 950.00
728.8	Sandblast Minimum	EA	1	$	1,800.00	$ 1,800.00
728.9	Pavement Marker Minimum	EA	1	$	900.00	$ 900.00
			Sub-Total Pavement Markings			**$ 109,475.00**
Non Routine Maintenance						
791	1-Man Crew	HR	140	$	95.00	$ 13,300.00
790	2-Man Crew	HR	300	$	165.00	$ 49,500.00
777	1-Man Crew Graffiti Removal	HR	20	$	80.00	$ 1,600.00
777	2-Man Crew Graffiti Removal	HR	40	$	150.00	$ 6,000.00
770	Misc Tractor Work	HR	10	$	125.00	$ 1,250.00
772	General Supervision	HR	250	$	70.00	$ 17,500.00
789	1-Man Crew Call-out	HR	40	$	149.00	$ 5,960.00
789.1	2-Man Crew Call-out	HR	75	$	247.00	$ 18,525.00
789.2	Maintenance Foreman	HR	200	$	95.00	$ 19,000.00
795	Flatbed Truck	HR	1500	$	28.00	$ 42,000.00
796	Pick up Truck	HR	400	$	24.50	$ 9,800.00
791.1	1 Man Crew City Event	HR	10	$	95.00	$ 950.00
796	2 Man Crew City Event	HR	60	$	165.00	$ 9,900.00
794	Materials Cost + 15%	$	N/A			
			Sub-Total Non-Routine Maintenance			**$ 195,285.00**
Other Work by Subcontractors Cost + 15%						
756	Raise Manholes/Ramps	EA	10	$	950.00	$ 9,500.00
	Saw Cutting	FT	1000	$	3.00	$ 3,000.00
			Sub-Total Other Work By Subcontractors + 15% Markup			**$ 12,500.00**
			Sub-Total Roadway Maintenance			$ 175,050.00
			Sub-Total Right-of-Way Maintenance			$ 401,975.00
			Sub-Total Storm Drain Maintenance			$ 35,630.00
			Sub-Total Pavement Markings			$ 109,475.00
			Sub-Total Non-Routine Maintenance			$ 195,285.00
			Sub-Total Other Work By Subcontractors + 15% Markup			$ 12,500.00
			Total			**$ 929,915.00**

City of Aliso Viejo
AGENDA ITEM

DATE: March 4, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: ADOPTION OF THE GENERAL PLAN SAFETY ELEMENT UPDATE (GPA-2026-01000)

Recommended Action:

Adopt a Resolution adopting a General Plan Amendment for the Safety Element Update and determining the project exempt from the California Environmental Quality Act (GPA-2026-01000).

Fiscal Impact:

None.

Background:

California state law requires every city to prepare and adopt a General Plan, which serves as the community's long-term blueprint for future growth and development. A General Plan is composed of various "elements", or topic-specific chapters. State law mandates that each General Plan includes, at minimum, the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety.

Among these, the Housing Element is unique in that it must be updated on a regular cycle, every eight years. The City's current Housing Element covers the 2021-2029 cycle, which was adopted in 2023 and certified by the Department of Housing and Community Development in 2024. Government Code Section 65302 requires that each time the Housing Element is updated, the Safety Element must be reviewed and revised as necessary. The Safety Element must also be reviewed when the City updates its Local Hazard Mitigation Plan (LHMP), which occurred in 2025. Therefore, with recent updates to both the Housing Element and the LHMP, the City is required to update its Safety Element.

In May 2024, the City entered into an agreement with Atlas Planning Solutions to update the Safety Element. In accordance with Government Code Section 65302.5, the City submitted the draft Safety Element to the California Geological Survey within the

Department of Conservation for review and received no comments. In December 2025, the California State Board of Forestry & Fire Protection (Cal Fire) reviewed the draft Safety Element at its Resource Protection Committee meeting and found it to be in compliance with all State requirements. The Cal Fire approval positions the City to be eligible for inclusion on the Fire Risk Reduction Community List (FRRCL) in 2026. Inclusion on the FRRCL is beneficial because it may provide residents with potential insurance discounts or improved availability. In addition, Cal Fire's Wildfire Prevention Grants give priority consideration to cities on the FRRCL.

Discussion:

In recent years, State laws have placed increased emphasis on addressing natural and human-caused hazards, recognizing that communities face evolving risks associated with climate change, aging infrastructure, and changing development patterns. Catastrophic wildfires, extreme heat events, severe flooding, and other climate-driven disasters have stressed the need for closer alignment between general plan policies, emergency management planning, and long-range capital and infrastructure decision-making. In response, the State adopted several bills to ensure that the Safety Element serves as an integrated hazard-resiliency framework that informs land use decisions, supports emergency preparedness, and improves community safety outcomes. These include:

- SB 1241 (2012) – Requires cities and counties to address wildfire hazard areas, fire risk reduction, and emergency response considerations in the Safety Element.
- SB 379 (2015) – Mandates incorporation of climate adaptation and resiliency strategies consistent with the Local Hazard Mitigation Plan (LHMP).
- SB 99 (2019) – Requires identification of residential areas with a single evacuation route.
- SB 99 (2019) and SB 99 (2019) – Requires assessment of evacuation routes, capacity, and safety constraints to ensure adequate emergency access and egress.

Under Government Code Section 65302(g), the Safety Element must address the protection of the community from any unreasonable risks associated with seismically induced hazards (including surface rupture, ground shaking, and ground failure), tsunami, seiche, and dam failure; slope instability such as mudslides and landslides; subsidence; liquefaction; flooding; wildland and urban fires; and climate change, including secondary hazards such as extreme heat, drought, coastal or inland flooding, and increased wildfire risk. The statute also requires jurisdictions to include or reference updated mapping of known seismic, geologic, flood, and fire hazards, and to address evacuation routes and evaluate their adequacy; address peakload water supply requirements for firefighting; ensure minimum road widths and clearances necessary for fire and emergency response; maintain consistency with applicable Fire Hazard Severity Zone (FHSZ) mapping; and integrate climate adaptation and resiliency strategies consistent with SB 379.

State law also requires the Safety Element to be coordinated and consistent with the City's adopted LHMP, ensuring that mitigation strategies, risk assessments, and identified

vulnerabilities are aligned across both documents. Accordingly, the Safety Element update incorporates goals, policies, and objectives that reflect the hazard mitigation strategies identified in the LHMP; includes cross-references to LHMP hazard assessments where appropriate; and establishes a framework for implementing mitigation actions through land use, development review, capital planning, and interagency coordination. This coordinated approach supports eligibility for federal hazard mitigation grants.

The Safety Element update satisfies all applicable State requirements, incorporates the most current hazard information and mapping, and aligns the City's goals, policies, and implementation strategies with the adopted Local Hazard Mitigation Plan. Staff has thoroughly reviewed each statutory mandate and verified that the updated Safety Element fully addresses and integrates all required components.

Upon City Council adoption of the Safety Element Update, Staff will finalize the document with minor visual formatting refinements for consistency with other adopted General Plan Elements. No changes will be made to the content.

Attachments:

1. Resolution
2. Resolution Exhibit "A" (Safety Element)
3. Presentation

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING A GENERAL PLAN AMENDMENT FOR THE SAFETY ELEMENT UPDATE AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (GPA-2026-01000).

WHEREAS, the State of California requires each city and county to prepare a General Plan, which is a comprehensive, long-term guide for a community's physical development. California Government Code (Government Code) Section 65302 et seq. establishes requirements for General Plans, which includes a Safety Element; and

WHEREAS, Section 65302(g) of the Government Code establishes requirements for a Safety Element to provide for the protection of the community from unreasonable risks associated with seismically induced surface rupture, ground shaking, and ground failure; tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, flooding, wildland and urban fires; and climate change. The Safety Element must include maps of known seismic and other geologic hazards, and must address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures related to identified fire and geologic hazards; and

WHEREAS, the City of Aliso Viejo General Plan Safety Element was last updated in 2004, and since then, several changes to Government Code Section 65302(g) have occurred, requiring the Safety Element to be updated to meet current state requirements, including but not limited to, those related to wildfire, climate adaptation and resiliency, and evacuation routes; and

WHEREAS, on June 7, 2023, the City Council adopted Resolution No. 2023-18, adopting a General Plan Amendment for the 6th Cycle Housing Element; and

WHEREAS, on June 19, 2024, the City Council adopted Resolution No. 2024-20, approving the 2024 Aliso Viejo Local Hazard Mitigation Plan; and

WHEREAS, on June 24, 2024, the Department of Housing and Community Development found the Housing Element in substantial compliance with State Housing Element Law; and

WHEREAS, in accordance with state law, the City prepared a draft Safety Element Update ("SE"); and

WHEREAS, the SE establishes goals, objectives, policies, and implementation actions that address emergency preparedness, seismic and geologic hazards, flood hazards, fire hazards, climate adaptation, and human-caused hazards in the SE; and

WHEREAS, the SE currently integrates the 2024 Aliso Viejo Local Hazard Mitigation Plan, in accordance with California Government Code Sections 8685.9 and 65302.6; and

WHEREAS, on December 9, 2025, the California Board of Forestry and Fire Protection reviewed the SE, consistent with Government Code Section 65302 (g) 3, and found it to comply with all applicable state requirements; and

WHEREAS, on March 4, 2026, the City Council held a duly noticed public hearing regarding the SE and considered public testimony and evidence and recommendations presented by staff in the agenda report and oral presentation; and

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

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

Section 1: Incorporation. The City Council hereby finds that the above recitals are true and correct and are hereby incorporated herein by this reference.

Section 2: CEQA Findings. The City Council finds the SE categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) which states, in part, that a project is exempt from CEQA if "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The SE will not result in any direct or indirect physical changes to the environment because it is a policy document that 1) does not provide entitlements to any specific land use projects, 2) does not make any changes to the General Plan land use map and 3) would not modify any land use designations, allowed densities, or land use intensities established by the General Plan. In addition, pursuant to CEQA Guidelines Section 15308, the SE is exempt from CEQA, as it consists of an action taken by a regulatory agency, authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Section 3: General Plan Amendment Findings. In accordance with Aliso Viejo Municipal Code section 15.78.020(F), the City Council hereby finds as follows:

1. Public Welfare. Approval of the SE will not create conditions materially detrimental to the public health, safety and general welfare. Pursuant to state law, every California jurisdiction must adopt a General Plan that includes a SE, as required by Government Code Section 65300 et seq. Government Code Section 65302(g) further mandates that the SE contain maps identifying known seismic and geologic hazards; address evacuation routes, peak-load water supply requirements, and minimum road widths and clearances related to identified fire and geologic hazards; and include goals and policies to protect the community from unreasonable risks associated with seismic ground shaking and ground failure,

slope instability including mudslides and landslides, liquefaction, flooding, wildland and urban fires, and climate change. The SE satisfies all statutory requirements by incorporating updated hazard information, strengthening risk-reduction policies, and ensuring adequate emergency response considerations.

2. Internal General Plan Consistency. The SE is internally consistent with those goals, objectives, and policies of the General Plan which are not being amended. The SE incorporates the most current hazard information, emergency response considerations, and mitigation strategies without altering land use designations, transportation policies, resource management directives, or community design objectives established in other elements. In addition, Government Code Section 65302 requires the SE to remain coordinated with both the Housing Element and the City's Local Hazard Mitigation Plan (LHMP). The City has recently updated both documents, and the SE reflects these changes to maintain consistency. The SE incorporates hazard mitigation strategies and includes cross-references to LHMP hazard assessments and establishes a cohesive framework for implementing mitigation actions. This alignment ensures that risk-reduction policies support and do not conflict with the goals of other General Plan elements, such as Land Use, Circulation, Conservation/Open Space, Noise, and Environmental Justice, resulting in a coherent and unified General Plan.

3. Land Use Compatibility. The adoption of the SE makes no changes to the General Plan Land Use Policy Map. Instead, it establishes goals, policies, and implementation measures focused on reducing hazard risks, improving emergency preparedness, and strengthening community resilience, as required under State law. Because the SE is a policy-level document and does not modify land use designations, intensities, or the General Plan Land Use Policy Map, its adoption has no effect on allowable land uses or planned development patterns within the City. Accordingly, the SE is fully compatible with the existing General Plan Land Use Element and maintains consistency with the adopted Land Use Policy Map.

4. Property Suitability. The SE is a policy document that provides goals, policies, and implementation measures to reduce risks from natural and human-caused hazards and does not authorize, propose, or require any physical development on any specific property. Adoption of the SE does not change land use designations, zoning, densities, development standards, or the General Plan Land Use Policy Map, nor does it modify the suitability of any property for existing or planned uses. Because the SE is programmatic and regulatory in nature, it has no effect on the physical characteristics, constraints, or development potential of individual properties.

Section 4: Adoption. The City Council hereby adopts the SE (i.e., GPA-2026-01000), attached hereto as Exhibit "A" and incorporated herein by reference.

Section 5: Filing of Notice of Exemption. The City Council hereby authorizes and directs Staff to prepare, execute and file with the Orange County Clerk a Notice of Exemption for the proposed Project. Additionally, the Notice of Exemption for this project

will be posted on the City of Aliso Viejo website, filed in the State Clearinghouse CEQA website, and provide the notice to parties requesting NOE notification.

Section 6: Location of Documents. The administrative record for the SE is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

PASSED, APPROVED AND ADOPTED this 4th day of March, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Kathy Bailor, Interim City Clerk

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

I, Kathy Bailor, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 4th day of March 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
KATHY BAILOR,
INTERIM CITY CLERK

(SEAL)

Exhibit “A”
Safety Element

City of Aliso Viejo

General Plan

Safety Element

2026 City Council Adoption Version

Aliso Viejo General Plan
Safety Element

Revised February 2026

Adopted By City Council On:

CITY COUNCIL

Tiffany Ackley, Mayor
Max Duncan, Mayor Pro-Tem
Richard Hurt, Councilmember
Mike Munzing, Councilmember
Tim Zandbergen, Councilmember
Mitzi Ortiz, City Manager

DEPARTMENT OF PLANNING SERVICES STAFF

So Kim, Community Development Director
Rose Rivera, Senior Planner
Michael Delgadillo, Assistant Planner

POLICE DEPARTMENT (OCSD)

Capt. Ryan Buhr,
Chief of Police Services
Sgt. Jason Duran,
Administrative Sergeant

FIRE DEPARTMENT (OCFA)

Division Chief Mike Summers,
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I. EXECUTIVE SUMMARY

A. CONDITIONS IN ALISO VIEJO AND THE FOCUS OF THIS SAFETY ELEMENT

Aliso Viejo, located in southern Orange County, California, is roughly bisected by Highway 73 with Laguna Beach bordering to the west, Laguna Woods to the north, Laguna Hills to the east, and Laguna Niguel and unincorporated county lands to the south. Primarily residential, Aliso Viejo offers a wide variety of housing opportunities along with schools, employment, parks, and open space for recreation, and shopping. Much of the city is situated on the east slope of the San Joaquin Hills, a coastal mountain range that extends approximately 15 miles along the Pacific coast.



View of Aliso Viejo

Aliso Viejo faces serious risks that could detrimentally affect overall community safety, which includes, but is not limited to earthquakes (seismic shaking and liquefaction), wildfire and urban fire events, severe weather (windstorms and coastal storms), landslide susceptibility, and flooding from stormwater runoff. The City has experienced these specific events throughout the years. To compound matters, a changing climate is likely to intensify many of these risks. Drier and hotter weather will likely increase fire risk and potentially affect water supplies. Wetter and increasingly intense winter storms could inundate parts of Aliso Viejo that have never experienced flooding or could exacerbate slope instability, causing landslides within the City's hillsides. This Safety Element focuses on these safety risks and identifies policies, goals, and implementations to address and prepare for them. The Safety Element also strives to align with other General Plan elements, as required by state law, including (1) Land Use, (2) Circulation, (3) Housing, and (4) Conservation/Open Space. Aliso Viejo also developed and adopted its first Local Hazard Mitigation Plan (LHMP) on June 19, 2024, which enables the City to be eligible for federal grant funding to mitigate many of the natural hazards identified.

B. PURPOSE OF THE SAFETY ELEMENT

The Safety Element is one of seven mandatory elements of the General Plan. Its primary purpose is to identify potential risks within the City that could endanger the community's public health, safety, and welfare. Periodic updates of the Safety Element ensure goals and policies are relevant and responsive to community needs. California Government Code Section 65302(g)(1) identifies the following list of safety risks that, at a minimum, will be examined in each Safety Element:

- Seismically induced surface rupture – Aliso Viejo does not contain any identified active faults within the city.
- Ground shaking*
- Ground failure*
- Flooding*
- Tsunami – Aliso Viejo is not located near the coast or any mapped tsunami inundation zones.
- Seiche – Aliso Viejo does not have any large bodies of water that would be affected.
- Dam failure – Aliso Viejo is not located within any dam inundation zones.
- Slope instability leading to mudslides and landslides*
- Subsidence – Aliso Viejo does not have any identified locations of significant subsidence vulnerability.
- Liquefaction (areas with shallow groundwater [<50 feet]) *
- Other seismic hazards identified under Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code
- Other geological hazards known to the legislative body
- Wildland and urban fires*
- Military installations – Aliso Viejo does not have any U.S. military installations located within close approximation to the city; the nearest is a U.S. Naval installation in Seal Beach, CA, which is approximately 29.2 miles away.
- Climate change*

***Note:** Items denoted by an asterisk (*) are potential hazards relevant to Aliso Viejo.*

Each Safety Element must also geographically identify each safety risk location and its potential extent, using maps, primarily focusing on seismicity, flooding, and fires.

C. MOVING FORWARD

Aliso Viejo reaffirms its commitment to protecting the community from potential natural hazard risks. The City's location and history with hazards make it likely Aliso Viejo will experience risks from seismic, flooding, and wildfire events in the future. Aliso Viejo can also expect some of these risks to worsen as climate change accelerates. The Safety Element, in conjunction with the LHMP, is the best avenue to understand and address natural hazard risks within the community.

II. INTRODUCTION

A. PURPOSE

Aliso Viejo takes its responsibility to safeguard the well-being of community members seriously and has made it a top priority in its planning. Among other things, this includes adequately anticipating potential emergencies caused by natural/human-caused hazards and planning response strategies in an emergency. This element provides the necessary context to understand hazards that threaten the community, and outlines policies and practices that take tangible steps toward ensuring the community's continued prosperity.

B. SCOPE

The Aliso Viejo Safety Element addresses relevant planning hazards mandated by California Government Code § 65302 (g). Under state planning law, this element identifies and discusses the following hazards as they relate to the City:

- Seismic and geologic hazards, including seismic shaking, liquefaction, landslides, and mudslides caused by slope instability
- Fire hazards
- Flood hazards
- Severe weather hazards, including windstorms and winter/coastal storms
- Climate adaptation and resiliency strategies

The element also identifies and addresses the following safety issues, as permitted by law:

- Disaster and emergency preparedness, including evacuation
- Human-caused hazards, including cyber-threat, terrorism, and hazardous materials release

C. ELEMENT ORGANIZATION

This element is organized to be consistent with the other General Plan Elements. The goals, policies, and implementation programs provide declarative statements setting forth the City's approach to safety-related issues. Definition of these key terms is as follows.

Goal: A general statement of the desired community outcome. It is denoted as Goal S-X in this element.

Policy: Policies are actions that a community will undertake to meet the goals. They are denoted as Policy S-X.X in this element.

Implementation Action/Programs: A list of recommended programs and future actions necessary to achieve element goals and policies; a complete list of these actions is discussed in Section IV.

Many previous element policies have been incorporated into this element, either as a new policy or as an implementation action. Modifications to the previous text language were made to ensure that new goals, policies, and implementation actions meet City needs and best practice standards.

D. CONSISTENCY WITH OTHER ELEMENTS

Integrating safety considerations throughout the General Plan establishes a consistent framework that prioritizes the well-being of the community. The Aliso Viejo Safety Element is an essential component of the General Plan working in conjunction with other elements to guide these efforts.

Land Use

The Land Use Element is particularly responsive to natural hazards. Understanding the natural and human-caused hazards that threaten a community can help reduce the possibility of disaster by avoiding the designation of sensitive land uses in hazard-prone areas. Several goals within the Land Use Element are focused on protecting and enhancing the community as part of the development and entitlement process.

Circulation

Coordination between the Circulation Element and the Safety Element is an important component of comprehensive planning. The Circulation Element can influence public health and safety by addressing traffic congestion on roads designated as evacuation routes during emergencies and by redefining truck routes to avoid residential and other heavily populated areas.

Housing

The Housing Element is more closely associated with land use and incorporates many safety considerations into its goals and objectives. Building practices and codes addressed in the Housing Element contribute to community safety by improving the built

environment's resiliency to natural and human-caused hazards. Additionally, the Housing Element can help identify vulnerable populations and inform the Safety Element to ensure that proper protections are in place.

Conservation/Open Space

The Conservation/Open Space Element focuses on protecting open spaces and preserving ecosystem services to reduce flood risk and maintain habitat. The City's open-space resources possess important aesthetic and recreational value for vital wildlife and vegetative habitats. The City strives to carefully balance open space while utilizing progressive management techniques to help mitigate wildfire and landslide hazards, thereby reducing the need for additional city services.

E. CONSISTENCY WITH LOCAL HAZARD MITIGATION PLAN

The Local Hazard Mitigation Plan (LHMP), approved and adopted on June 19, 2024, serves three primary purposes: 1) it provides a comprehensive analysis of the natural and human-caused hazards that threaten the City, focusing on mitigating the threats; 2) it allows the City to become eligible for additional federal and state funding to assist with emergency response and recovery, as permitted by the federal Disaster Mitigation Act (DMA) of 2000 and California Government Code Sections 8685.9 and 65302.6; and 3) it complements efforts undertaken by the Safety Element. The LHMP complies with all requirements set forth under the federal DMA of 2000 and received approval from the Federal Emergency Management Agency (FEMA) in 2024. Sections of the Safety Element are supplemented by the LHMP, incorporated by reference in this element, as allowed by California Government Code Section 65302(g). To access the LHMP, visit the City's website (Aliso Viejo Local Hazard Mitigation Plan).

