

AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, MARCH 5, 2025
6:00 PM STUDY SESSION
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA



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

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

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

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

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

MITZI ORTIZ
CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

JANET MARTINEZ
CITY CLERK

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

CALL TO ORDER: Convene Special Meeting

STUDY SESSION:

DENSITY BONUS STUDY SESSION
[Presentation](#)

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

1. SPECIAL PRESENTATIONS:

1.1 PROCLAMATION - RED CROSS MONTH

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 ready by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for the February 19, 2025, Regular Meeting.

[Draft Minutes - February 19, 2025 Regular Meeting](#)

4.3 SECOND READING AND ADOPTION OF ORDINANCE AMENDING CHAPTER 10.06 OF THE MUNICIPAL CODE REGARDING ELECTRIC BICYCLES

Recommended Action: Conduct second reading and adopt Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA AMENDING CHAPTER 10.06 OF THE ALISO VIEJO MUNICIPAL CODE AMENDING ELECTRIC BICYCLE REGULATIONS AND FINDING THE ACTION DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

[Staff Report](#)

[Attachment 1 - Ordinance](#)

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 31, 2025, and February 13, 2025, in the amount of \$1,322,629.66.

[Staff Report](#)

[Attachment 1 - Accounts Payable Report](#)

4.5 TREASURER'S STATEMENT – JANUARY 2025

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

[Staff Report](#)

[Attachment 1 - January 2025 Treasurer's Statement](#)

5. **PUBLIC HEARINGS:**

5.1 CONCEPT PLAN REVIEW FOR A SELF-STORAGE FACILITY AT 15 ARGONAUT

Recommended Action: Conduct a public hearing to review and provide initial feedback on concept plans for a development proposal involving the demolition of an existing office building to accommodate the construction of a self-storage facility at 15 Argonaut.

[Staff Report](#)

[Attachment 1 - Concept Plans](#)

[Attachment 2 - Pre-Application Letter](#)

6. **DISCUSSION:** None.

7. **CITY MANAGER' S REPORT:**

8. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

9. **ADJOURNMENT:**

The next regularly scheduled City Council meeting is March 19, 2025.



Density Bonus Study Session

March 5, 2025

What is RHNA?



Regional Housing Needs Assessment (RHNA)



Quantifies the need for housing within each city and county in California



Based on future growth in population, employment, and households



Cities are not obligated to build housing. Rather, cities are required to identify opportunities for new housing and remove constraints in their Housing Element

Housing Element

- Required element of the General Plan and certification by the State Department of Housing and Community Development (HCD) for compliance with State Housing laws.
- Planning document that provides goals, policies, programs, and objectives to guide future housing growth.
- Identifies current and projected housing needs by income category.

Source: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>

Income Category	% of AMI for Orange County (2024 HCD - \$129,000)	Max Income (family of 4)	Affordable Rent (30% of gross income)	Aliso Viejo's RHNA Allocation (1,195 total number of units)
Extremely Low	30% or less	\$47,350	\$1,184	Included in Very Low
Very Low	31%-50%	\$78,900	\$1,972	390
Low	51%-80%	\$126,250	\$3,156	214
Moderate	81%-120%	\$154,800	\$3,870	205
Above Moderate	over 120%	over \$154,800	over \$3,870	386

Density Bonus

- Goal is to encourage and incentivize affordable housing
- Projects that include certain types of housing are entitled to benefits
 - Affordable housing
 - Senior or student housing
 - Transitional housing
 - Donation of land to City for affordable housing
- Developer decides which to use (or not to use); none are mandatory for the Developer

Key Benefits

Qualifying projects (5+ units) are entitled to:

1. Density bonus;
2. Incentives/concessions;
3. Waivers or reductions of development standards; and
4. Reduced parking requirements

1. Density Bonus

- Allow an increase to the maximum allowed residential density
- Statutory sliding scales to calculate the amount of density bonus
- Amount depends on the income categories and percentage of affordable units
(Senior housing does not require affordable units and is automatically eligible for 20% max density bonus)

Housing Classification	Percentage of Units Restricted	Percentage of Density Bonus
Low Income	10% - 20%	20% - 50%
Very Low Income	5% - 15%	20% - 50%
Moderate Income (for-sale only)	10% - 44%	5% - 50%

2. Incentives/Concessions

- Reduction in “development standards” (e.g. lot coverage, setbacks, height, etc.) that result in identifiable and actual costs reductions
- Intended to lower a project’s cost by allowing Developer to avoid development standards
- Quantity of incentives/concessions based on a project’s percentage of affordable units

Number of Incentives/Concessions	Min. Number of Restrictions
1	10% very low 5% low 10% moderate (for sale)
2	17% very low 10% low 20% moderate (for sale)
3	15% very low 24% low 30% moderate (for sale)
4	16% very low 45% moderate (for sale)

3. Waivers or Reductions in Development Standards

- City may not apply “any development standard” that would have the effect of “physically precluding” the project at the approved density
- Common waiver requests involve setback, building height, and open space requirements
- Local jurisdiction cannot require the developer to strip the project of amenities (e.g., remove an interior courtyard) or condition approval on a redesign eliminating the need for a waiver
- No limit on the number of waivers or reductions a project can receive

Denial

Local jurisdiction must find, based on substantial evidence, one of the following:

- (Incentive/Concession Only): the requested incentive/concession does not result in actual cost reductions;
- Granting the incentive/concession or waiver would have an unmitigable specific adverse impact on public health and safety; or
- Granting the incentive/concession or wavier would violate state or federal law

If Developer challenges the denial and wins, local jurisdiction pays Developer's attorney's fees and costs

4. Reduced Parking Requirements

If requested by Developer, local jurisdiction may not impose a parking requirement (inclusive of disabled and guest spaces) that exceeds the following ratios:

Number of Bedrooms	Parking Ratio
0-1	1 per unit
2-3	1.5 per unit
4+	2.5 per unit

City may only require 0.5 spaces per unit if the project is located within a half mile of a major transit stop and includes at least 20% of units for low income, 11% of units for very low income, or 40% of units for moderate income households

Conclusion



Local jurisdictions must implement state density bonus law regardless of conflicting local requirements



Density bonus along with incentives/concessions and waivers apply when a project includes a qualifying amount of affordable housing



Density bonus projects still must meet the underlying findings for the entitlement (e.g., site plan findings) and comply with CEQA



Building permits issued for affordable and market-rate units (including units allowed with a density bonus) count towards satisfying the City's RHNA

Questions?

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 19, 2025, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

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

ROLL CALL

PRESENT: MAYOR TIFFANY ACKLEY
MAYOR PRO TEM MAX DUNCAN (*via teleconference*)
COUNCILMEMBER RICHARD W. HURT
COUNCILMEMBER MIKE MUNZING
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

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

PLEDGE OF ALLEGIANCE: Nicole Watson, Executive Director from the Boys & Girls Clubs of Capistrano Valley, led the pledge of allegiance.

1. SPECIAL PRESENTATIONS:

1.1 RECOGNITION OF BOYS & GIRLS CLUBS OF CAPISTRANO VALLEY AWARD RECIPIENTS

Kindness Award recipient James T. provided a presentation on his experience with the Boys & Girls Clubs of Capistrano Valley. Mayor Ackley presented a certificate of recognition to James and he expressed his appreciation.

1.2 PRESENTATION BY BOYS & GIRLS CLUBS OF CAPISTRANO VALLEY

Mayor Ackley introduced Executive Director Nicole Watson, who provided the presentation.

2. **ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:**

None.

3. **COMMUNITY INPUT:**

1. Tim requested consideration of a vested rental city ordinance.

4. **CONSENT CALENDAR:**

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

Motion: Councilmember Munzing moved and Councilmember Hurt seconded to approve the recommended actions. 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 read by title, and further reading is waived.

4.2 **APPROVAL OF MINUTES**

Recommended Action: Approve the minutes as submitted for the February 5, 2025, Regular Meeting.

4.3 **ACCOUNTS PAYABLE**

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 17, 2025, and January 30, 2025, in the amount of \$828,921.37.

5. **PUBLIC HEARINGS:**

None.

6. **DISCUSSION:**

6.1 **FISCAL YEAR 2024-25 FINANCIAL UPDATE**

City Manager Mitzi Ortiz introduced Finance Director Ann Eifert, who provided an overview. Staff responded to questions regarding surplus funds, grant funding, and sales tax information.

Recommended Action:

1. Receive and file the fiscal year (FY) 2024-25 financial update; and
2. Authorize an additional appropriation of \$50,000 in Gas Tax and \$491,257 in grant funding to the FY 2024-25 Budget.

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

6.2 CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 10.06 OF THE MUNICIPAL CODE REGARDING ELECTRIC BICYCLES

City Attorney Scott Smith provided an overview. Staff responded to questions regarding similar ordinance in Laguna Niguel, California Vehicle Code, safety education, citations and enforcement, and ordinance details.

Recommended Action:

1. Find that the proposed ordinance is not a "project" subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(a); and
2. Introduce for first reading an ordinance, entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 OF THE ALISO VIEJO MUNICIPAL CODE AMENDING ELECTRIC BICYCLE REGULATIONS AND FINDING THE ACTION DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

6.3 APPOINTMENT OF SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) GENERAL ASSEMBLY MEETING DELEGATE

Mayor Ackley introduced the item. Mayor Ackley nominated Councilmember Hurt as delegate. Mayor Pro Tem Duncan nominated Councilmember Zandbergen as alternate.

Recommended Action: Appoint delegate and alternate for the Southern California Association of Governments (SCAG) General Assembly Meeting to be held May 1, 2025.

Motion: Mayor Ackley moved to appoint Councilmember Hurt as delegate, Councilmember Munzing moved to appoint Councilmember Zandbergen as alternate, and Mayor Pro Tem Duncan seconded to approve the recommended actions. Motion carried 5-0.

7. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced registration for summer camps; registration for spring recreation classes starting on February 21, 2025; and Artisans Market to be held on March 2, 2025, from 11:00 a.m. to 3:00 p.m. at Aliso Viejo Ranch.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Munzing:

- Attended Aliso Viejo Girls Softball Opening Ceremony
- Commented on the upcoming Aliso Viejo Little League Opening Day

Councilmember Zandbergen:

- Attended Eagle Scout Court of Honor Ceremony and Gala
- Attended Aliso Viejo Girls Softball Opening Ceremony
- Attended Aliso Viejo Chamber of Commerce Networking Breakfast
- Attended sober living facilities webinar hosted by Assemblymember Diane Dixon

Councilmember Hurt:

- Attended TCA Board of Directors meeting
- Attended Aliso Viejo Girls Softball Opening Ceremony

Mayor Pro Tem Duncan:

- Commented on teleconference location
- Encouraged residents to spend locally

Mayor Ackley:

- Attended Aliso Viejo Girls Softball Opening Ceremony
- Attended meeting regarding the International Shopping Center (ICSC) Convention
- Commented on the City's upcoming Strategic Planning Meeting

9. ADJOURNMENT: Mayor Ackley adjourned the meeting at 8:19 p.m. to the regularly scheduled City Council meeting of March 5, 2025.

Respectfully submitted:

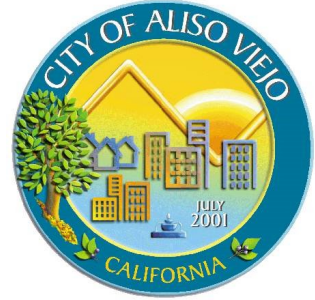
Approved by:

JANET MARTINEZ
CITY CLERK

TIFFANY ACKLEY
MAYOR

City of Aliso Viejo

AGENDA ITEM



DATE: March 5, 2025

TO: Mayor and City Council

FROM: Janet Martinez, City Clerk

SUBJECT: SECOND READING AND ADOPTION OF ORDINANCE AMENDING
CHAPTER 10.06 OF THE MUNICIPAL CODE REGARDING ELECTRIC
BICYCLES

Recommended Action:

Conduct second reading and adopt Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING CHAPTER 10.06 OF THE ALISO VIEJO MUNICIPAL CODE AMENDING ELECTRIC BICYCLE REGULATIONS AND FINDING THE ACTION DOES NOT QUALIFY AS A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Fiscal Impact:

None.

Discussion:

On February 19, 2025, the City Council approved the introduction and first reading of the subject Ordinance by 5-0 vote. If adopted, the Ordinance will take effect 30 days after adoption.

Attachment:

1. Ordinance

ORDINANCE NO. 2025-____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO,
CALIFORNIA, AMENDING CHAPTER 10.06 OF THE ALISO VIEJO
MUNICIPAL CODE AMENDING ELECTRIC BICYCLE REGULATIONS
AND FINDING THE ACTION DOES NOT QUALIFY AS A PROJECT
SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City of Aliso Viejo, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, Chapter 10.06 of the Aliso Viejo Municipal Code regulates the operation of bicycles, electric bicycles, and other forms of pedestrian and recreational transportation; and

WHEREAS, improper operation of electric bicycles, including reckless riding behaviors and noncompliance with traffic laws, has raised additional unique concerns regarding the safety of pedestrians, motorists, and electric bicycle operators; and

WHEREAS, the Vehicle Code authorizes cities to regulate electric bicycles, provided such regulations do not conflict with state law; and

WHEREAS, the City Council finds that adopting the proposed ordinance will promote the general welfare and safety of residents by establishing enhanced operational guidelines and prohibiting the unsafe use of electric bicycles; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO DOES ORDAIN AS FOLLOWS:

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

SECTION 2. CEQA. Based on the entire record before it, the City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act ("Public Resources Code section 21000 et seq.") ("CEQA") because it does not qualify as a "project" under CEQA for at least two different reasons: First, Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) Here, the Ordinance establishes regulations related to the operation and safety of electric bicycles. Such actions will not result in a direct or reasonably foreseeable indirect physical change in the environment. Accordingly, the Ordinance is not a "project" subject to CEQA. (State CEQA Guidelines, § 15060(c)(2).) Second, Section 15378 explicitly excludes from its definition of "project" the following: "organizational or administrative activities of governments that will not result

in direct or indirect physical changes in the environment.” (State CEQA Guidelines, § 15378(b)(5).) Here, the Ordinance constitutes an administrative activity because it merely establishes operational rules and safety standards for electric bicycle usage in the City without resulting in any physical alterations to the environment. Therefore, it is not subject to CEQA. (State CEQA Guidelines, § 15060(c)(3).)