F. REGULATORY ENVIRONMENT

California Government Code 65302 (g) (1)

California Government Code section 65302 (g) (1) establishes the legislative framework for California's safety elements. This framework consolidates requirements from relevant federal and state agencies, ensuring cities are compliant with the numerous statutory mandates.

These mandates include:

- Protection against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires as applicable.
- Including maps of known seismic and other geologic hazards.
- Addressing evacuation routes, military installations, peak-load water supply requirements, plus minimum road widths and clearances around structures as related to fire and geologic hazards, where applicable.
- Identifying areas subject to flooding and wildfires.
- Avoid locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Includes adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6

California Government Code § 8685.9 (also known as Assembly Bill [AB] 2140) limits the state's contribution to local disaster relief funding to no more than 75 percent of costs not covered by federal assistance. However, if the jurisdiction has adopted a valid hazard mitigation plan, consistent with DMA 2000, and incorporated the hazard mitigation plan into the jurisdiction's General Plan, the state may cover more than 75 percent of the remaining disaster relief costs. All cities and counties in California must prepare a General Plan, including a Safety Element, that addresses various hazard conditions and other public safety issues. The Safety Element may be a standalone chapter or incorporated into another section, as the community wishes. California Government Code Section 65302.6 indicates a community may adopt an LHMP into its Safety Element, provided the LHMP meets applicable state requirements. This allows communities to use the LHMP to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the LHMP creates a stronger mechanism for implementing the LHMP.

California Government Code 65302 (g) 3 adopted through SB 1241 (2012)

California Government Code section 65302 (g) 3 requires the Safety Element to identify and update mapping and information, along with goals and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas, or Very High Fire Hazard Severity Zones, in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval.

California Government Code 65302 (g) 4 adopted through SB 379 (2015)

California Government Code §65302 (g) 4 requires the Safety Element to address potential effects of climate change, and to develop strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's Local Hazard Mitigation Plan or an analysis that includes data and analysis from California's Cal-Adapt website.

California Government Code 65302 (g) 5 adopted through SB 99 (2019)

California Government Code § 65302 (g) 5 requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) was established in 1968 to help communities adopt more effective floodplain management programs and regulations. FEMA is responsible for implementing the NFIP and approving floodplain management plans for participating cities and counties. Aliso Viejo participates in the NFIP (since 06/18/09) and uses Chapter 7.50: Floodplain Management Overlay District of the City's municipal code to administer flood management regulations throughout Aliso Viejo.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code [PRC], chapter 7.5, section 2621-2699.6) was intended to reduce risks associated with surface faults and require that the designated state geologist identify and map "Earthquake Fault Zones" around known active faults. Per PRC section 2623 (a), cities and counties shall require a geologic report defining and delineating any hazard of surface fault rupture before the approval of a project. If the jurisdiction finds no undue hazard of that kind exists, the geologic report on the hazard may be waived, with the state geologist's approval. For a list of project types, please refer to PRC section 2621.6. There are no Alquist-Priolo Earthquake Fault Zones in Aliso Viejo, therefore, it's not a concern addressed in this document.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (California Public Resources Code, chapter 7.8, sections 2690-2699.6) created a statewide seismic hazard mapping and technical

advisory program in 1990 to help cities and counties more effectively address the effects of geologic and seismic hazards caused by earthquakes. Under PRC 2697, cities and counties are required to obtain a geotechnical report defining and delineating any seismic hazard before approving a project located in a seismic hazard zone. If the jurisdiction finds no undue hazard of this kind exists, based on information from studies conducted on sites near the project and of similar soil composition to the project site, the geotechnical report may be waived. After a report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geological data, warranting further investigation, is not recorded. Each jurisdiction shall submit one copy of each approved geotechnical report, including mitigation measures to be taken, if any, to the state geologist within 30 days of its approval of the report. For a list of project types, please refer to PRC Section 2693.

Cortese List

Government Code section 65962.5 (referred to as the "Cortese List") identifies sites requiring additional oversight during the local permitting process as well as compliance with the California Environmental Quality Act (CEQA). The list is a compilation of properties and businesses that generate, store, and/or have been affected by hazardous materials/wastes. Many properties on this list may be undergoing corrective action or cleanup. Aliso Viejo does not have any properties or businesses identified on this list.

California Environmental Quality Act and Guidelines

CEQA was adopted by the state legislature in response to a public mandate for a thorough analysis of projects that might adversely affect the environment. Public safety hazards are recognized as environmental impacts under CEQA. Provisions of the law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines. Implementation of CEQA ensures that, during the decision-making stage of development, City officials and the general public can assess the safety impacts associated with public and private development projects.

San Onofre Nuclear Generating Station (SONGS)

The San Onofre Nuclear Generating Station (SONGS) is located near the southern boundary of Orange County. Federal and state governments have created three levels of emergency zones surrounding nuclear facilities. Aliso Viejo is within the Public Education Zone (PEZ), which extends approximately 35 miles in radius from SONGS. Within the PEZ, the focus is on education programs, coordinated by the state and Southern California Edison, to ensure residents are prepared for any problems associated with the facility.

Orange County Fire Authority Hazardous Materials Area Plan

The Orange County Fire Authority (OCFA) Hazardous Materials Area Plan addresses both day-to-day hazardous materials operations and extreme emergencies, in which coordination among a variety of emergency response agencies is required. Local government involvement in a hazardous materials emergency is principally focused on discovery, notification, evaluation, and initiation of immediate on-scene action, along with long-term preparedness measures, implemented in coordination with local businesses. The Area Plan provides guidance for all local government agencies within the OCFA's jurisdiction in response to a hazardous materials emergency.

City of Aliso Viejo Codes

The City has adopted the most recent sections of the California Building Standards Code (Title 24), including the Uniform Building, Mechanical, Fire, Electrical, and Plumbing, Energy, Green Building Standards, and Residential Codes, which contain structural requirements for current and new buildings. The codes are designed to ensure structural integrity during seismic and other hazardous events, and prevent injury, loss of life, and substantial property damage. To protect public safety, planned development in Aliso Viejo is subject to these structural codes and regulations.

III. HAZARDS / TRENDS

A. EMERGENCY PREPAREDNESS

The ability to anticipate, evaluate, and mitigate potential risks posed by natural and human-caused hazards is paramount to a city's longevity. Although this element specifically addresses natural and human-caused hazards, emergency preparedness involves considerations beyond identifying the hazards themselves. The Emergency Preparedness section consolidates and briefly describes Aliso Viejo's hazard prevention and response strategies.

Police Services

The City contracts with the Orange County Sheriff's Department for Police Services. The Sheriff's Department is responsible for protecting citizens, enforcing laws, and preventing crime. Those services also include patrolling, along with general and special crime investigations. Police preserve the quality of life throughout the community, enforcing local codes and ordinances that govern the proper use and maintenance of private properties. Police Services provides support for emergency management activities, which include disaster mitigation, preparedness, response, and recovery.

Fire Protection Services

Fire Protection and Emergency Services for Aliso Viejo are provided by the Orange County Fire Authority (OCFA), which provides service to 23 of Orange County’s 34 cities, and service to all the county’s unincorporated areas. Along with providing emergency response to 911 calls, OCFA provides fire inspections, plan reviews, public information, education, and arson investigation. OCFA is an “all-risk” emergency response provider and while medical and fire emergencies are its primary response, it also responds to a wide variety of other emergency incidents, including hazardous materials response, floods, water rescues, earthquakes, bomb threats, terrorism, and more.

Emergency Operations Plan

The Emergency Operations Plan (EOP) is primarily responsible for informing Aliso Viejo's emergency management strategies. These strategies are typically organized under four categories: mitigation, preparedness, response, and recovery.

Mitigation

The EOP, in conjunction with the LHMP, identifies and assesses natural and human-caused hazards that threaten the City and recommends proactive policy and procedural actions to reduce risks associated with these hazards. This preemptive planning is intended to decrease the probability of emergency situations and minimize effects should one occur. Examples of hazard mitigation and prevention can be found in many city policies but are most prominently displayed in numerous codes regulating construction and development.

Preparedness

Emergency preparedness focuses on activities that help individuals and communities prepare for disasters. These activities typically involve plans addressing life safety, emergency response, and evacuation; purchase and storage of emergency supplies; and training exercises for disaster response. As part of the City's preparation initiatives, an evacuation analysis has identified routes used for evacuation that may be affected by potential constraints and potential improvements to enhance future evacuation efforts. This is discussed in further detail in the evacuation section.

Response

Emergency response activities typically focus on actions necessary to save lives and prevent further property damage during an emergency/disaster. Many are conducted in tandem with the OCSD and OCFA’s standard emergency response procedures. To guide response activities, the City will rely on implementing the EOP, and work closely with volunteer organizations such as the Community Emergency Response Team (CERT), which helps orchestrate internal and external communications, logistics, and assistance during large-scale emergencies. If City resources become overwhelmed, it will request support through the Operational Area, using automatic and mutual aid agreements currently in place. However, Aliso Viejo recognizes that mutual aid resources are dependent on availability and may be limited during a large regional incident. Therefore, consideration for strengthening self-sufficiency should be a priority.

Recovery

Recovery activities typically occur after an emergency/disaster event. These activities focus on reestablishing services to affected areas, repairing and/or reconstructing damaged buildings and infrastructure, and assisting residents and businesses with permitting and approvals of building plans. Depending on the scale and type of incident, recovery could occur in specific community locations and/or require specialized expertise to address those issues. Cleanup of hazardous wastes shall be considered part of the recovery from a major disaster event.

GOAL S-1: A community with an effective emergency preparedness and response program and a knowledgeable citizenry.

Goal S-1 Policies/Implementation Actions

S-1.1 Periodically update the City's Local Hazard Mitigation Plan and the Emergency Operations Plan.

S-1.2 Continuously evaluate the location of critical facilities in relation to hazard exposure, especially during the 5-year updates to the LHMP.

S-1.3 Participate in ongoing disaster preparedness training programs in conjunction with the Operational Area and surrounding jurisdictions.

S-1.4 Require all new developments and major redevelopments to have adequate infrastructure in place to support daily demands and emergency response capabilities.

S-1.5 Encourage regional partnerships and mutual aid agreements between the City and other agencies/entities, further strengthening emergency response capabilities within the City and region.

S-1.6 Provide education and information to City residents and businesses (with special attention for at-risk populations) regarding natural hazards, fire safety, and evacuation.

S-1.7 Improve the efficiency and effectiveness of fire and police services through research and evaluation of new technology and methods.

S-1.8 Update mapping for natural hazards as new data becomes available. Ensure that the most current mapping version is available in public outreach materials.

S-1.9 Discourage or limit development within areas vulnerable to natural disasters, particularly those with recurring damage and/or the presence of multiple natural hazards.

S-1.10 Maintain a high level of emergency response capability.

- **1.10a:** Ensure annual budgeting accounts for current and future emergency service needs.
- **1.10b:** Periodically assess and update the City's priorities for future emergency service needs.

S-1.11 Support fire service enhancements, coordinating with OCFA on effective use and training of fire equipment and personnel.

B. SEISMIC AND GEOLOGIC HAZARDS

Seismic and geologic hazards are traditionally addressed together because they involve movement of the Earth's surface. Although some geologic events (landslide, liquefaction, erosion, etc.) can happen independently, the primary catalyst is often a seismic event, commonly referred to as an earthquake. This section identifies four common seismic and geologic hazards that threaten Aliso Viejo and establishes policies and procedures to protect the community when an event occurs. When an earthquake occurs, seismic shaking can cause natural gas and water/sewer pipelines to rupture, which can cause flooding, erosion, or fires. The goals, policies, and actions throughout this element are designed to reduce individual and collective risk of these hazards.

Seismic Hazards

Southern California is no stranger to earthquakes, and their frequent occurrence is a widely accepted fact of life. Aliso Viejo, in a seismically active region, is prone to seismic hazards, which can be divided into three categories, each with unique characteristics and implications for planning.

Surface Rupture

Earth is covered in tectonic plates, large sections of the crust constantly shifting, moving closer together, further apart, or past one another. The movement of two plates past one another frequently causes friction, resulting in plates that "stick." When this occurs, the same forces that push the plates past each other are now concentrated in certain areas. In time, friction can no longer hold the plates together, and they suddenly shift, releasing a massive build-up of energy, resulting in an earthquake. This rapid movement and release of energy can cause the earth to fracture and displace land around it, resulting in an earthquake fault. Some faults are buried beneath the surface, and others are exposed at the surface. Surface fault ruptures are especially dangerous if structures are built on top of the fault or infrastructure crosses the fault, because they could be damaged by fault movement. If a surface rupture occurs, the movement could break pipelines, as well as damage roads and bridges, possibly rendering them useless. Areas of known surface rupture hazard in California are identified in Alquist-Priolo Special Study Zones. Aliso Viejo does not currently have any Alquist-Priolo Special Study Zones. Fortunately, many seismic events do not cause surface ruptures and instead disperse the energy exclusively in the form of seismic shaking. **Figure 1** below depicts the faults that can potentially affect Aliso Viejo.

Seismic Shaking

Seismic shaking is the recognizable movement caused by the energy released from an earthquake. The same mechanism that creates a surface rupture is also responsible for

seismic shaking, for an equally devastating effect. Buildings and other structures may be destroyed because of violent shaking. Infrastructure (roads, pipelines, power lines) is also susceptible to damage and poses safety concerns. Unlike surface rupture, seismic shaking consequences are not restricted to the area immediately surrounding the fault. Energy resonating through the ground can travel hundreds of miles and cause damage in many locations simultaneously. The closer to the earthquake's source (epicenter), the stronger the shaking. Seismic shaking is a particular concern for Aliso Viejo because of the City's proximity to the active faults able to generate significant earthquakes. The Aliso Viejo LHMP identifies approximately 0.75% to 19.76% probability of a magnitude 6.7 or greater event along numerous faults within Southern California in the next 30 years. The highest probability (19.76%) is projected for the San Andreas fault, located approximately 50 miles from Aliso Viejo. The closest fault (San Joaquin Hills) is approximately 3.3 miles from the City and estimated to have a 0.75% probability of generating a 6.7M earthquake or greater. **Figure 2** below depicts the seismic shaking anticipated from a strong earthquake along the Newport Inglewood Fault.

Liquefaction

Liquefaction is a phenomenon that occurs when an earthquake's intense vibrations cause saturated soil to lose stability and act more like a liquid than a solid, leading to a loss of soil strength and its ability to support weight. This poses significant problems for buildings and other structures in areas where liquefaction can occur, as the ground may give way under the weight of the structure and its foundation. In addition, underground structures are vulnerable to liquefaction. Liquefaction zones are located along the eastern and western borders of the city. Those susceptible areas on the western border are located along the length of El Toro Road (County Route S-18), which travels along a valley to the coast. On the City's eastern border, liquefaction-susceptible areas are found primarily along the Aliso Creek watershed as it travels through the City on its course to the Pacific Ocean. Large portions of these areas are in open space and parks, including the Aliso and Wood Canyons Wilderness Park. **Figure 3** below depicts the areas of the City susceptible to liquefaction.

Figure 1: Faults in and Near Aliso Viejo

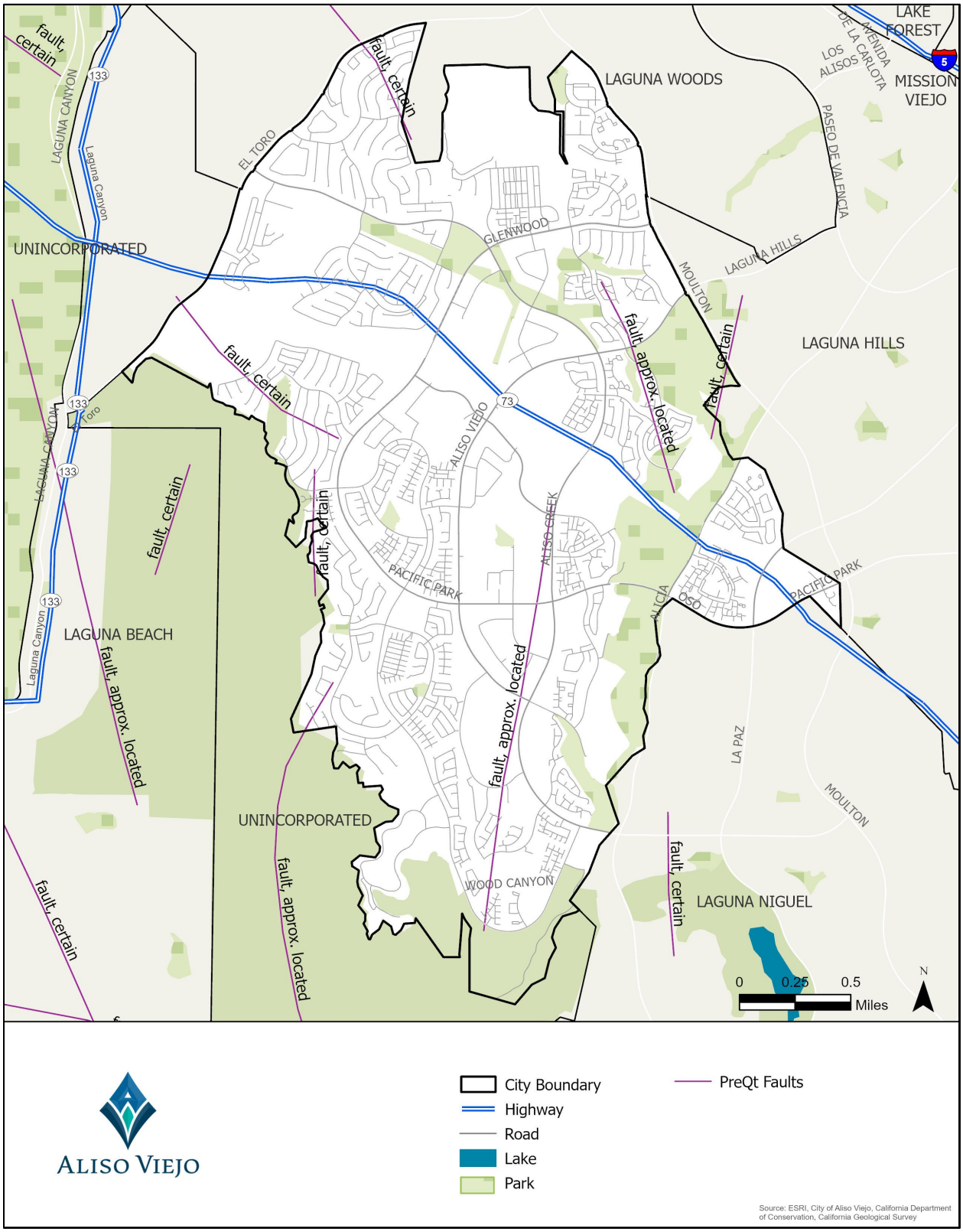


Figure 2: Seismic Shaking Potential in Aliso Viejo

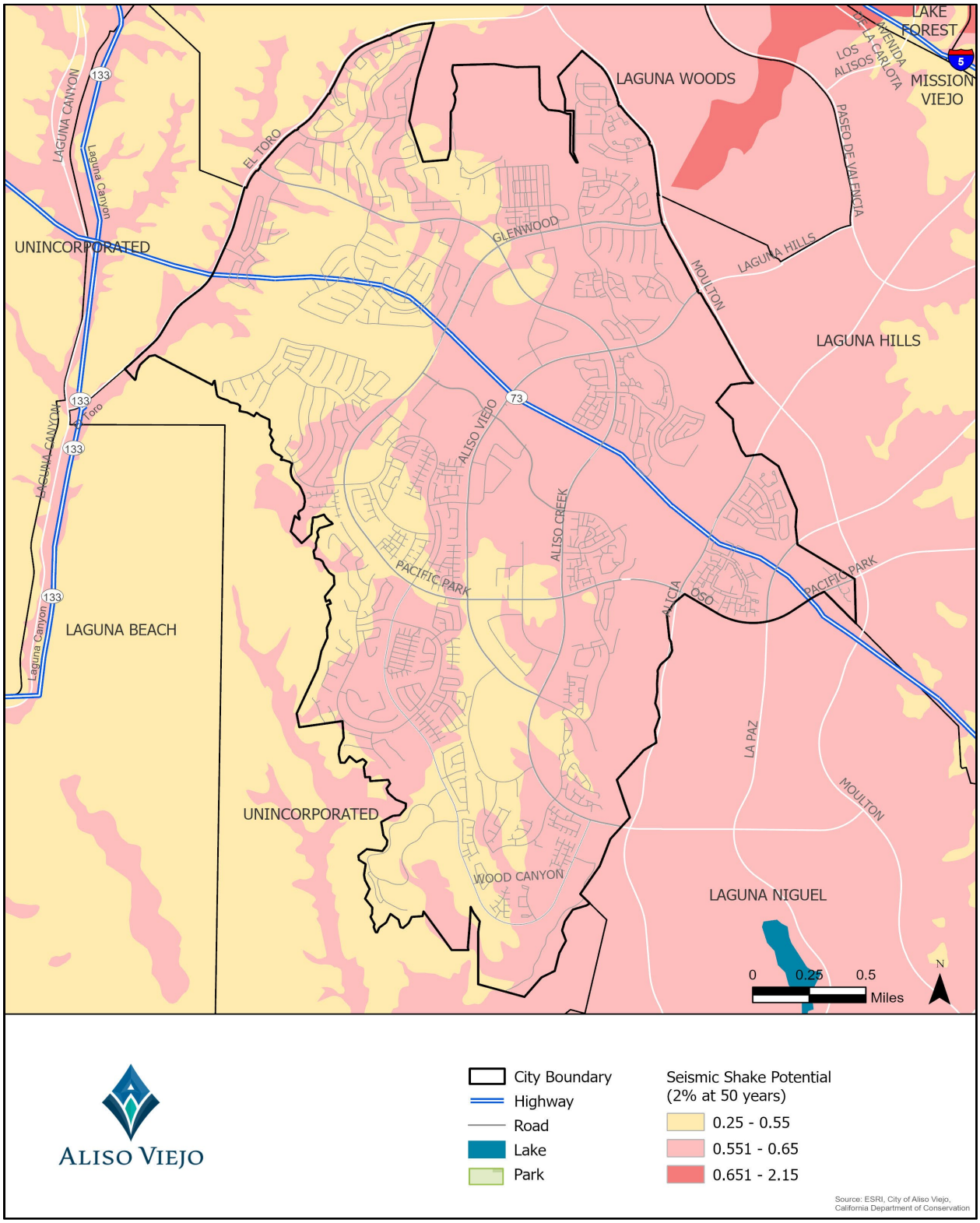
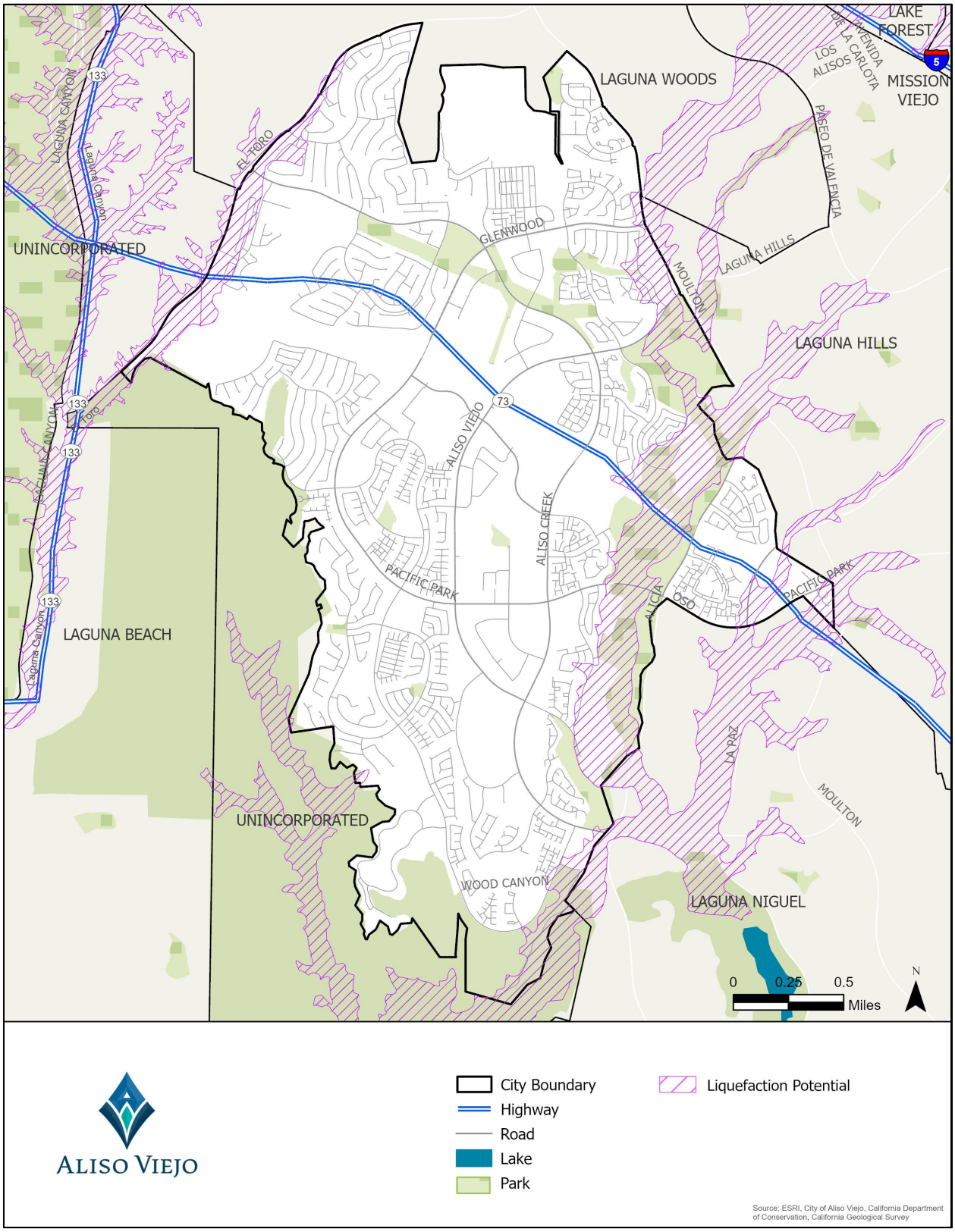


Figure 3: Areas Susceptible to Liquefaction in Aliso Viejo



Geologic Hazards

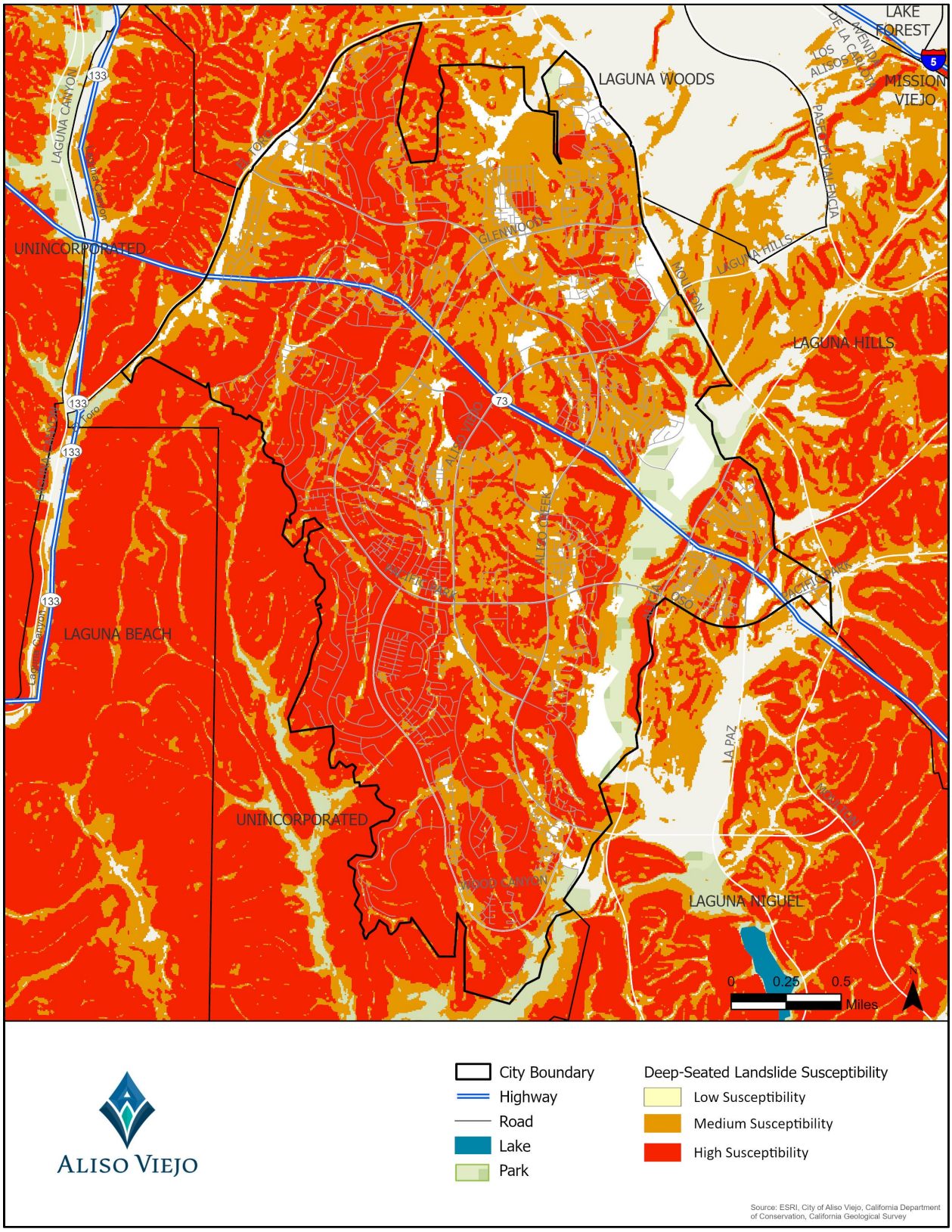
Although seismic events, such as earthquakes, often trigger geologic hazards, this is not always the case. Therefore, understanding and preparing for these hazards as standalone events is equally important.

Landslides and Mudflows

A landslide is the movement of earth down slopes and steep topography. Although earthquakes are often the cause, landslides can occur when any sloped surface can no longer support material contained within or sitting above it. This instability can be caused by the sheer weight of the loose material or aided by other events such as heavy rain. When rain causes a slope to fail, the movement of earth materials is typically referred to as a mudslide.

Both landslides and mudslides move with great force, posing a significant danger to buildings and other structures. In some circumstances, these events may cause bodily harm if bystanders cannot move out of the way in time. The City's foothill areas, along with the structures and people located there, are vulnerable to slope instability. According to the California Geological Survey, slope instability is a concern in the San Juan Capistrano Quadrangle and the Laguna Beach Quadrangle, which encompass most of Aliso Viejo. Slope stability hazards correspond primarily to the City's undeveloped areas, as grading activities and soil remediation techniques were used to mitigate them prior to development. Anticipating landslide risk in areas identified by **Figure 4** below is essential for protecting the community members who reside there.

Figure 4: Areas Susceptible to Deep-Seated Landslide in Aliso Viejo



Goal S-2: Minimize risk to the community from seismic activity and geologic conditions (including ground shaking, fault rupture, slope stability, liquefaction and landslides) making a community better prepared for seismic and geologic hazards.

Goal S-2 Policies / Implementation Actions

S-2.1	Avoid development in areas susceptible to erosion and sediment loss.
S-2.2	Investigate specific geologic conditions underlying all new development or redevelopment proposals in areas where potential fault rupture, liquefaction, slope instability, or other geological issues are suspected.
S-2.3	Participate in federal, state, and local earthquake preparedness, slope stabilization, and emergency response education programs.
S-2.4	Reduce the risk from geologic and seismic hazards by applying proper development engineering, building construction, and retrofitting requirements. • **2.4a:** Require construction plans for all new houses to be reviewed by a State of California registered professional engineer (PE). • **2.4b:** Review drainage plans for new development to determine areas susceptible to poor drainage and compare them with areas susceptible to slope failure.
S-2.5	Implement the Seismic Hazard Mapping Act, which requires sites within liquefaction hazard areas to be investigated for liquefaction susceptibility prior to building construction or human occupancy.

C. HUMAN-CAUSED HAZARDS

Natural hazards are not the only threat to community safety. Human-caused hazards also pose a threat to life and property in Aliso Viejo. The hazards that have threatened, and can potentially affect the City include hazardous materials release, cyber-threats, and mass casualty incidents (terrorism).

Hazardous Materials Release

Hazardous materials release refers to an event in which harmful concentrations of hazardous or toxic substances are released into the environment. This occurs when

storage containers of hazardous materials leak or fail. This can happen due to industrial accidents, vehicle crashes, as a direct result of other disasters (e.g., floods or earthquakes), or as a deliberate act. Hazardous material exposure can result in short- or long-term effects, including major damage to organs and systems in the body, or death. Hazardous materials can also cause health risks if they contaminate soil, groundwater, and air, potentially posing a threat long after the initial release.

In the Community

Although common household chemicals pose little threat to the community, hazardous materials and waste used by business and industry present a greater risk. Mechanical dealerships, repair shops, gasoline/diesel fuel stations, and dry cleaners are examples that regularly use and store chemicals or other hazardous materials. Pipelines and tanks within the City also transport and store chemicals that could pose a risk if failure occurs. These releases are likely isolated to properties where storage occurs. Releases also tend to involve transportation of raw materials and their byproducts either by pipeline or truck. Regulation of the use, storage, and transportation of hazardous materials and wastes rests on state and federal agencies; however, cities play a significant role in minimizing risks and effects of exposure through careful planning and preparation. The City's primary truck and traffic route is Highway 73, which facilitates the transportation of chemicals and materials in and out of Aliso Viejo.

In the Home

Hazardous material exposure is not uncommon, as many household cleaning products contain chemicals that can harm humans and the environment. Through proper use, however, health risks associated with these materials can largely be avoided. Proper storage of household cleaning products and other common hazardous materials, including those used in automotive and home repair, is also an important component of responsible management. Following manufacturer instructions on packaging and keeping products out of the reach of children are two simple steps that can help reduce the risk of exposure.

Cyber Threat

Cyber threats occur when an individual or a group threatens or attempts to disrupt the operations and functioning of the computer systems belonging to private citizens, religious groups, educational institutions, government agencies, or businesses. Since computers are so ubiquitous, a cyber threat could appear virtually anywhere. In extreme circumstances, a threat could affect an entire city. These threats vary in length and severity. A minor threat could cause computer systems to slow for a few minutes while a major one could cause a complete shutdown of critical systems, including those of banks,

healthcare institutions, universities, major businesses, and city governments for prolonged periods of time.

Mass Casualty Incident (Terrorism)

Terrorism is the use or threat of force to achieve a particular social or political outcome. A mass casualty incident describes an incident in which emergency medical service resources, such as personnel and equipment, are overwhelmed by the number and severity of casualties. Commonly recognized events of this type include building collapses, active shooter incidents, bombings, train and bus collisions, plane crashes, earthquakes, and other large-scale emergencies. Mass casualty incidents can occur anywhere, although public spaces and locations where many people congregate (parks, schools, places of worship, government facilities, shopping centers, and areas of public gathering) are most common.

Goal S-3: Ensure the community is better protected against human-caused hazards.

Goal S-3 Policies / Implementation Actions

S-3.1 Minimize risks associated with ground transportation of hazardous materials through Aliso Viejo.

S-3.2 Provide education and information to City residents regarding proper use, storage, and disposal of hazardous materials.

S-3.3 Develop training and educational materials regarding other human-caused hazards of concern within the City.

- **3.3a:** Continue to update information on cyber threats or potential terrorist activity and make it available to residents.
- **3.3b:** Educate business owners and residents on current internet-based threats.
- **3.3c:** Promote the national “If You See Something, Say Something” campaign that raises public awareness of the signs of terrorism and terrorism-related crime, and how to report suspicious activity to state and local law enforcement.

D. SEVERE WEATHER HAZARDS

Windstorm

Windstorms and severe weather pose a risk to life and property, creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds can, and do occasionally, cause tornado-like damage to local homes and businesses. Severe windstorms can present a very destabilizing effect on the dry brush that covers local hillsides and wildland-urban interface areas. High winds can have a destructive effect, especially on trees, power lines, and other utility services. In Aliso Viejo, severe weather patterns, such as Santa Ana wind conditions, are a recognized hazard. All of Aliso Viejo can be affected by windstorms, and while these events usually cause minimal damage, severe storms can inflict massive damage to the City and personal property. Aliso Viejo is often affected by Santa Ana winds blowing through the San Joaquin Hills, and they are a leading cause of wildfires in California.

Winter/Coastal Storms

Winter/Coastal storms (also known as thunderstorms) are storms with lightning and thunder, produced by a cumulonimbus cloud, usually producing gusty winds, heavy rain, and sometimes hail. A typical thunderstorm is 15 miles in diameter and lasts an average of 30 minutes. Thunderstorms arise when layers of warm, moist air rise in a large, swift updraft to cooler regions of the atmosphere. During severe weather events such as thunderstorms, rain can fall so rapidly it cannot drain fast enough and can cause flooding, leading to inundation and potential damage to buildings, roads, public areas, utilities, and other critical pieces of infrastructure. Any part of the City could become inundated by rain.

Goal S-4: A community resilient to severe weather hazards and events.

Goal S-4 Policies / Implementation Actions

S-4.1	Develop an EOP Annex and conduct training for department staff on actions to take before, during, and after severe weather events.
S-4.2	Monitor infrastructure capacity during severe weather events and identify areas of deficiency or potential concern.
S-4.3	Promote infrastructure enhancements and upgrades that reduce potential vulnerability to severe weather events.

E. FLOOD HAZARDS

Flooding is the accumulation of water on the ground surface and typically occurs after heavy rainfall, but can also result from water delivery infrastructure failures, such as pipes and storage containers. Worsening drought conditions caused by climate change may exacerbate the effects of flooding, as surfaces that typically absorb water can quickly dry out and become less permeable.



Alicia Pkwy between Pacific Park and Morning Ridge, and Pacific Park between Alicia Pkwy and La Paz Rd. are closed due to a water main break.

Flooding presents multiple dangers to people and structures. Standing water may be deep enough to cause drowning, and even shallow water can easily damage buildings and property. Fast-moving water is more hazardous, as it may sweep people downstream or cause extensive damage to structures. Aliso Viejo is at risk of flooding due to surface drainage through the streets and storm drains. The drainage pattern in the City varies, with most runoff on streets and storm drains maintained by the Environmental Services Division of the Public Works department through its stormwater management plan, to the regional facilities owned and maintained by the Orange County Flood Control District. Although flood control channels and drainage systems help reduce flooding, existing flood control infrastructure cannot always meet community needs. FEMA has designated the vast majority of Aliso Viejo as lying within Zone "X," generally meaning it's not in danger of a 500-year flood. The majority of the 100-year flood zones in the City are located along the base of the canyons and hills. **Figure 5** below illustrates the FEMA flood zones within Aliso Viejo. While flooding by itself is a significant hazard, it can coincide with other hazards such as landslides and mudslides, which are often exacerbated by wildfires.

Goal S-5: A community where effects of flooding are minimized or eliminated.

Goal S-5 Policies / Implementation Actions

S-5.1 Require that new development and redevelopment minimize stormwater and urban runoff into drainage facilities, incorporating on-site design features such as detention basins, water features, or other suitable strategies. Where feasible, support the use of common detention facilities serving more than one development.

S-5.2 Cooperate and assist efforts by the Orange County Flood Control District to provide well-maintained flood control facilities capable of accommodating, at a minimum, 100-year storm flows consistent with federal requirements.

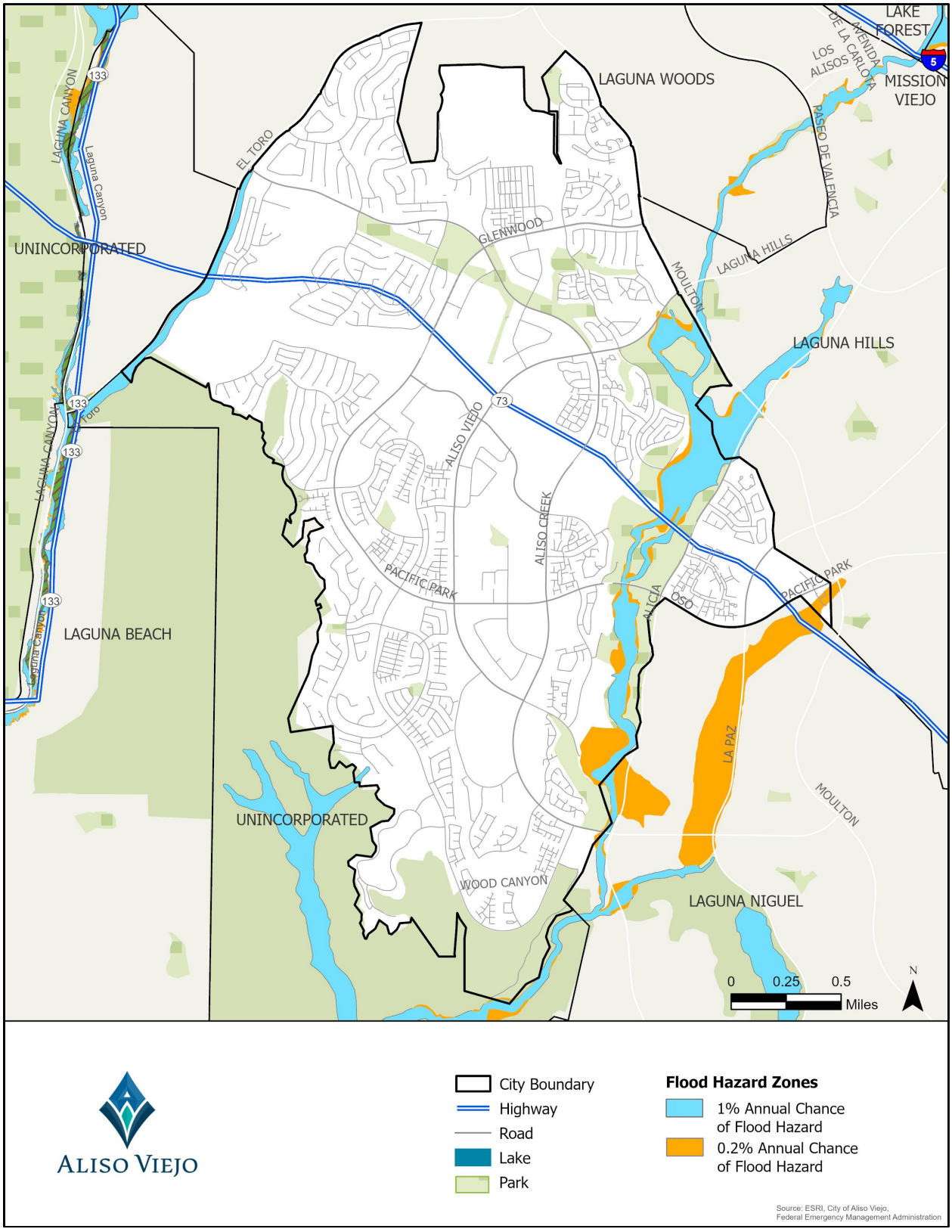
S-5.3 Promote adherence to 100-year floodplain requirements for properties within the 500-year floodplain.

- **5.3a:** Regularly review and update Title 7 – Chapter 7.50 (Floodplain Management Overlay District) of the City's Municipal Code for consistency with federal and state requirements.

S-5.4 To the greatest extent feasible, require all new development and major redevelopment activities not to affect natural drainage or increase stormflows off proposed project sites.

S-5.5 Improve and maintain local storm drainage infrastructure in a manner that reduces flood hazards.