SECTION 3. Code Amendment. Section 10.06.025 is hereby added to the Aliso Viejo Municipal Code to read as follows:

10.06.025 Operation of Electric Bicycles.

- A. No person shall ride an electric bicycle within the city in an unsafe manner on any publicly owned property, including, but not limited to, a public roadway, highway, sidewalk, park, nor on any private property open to the public.
 - 1. For purposes of this section, “unsafe manner” means any act or acts in violation of the Aliso Viejo Municipal Code, California Vehicle Code, or other existing law. "Unsafe manner" also includes riding or otherwise operating an electric bicycle in such a way as to constitute a danger to the operator of the electric bicycle, a passenger, other motorists, other riders, or pedestrians.
 - 2. Examples of riding in an unsafe manner may include, but are not limited to, the following actions:
 - a. Intentionally elevating one or more wheels while riding on a public roadway, highway, sidewalk, bicycle lane, or bike path. It is not a violation of this subsection if one or more wheels lose contact with the ground briefly due to the condition of the road surface or other circumstances beyond the control of the rider.
 - b. Riding on the sidewalk without due caution for pedestrians.
 - c. Riding on the highway or bicycle lane against the flow of traffic.
 - d. Intentionally swerving or riding around stopped or slowed traffic.
 - e. Operating an electric bicycle in a manner it was not designed for, including carrying passengers on a bicycle not designed for carrying passengers, or standing on the seat of the bicycle.
 - f. Disobeying posted signs or traffic lights.
 - g. Use of an electric bicycle by a person under the age of 18 without a properly fitted and fastened helmet.

- B. No person shall operate an electric bicycle while holding and operating a handheld wireless telephone or an electronic wireless communications device, unless the wireless telephone or electronic wireless communications device is specifically designed and configured to allow voice-operated and hands-free operation, and it is used in that manner while riding the electric bicycle. For purposes of this subsection, an "electronic wireless communications device" includes, but is not limited to, a broadband personal communication device, a handheld device, or pager.
- C. The provisions of this section are in addition to all other regulations for bicycle operation set forth in this Chapter 10.06 and in state law.

SECTION 4. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would adopt this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 5. Publication. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Aliso Viejo, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with California Government Code, section 36933.

SECTION 6. Records. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at Aliso Viejo City Hall, 12 Journey, Aliso Viejo, California 92656. The City Clerk is the custodian of the record of proceedings.

SECTION 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025.

Tiffany Ackley, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott C. Smith, City Attorney

Janet Martinez, City Clerk

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

I, JANET MARTINEZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Ordinance No. 2025-____ was duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the ____ day of _____, 2025, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

JANET MARTINEZ
CITY CLERK

CITY CLERK (SEAL)

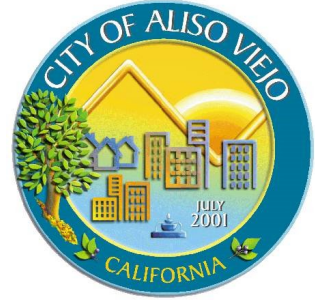
I hereby certify that the foregoing is the original of Ordinance No. 2025-____ duly passed and adopted by the Aliso Viejo City Council at its regular meeting held _____, 2025, and that the Summary of the Ordinance was published on _____, 2025, in the _____.

JANET MARTINEZ
CITY CLERK

(SEAL)

City of Aliso Viejo

AGENDA ITEM



DATE: March 5, 2025

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between January 31, 2025, and February 13, 2025, in the amount of \$1,322,629.66.

Fiscal Impact:

Expenditures in the amount of \$1,322,629.66.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between January 31, 2025, and February 13, 2025, for \$1,322,629.66, 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		
ROSE RIVERA	RR COMPUTER LOAN	972.67
WINKLER ALISO VIEJO MGT INC	R00009120_STADIUM BREWING CO EXP_WINKLER AV MGT	6,334.70
ALISO VIEJO AUTO CARE INC.	R00012162_22952 PACIFIC PARK DR_CARLOS VALERIO	6,576.00
SMARTLINK, LLC	REC-005300-2023_4 LARKMEAD_SMARTLINK	7,452.93
		21,336.30
CITY COUNCIL		
SIMONSON PHOTOGRAPHY, INC	01/27 - MD - COUNCIL PORTRAIT	382.51
	CITY COUNCIL TOTAL:	382.51
CITY MANAGER		
US BANK PURCHASING CARD PROGRAM	DL 1/14 TARGET-COUNCIL & CM TRASHCAN FOR MAIL	14.01
	CITY MANAGER TOTAL:	14.01
HUMAN RESOURCES		
CHARLES C STILL	JAN'25-BA SECURE LIVE SCAN FEES	67.00
US BANK PURCHASING CARD PROGRAM	DL 1/14 LABORLAWCENTER-2025 LABOR LAW POSTERS	117.89
HEALTH AND HUMAN RESOURCE CENTER INC	MAR'25 EAP PROGRAM	102.90
	HUMAN RESOURCES TOTAL:	287.79
CITY CLERK		
US BANK PURCHASING CARD PROGRAM	JM 12/24 CCAC MBRSH-P. MARTINEZ	250.00
US BANK PURCHASING CARD PROGRAM	LL 1/15 COSTCO BUS DEL-CERTIFICATE HOLDERS (2/2)	80.78
	CITY CLERK TOTAL:	330.78
FINANCE		
US BANK PURCHASING CARD PROGRAM	AE 12/24 GFOA - FY24 ACFR AWARD APPLICATION	610.00
US BANK PURCHASING CARD PROGRAM	AE 1/09 CMTA - INVESTMENT TRAINING	350.00
	FINANCE TOTAL:	960.00
INFORMATION TECHNOLOGY		
NEXUS IS INC	FEB'25 NETWORK SUPPORT & SECURITY	416.67
CORELOGIC, INC	GIS SPATIAL RECORD UTILITIES	1,385.10
STORMWIND LLC	APR'25-OCT'26 ENTERPRISE IT TRAINING (ONLINE)	4,999.98
JOSE RUEL FABELLA DIRA	JAN'25 ENERGGOV & GIS	2,500.00
SHI INTERNATIONAL CORP	PEERLESS NEPTUNE 65 OUTDOOR SMART TV W/MOUNT CH	3,613.30
SHI INTERNATIONAL CORP	LENOVO DOCKING STATIONS QTY 4	1,149.35
SHI INTERNATIONAL CORP	4 LENOVO THINKPAD X1	10,192.38
GOTO COMMUNICATIONS	FEB'25 CH GOTO VOIP SERVICE & SUPPORT	1,999.94
LUNAVI, INC	FEB'25 OFFSITE BACKUP STORAGE	604.25
REDNIGHT CONSULTING, INC	ARTIC WOLF SOFTWARE AND LICENSE	35,431.69
	INFORMATION TECHNOLOGY TOTAL:	62,292.66
NON-DEPARTMENTAL		
CERTIFIED RECORDS MANAGEMENT	FEB'25 - RECORDS OFF SITE STORAGE	413.73
RICOH USA	FEB'25 C5300S COPY ROOM LEASE (2624) - PRINCIPAL	619.34
RICOH USA	FEB'25 C5300S COPY ROOM LEASE (2624) - INTEREST	74.86
VOYAGER FLEET SYSTEMS INC	NOV'24 VEHICLE FUEL	578.84
VOYAGER FLEET SYSTEMS INC	DEC'24 VEHICLE FUEL	407.93
LEAGUE OF CA CITIES OC	2025 OC DIVISION MEMBERSHIP DUES	300.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JAN'25 TREE LIGHTING REPAIR - VISTA PARK	1,583.95
CINTAS CORPORATION NO. 2	FEB'25 CH & STE 200 FIRST AID MAINT & SUPPLIES	191.47
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE VISTA PARK	1,064.97
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINT-IRRIGATION REPAIR VISTA PK	3,643.20
THE GAS COMPANY	01/04/25-02/03/25 MTR#13016735 89 PLAYA CIR GAS	8.06
QUADIENT FINANCE USA, INC	QUADIENT POSTAGE-ADDED 1/14/25	500.00
US BANK PURCHASING CARD PROGRAM	AE 1/06 HARBOR STATION HOA DUES-89 PLAYA -JAN'25	191.01
US BANK PURCHASING CARD PROGRAM	DL 1/16 IPROMOTEU-COUNCIL & CITYCLERK BUS. CARDS	304.04
US BANK PURCHASING CARD PROGRAM	EM 1/19 BLISS CW - F150 CAR WASH	35.00
LEAGUE OF CALIFORNIA CITIES	2025 LOCC ANNUAL MEMBERSHIP DUES	20,739.00
SO CAL EDISON	JAN'25 ACCT#2427 89 PLAYA CIR ELECTRICITY	44.36