Figure 5: FEMA Flood Zones in Aliso Viejo



F. FIRE HAZARDS

Wildfires

The most common natural hazard in California is wildfire, which can burn large areas of undeveloped or natural land in a short amount of time. They often begin as smaller fires caused by lightning strikes, downed power lines, or unattended campfires, but may rapidly expand if conditions are dry and/or windy. The recent trend of prolonged drought increases the likelihood of wildfires occurring. Typically, they pose minimal threat to people and buildings in urban areas; however increasing human encroachment into natural areas increases the likelihood that bodily harm or structural damage will occur. This encroachment occurs in areas known as the wildland-urban interface (WUI), an area within the high and very high fire hazard severity zone (VHFHSZ), as defined by the California Department of Forestry and Fire Protection (CAL FIRE). Aliso Viejo is in the San Joaquin Hills, and much of the City is located within the WUI. Fall season brings Santa Ana winds, which exacerbate the area's already dry conditions, increasing the foothills' susceptibility to wildfire.



Hillside areas of Aliso Viejo with natural vegetation.

Figure 6 below identifies the fire hazard zones[1] within Aliso Viejo and the surrounding area, including the state responsibility areas (SRA) and the LRAs. The zones depicted include the SRA, primarily unincorporated Orange County, under the jurisdiction of CAL FIRE, while the LRA is under the control of the Orange County Fire Authority (OCFA). According to CAL FIRE, the western and southern portions of Aliso Viejo are within moderate, high, and very high fire hazard severity zones within the LRA. The potential for wildfire is even greater, considering that these same areas are adjacent to high and very high fire hazard severity zones in the SRA. The



Structure fire that occurred in Aliso Viejo.

[1] Aliso Viejo City Council adopted these maps by Ordinance on May 21, 2025.

potential for wildfire to begin in the SRA and spread into the LRA of the City is a high probability if the fire cannot be contained within the SRA. The Aliso Viejo LHMP identifies these hazard zones in relation to developed areas of the City's critical facilities and infrastructure. In addition, the OCFA conducts strategic planning on a regular basis to ensure fire response capabilities and personnel can adequately address current service needs throughout the City and identify potential issues to be addressed by the Department. This Strategic Plan was completed in 2024.

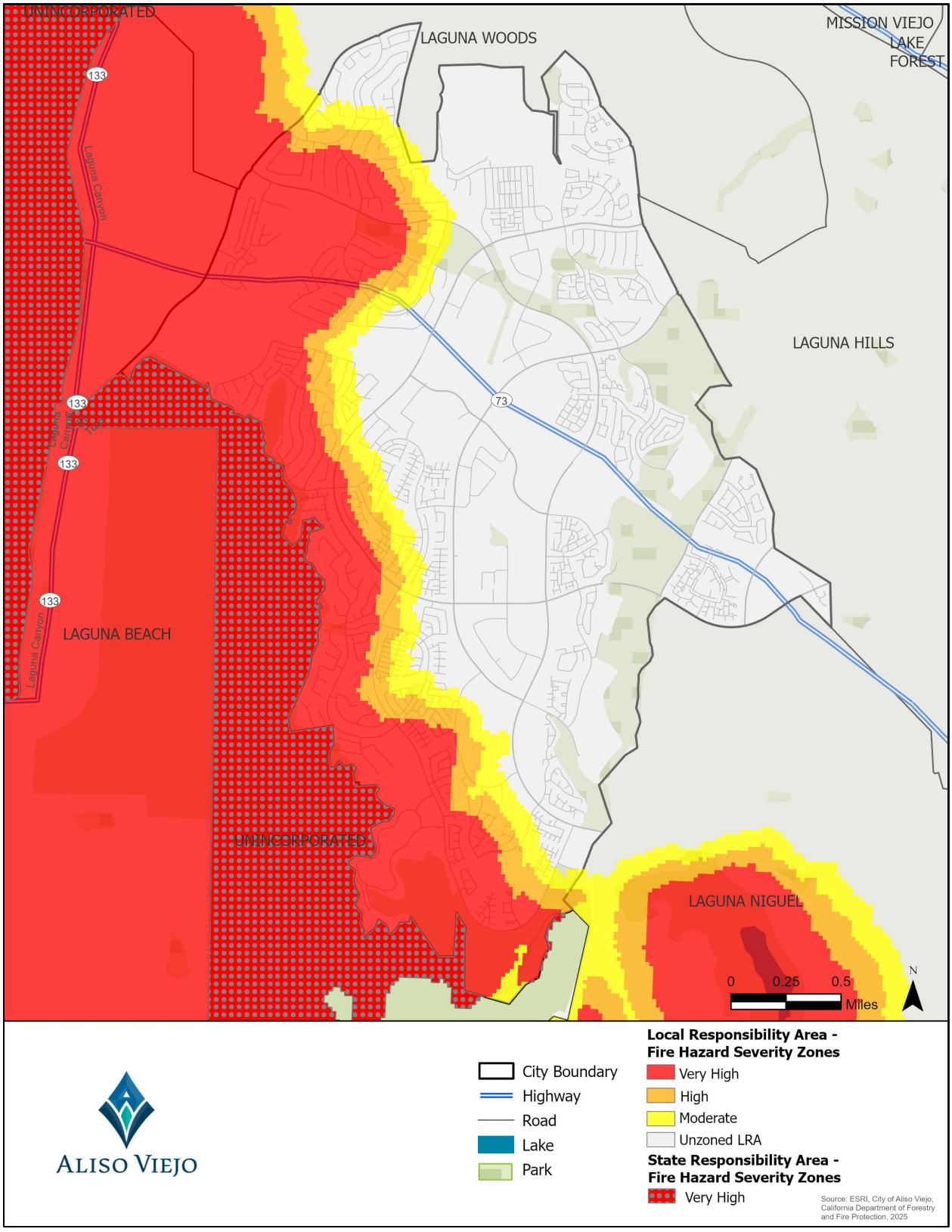
Urban Fires

The possibility of urban fire confronts every city. Many begin as isolated incidents caused by a faulty electrical appliance, absentminded cooking mishaps, or industrial malfunction, but can spread to other buildings if conditions permit. Many factors contribute to an urban fire's severity and extent, but modern building codes and practices have helped reduce their effects. Despite these improvements, it is important to acknowledge risks associated with fires in urban areas. No matter its size, any fire can cause people severe harm and can damage buildings and other structures.

Water Supply

Water service in Aliso Viejo is provided by Moulton-Niguel Water District (MNWD), except for the Via Iglesia area, which is served by the El Toro Water District (ETWD). The two districts treat and distribute water purchased from the Metropolitan Water District, which imports water from Northern California and the Colorado River. As with sewer lines, water transmission, pumping, and storage facilities are expanded as necessary to accommodate future growth. According to both districts' Urban Water Management Plans, adequate water supplies meet customer demands. This is especially important for ensuring adequate supplies are available for fire suppression needs within the City. As a standard practice, new developments and major remodels are required to conduct water pressure/flow testing, and to mitigate issues if the results are inadequate. Some areas of the City experience limited reservoir capacity issues, which can affect water pressure and flow if pumps can't convey water for prolonged fire suppression activity.

Figure 6: Fire Hazard Severity Zones in Aliso Viejo



Goal S-6: Protect the community from wildland fires.

Goal S-6 Policies / Implementation Actions

S-6.1	Encourage new development outside of the very high fire hazard severity zone. If development is proposed in this zone, require fire safe design (including but not limited to, defensible space and home hardening) and compliance with fire safe regulations, adopted California Fire Code, and local ordinances.
S-6.2	Require residents and AVCA to plant and maintain fire-resistant slope cover to reduce brush fire risk in areas adjacent to Aliso and Wood Canyons and develop/ implement stringent site design and maintenance standards for all areas with high wildland fire potential.
S-6.3	Ensure adequate fire equipment access and fire suppression resources to all developed and open space areas within the City.
S-6.4	Cooperate with the Orange County Fire Authority to reduce fire risks through controlled burning, fuel removal, and public education.
S-6.5	Ensure infrastructure meets current and future daily demands and fire flow requirements while still meeting desired neighborhood/district character.
S-6.6	Ensure street naming and numbering systems adequately identify properties in compliance with Fire Safe Regulations, adopted California Fire Code, and local ordinances, to avoid potential confusion for emergency response vehicles.
S-6.7	Regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as vegetation management around homes, adequacy of existing and future water supplies, fire-flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance in compliance with Fire Safe Regulations, adopted CFC, and local ordinances.
S-6.8	Coordinate with water providers to maintain and enhance water supply infrastructure to ensure adequate supplies for existing and future daily demands and firefighting suppression requirements.
S-6.9	Support fire hazard abatement projects, programs, policies and regulations to manage and reduce the risk of wildfire in Very High, High, and Moderate Fire Hazard Severity Zones throughout the City.

S-6.10 Require all developments located in the WUI and VHFHSZ to meet or exceed statewide Fire Safe Regulations [(Title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5, commencing with section 1270, local Fire Safe Regulations) and (Title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3, commencing with section 1299.01, Fire Hazard Reduction Around Buildings and Structures Regulations)].

- **6.10a:** Ensure OCFA is included in the development review process to ensure that new development adequately addresses service levels, security concerns, and safety.

S-6.11 Require new development to incorporate design measures that enhance fire protection in areas of elevated fire risk (including the WUI and Fire Hazard Severity Zones). This shall include, but is not limited to, the incorporation of fire-resistant structural design, use of fire-resistant landscaping, home hardening, defensible space and vegetation management around the perimeter of structures.

S-6.12 Require new developments and major remodels or renovations to comply with the California Building Code, Fire Code, Fire Safe Regulations, and local ordinances for construction and adequacy of water flow and pressure, ingress/egress, and other measures to ensure adequate fire protection.

S-6.13 Ensure new public/critical facilities (schools, hospitals, fire stations, etc.) are not located in Fire Hazard Severity Zones to the greatest extent feasible. If located in these areas, ensure full compliance with fire safety regulations and adequate fire response and evacuation capabilities are available.

S-6.14 Coordinate with local and regional agencies (Orange County Fire Authority, Caltrans, etc.) and require vegetation management and long-term maintenance of fire hazard reduction projects (including community fire breaks) on all private/ public roads and properties in WUI and fire hazard severity zones.

- **6.14a:** Provide retrofit information for existing non-conforming properties to comply with the latest fire safety regulations.

S-6.15 Maintain fire breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safety regulations.

S-6.16 Coordinate with the Orange County Fire Authority on the need for additional fire prevention regulations for built out, populated areas of the City.

S-6.17 Expand and enhance strategy for post-disaster recovery that focuses on community resilience, sustainability, and an evaluation for redevelopment potential following a major disaster.

S-6.18	Require fire protection plans (consistent with requirements of the California Fire Code), including a risk analysis, fire response capabilities, fire safety requirements (defensible space, infrastructure, and building ignition resistance), mitigation measures and design considerations for non-conforming fuel modifications, wildfire education maintenance and limitations, and evacuation plans for new development and major remodels in Very High Fire Hazard Severity Zones (VHFHSZ) and Wildland-Urban Interface (WUI) areas designated by the City and CAL FIRE. • **6.18a:** Ensure fire protection plans developed during the development review process address issues associated with restricted and single points of access, parking restrictions, and the feasibility of establishing special assessment districts to improve road capacity and adequate water supply.
S-6.19	Ensure existing development in areas with sufficient water supply infrastructure and roadway capacity to maintain adequate evacuation and emergency equipment access do not degrade as a result of new development.
S-6.20	Support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards. • **6.20a:** Educate residents (with special attention for at-risk populations) and businesses on the City's vegetation management practices, including fire safety, landscaping installation and maintenance, defensible space, and other fire hazard reduction strategies.
S-6.21	Ensure City-owned open space brush areas, susceptible to wildfire risk, are adequately maintained in accordance with fire safe regulations, CFC, and local adopted ordinances.
S-6.22	Support regional and subregional efforts to ensure adequate water supply for daily use, and firefighting purposes remain available to the City to meet current and future demands.

G. CLIMATE ADAPTATION

While climate change is not a hazard in itself, variations in environmental conditions can influence some natural hazards affecting Aliso Viejo. Future conditions projections include increased temperatures, more extreme heat days, changes in precipitation, more prolonged droughts, and an exacerbation in size and frequency of wildfire incidents. **Table 1** identifies the current/historical and projected conditions within Aliso Viejo due to climate change.

Increasing temperatures associated with climate change can act as a hazard multiplier. By the end of the century, annual mean temperatures are expected to increase between approximately four and seven degrees, affecting residents and businesses. These

increases are also anticipated for more extreme heat days, increasing from 3 days per year to between 12 and 26 days. These potential temperature surges may affect residents in poorly insulated structures that do not meet current code requirements.

Table 1 – Potential Climate Change Effects for Aliso Viejo

Historic Annual Mean (1961-1990)	70.0° F
Future Annual Mean (2070-2099)	74.1 to 76.9° F
Current Extreme Heat Days (88.0° F)	3 days per year
Future Extreme Heat Days (2070-2099)	12 to 26 days per year
Current Annual Mean Precipitation	13.5 inches
Future Annual Mean Precipitation (2070-2099)	12.9 to 13.4 inches
Current Annual Average Area Burned	161.3 acres
Future Annual Average Area Burned (2070-2099)	120.0 to 121.4 acres
Source: https://cal-adapt.org/	

While temperatures are expected to increase in the coming decades, climate change projections also suggest annual mean precipitation may slightly decrease. While an annual decrease is projected, it's anticipated that future rain events may be more intense, leading to increased flooding in Aliso Viejo. With changes in future precipitation, it is expected that changes to local vegetation may occur, affecting drainage and increasing the need for wildfire management activities.

Increased rainfall could lead to flooding in areas that have not experienced flooding before. With greater and more intense precipitation, the City could also experience more landslides/mudslides. Extreme precipitation events could destabilize hillsides and drainage, resulting in additional landslides/mudslides and/or erosion along stream courses, affecting neighboring properties/structures.

With future temperature increases, coupled with relatively similar precipitation amounts experienced today, the effect of future wildfire is projected to decrease by the end of the century. This projection, based on the overall reduction in small and moderate precipitation events (in place of large or extreme events), suggests vegetation growth will experience an overall reduction. That could reduce future wildfire vulnerability due to reduced fuel in vegetation density. The City currently experiences an annual average of 161.3 acres burned, projected to decrease to 120.0 to 121.4 acres by the end of the century.

While climate change is projected to exacerbate many of the hazards already affecting the City, many hazards may interact with each other. Increased temperatures can affect water supplies and vegetation growth. With drier conditions, vegetation growth may be reduced, which can limit wildfire vulnerability, but if dry conditions persist for long periods, vegetation may be drier than normal. These two conditions may result in the same or greater risk for wildfires.

Goal S-7: A community prepared for future climate-related impacts.

Policies / Implementation Actions

S-7.1	Support regional and subregional efforts to adapt current water supply practices in anticipation of reduced water availability.
S-7.2	Collaborate with local, regional, state, and/or federal jurisdictions and agencies on climate resiliency and adaptation strategies in the City.
S-7.3	Monitor climate change-related effects with local, regional, state, and/or federal partners to provide information about the effectiveness of existing infrastructure and programs within the City.
S-7.4	Coordinate with regional, state, and federal agencies to monitor indicators and effects of climate change as they relate to the City.
S-7.5	Monitor and periodically update the Aliso Viejo Green City Initiative and the Aliso Viejo Local Hazard Mitigation Plan as required to include the most current climate adaptation mapping and information.

H. EVACUATION

As part of the City's preparedness initiatives, an Evacuation Analysis has been prepared that identifies routes used for evacuation purposes. **Figure 7** below depicts potential evacuation routes that could be used during a hazard event. These roadways are intended to meet evacuation needs; however, the City recognizes that some constraints, due to hazards, may affect evacuation, mainly from a lack of redundant access to the roadway network. These locations may be vulnerable if failure or blockage occurs. **Figure 8** below identifies constrained roadways (single ingress/egress conditions) and parcels that use these roadways (constrained access parcels). These constrained locations are required to be identified by California Government Code §65302 (g) (5) [SB99].

Evacuations within the City have occurred in the past, and there have been several instances where neighborhoods/areas of Aliso Viejo required evacuations due to threats of wildfires and other natural/ human-caused hazards.

Goal S-8: A community that can easily evacuate

Policies / Implementation Actions

S-8.1 Require new development, redevelopment, and major remodels to ensure effective future evacuations during emergencies, supporting feasible enhancements to the City's evacuation network and facilities.

S-8.2 Require all new developments and redevelopments within fire hazard severity zones and the WUI provide adequate points of access of public roads that can be used for emergency vehicle response and evacuation purposes, in compliance with applicable OCFA requirements.

- **8.2a:** Design and ensure all private roads are maintained for access of unrestricted emergency equipment and personnel in compliance with the California Fire Code, adopted local ordinances, and Fire Safe Regulations.
- **8.2b:** Identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as:
  1. Additional vehicle pullouts at key hillside locations.
  2. Limiting or restricting on-street parking at key hillside locations.
  3. Potential for the construction of new or improved emergency access routes.
  4. Roadside clearance improvements.

S-8.3 Maintain functionality, make improvements, and expand capacity, where feasible, of existing emergency evacuation routes within the City, while considering current, future, natural, and human-caused hazards.

- **8.3a:** Conduct public outreach and educational activities associated with emergency evacuation routes and procedures, prioritizing efforts for at-risk populations.

Figure 7: Potential Evacuation Routes in Aliso Viejo

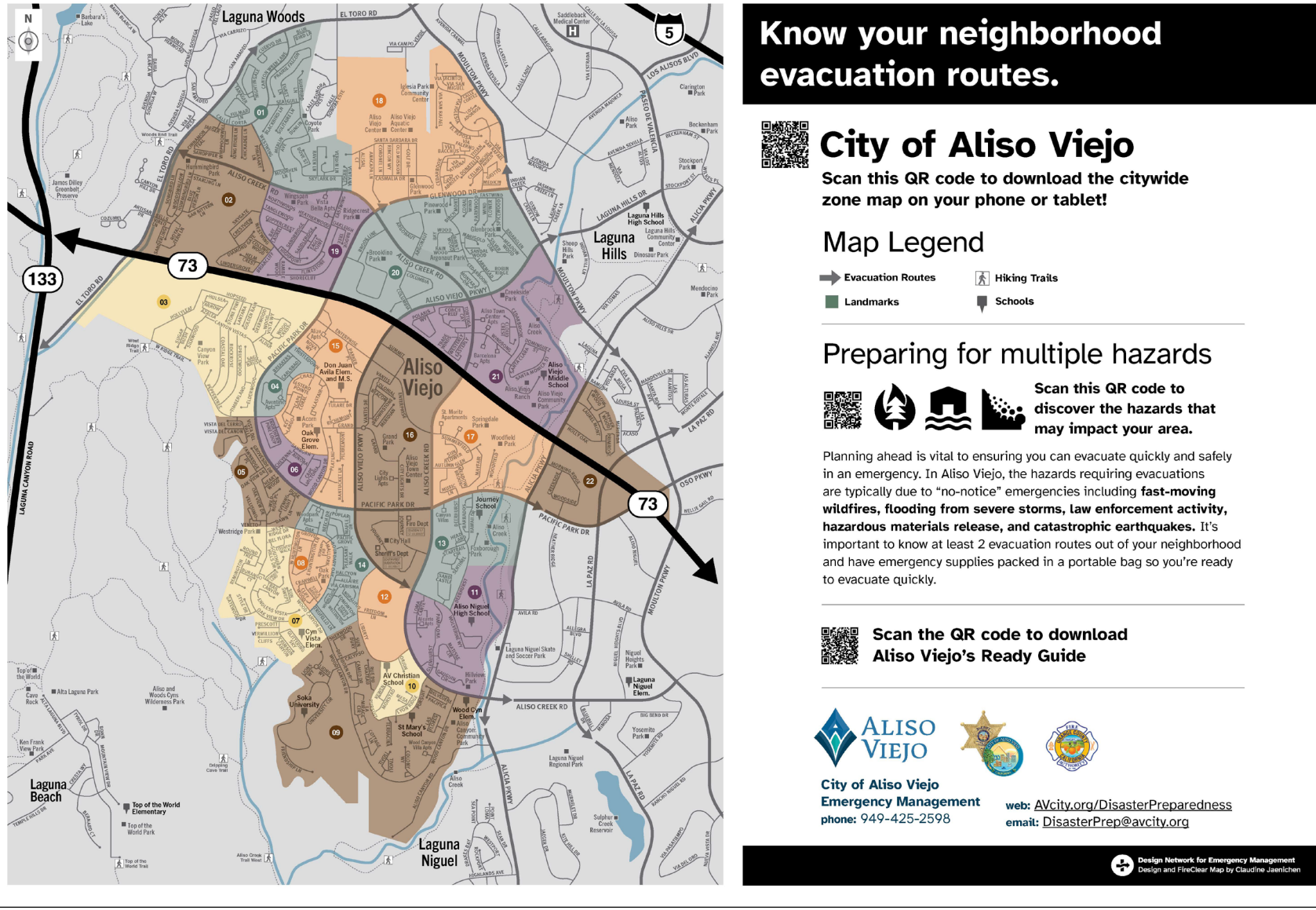
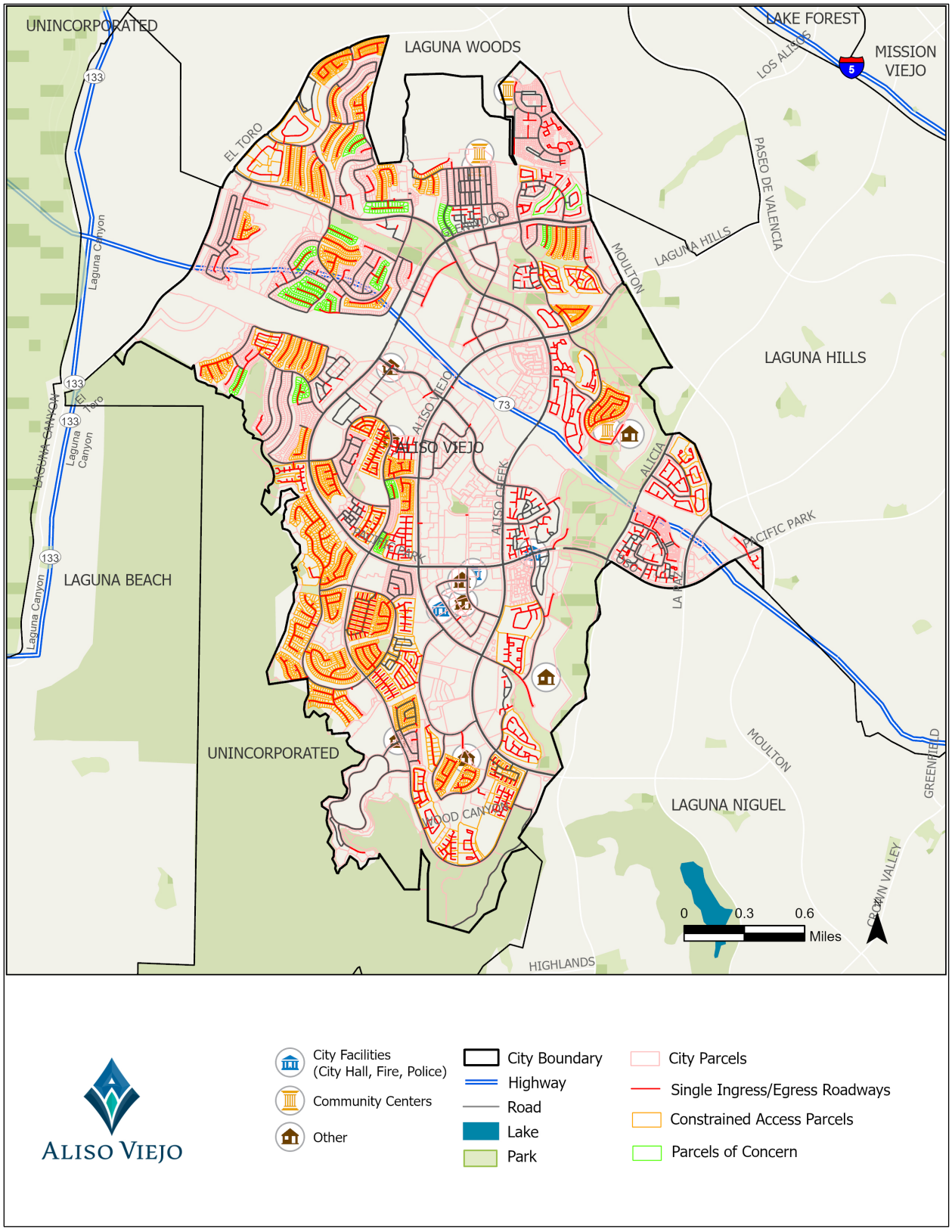


Figure 8: Impaired Access Roads and Parcels in Aliso Viejo



IV. Implementation Actions

These implementation actions and programs provide Aliso Viejo with flexibility to consider staffing levels, economic conditions, funding constraints, capital improvement projects, and hazard-related events. Some programs and actions are ongoing and may need further analysis. The City must monitor the relevance of these programs and actions regarding their implementation progress and regularly provide an annual status to the City Council after adoption of the Safety Element. As part of this process, the City Council can set new safety objectives based on changing conditions, new information, and revised City priorities.