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	LL 12/28 READY REFRESH- WATER FILTRATION	61.16
US BANK PURCHASING CARD PROGRAM	LL 1/15 URBANE CAFE - CC MTG 1/15 DINNER	188.17
US BANK PURCHASING CARD PROGRAM	LL 1/16 URBANE CAFE - CC MTG 1/15 DINNER	16.03
US BANK PURCHASING CARD PROGRAM	LL 1/15 COSTCO BUSINESS DELIVERY-SUPPLIES (1/2)	184.58
US BANK PURCHASING CARD PROGRAM	LL 1/11 COSTCO WAREHOUSE - SNACKS & DRINKS	31.99
QUADIENT LEASING USA INC	11/28/24-2/27/25 POSTAGE MACHINE LEASE	590.39

NON-DEPARTMENTAL TOTAL: 31,772.08

C. S. ADMINISTRATION

MICHAEL R JUE	GRAPHIC DESIGN-24VET-25WINTER-25SUMMER-25SPRING	10,762.50
CABCO YELLOW INC	JAN'25 SMP R&CS CONTRIBUTION	684.00
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-PREMIUM LABEL SUPPLY RENTAL SHOWCASE	23.67
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-RED PLASTIC TABLECLOTH RETURN	(25.19)
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-JXLEDAYY LED CHRISTMAS LIGHTS RETURN	(31.24)
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-SCOTCH BLUE PAINTERS TAPE AVR	39.31
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-CHA4TEA TEA PODS AVR	37.97
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-ACCUSTAMP INK REFILL AVR	7.13
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-ABRO WINDSHIELD WASH FLUID AVR	20.26
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-UNI-BALL RED PENS AVR	17.05
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-NESTLE COFFEE CREAMER AVR	13.99
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-PILOT GW MECHANICAL PENCILS AVR	10.60
ALISO VIEJO MIDDLE SCHOOL	FY24-25 REC YOUTH PROG GRANT-AVMS	2,000.00
ASSISTANCE LEAGUE OF CAPISTRANO VALLEY	FY24-25 COMMUNITY ASSISTANCE GRANT-LEAGUE OF CAPO	1,000.00
US BANK PURCHASING CARD PROGRAM	JNL 1/14 MICHAELS - EVENT SUPPLIES	120.64
US BANK PURCHASING CARD PROGRAM	LL 12/23 FACEBK-META ADS	2.14
US BANK PURCHASING CARD PROGRAM	LL 12/23 FACEBK-META ADS	6.31
US BANK PURCHASING CARD PROGRAM	LL 1/09 FACEBK_META ADS	35.00

C. S. ADMINISTRATION TOTAL: 14,724.14

IGLESIA PARK

PV MAINTENANCE INC	JAN'25 PVM IGLESIA PARK MAINTENANCE	1,038.33
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE IGLESIA PARK	7,085.61
SO CAL EDISON	JAN'25 ACCT#7997 IGLESIA PARK ELECTRICITY	314.65

IGLESIA PARK TOTAL: 8,438.59

IGLESIA BUILDING

ZAPP PEST MANAGEMENT	JAN'25 PEST CONTROL IGLESIA BLDG	75.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	DEC'24 IGLESIA HVAC PREVENTIVE MAINTENANCE	182.85
SO CAL EDISON	JAN'25 ACCT#7997 IGLESIA BLDG ELECTRICITY	1,173.64

IGLESIA BUILDING TOTAL: 1,431.49

PLANNING

TYLER TECHNOLOGIES-INCODE DIVISION	11/01/24-10/31/25 ENERGOV ANNUAL LICENSING FEES	73,352.00
REBECCA J CAHA	JAN'25 AFFORD. HOUSING CONSULTANT SERVICES	3,262.50

PLANNING TOTAL: 76,614.50

ENGINEERING (GENERAL)

PV MAINTENANCE INC	FEB'25 PVM WAREHOUSE LEASE	1,035.00
QUANG LE	NOV'24 SOUTH OCC ENG MEETING REIMB - QL	24.00
MURPHY SWITCH OF CA	FEB'25 MURCAL IOT SMARTCOMMAND MONITORING SERVICE	450.00
US BANK PURCHASING CARD PROGRAM	EM 1/10 HARBOR FREIGHT-STEEL STAMPING SET & HAMMER	22.61

ENGINEERING (GENERAL) TOTAL: 1,531.61

STREET MAINTENANCE

PV MAINTENANCE INC	JAN'25 PVM STREET MAINTENANCE MOE TAX	20,835.57
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STREET MAINTENANCE TOTAL: 20,835.57

LAW ENFORCEMENT-CONTRACT

COUNTY OF ORANGE	FEB'25 LAW ENFORCEMENT/BODY CAMERAS/IN CAR VIDEO	892,517.60
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LAW ENFORCEMENT-CONTRACT TOTAL: 892,517.60

LAW ENFORCEMENT-OTHER

ALL CITY MANAGEMENT SERVICES	1/19/25-2/01/25 413.72 HRS-CROSSING GUARD SERVICES	13,867.89
US BANK PURCHASING CARD PROGRAM	RD 1/16 J&M TROPHIES-CAPTAIN BUHR NAME BARS	24.37

LAW ENFORCEMENT-OTHER TOTAL: 13,892.26

EOC

US BANK PURCHASING CARD PROGRAM	DL 1/14 EXTRA SPACE - OFFICE UNIT #A1554	290.00
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EOC TOTAL: 290.00