A. Emergency Preparedness

- **Action 1.10a:** Ensure annual budgeting accounts for current and future emergency service needs.
- **Action 1.10b:** Periodically assess and update the City's priorities for future emergency service needs.

B. Seismic and Geologic Hazards

- **Action 2.4a:** Require construction plans for all new houses to be reviewed by a State of California registered professional engineer (PE).
- **Action 2.4b:** Review drainage plans for new development to determine areas susceptible to poor drainage and compare them with areas susceptible to slope failure.

C. Human Caused Hazards

- **Action 3.3a:** Continue to update information on cyber threats or potential terrorist activity and make it available to residents.
- **Action 3.3b:** Educate business owners and residents on current internet-based threats.
- **Action 3.3c:** Promote the national “If You See Something, Say Something” campaign that raises public awareness of the signs of terrorism and terrorism-related crime, and how to report suspicious activity to state and local law enforcement.

D. FLOOD HAZARDS

- **Action 5.3a:** Regularly review and update Title 7 – Chapter 7.50 (Floodplain Management Overlay District) of the City's Municipal Code for consistency with Federal and State requirements.

E. FIRE HAZARDS

- **Action 6.10a:** Ensure OCFA is included in the development review process to ensure new development adequately addresses service levels, security concerns, and safety.
- **Action 6.14a:** Develop retrofit guidelines for existing non-conforming properties to understand what improvements may be necessary to comply with the latest fire safety regulations.
- **Action 6.18a:** Ensure fire protection plans developed during the development review process address issues associated with restricted and single points of access, parking restrictions, and investigating the feasibility of establishing special assessment districts to improve road capacity and adequate water supply.
- **Action 6.20a:** Educate residents (with special attention to at-risk populations), homeowner's associations, and businesses on the City's vegetation management practices, including fire safety, landscaping installation and maintenance, defensible space, and other fire hazard reduction strategies.

F. EVACUATION

- **Action 8.2a:** Design and ensure all private roads are maintained to permit unrestricted emergency equipment and personnel access in compliance with the California Fire Code, adopted local ordinances, and Fire Safe Regulations**.**
- **Action 8.2b:** Identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as:
    1. Additional vehicle pullouts at key hillside locations.
    2. Limiting or restricting on-street parking at key hillside locations.
    3. Potential for the construction of new or improved emergency access routes.
    4. Roadside clearance improvements.
- **Action 8.3a:** Conduct public outreach and educational activities associated with emergency evacuation routes and procedures, prioritizing efforts towards at-risk populations.

ALISO VIEJO

Safety Element Update

General Plan

- State law requirement
- Serves as a long-term blueprint for growth and development
- Includes seven mandatory elements (or chapters)

Land Use	Open Space
Circulation	Noise
Housing	Safety
Conservation	

Safety Element



Purpose is to guide how a city prepares for, responds to, and recovers from disasters



Planning document that establishes goals and policies to reduce risks from hazards (earthquakes, wildfires, flooding, etc.)



Must be updated when the City updates its Housing Element or Local Hazard Mitigation Plan

Required Components

- Identify natural and human-caused hazards (seismic, tsunami, landslides/mudslides/liquefaction, flooding, wildland/urban fire, climate change)
- Update maps (seismic, geologic, flood, fire)
- Evaluate evacuation route, peakload water supply for firefighting, minimum road widths and emergency access
- Establish goals and policies to reduce risks from hazards
- Consistent with Local Hazard Mitigation Plan

Compliance

- Meets all State statutory requirements
- Incorporates latest hazard data and mapping
- Draft circulated to California Geological Survey
- Approved by California State Board of Forestry & Fire Protection (Cal Fire)

City of Aliso Viejo
AGENDA ITEM

DATE: March 4, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: CONCEPT PLAN REVIEW FOR A RESIDENTIAL COMMUNITY AT 15 ARGONAUT

Recommended Action:

Review and provide initial feedback on concept plans for a development proposal to demolish an existing office building and construct a 58-unit, residential community at 15 Argonaut ("Project").

Fiscal Impact:

None.

Background:

On January 30, 2026, Brandywine Homes ("Applicant") submitted a preapplication to demolish an existing office building and construct a 58-unit, residential community at 15 Argonaut ("Project").

Discussion:

Existing Site (Image 1 below): The existing site ("Site") is located at the southeast corner of Aliso Creek Road and Glenwood Drive. The Site is accessible via an interior street, Argonaut. The Site measures 4.4 acres in size, of which approximately 2.47 acres is developed with a single office building, parking area, and landscaping. The remaining 1.93 acres consist of a landscaped slope that ascends to the streets above, wrapping around the property along its northern and western edges. The site is located within a larger business park primarily of office buildings, a self-storage facility, and a future residential site recently approved at 95 Argonaut, at the opposite (eastern) end of the street.

Proposed Project (Image 2 below): The Applicant proposes to demolish the existing office building to construct a 58-unit, for-sale, residential complex at 13 du/ac. This Project will feature 58 units distributed across 10 separate buildings and include three units restricted

to very low-income households. All homes are proposed with an enclosed two-car garage, all electric, solar-powered, three-story units, three to four bedrooms, ranging in size from approximately 1,320 to 1,827 square feet. The Project also provides 22 guest parking spaces throughout the community. The private garages will face the interior streets while the entrances will face landscaped common areas. On-site landscaping includes common areas around residential buildings and multiple small open spaces for BBQ, seating, and a dog park. The proposed buildings will have a maximum height of 36 feet and will be screened from public view by the existing landscaped slopes, which will be preserved. These slopes ascend approximately 35 feet at the lowest point (northeast of the site) and continue rising to about 51 feet above the site elevation toward the higher surrounding streets.

Image 1: Existing Site



Image 2: Proposed Project



Entitlements: The Project requires a General Plan Amendment and Zone Change to modify the existing land use designations from Business Park to Medium Density Residential (max. 18 du/ac); Vesting Tentative Tract Map to subdivide the lot for the residential development; Initial Study to assess potential environmental impacts; Site Development Permit for the new construction; and a Development Agreement to establish development rights and obligations. The Project dedicates 5% (three units) to very low-income households, which qualifies for a density bonus as well as incentives. While the Applicant is not requesting increased density, the Project at 13 du/ac is entitled to one incentive, or a reduction in applicable development standards as well as waivers (e.g. coverage, setback, parking requirements, etc.). The Applicant anticipates applying these incentives/waivers towards boundary landscaping, setbacks, and building height. The Project also qualifies for a reduced parking ratio dependent on the number of bedrooms. Based on the State Density Bonus Law, the Project's proposal of 138 parking spaces exceeds the minimum requirement of 130 parking spaces. The State Density Bonus Law does not prescribe how these spaces must be allocated between private resident parking and guest parking; rather, the distribution is left to the Applicant.

Park Dedication: The Zoning Code includes a formula to determine the required acreage of park land or the equivalent in-lieu fee[1]. The required park land acreage is calculated by multiplying the number of units by the average number of residents per unit (2.6 based on the most recent census) and then multiplying that total by 0.005 acres per person[2]. This results in a required dedication of 0.754 acres. The in-lieu fee is determined by multiplying the required acreage by the fair market value of the land to be developed. The Orange County Assessor's Office determined the Site's land value to be $12,007,513, which equates to $2,728,980 per acre and results in in-lieu fees of $2,057,651.

A residential development was recently approved at 95 Argonaut, located just three properties from the subject site. The land value for 95 Argonaut was assessed at $2,964,296, which is significantly lower than the subject site's land value of $12,007,513. Staff believes that this discrepancy is primarily due to the difference in sales/assessment dates, 2011 for 95 Argonaut compared to 2018 for the subject Site. As a result, the Applicant is required to pay roughly four times more in fees than 95 Argonaut, even though nearly half of the subject site consists of slopes, whereas 95 Argonaut was fully developable. While the Zoning Code allows credit for private parks, the existing landscaped slopes do not meet the definition and will not qualify. The Zoning Code does, however, include a provision that allows the City Council to consider a reduced dedication amount when a smaller dedication would still serve the public interest, convenience, health, safety and welfare of the residents of the City. For example, if the City Council considers only the developable area of 2.47 acres or 56% of the Site and applies the same proportion to the park dedication calculation resulting in 0.42 acres, the resulting park in-lieu fee would be $1,146,172.

Public Notice:

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. Concept Plans
2. Project Description
3. Presentation

[1] Aliso Viejo Zoning Code Chapter 14.16 Dedication of Land for Park Facilities and Payment In Lieu of Fees.
[2] The figure 0.005 acres per person is based on the standard established under the Quimby Act, Government Code §66477.



BRANDYWINE HOMES

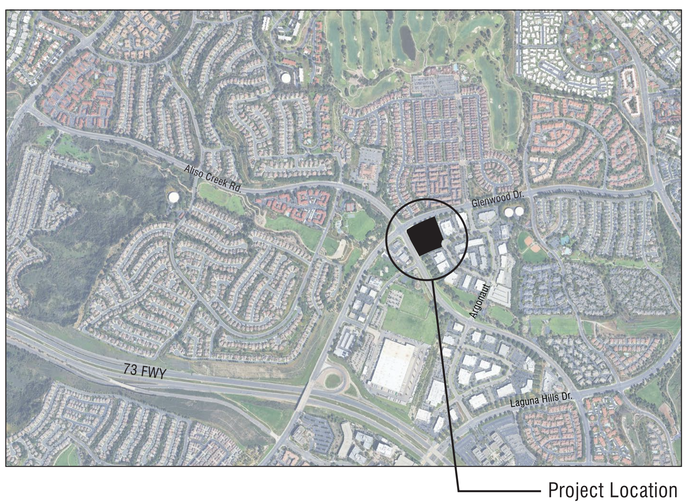
PRESIDIO

15 ARGONAUT ALISO VIEJO, CA 92656

Submittal Log:

Pre-Application Submittal Date: 01-30-2026

LOCATION MAP:



OUR TEAM:

APPLICANT
BRANDYWINE HOMES
Contact: Emanuel Robinson, Senior Project Manager
2355 Main St, Suite 220, Irvine, CA 92614
949-296-2400 | Brandywine-Homes.com

ARCHITECT
WHA. Architects . Planners . Designers .
Contact: Mike Cantrell, AIA
200 Commerce, Suite 200, Irvine, CA 92602
949.250.0607 | www.WHAinc.com

LANDSCAPE ARCHITECT
STUDIO PAD
Contact: Peter A Duarte
23195 La Cadena Dr., Ste. 103, Laguna Hills, CA 92653
949.770.8530 | paduarte@studio-pad.com

CIVIL ENGINEER
Advanced Civil Group
Contact: Christian Kesler, PE
30251 Golden Lantern, Suite E, PMB 251, Laguna Niguel, CA 92677
866.338.5778 | www.advancedcivilgroup.com

GEOTECHNICAL ENGINEER
Alta California Geotechnical, Inc.
Contact: Scott A. Gray, PE, RGE
170 N. Maple Street, Suite 108, Corona, CA 92878
951.509.7090 | www.altageotechnical.com

UTILITY CONSULTANT
BJ Palmer & Associates, Inc.
Contact: Bruce J. Palmer
1 Ridgegate Drive, Suite 105, Temecula, CA 92590
951.699.8100

PHOTOMETRIC CONSULTANT
Intelligent Lighting Systems
Contact: James Love, CEO
424.666.9071 | www.ilightingsystems.com

SHEET INDEX:

ARCHITECTURE

PI-1	Project Information
SP-1	Conceptual Site Plan
A.1	6-PLEX 'A' | Exterior Elevations
A.2	6-PLEX 'A' | Composite Floor Plans
A.3	6-PLEX 'A' | Composite Floor Plans
A.4	6-PLEX 'B' | Composite Floor Plans
A.5	6-PLEX 'B' | Composite Floor Plans
A.6	6-PLEX 'C' | Composite Floor Plans
A.7	5-PLEX 'A' | Composite Floor Plans
A.8	5-PLEX 'B' | Composite Floor Plans
A.9	PLAN 1 | Unit Floor Plan
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COLOR

CM	Color and Materials

LANDSCAPE

L-1	Pre App Landscape Plan
L-2	Pre App Landscape Concept

Project Description

PRESIDIO AT PACIFIC PARK – CITY OF ALISO VIEJO

Brandywine Acquisition Group, LLC is proud to present a proposal for a thoughtfully planned townhome style community located at 15 Argonaut in the City of Aliso Viejo.

Rooted in Brandywine's mission to build lasting neighborhoods for California families, this new community reflects a careful balance of design, open space, and character—integrating seamlessly into the surrounding environment while delivering much-needed for-sale housing.

The vision for this community is centered around place making, open space, and thoughtful architecture. A dog play area, a community garden, a recreation lawn, BBQ area with shade structure, gathering terraces, meandering paseos, all work together to create an inviting and connected place to call home. The site design prioritizes preserved open space, livability and neighborhood character while celebrating the Aliso Viejo lifestyle.

The proposed architecture embraces a refined, grounded style tailored specifically for the city, featuring three-story townhome-style homes that offer spacious layouts for families to grow and thrive. Each of the 58 for-sale solar-powered, all-electric homes will range in size from approximately 1,320 to 1,827 square feet and will include two-car private garages (116 total spaces), accessed by common drive aisles to ensure privacy and convenience.

The community will offer 55 market-rate homes and 3 inclusionary below market rate units, for very low-income households. Every home is designed with livability in mind and will feature individual entry front doors, and oversized decks, reinforcing the strong indoor-outdoor lifestyle that is so valued by Aliso Viejo families. The homes will be arranged across 10 residential buildings in total, reflecting 5 unique architectural building types, with 4 distinct floor plans offered to future residents. The community is further enhanced by shared landscaped spaces with 22 guest parking stalls, consisting of 21 guest spaces and 1 unassigned accessible ADA space.

This new neighborhood has been designed to comply with all applicable objective General Plan and Subdivision standards as outlined in Government Code Section 65589.5(j) and qualifies as a housing development project under Government Code Section 65589.5(h)(2). The project is also consistent with an adopted community plan under CEQA Guidelines Section 15183.

To bring this vision to life, Brandywine Acquisition Group, LLC is requesting a General Plan Amendment, a Vesting Tentative Tract Map, and State Density Bonus Law. As part of the Density Bonus application, Brandywine is requesting waivers of development standards to physically accommodate the permitted density, as well as one incentive and concession, with details outlined on submittal. The project is also eligible for a reduced parking ratio pursuant to Government Code Section 65915(p)(1).

Brandywine is excited to collaborate with the City of Aliso Viejo on a community that will bring vitality, housing opportunity, and architectural integrity to the neighborhood. We are proud to offer solar, all-electric homes designed for today's families and look forward to working together to make this community a reality.

Zoning Summary - RM - Medium Density Residential

ZONING CODE	REQUIRED	PROPOSED
Maximum Density	18 du/ac	13.2 du/ac
Maximum Building Height	35 feet	36 feet (Applying waiver/concession for Setback per State Density Bonus Law)
Maximum Building Coverage	60%	22.4%
Minimum Common Open Space Area	25%	58%
Minimum Perimeter Setback	20 feet	>20' along majority of property boundary except two building corners at 5' and one at 14.9' (Applying waiver/concession for Setback per State Density Bonus Law)
Minimum Boundary Landscaping	15 feet minimum, 20 feet minimum average	>20' along majority of property boundary except two building corners at 5' and one at 14.9' (Applying waiver/concession for Setback per State Density Bonus Law)
Parking	2.0 Spaces per Unit in a Garage (116 Spaces) Guest: 0.5 Space per Unit (29 Spaces) Total: 145 Spaces per Unit	Parking Reqd. Per State Density Bonus Law: 130 Spaces 22.5 spaces (1.5 spaces per 3 bedroom unit) 107.5 spaces (2.5 spaces per 4 bedroom unit) Parking Provided: 138 Spaces (2.4 Spaces per Unit) 2-car Garage per unit (58 units X 2 = 116 Spaces) Guest: 22 Open Spaces (Incl. 1 Accessible Stall)

PROJECT INFORMATION

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Project Summary

Gross Site Area: ±4.4 Acres
Net Site Area: ±2.47 Acres

Total Units: 58 Homes
- (02) Plan 1 | ±1,320 SF | 3 BD | 3 BA | Tandem Garage
- (13) Plan 2 | ±1,538 SF | 3 BD | 2.5 BA
- (28) Plan 3 | ±1,580 SF | 4 BD | 3.5 BA
- (15) Plan 4 | ±1,827 SF | 4 BD | 3.5 BA

Total Saleable SF: 94,279 SF

Gross Density: 13.2 Homes per Acre
Net Density: 23.5 Homes per Acre

Parking:
Required: 130 Spaces (per State Density Bonus Law)
- 22.5 spaces (1.5 spaces per 3 bedroom unit)
- 107.5 spaces (2.5 spaces per 4 bedroom unit)

Provided: 138 Spaces (2.4 spaces per home)
- Garage: 116 Spaces
- Head in: 22 Spaces (incl. 1 accessible space)

Open Space:
Required: ±47,955 SF (25% of site area)
Provided: ±111,000 SF (58%; excl. buildings, drive aisles, aprons and parking)
- ±26,950 SF (Amenity spaces, paseos & landscaped areas)
- ±84,050 SF (Additional open space dedicated to slope ~ ±1.93 acres)

Building Coverage: 22.4% (±42,950 SF); 60% Max. Allowed

Waivers/Concessions Requested:
- Building Setback
- Building Height

Zoning Summary

Existing Zoning: BP-2

Proposed Zoning: RM - Residential Medium Density District

Max. Density: 18 Homes per Acre

Perimeter Site Setbacks: 20' Min.

Boundary Landscaping: 15' Min.; 20' Min. Average

Min. Common Open Space: 25% (No minimum dimension)

Max. Building Height: 35'

Max. Lot Coverage: 60%

CONCEPTUAL SITE PLAN

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

SP-1

0 20 40 80

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Right



Rear



Left



Color Scheme 2

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors

6-PLEX 'A' | Exterior Elevations

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

PRESIDIO

ALISO VIEJO, CA

A.1

0 4 8 16

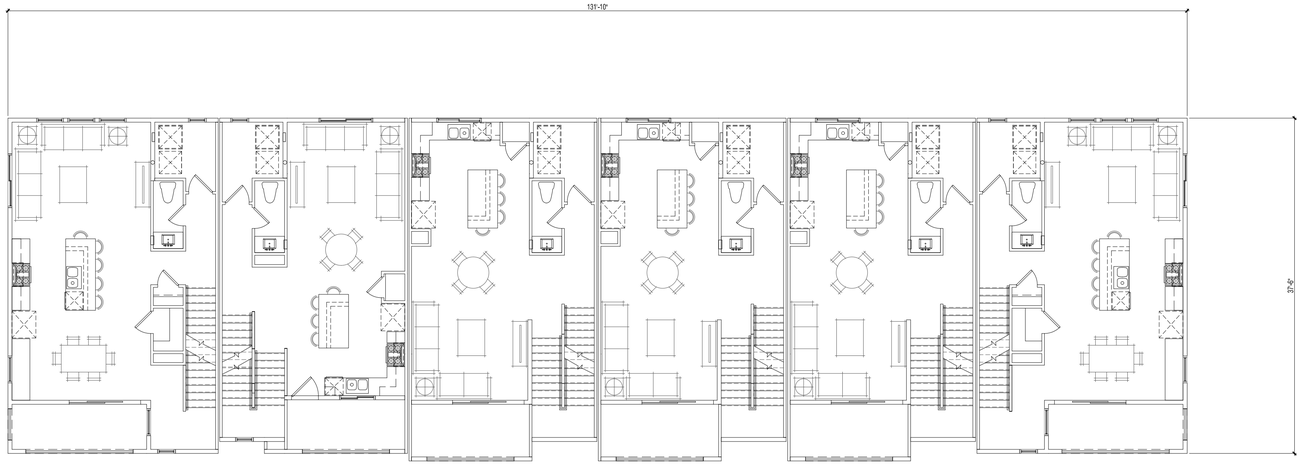
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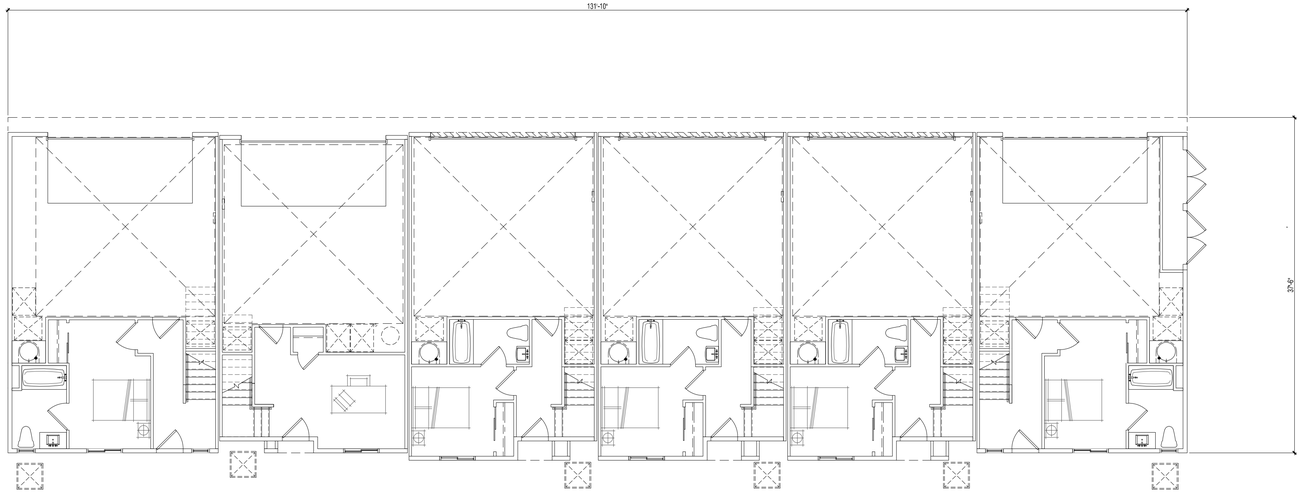
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PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Second Level



PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

First Level

6-PLEX 'A' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.2

0 4 8 16

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PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Third Level

6-PLEX 'A' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.3

0 4 8 16

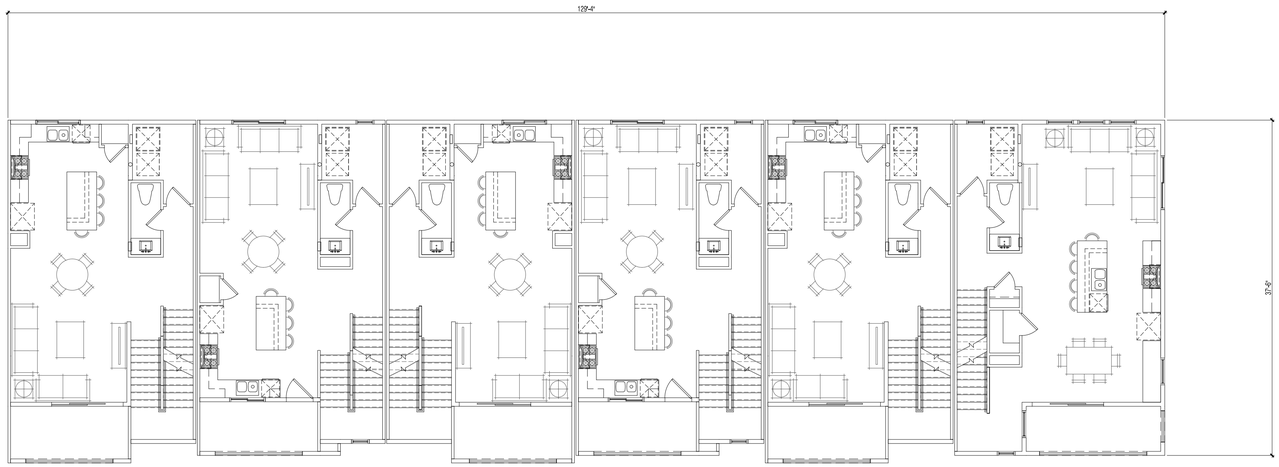
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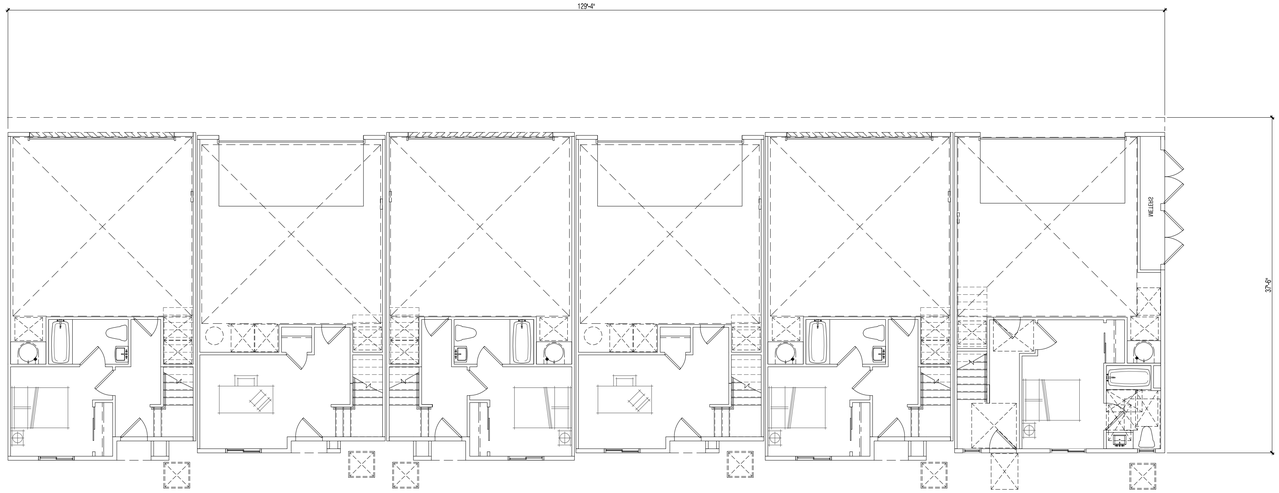
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PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 3 PLAN 4

Second Level



PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 3 PLAN 4

First Level

6-PLEX 'B' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.4

0 4 8 16

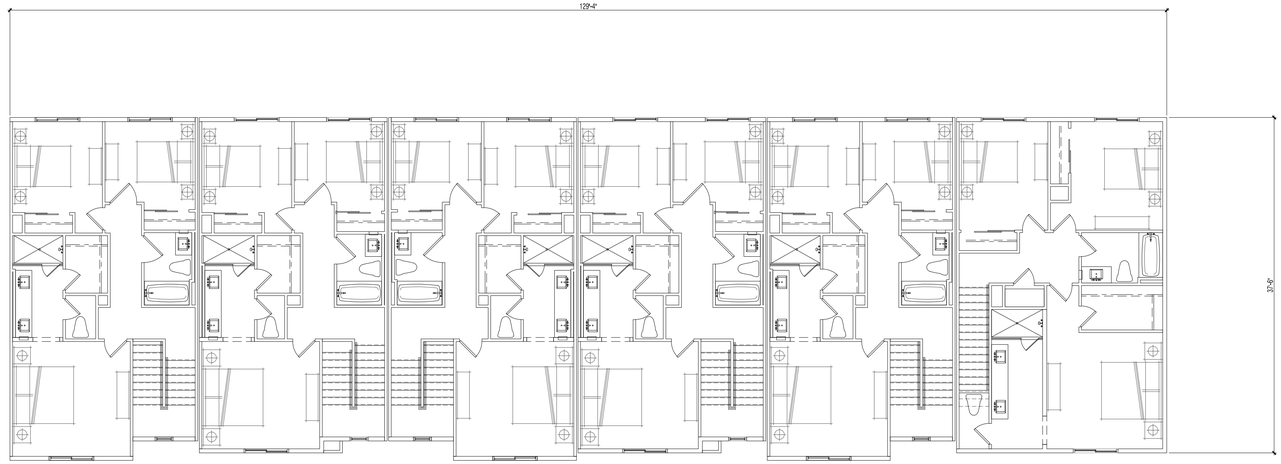
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PLAN 3 | PLAN 2 | PLAN 3 | PLAN 2 | PLAN 3 | PLAN 4

Third Level

6-PLEX 'B' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.5

0 4 8 16

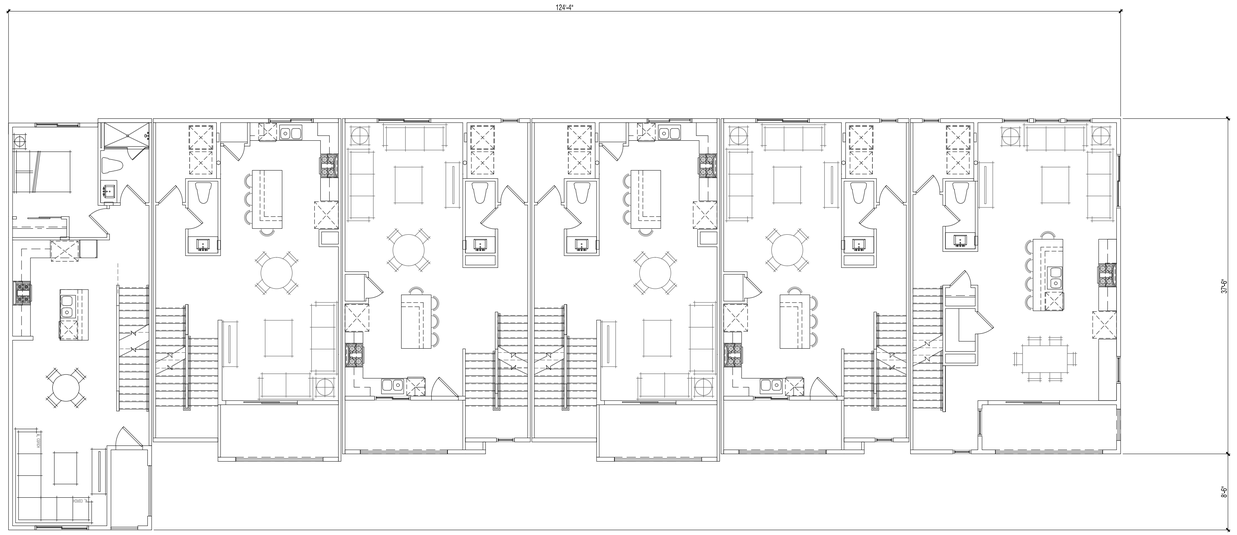
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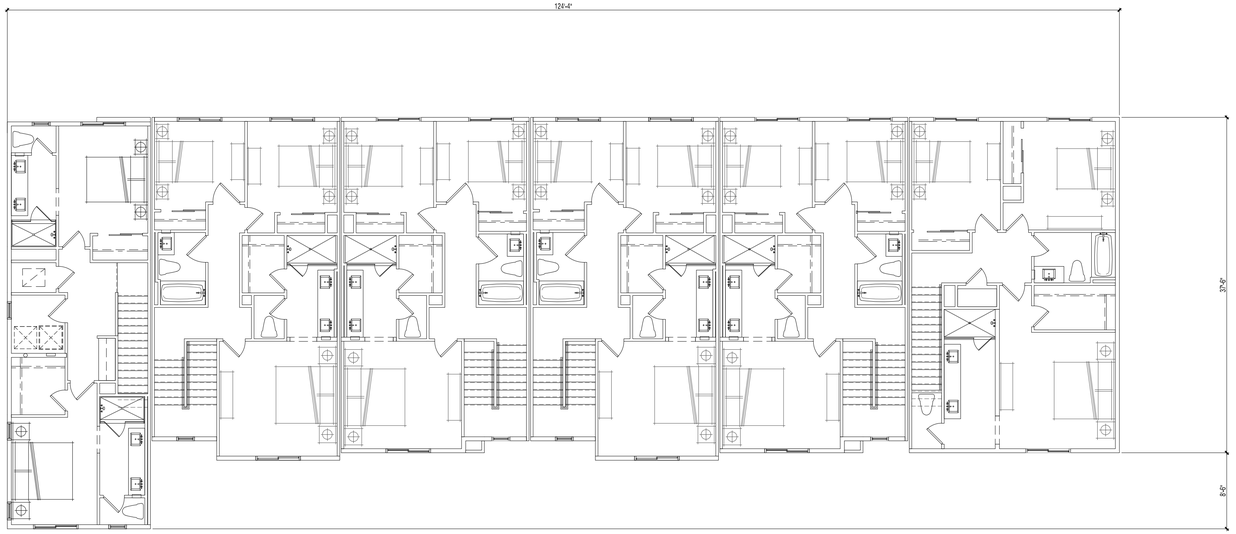
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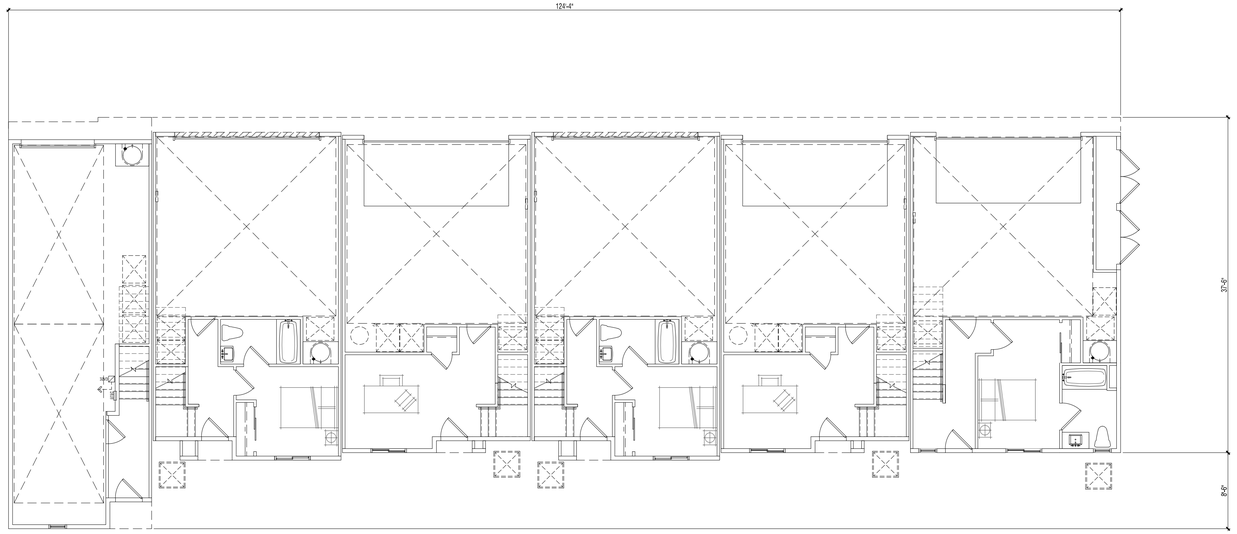
PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Second Level



PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Third Level



PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

First Level

6-PLEX 'C' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.6

0 4 8 16

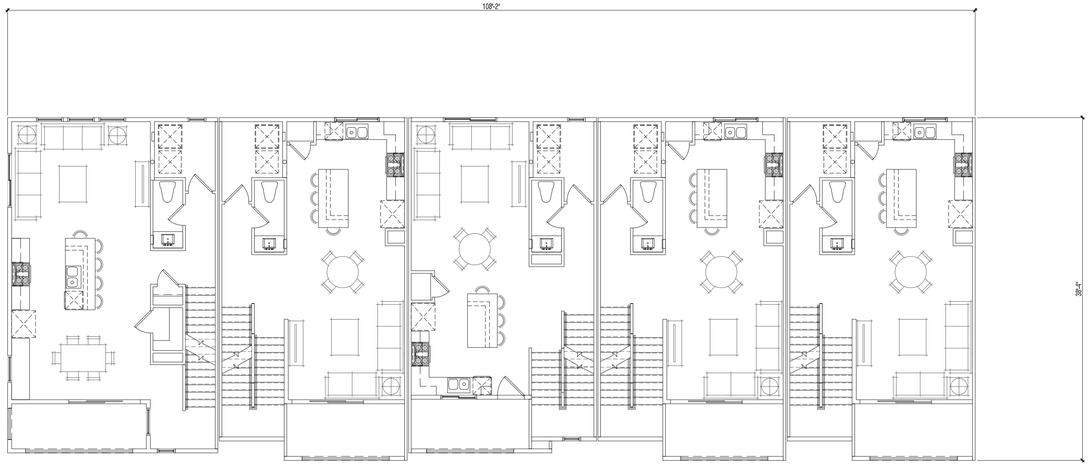
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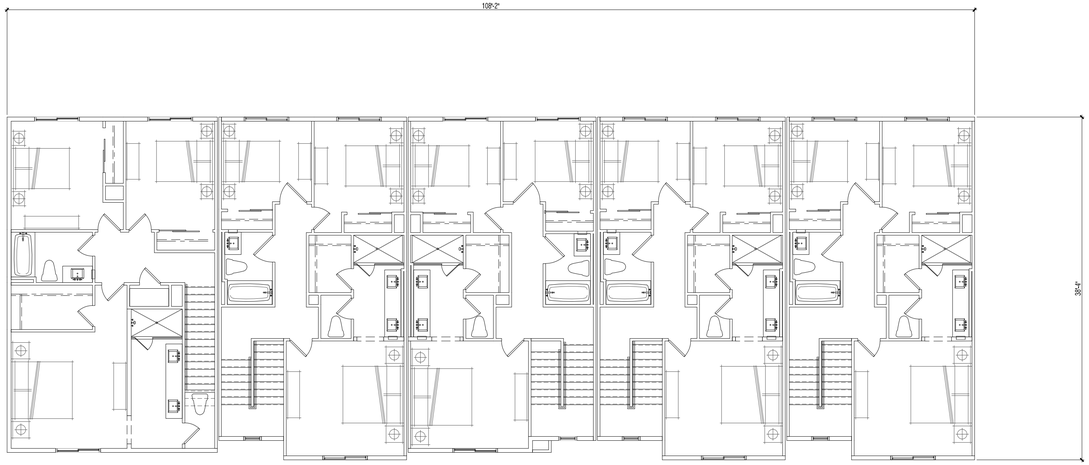
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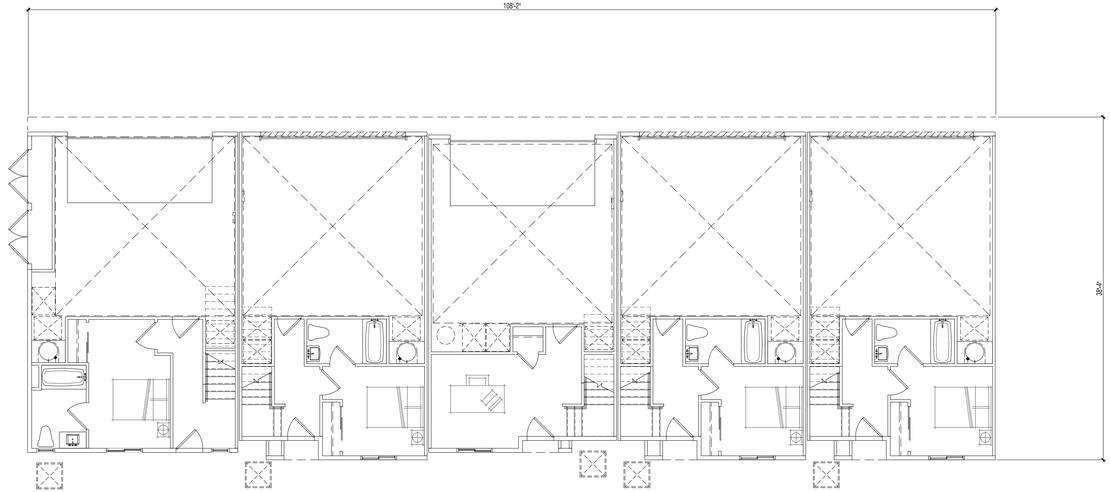
PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