GENERAL FUND TOTAL: 1,147,651.89

Vendor Name	Description (Item)	Amount
102 - GEN. FD-CITY HALL		
NON-DEPARTMENTAL		
ZAPP PEST MANAGEMENT	JAN'25 PEST CONTROL SERVICES CH	75.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	DEC'24 CH HVAC PREVENTATIVE MAINTENANCE	1,786.65
ENTRY CONTROL, INC	DEC'24 CH LOCKSMITH SVC-FRONT COUNTER DOOR CLOSURE	327.79
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE CH	701.73
THURSTON ELEVATOR CONCEPTS INC	FEB'25 CH ELEVATOR MAINTENANCE	137.00
THE GAS COMPANY	01/03/25-01/31/25 MTR#16122180 CH GAS SVC	920.27
SO CAL EDISON	JAN'25 ACCT#7189 CH ELECTRICITY	4,844.30
	NON-DEPARTMENTAL TOTAL:	8,792.74
	GEN. FD-CITY HALL TOTAL:	8,792.74
103 - GF-AV RECREATION SERVICES		
APRIL HARPER	JAN'25 REC1 USER CREDIT-APRIL HARPER-INST ILLNESS	15.00
		15.00
RECREATION SERVICES		
MASTER PROTECTION LP	9/11/24 AVR INSPECTION FM-200 SEMI ANNUAL	350.00
CSG FORTE PAYMENTS, INC	JAN'25 CREDIT CARD SERVICE FEES - POS	470.84
CSG FORTE PAYMENTS, INC	JAN'25 CREDIT CARD SERVICE FEES - WEB	1,061.07
L & O ALISO VIEJO, LLC	WINTER2025-RWS204/RWS200 PICKLEBALL-8 PARTICIPANTS	392.00
HASA INC	NOV'24 QUARTERLY AQUAPONICS MAINTENANCE - FARM	440.00
GARDAWORLD	FEB'25 AVR - CASH COURIER SERVICE	490.94
AMAZON CAPITAL SERVICES INC	JAN'25 AMAZON-MINWAX WOOD FINISH STAIN AVR	8.59
L & O ALISO VIEJO, LLC	WINTER 2025-RWS201 PICKLEBALL - 4 PARTICIPANTS	196.00
SONITROL ORANGE COUNTY LLC	1/23/2025 - 2/28/2025 AVR FIRE TEST INSPECTION	145.60
ZAPP PEST MANAGEMENT	JAN'25 PEST CONTROL SERVICES AVR	95.00
LYONS SECURITY SERVICE IN	JAN'25 GCF SECURITY SERVICES	247.50
LYONS SECURITY SERVICE IN	JAN'25 AVR EVENT SECURITY SERVICES	627.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	DEC'24 AVR PATHWAY LIGHTING LED REBUILD KITS	1,734.78
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JAN'25 FLOOR GFCI'S COVERS BIG BARN - AVR	154.84
TEAM ONE MANAGEMENT SERVICES	JAN'25 AVR JANITORIAL SERVICES	5,000.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	10/08/24 AVR REPAIR CASSETTE SPLIT/ UPGRADE PUMP	2,735.77
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	DEC'24 AVR HVAC PREVENTATIVE MAINTENANCE	2,938.09
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE AVR	2,341.86
GOTO COMMUNICATIONS	FEB'25 AVR GOTO VOIP SERVICE & SUPPORT	666.64
SO CAL EDISON	JAN'25 ACCT#4551 FARM ELECTRICITY	362.16
SO CAL EDISON	JAN'25 ACCT#6247 AVR ELECTRICITY	3,089.94
	RECREATION SERVICES TOTAL:	23,548.62
	GF-AV RECREATION SERVICES TOTAL:	23,563.62
203 - GAS TAX		
TRAFFIC ENGINEERING		
HARTZOG & CRABILL INC	JAN'25 TRAFFIC SIGNAL MONITORING	2,158.90
	TRAFFIC ENGINEERING TOTAL:	2,158.90
STREET MAINTENANCE		
PV MAINTENANCE INC	JAN'25 PVM STREET MAINTENANCE GAS TAX	25,465.70
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	JAN'25 DATABASE MAINT + 30 TICKETS	65.50
SCA OF CA LLC	JAN'25 STREET SWEEPING SERVICES	8,972.06
BEAR ELECTRICAL SOLUTIONS INC	JUN'24 TRAFFIC SIGNAL KNOCKDOWN-ALISO CREEK/WOLVER	1,627.90
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE MEDIANS	1,641.51
SAN DIEGO GAS & ELECTRIC	JAN'25 ST LIGHTS & TRAFFIC CTRLRS	2,698.53
SO CAL EDISON	JAN'25 ACCT#2125 GS1 MEDIANS	61.36
SO CAL EDISON	JAN'25 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,294.02
SO CAL EDISON	JAN'25 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	18,252.49
SO CAL EDISON	JAN'25 ACCT#8254 TC1 ST LIGHTS ELECTRICITY	3,938.35
	STREET MAINTENANCE TOTAL:	64,017.42
	GAS TAX TOTAL:	66,176.32

Vendor Name	Description (Item)	Amount
204 - MEASURE M		
GEN-MEASURE M		
CABCO YELLOW INC	JAN'25 M2 FUND TRANSPORTATION SVC	2,736.00
	GEN-MEASURE M TOTAL:	2,736.00
	MEASURE M TOTAL:	2,736.00
215 - PUBLIC SAFETY GRANTS		
LAW ENFORCEMENT-OTHER		
COUNTY OF ORANGE	JAN'25 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,518.00
COUNTY OF ORANGE	FEB'25 E CITATION/MDC EQUIPMENT	6,120.27
	LAW ENFORCEMENT-OTHER TOTAL:	7,638.27
	PUBLIC SAFETY GRANTS TOTAL:	7,638.27
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	JAN'25 AQC RETENTION FEES	(1,208.30)
PREMIER AQUATIC SERVICES	FEB'25 AQC RETENTION FEES	(1,208.30)
		-2,416.60
GEN-AQUATIC CENTER		
HASA INC	FEB'25 AQC POOL CHEMICALS - CHLORINE & ACID	1,771.52
GARDAWORLD	FEB'25 AQC - CASH COURIER SERVICE	546.74
ZAPP PEST MANAGEMENT	JAN'25 PEST CONTROL SERVICES AQC	75.00
PREMIER AQUATIC SERVICES	JAN'25 AQC MANAGEMENT FEES	12,083.00
PREMIER AQUATIC SERVICES	FEB'25 AQC MANAGEMENT FEES	12,083.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	DEC'24 SECURITY LIGHT REPLACEMENT - AQC	167.52
AQUATIC TECHNOLOGIES, INC	KIDS POOL HEATER REPAIR PLUS PART- AQC	352.88
AQUATIC TECHNOLOGIES, INC	KIDS POOL PUMP SEAL REPLACEMENT - AQC	758.65
AQUATIC TECHNOLOGIES, INC	EMERGENCY CALL OUT - AQC	75.00
AQUATIC TECHNOLOGIES, INC	JAN'25 POOL MAINTENANCE	2,693.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	DEC'24 AQC HVAC PREVENTATIVE MAINTENANCE	248.89
NIEVES LANDSCAPE INC	JAN'25 LANDSCAPE MAINTENANCE AQC	944.42
THE GAS COMPANY	01/04/25-02/03/25 MTR#15672349 AQC GAS SVC	4,348.31
	GEN-AQUATIC CENTER TOTAL:	36,147.93
	CITY FAC.-AQUATIC CENTER TOTAL:	33,731.33
311 - STREET IMPROVEMENTS		
STREETS & HIGHWAYS		
CIVIL SOURCE, AN NV5 COMPANY	DEC'24 ALISO CREEK REHAB INSPECTION	655.20
GMU GEOTECHNICAL INC	DEC'24 ALISO CREEK ROAD REHAB GEOTEC	4,295.65
	STREETS & HIGHWAYS TOTAL:	4,950.85
	STREET IMPROVEMENTS TOTAL:	4,950.85
331 - CAPITAL IMPROVEMENTS		
CAPITAL IMPROVEMENTS		
WESTERN A/V	AV CENTER PROJECTORS	27,388.64
	CAPITAL IMPROVEMENTS TOTAL:	27,388.64
	CAPITAL IMPROVEMENTS TOTAL:	27,388.64
	GRAND TOTAL:	1,322,629.66

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	1,147,651.89	1,147,651.89
102 - GEN. FD-CITY HALL	8,792.74	8,792.74
103 - GF-AV RECREATION SERVICES	23,563.62	23,563.62
203 - GAS TAX	66,176.32	66,176.32
204 - MEASURE M	2,736.00	2,736.00
215 - PUBLIC SAFETY GRANTS	7,638.27	7,638.27
261 - CITY FAC.-AQUATIC CENTER	33,731.33	33,731.33
311 - STREET IMPROVEMENTS	4,950.85	4,950.85

Fund Summary

Fund	Expense Amount	Payment Amount
331 - CAPITAL IMPROVEMENTS	<u>27,388.64</u>	<u>27,388.64</u>
Grand Total:	1,322,629.66	1,322,629.66

Report Summary**Fund Summary**

Fund	Payment Amount
101 - GENERAL FUND	1,147,651.89
102 - GEN. FD-CITY HALL	8,792.74
103 - GF-AV RECREATION SERVICES	23,563.62
203 - GAS TAX	66,176.32
204 - MEASURE M	2,736.00
215 - PUBLIC SAFETY GRANTS	7,638.27
261 - CITY FAC.-AQUATIC CENTER	33,731.33
311 - STREET IMPROVEMENTS	4,950.85
331 - CAPITAL IMPROVEMENTS	27,388.64
Grand Total:	1,322,629.66

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	972.67
101-2602-000	PLANNING DEPOSIT	20,363.63
101-4-1101-4601-000	SUPPLIES	382.51
101-4-1501-4601-000	SUPPLIES	14.01
101-4-1503-4309-000	OTHER CONTRACTUAL S...	169.90
101-4-1503-4601-000	SUPPLIES	117.89
101-4-1601-4502-000	AWARDS & RECOGNITI...	80.78
101-4-1601-4521-000	MEMBERSHIP & DUES	250.00
101-4-2501-4301-000	PROFESSIONAL SERVICES	610.00
101-4-2501-4520-000	MTGS/CONF./TRNG & D...	350.00
101-4-3101-4301-000	PROFESSIONAL SERVICES	2,916.67
101-4-3101-4305-000	TECHNOLOGY SERVICES	1,999.94
101-4-3101-4481-000	COMPUTER EXPENSE	52,376.07
101-4-3101-4520-000	MTGS/CONF./TRNG & D...	4,999.98
101-4-3501-4421-000	EQUIPMENT RENTAL	590.39
101-4-3501-4422-000	EQUIP RENTAL LEASE - P...	619.34
101-4-3501-4431-000	BUILDING & GROUND M...	6,535.55
101-4-3501-4471-000	RENT	413.73
101-4-3501-4512-000	POSTAGE	500.00
101-4-3501-4513-000	PRINTING	304.04
101-4-3501-4516-000	FUEL	986.77
101-4-3501-4517-000	VEHICLE MAINTENANCE	35.00
101-4-3501-4521-000	MEMBERSHIP & DUES	21,039.00
101-4-3501-4542-000	INTEREST EXPENSE - LEA...	74.86
101-4-3501-4601-000	SUPPLIES	191.47
101-4-3501-4612-000	OPERATING SUPPLIES	481.93
101-4-4101-4501-000	ADVERTISING & PROMO...	10,805.95
101-4-4101-4524-000	RECREATION-SENIOR TR...	684.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	87.88
101-4-4101-4529-000	REC-YOUTH PROGRAMS	2,000.00
101-4-4101-4533-000	COMMUNITY ASSISTAN...	1,000.00
101-4-4101-4601-000	SUPPLIES	146.31
101-4-4102-4411-000	UTILITIES	314.65
101-4-4102-4431-000	BUILDING & GROUND M...	8,123.94
101-4-4103-4411-000	UTILITIES	1,173.64
101-4-4103-4431-000	BUILDING & GROUND M...	257.85
101-4-4401-4305-000	PLANNING TECHNOLOGY...	73,352.00
101-4-4401-4309-000	OTHER CONTRACTUAL S...	3,262.50
101-4-4501-4471-000	RENT	1,035.00
101-4-4501-4520-000	MTGS/CONF/TRNG & D...	24.00
101-4-4501-4612-000	OPERATING SUPPLIES	22.61
101-4-4501-4701-000	NPDES	450.00
101-4-4503-4771-000	C.S-STREET MAINTENAN...	20,835.57
101-4-5101-4308-000	LAW ENFORCEMENT	892,517.60

Account Summary

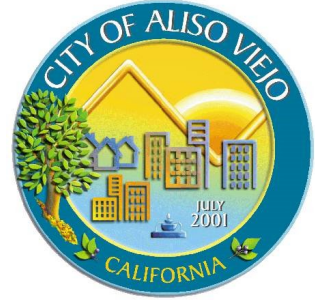
Account Number	Account Name	Payment Amount
101-4-5102-4612-000	OPERATING SUPPLIES	24.37
101-4-5102-4721-000	C.S-CROSSING GUARDS	13,867.89
101-4-5401-4471-000	RENT	290.00
102-4-3501-4411-000	UTILITIES	5,764.57
102-4-3501-4431-000	BUILDING & GROUND M...	3,028.17
103-34161	CONTRACT CLASSES	15.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	812.24
103-4-4105-4309-000	OTHER CONTRACTUAL S...	588.00
103-4-4105-4411-000	UTILITIES	3,089.94
103-4-4105-4431-000	BUILDING & GROUND M...	15,977.34
103-4-4105-4451-000	FARM OPERATING EXPE...	1,049.66
103-4-4105-4561-000	TAXES/FEES/PERMITS	2,022.85
103-4-4105-4601-000	SUPPLIES	8.59
203-4-4502-4301-000	PROFESSIONAL SERVICES	2,158.90
203-4-4503-4411-000	UTILITIES	26,244.75
203-4-4503-4771-000	C.S-STREET MAINTENAN...	28,800.61
203-4-4503-4772-000	C.S-STREET SWEEPING	8,972.06
204-4-6104-4309-000	OTHER CONTRACTUAL S...	2,736.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM...	7,638.27
261-2103-000	RETENTIONS PAYABLE	-2,416.60
261-4-6161-7401-000	EQUIPMENT MAINTENA...	3,879.53
261-4-6161-7411-000	UTILITIES	4,348.31
261-4-6161-7421-000	BUILDING & GROUND M...	1,435.83
261-4-6161-7425-000	POOL MAINTENANCE	1,771.52
261-4-6161-7445-000	FEES & PERMITS	546.74
261-4-6161-7451-000	MANAGEMENT FEES	24,166.00
311-4-8301-5601-000	CONSTRUCTION MANA...	4,950.85
331-4-8701-5910-000	IMPROVEMENTS	27,388.64
Grand Total:		1,322,629.66

Project Account Summary

Project Account Key	Payment Amount
None	1,269,133.59
1002WINTER	588.00
1115910	27,388.64
1345601	4,950.85
9014612	236.19
9934527	-31.24
PA 22-001	6,334.70
SDP-2023-00004	6,576.00
USE-2023-00023	7,452.93
Grand Total:	1,322,629.66

City of Aliso Viejo

AGENDA ITEM



DATE: March 5, 2025

TO: Mayor and City Council

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

SUBJECT: TREASURER'S STATEMENT – JANUARY 2025

Recommended Action:

Receive and file the January 2025 Treasurer's Statement.

Fiscal Impact:

No Fiscal Impact.

Background:

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

Discussion:

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

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

Attachment:

1. January 2025 Treasurer's Statement

**CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT**

January 31, 2025

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
CASH BALANCE (ALL FUNDS)	\$ 9,818,194.03	\$ 5,902,233.38	\$ 2,884,826.30	\$ 12,835,601.11
CITY TRUST FUNDS:				
AV RANCH FOUNDATION	\$ 100.00			100.00
CFD 2005-01	\$ (7,625.04)	153,837.54	147,098.50	(886.00)
COMMUNITY TRUST	\$ 5,562.68			5,562.68
CASH BALANCE TOTALS	\$ 9,816,231.67	\$ 6,056,070.92	\$ 3,031,924.80	\$ 12,840,377.79

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	\$ 522,625.52	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	\$ 9,959,348.46	
	MONEY MARKET/SWEEP ACCOUNT	\$ 2,358,403.81	
	TOTAL CASH	\$ 12,840,377.79	
Years to Maturity for January 2025		1.47	
Weighted Average Yield for January 2025		4.020%	