Second Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

Third Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

First Level

5-PLEX 'A' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.7

0 4 8 16

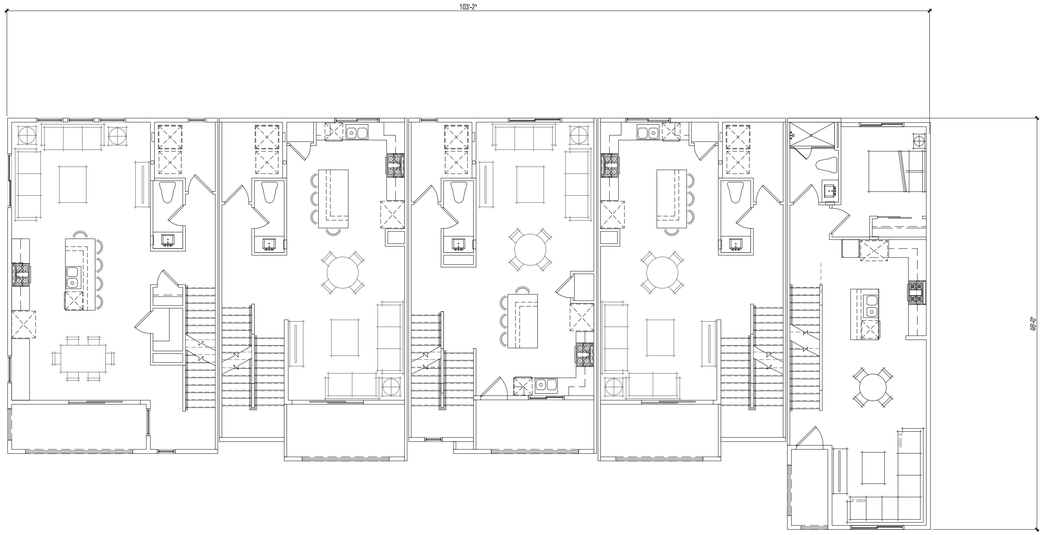
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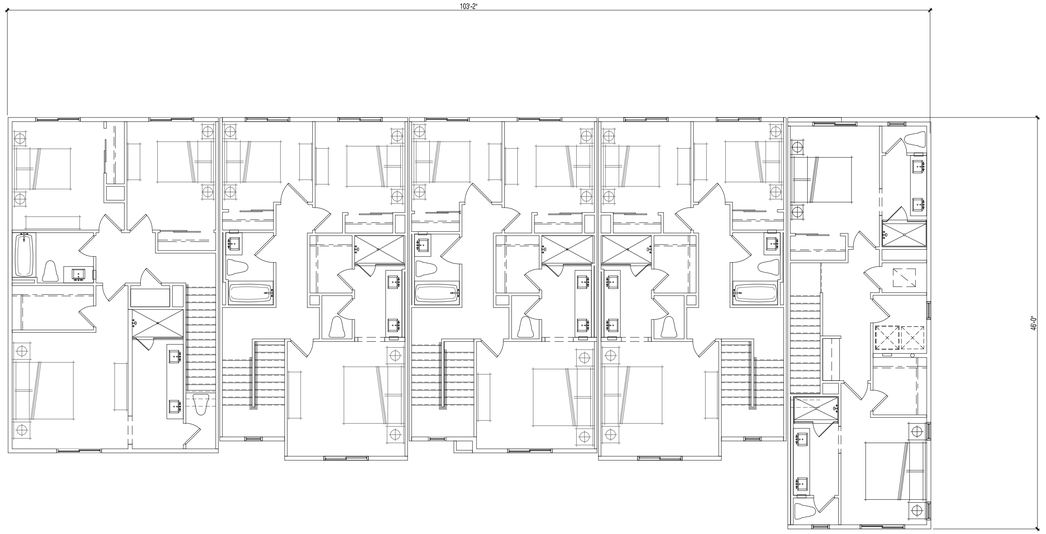
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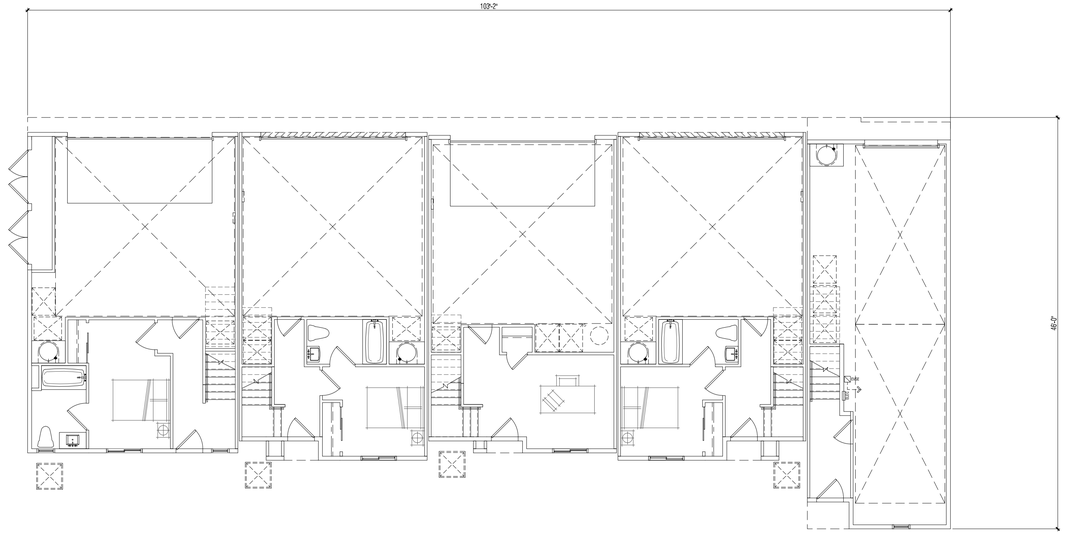
PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 1

Second Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 1

Third Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 1

First Level

5-PLEX 'B' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.8

0 4 8 16

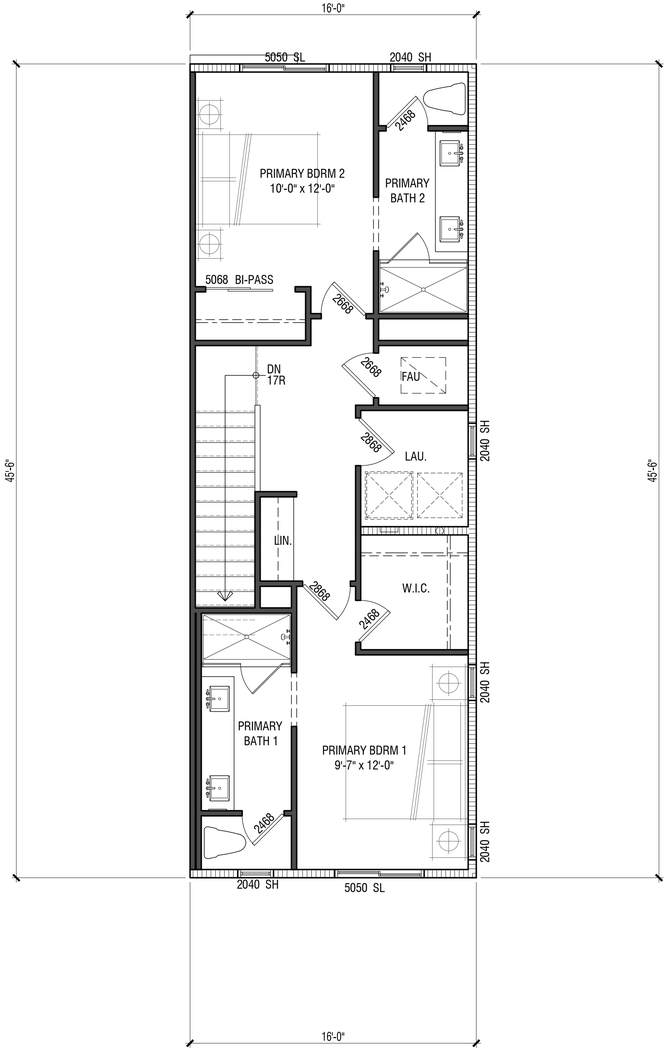
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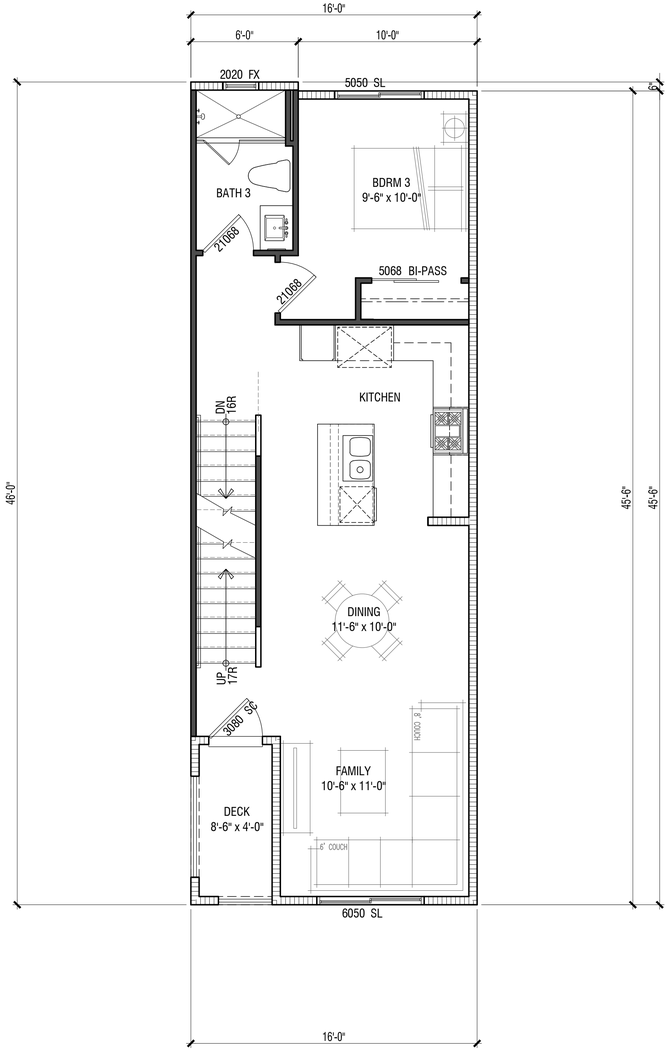
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WHA.

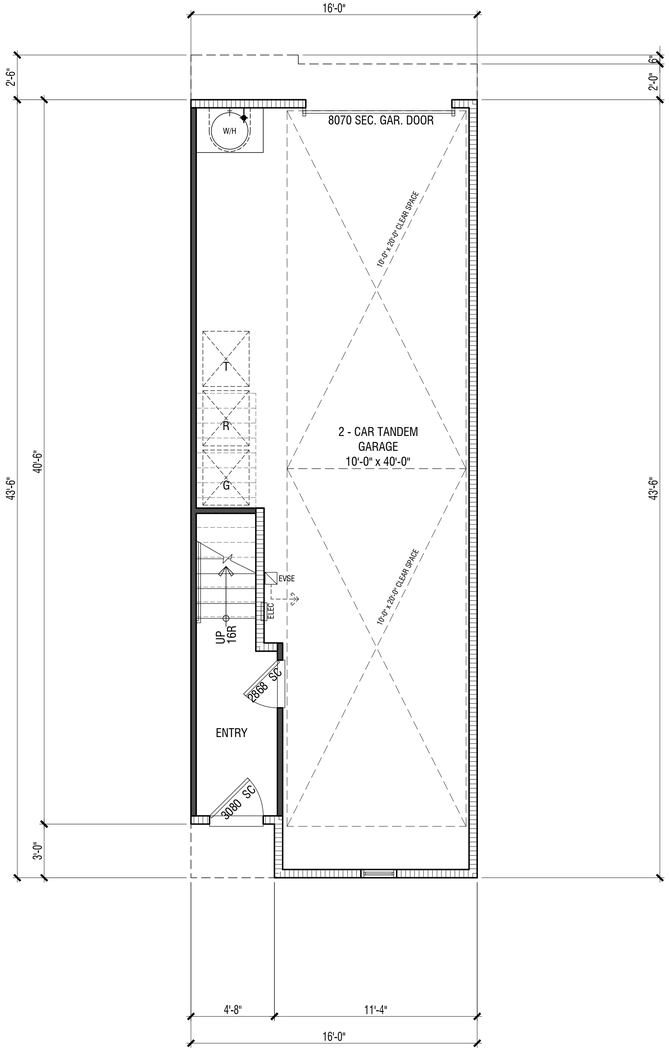
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

1,320 SF
3 Bedroom | 3 Bath
2-Car Tandem Garage

PLAN 1 | Unit Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.9

0 2 4 8

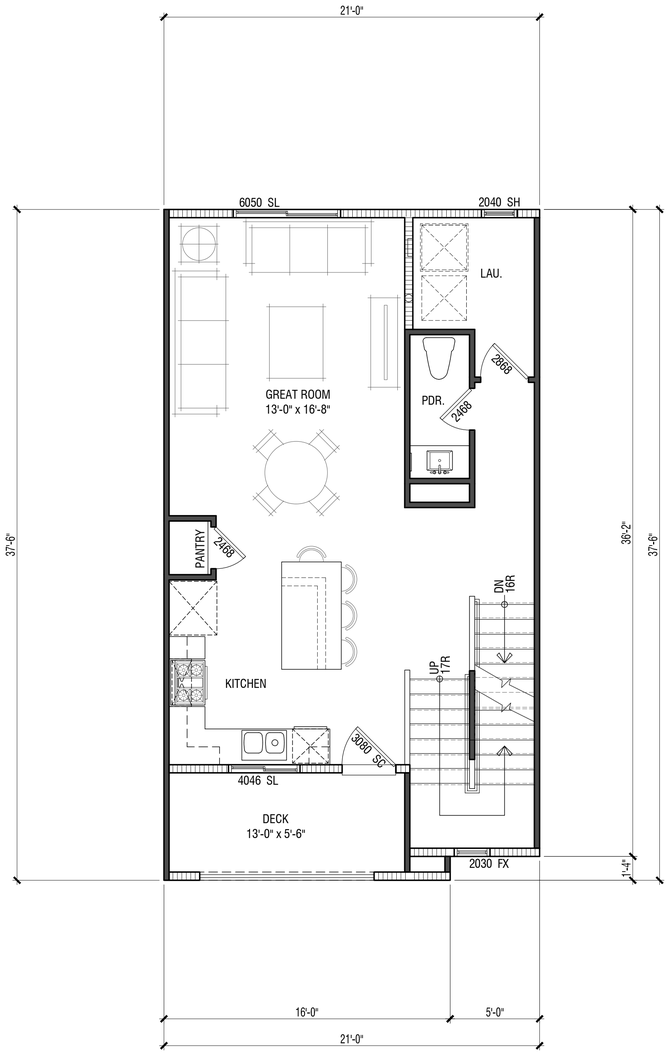
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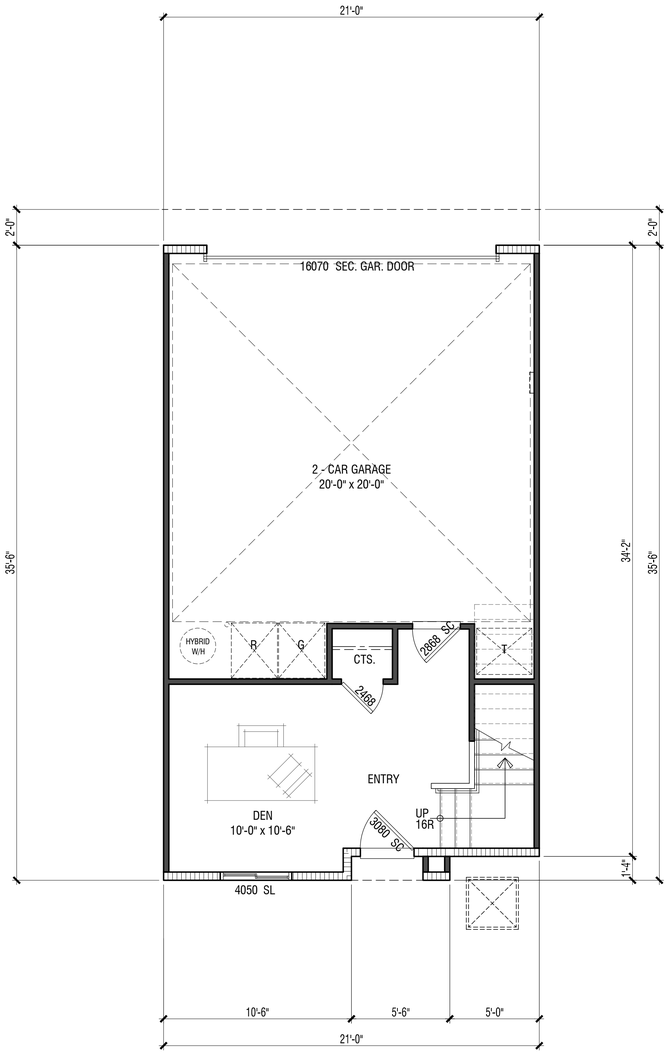
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

1,538 SF

3 Bedroom | 2.5 Bath | Den
2-Car Garage

PLAN 2 | Unit Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.10

0 2 4 8

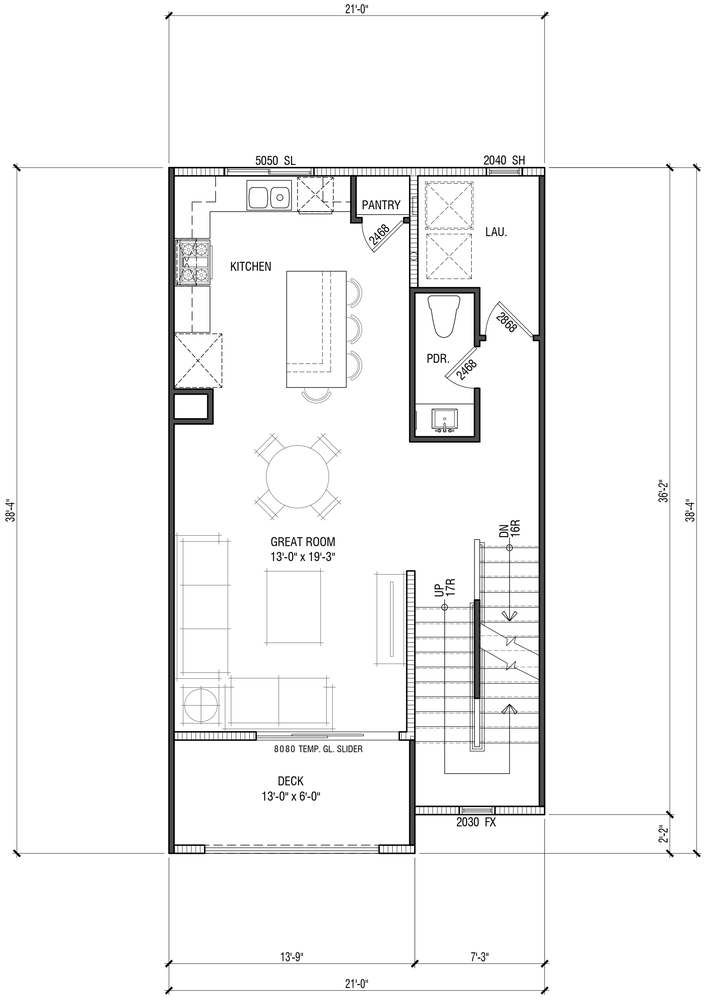
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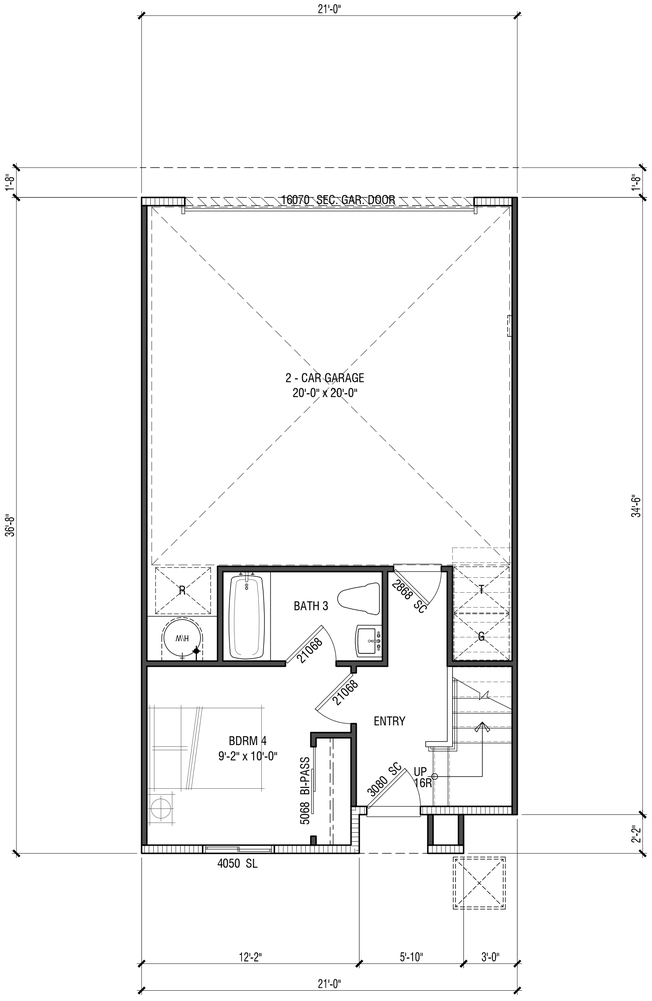
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