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.		\$ 38,592,672.29
Cash With Fiscal Agent	COPS/CFD 2005-01	2,430,751.60
Cash With Investment Advisor	City Investments	34,186,483.24
AV Center		1,602,704.31
PR Account		370,768.53
Petty Cash		1,964.61
GRAND TOTAL OF CITY FUNDS		\$ 51,433,050.08

Portfolio Summary

4.02

Weighted Average Yield to Maturity

1.47

Weighted Average Maturity (Years)

1.38

Portfolio Effective Duration (Years)

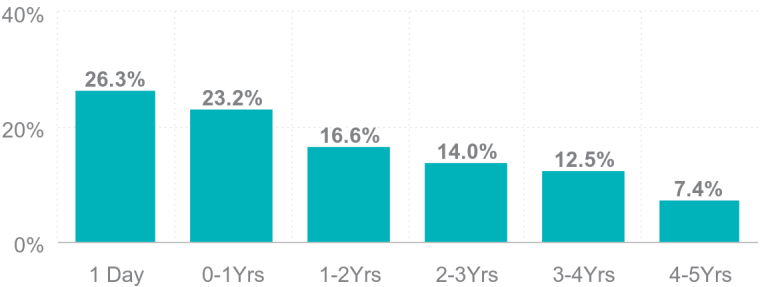
1.47

Weighted Average Life (Years)

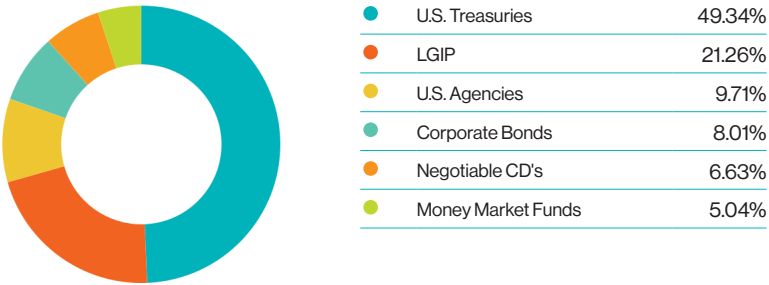
AA

Average Credit Rating

Maturity Distribution



Sector Allocation

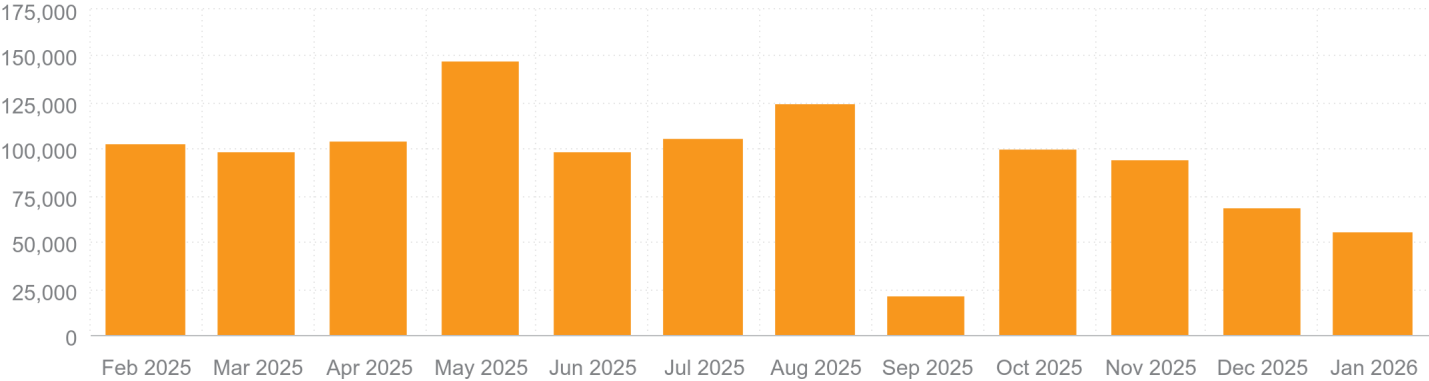


MEEDER
PUBLIC FUNDS

Custodial Reconciliation

	CURRENT MONTH
Beginning	36,452,179.18
Contributions/Withdrawals	0.00
Management Fees	0.00
Custodian Fees	(229.23)
Realized Gains Losses	1,795.00
Purchased Interest	0.00
Interest Received	91,142.10
ENDING	36,544,887.05

Projected Monthly Income Schedule





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	01/31/2025 01/31/2025	9,959,348.46	9,959,348.46 0.00	9,959,348.46	4.34		1	1.00 9,959,348.46	0.00 9,959,348.46	21.26	NA
LGIP TOTAL			9,959,348.46	9,959,348.46 0.00	9,959,348.46	4.34		1	1.00 9,959,348.46	0.00 9,959,348.46	21.26	NA
MONEY MARKET FUNDS												
31846V567	FIRST AMER:GVT OBLG:Z	01/31/2025 01/31/2025	2,358,403.81	2,358,403.81 0.00	2,358,403.81	4.28		1	1.00 2,358,403.81	0.00 2,358,403.81	5.04	Aaa AAA
MONEY MARKET FUNDS TOTAL			2,358,403.81	2,358,403.81 0.00	2,358,403.81	4.28		1	1.00 2,358,403.81	0.00 2,358,403.81	5.04	AAA
U.S. TREASURIES												
912797KJ5	US TREASURY BILL 03/20/25	05/08/2024 05/08/2024	2,000,000.00	1,913,519.58 0.00	1,913,519.58	5.16	03/20/2025	48	99.47 1,989,441.70	75,922.12 1,913,519.58	4.25	P-1 A-1+
912797LB1	US TREASURY BILL 05/15/25	06/11/2024 06/13/2024	1,000,000.00	953,923.20 0.00	953,923.20	5.19	05/15/2025	104	98.83 988,271.35	36,397.48 951,873.87	2.11	P-1 A-1+
912797LB1	US TREASURY BILL 05/15/25	05/31/2024 05/31/2024	1,000,000.00	951,873.87 0.00	951,873.87	5.24	05/15/2025	104	98.83 988,271.35	34,348.15 953,923.20	2.11	P-1 A-1+
91282CHL8	US TREASURY 4.625 06/30/25	11/10/2023 11/10/2023	1,000,000.00	993,398.44 0.00	993,398.44	5.05	06/30/2025	150	100.12 1,001,210.94	7,812.50 993,398.44	2.14	Aaa AA+
91282CEY3	US TREASURY 3.000 07/15/25	05/30/2023 05/30/2023	1,000,000.00	973,437.50 0.00	973,437.50	4.32	07/15/2025	165	99.41 994,140.63	20,703.13 973,437.50	2.12	Aaa AA+
91282CFE6	US TREASURY 3.125 08/15/25	01/13/2023 01/13/2023	1,000,000.00	980,078.13 0.00	980,078.13	3.94	08/15/2025	196	99.38 993,789.06	13,710.93 980,078.13	2.12	Aaa AA+
91282CFP1	US TREASURY 4.250 10/15/25	05/30/2023 05/30/2023	1,000,000.00	1,000,625.00 0.00	1,000,625.00	4.22	10/15/2025	257	99.97 999,726.56	(898.44) 1,000,625.00	2.13	Aaa AA+
912828M56	US TREASURY 2.250 11/15/25	05/30/2023 05/30/2023	1,000,000.00	955,117.19 0.00	955,117.19	4.19	11/15/2025	288	98.44 984,414.06	29,296.87 955,117.19	2.10	Aaa 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	380	99.73 997,343.75	(234.38) 997,578.13	2.13	Aaa 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	439	99.43 1,193,156.26	5,718.76 1,187,437.50	2.55	Aaa 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	485	95.56 955,625.00	39,648.44 915,976.56	2.04	Aaa 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	515	95.46 954,609.38	41,484.38 913,125.00	2.04	Aaa 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	546	94.86 1,043,496.09	56,203.12 987,292.97	2.23	Aaa 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	714	99.61 996,054.69	(664.06) 996,718.75	2.13	Aaa 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	834	96.02 960,156.25	(2,695.31) 962,851.56	2.05	Aaa AA+



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
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	926	95.30 1,000,699.22	10,376.95 990,322.27	2.14	Aaa 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	1,200	95.77 957,734.38	(22,148.43) 979,882.81	2.04	Aaa AA+
91282CCR0	US TREASURY 1.000 07/31/28	09/18/2024 09/19/2024	1,000,000.00	910,507.81 0.00	910,507.81	3.50	07/31/2028	1,277	89.46 894,609.38	(15,898.43) 910,507.81	1.91	Aaa AA+
91282CCV1	US TREASURY 1.125 08/31/28	12/21/2023 12/21/2023	1,000,000.00	878,750.00 0.00	878,750.00	3.98	08/31/2028	1,308	89.61 896,093.75	17,343.75 878,750.00	1.91	Aaa 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	1,369	90.00 1,350,000.00	21,093.75 1,328,906.25	2.88	Aaa 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	1,430	98.02 980,156.25	(7,539.06) 987,695.31	2.09	Aaa AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/25/2024 11/26/2024	1,000,000.00	996,445.31 2,962.71	999,408.02	4.21	10/31/2029	1,734	99.13 991,250.00	(5,195.31) 996,445.31	2.12	Aaa AA+
U.S. TREASURIES TOTAL			23,850,000.00	22,755,463.14 2,962.71	22,758,425.85	4.13		634	97.02 23,110,250.05	354,786.91 22,755,463.14	49.34	AA+
U.S. AGENCIES												
3137EAEX3	FREDDIE MAC 0.375 09/23/25 MTN	10/20/2020 10/20/2020	500,000.00	497,505.00 0.00	497,505.00	0.48	09/23/2025	235	97.56 487,790.00	(9,715.00) 497,505.00	1.04	Aaa AA+
3130AK5J1	FHLBANKS 0.700 09/18/26 '24	02/16/2023 02/16/2023	1,000,000.00	872,060.00 0.00	872,060.00	4.61	09/18/2026	595	94.19 941,900.00	69,840.00 872,060.00	2.01	Aaa AA+
3130ASD63	FHLBANKS 3.250 06/28/27 '24	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	878	97.32 973,200.00	(26,800.00) 1,000,000.00	2.08	Aaa 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	894	99.05 990,530.00	140.00 990,390.00	2.11	Aaa AA+
3136G4X99	FANNIE MAE 0.740 08/25/27 '24	04/06/2023 04/06/2023	1,000,000.00	876,610.00 0.00	876,610.00	3.82	08/25/2027	936	90.94 909,440.00	32,830.00 876,610.00	1.94	Aaa 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	1,655	98.23 245,582.50	(4,417.50) 250,000.00	0.52	Aaa AA+
U.S. AGENCIES TOTAL			4,750,000.00	4,486,565.00 0.00	4,486,565.00	3.59		807	95.85 4,548,442.50	61,877.50 4,486,565.00	9.71	AA+
NEGOTIABLE CD'S												
61690UUJ7	MSBNA 1.800 02/27/25	02/28/2020 02/28/2020	245,000.00	244,416.90 0.00	244,416.90	1.85	02/27/2025	27	99.83 244,576.15	159.25 244,416.90	0.52	NA NA
14042RPG0	CAPITL ONE NA 1.600 04/08/25	04/09/2020 04/09/2020	245,000.00	244,412.00 0.00	244,412.00	1.65	04/08/2025	67	99.38 243,481.00	(931.00) 244,412.00	0.52	NA NA
866264DP6	SUMMIT STATE BNK 0.850 05/15/25	05/18/2020 05/18/2020	245,000.00	244,402.20 0.00	244,402.20	0.90	05/15/2025	104	98.84 242,160.45	(2,241.75) 244,402.20	0.52	NA NA
33847E3J4	FLAGSTAR BNK 0.900 05/15/25	05/15/2020 05/15/2020	245,000.00	245,000.00 0.00	245,000.00	0.90	05/15/2025	104	98.93 242,366.25	(2,633.75) 245,000.00	0.52	NA NA
89235MJS1	TOYOTA FINL SVGS 0.800 06/30/25	06/30/2020 06/30/2020	245,000.00	245,000.00 0.00	245,000.00	0.80	06/30/2025	150	98.19 240,553.25	(4,446.75) 245,000.00	0.51	NA NA
59013KLQ7	MERRICK BANK 0.550 12/30/25	12/30/2020 12/30/2020	245,000.00	245,000.00 0.00	245,000.00	0.55	12/30/2025	333	95.94 235,040.75	(9,959.25) 245,000.00	0.50	NA NA



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
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	550	97.99 240,085.30	(4,914.70) 245,000.00	0.51	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	557	94.57 231,686.70	(13,313.30) 245,000.00	0.49	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	557	95.09 232,970.50	(12,029.50) 245,000.00	0.50	NA NA
254673N44	DISCOVER BANK 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	909	96.88 237,356.55	(7,643.45) 245,000.00	0.51	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	916	96.86 237,311.24	(7,688.76) 245,000.00	0.51	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	921	95.76 234,614.45	(9,160.55) 243,775.00	0.50	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	1,672	100.00 245,000.00	0.00 245,000.00	0.52	NA NA
NEGOTIABLE CD'S TOTAL			3,185,000.00	3,182,006.10 0.00	3,182,006.10	2.03		527	97.59 3,107,202.59	(74,803.51) 3,182,006.10	6.63	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 2,505.56	501,370.56	4.48	10/15/2027	987	99.63 498,150.00	(715.00) 498,865.00	1.06	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	1,084	100.82 504,080.00	(155.00) 504,235.00	1.08	A1 A
931142FB4	WALMART 3.900 04/15/28 '28	11/25/2024 11/26/2024	325,000.00	320,619.00 1,443.54	322,062.54	4.33	04/15/2028	1,170	98.50 320,134.75	(484.25) 320,619.00	0.68	Aa2 AA
58933YBD6	MERCK & CO 1.900 12/10/28 '28	11/25/2024 11/26/2024	500,000.00	452,905.00 0.00	452,905.00	4.47	12/10/2028	1,409	90.61 453,070.00	165.00 452,905.00	0.97	A1 A+
17275RBR2	CISCO SYSTEMS 4.850 02/26/29 '29	11/01/2024 11/04/2024	500,000.00	506,060.00 4,580.56	510,640.56	4.53	02/26/2029	1,487	100.75 503,765.00	(2,295.00) 506,060.00	1.08	A1 AA-
023135CG9	AMAZON.COM 3.450 04/13/29 '29	11/01/2024 11/04/2024	500,000.00	481,580.00 1,006.25	482,586.25	4.37	04/13/2029	1,533	96.11 480,525.00	(1,055.00) 481,580.00	1.03	A1 AA
30303M8S4	META PLATFORMS 4.300 08/15/29 '29	11/01/2024 11/04/2024	500,000.00	496,070.00 5,076.39	501,146.39	4.48	08/15/2029	1,657	98.79 493,955.00	(2,115.00) 496,070.00	1.05	Aa3 AA-
857449AE2	STATE STR BK TR 4.782 11/23/29	11/25/2024 11/26/2024	500,000.00	502,115.00 66.42	502,181.42	4.69	11/23/2029	1,757	100.01 500,050.00	(2,065.00) 502,115.00	1.07	