1,580 SF
4 Bedroom | 3.5 Bath
2-Car Garage

PLAN 3 | Unit Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

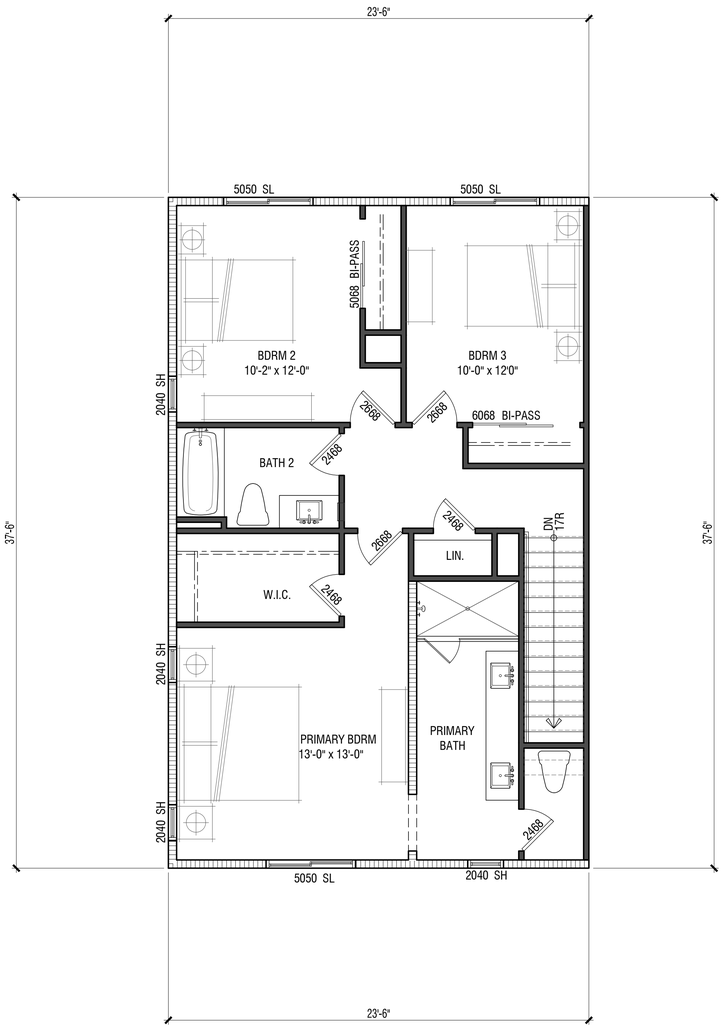
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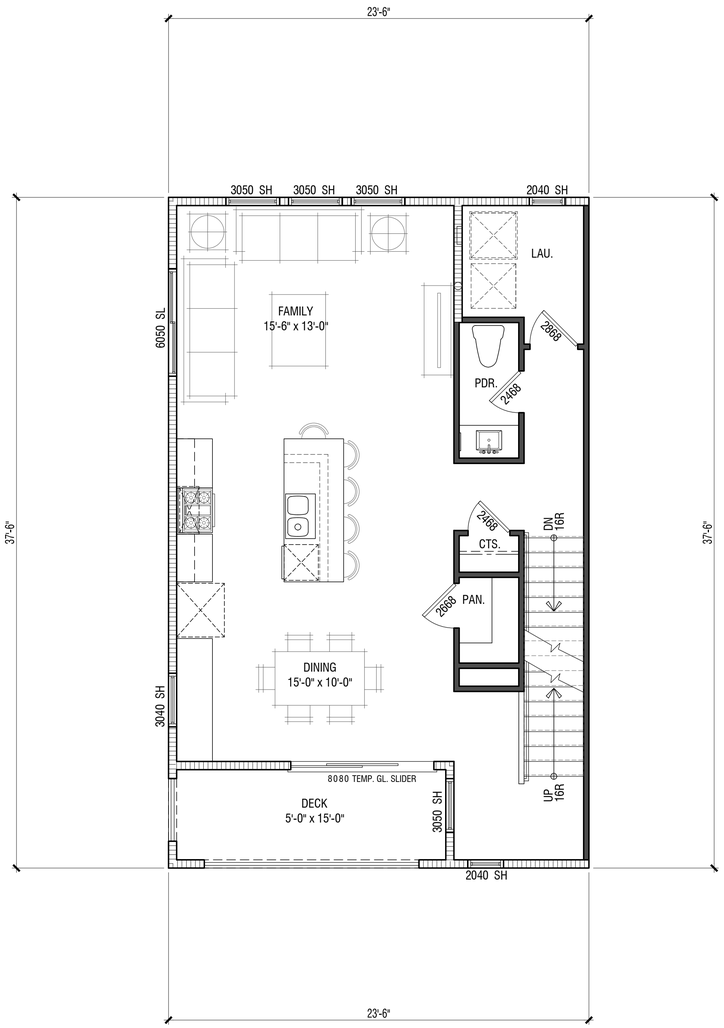
PRE APP SUBMITTAL

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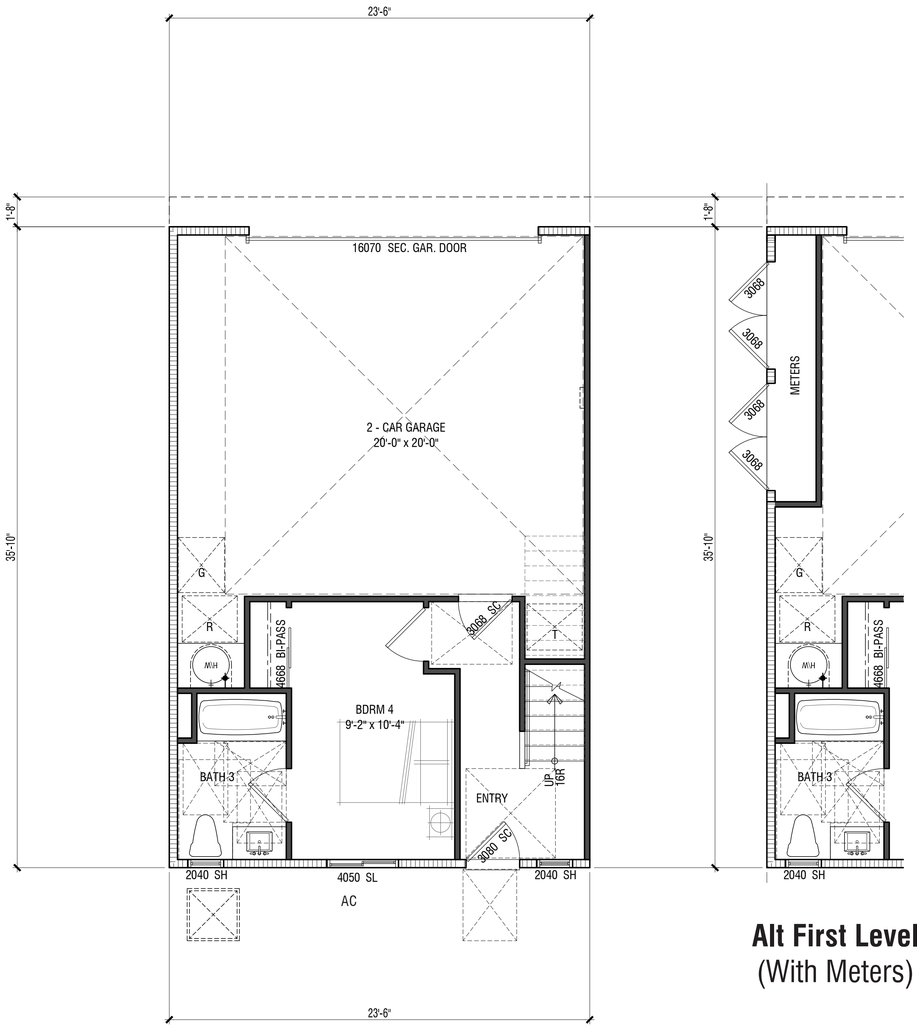
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WHA.
ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO



Third Level



Second Level



First Level

Alt First Level
(With Meters)

1,827 SF
4 Bedroom | 3.5 Bath
2-Car Garage

PLAN 4 | Unit Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.12

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PRE APP SUBMITTAL

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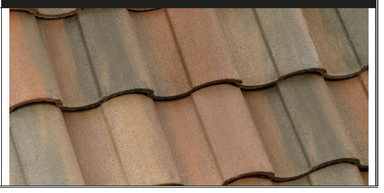
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Color Scheme 1

SCHEME #	SCHEME 1 (TOWNHOUSE ONLY)	COLORS & MATERIALS
FRONT DOORS & GARAGE DOORS	SW 2808 ROOKWOOD DARK BROWN	
STUCCO BODY, FASCIA & PRECAST (PAINT MATCH)	SW 7008 ALABASTER	
STUCCO TRIM, CORBALS, ACCENT STUCCO & UTILITY DOORS	SW 9174 MOTH WING	
METAL RAILING & WROUGHT IRON	SW 6258 TRICORN BLACK	
SHUTTERS	SW 9140 BLUSTERY SKY	
GUTTERS & DOWNSPOUTS	MUSKET BROWN	
"S" TILE ROOF (CAPISTRANO)	3816	

All color & material samples are approximate. Any photo images only represent the general characteristics and colors of the material, but may not satisfactorily represent the actual material or availability at the time.

Color Scheme 2

SCHEME #	SCHEME 7 (SINGLE FAMILY ONLY)	COLORS & MATERIALS
GARAGE DOORS	SW 2856 FAIRFAX BROWN	
STUCCO BODY, FASCIA & PRECAST (PAINT MATCH)	SW 7555 PATIENCE	
STUCCO TRIM	SW 9169 CHATURA GRAY	
FRONT DOORS	SW 6258 TRICORN BLACK	
SHUTTERS	SW 7675 SEAL SKIN	
METAL RAILING & WROUGHT IRON	SW 6258 TRICORN BLACK	
GUTTERS & DOWNSPOUTS	BRONZE	
"S" TILE ROOF (CAPISTRANO)	3723	

All color & material samples are approximate. Any photo images only represent the general characteristics and colors of the material, but may not satisfactorily represent the actual material or availability at the time.

Color and Materials

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

CM

0 2 4 8

PRE APP SUBMITTAL

2025186 | 01-30-26

Laura Lindsey
Color Consultant



Pre App Landscape Plan

0 20' 40' 80'
Scale: 1" = 40'

Brandywine Homes

Pre App | Project No.: BH06-D
Date: Jan. 28, 2026

L-1

PRESIDIO

studio PAD
Landscape Architecture













Pre App Landscape Concept

0 20' 40' 80'

Scale: 1" = 40'

Brandywine Homes

Pre App | Project No.: BH06-D
Date: Jan. 28, 2026

L-2

PRESIDIO

studio PAD Landscape Architecture

BRANDYWINE
RESIDENTIAL

2355 Main Street, Suite 220,
Irvine CA 92614
Tel: 949 296 2400
brandywine-homes.com

January 30, 2026

So Kim
Community Development Director
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Subject: Presidio at Pacific Park Pre Application at 15 Argonaut

Brandywine Acquisition Group, LLC is proud to present a proposal for a thoughtfully planned townhome style community located at 15 Argonaut in the City of Aliso Viejo.

Rooted in Brandywine's mission to build lasting neighborhoods for California families, this new community reflects a careful balance of design, open space, and character—integrating seamlessly into the surrounding environment while delivering much-needed for-sale housing.

The vision for this community is centered around place making, open space, and thoughtful architecture. A dog play area, a community garden, a recreation lawn, BBQ area with shade structure, gathering terraces, meandering paseos, all work together to create an inviting and connected place to call home. The site design prioritizes preserved open space, livability and neighborhood character while celebrating the Aliso Viejo lifestyle.

The proposed architecture embraces a refined, grounded style tailored specifically for the city, featuring three-story townhome-style homes that offer spacious layouts for families to grow and thrive. Each of the 58 for-sale solar-powered, all-electric homes will range in size from approximately 1,320 to 1,827 square feet and will include two-car private garages (116 total spaces), accessed by common drive aisles to ensure privacy and convenience.

The community will offer 55 market-rate homes and 3 inclusionary below market rate units, for very low-income households. Every home is designed with livability in mind and will feature individual entry front doors, and oversized decks, reinforcing the strong indoor-outdoor lifestyle that is so valued by Aliso Viejo families. The homes will be arranged across 10 residential buildings in total, reflecting 5 unique architectural building types, with 4 distinct floor plans offered to future residents. The community is further enhanced by shared landscaped spaces with 22 guest parking stalls, consisting of 21 guest spaces and 1 unassigned accessible ADA space.

This new neighborhood has been designed to comply with all applicable objective General Plan and Subdivision standards as outlined in Government Code Section 65589.5(j) and qualifies as a housing development project under Government Code Section 65589.5(h)(2). The project is also consistent with an adopted community plan under CEQA Guidelines Section 15183.

To bring this vision to life, Brandywine Acquisition Group, LLC is requesting a General Plan Amendment, a Vesting Tentative Tract Map, and State Density Bonus Law. As part of the Density Bonus application, Brandywine is requesting waivers of development standards to physically accommodate the permitted density, as well as one incentive and concession, with details outlined on submittal. The project is also eligible for a reduced parking ratio pursuant to Government Code Section 65915(p)(1).

Brandywine is excited to collaborate with the City of Aliso Viejo on a community that will bring vitality, housing opportunity, and architectural integrity to the neighborhood. We are proud to offer solar, all-electric homes designed for today's families and look forward to working together to make this community a reality.

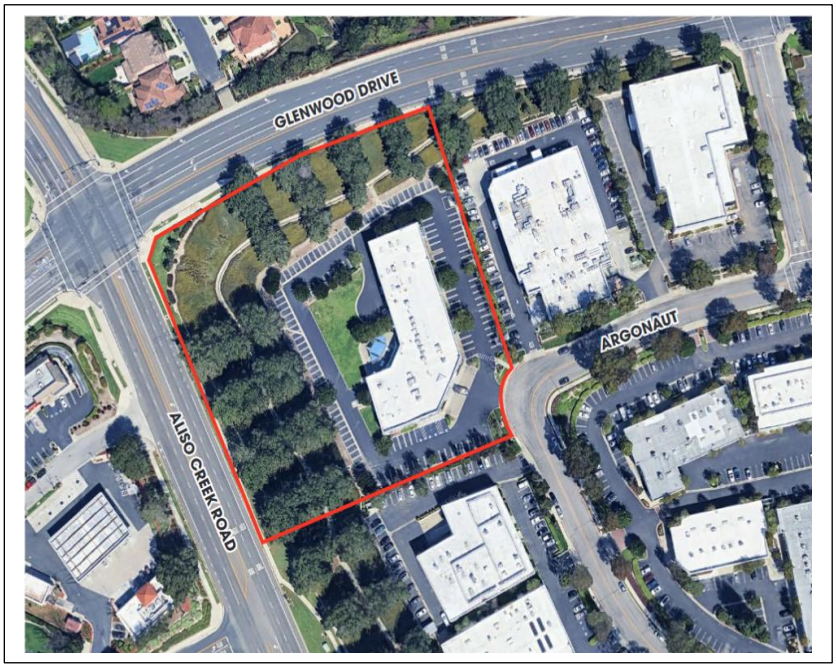
Sincerely,
Emanuel M. S. Robinson
Senior Project Manager
Brandywine Residential

BRANDYWINE RESIDENTIAL

2355 Main Street, Suite 220,
Irvine CA 92614
Tel: 949 296 2400
brandywine-homes.com

Existing Property Description

The Subject Property consists of Parcel No:623-093-10 and 623-093-11, which totals approximately 4.4 gross acres and 2.47 net acres of land developed with an existing office building of 41,519 square feet, constructed in 1989. 1.93 acres remain undeveloped slope areas. The property is bordered by Glenwood Drive the north, Aliso Creek Road to the west, and Argonaut southeast.



Existing Land Use and Zoning Designations

General Plan	Business Park
Landuse	Professional Office
Zoning	Business Park 2 (BP-2)





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Proposed Project

The proposed project scope will include the demolition a building, to aid the construction of 58 three-story, for-sale residential units. There be 10 buildings which will accommodate row townhomes style condo units, providing the average density of 13.18 dwelling units per acre (gross) or 23.48 dwelling units per acre (net).

Proposed Land Use and Zoning Designations

General Plan	Medium Density Residenitial
Zoning	Medium Density Residenitial

Housing

Townhomes – 58 three story townhomes are provided:

Townhomes	Square Footage	Bedroom / Bathroom	Number of Units
Plan 1	1,320	3 BR / 3 BA	2
Plan 2	1,538	3 BR / 2.5 BA	13
Plan 3	1,580	4 BR / 3.5 BA	28
Plan 4	1,827	4 BR / 3.5 BA	15

Affordable Housing

Required affordable housing will be attained by providing 5%: Very Low-Income (3) units towards the City's RNHA numbers. Brandywine will propose units 38, 53, 54 be the units allocated toward the needed affordable housing. Within legal rights through State Density Bonus Law, Brandywine Homes will be seeking concessions and waivers from the City in exchange for providing affordable housing.

State Density Bonus Law

Concession	Minimum Boundary Landscaping
Waiver	Setback & Height
Parking	SDBL

Parking State Density Bonus Law Standards (Project Meets & Exceeds)

Townhomes	Bedroom / Bathroom	Number of Units	SDBL Parking	SDBL Parking Per Unit
Plan 1	3 BR / 3 BA	2	1.5	3
Plan 2	3 BR / 2.5 BA	13	1.5	19.5
Plan 3	4 BR / 3.5 BA	28	2.5	70
Plan 4	4 BR / 3.5 BA	15	2.5	37.5
			Total	130

Garages Spaces	Guest Spaces	Project Total Parking	2.4 Spaces per home
116	22	138	

Pursuant to SDBL, no further parking is required more than proposed. Brandywine has increased the guest parking on site from the original 9 guest spaces that were contemplated. Due to the site conditions, there is no further parking possible.

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Site Planning

The Project is expected to drain runoff from the north to the southeast, so the best drainage design would likely be to keep runoff above ground as much as possible by utilizing the interior streets to convey runoff towards the southeast portion of the Property. This will reduce the need for a large amount of onsite storm drain. The hillside drainage should be picked up by drain inlets and conveyed via storm drain pipes to the southeast of the Property.

The entry area has been upgraded with proposed enhanced paving off Argonaut. The interior private roads are to be 24ft to 26ft in width. While vehicle access has been planned, a great emphasis has also been applied to the pedestrian experience of this community. Paseos are all connected throughout the community and engage with the preserved open space areas within the 50:50 plan of preserved open space.

To active the street frontage along Argonaut, new street trees and landscape is proposed to enhance the streetscape. Buildings are oriented forward to promote neighborhood connection with all front doors street facing Argonaut. All garages will be oriented towards the drive isles, all units will host forward facing balconies helps to engage residents with the open space and paseo areas.

Park Impact & Dedicaiton

Standard Aliso Viejo Park Dedication = 0.754 acres
58 units * 2.6 * 0.005 = 0.754 acres of park dedication

Preserved Open Space is 1.93 acres. Project proposes a “50:50” plan. The 50:50 plan would provide 1.93 acres of open space dedication will comprise the project park dedication area. 1.93 Acres is 156% more than the .0754 acres as typically required.

Preserved open space would retain all trees, planting, and ground cover. Project looks to add needed landscape enhancement with additional trees, planting and landscape improvement.

Impact Fees

Park In-Lieu Fee = Fully mitigated with the 50:50 plan.
Fiscal Impact Fee = $214,734

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Common Area Amenities
Designed with an emphasis on recreation and gathering spaces, the community will include:

-Dog play area.
-Covered shade structure, BBW, and picknick area.
-Yoga Lawn & Active Grass recreation area.
-Gathering Terraces (2).
-Community garden.
-Paved paseos with trees and specimen plantings, enhancing the community's visual appeal and walkability.
-Community theming monument pilasters at Argonaut entry.
-Bike Parking & Benches
-Each townhome is designed for indoor-outdoor living, featuring spacious private balconies.

California Environmental Quality Act (CEQA)

Brandywine Homes has been advised by staff that the site will be subject to a MND or Mitigate Negative Declaration. Brandywine will submit for the needed supporting documents during initial submittal of the project.

Proposed Entitlements

The following entitlements are requested:

- Vesting Tentative Tract Map
- General Plan Amendment
- Site Development Permit
- CEQA – MND
- Land use Change
- SB 330

Again, we look forward to working with you throughout this entitlement process. If you have any questions or need any additional information, please contact me at emanuel@brandywine-homes.com or 925-389-8632.

All items submitted January 30, 2026:

Cover Letter from Applicant
Applications
- Property Owner Authorization Letter
- Title Report

Plans
- Site Concept Plan
- Architecture Floor Plan & Elevation Concept Plans
- Landscape Concept Plan

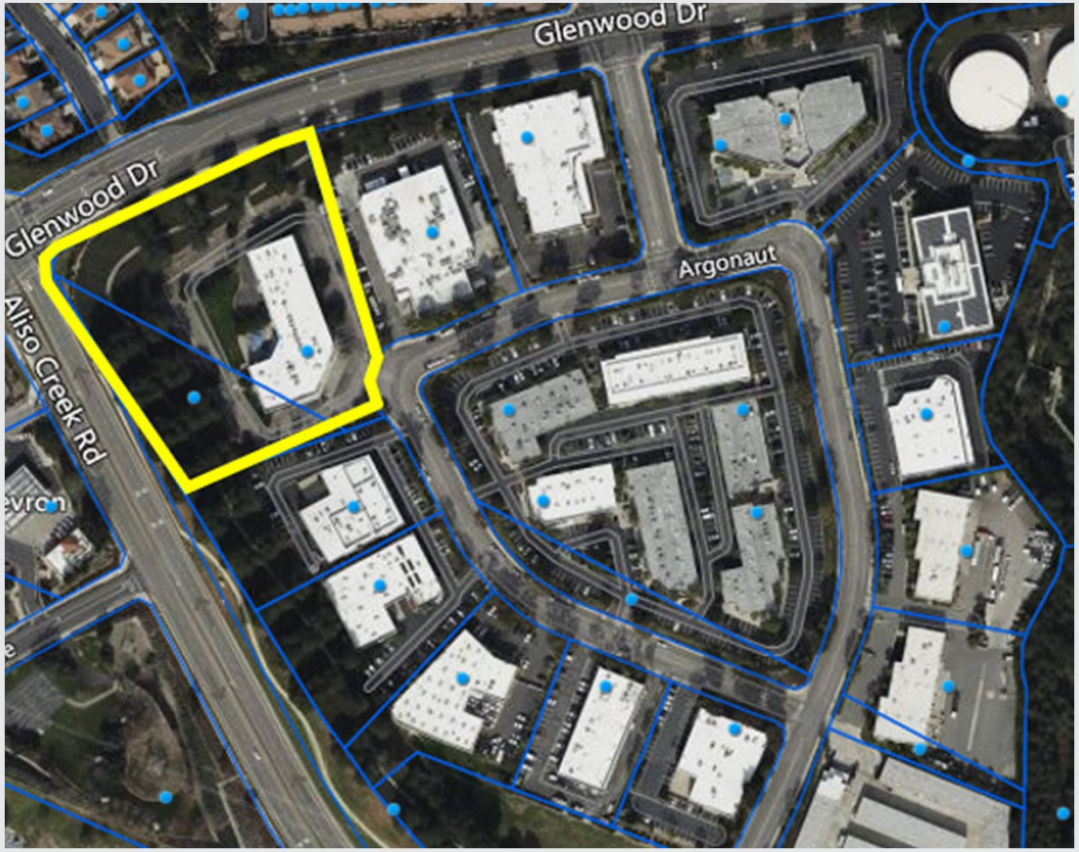
Letters
- AVCA Letter

ALISO VIEJO

15 Argonaut

Concept Review

Existing Site



ALISO VIEJO

Site Layout

Existing (Two-Story Office)



Proposed (Three-Story, Townhome Community)



Elevations

Existing (Two-Story Office)



Proposed (Three-Story, Townhome Community)

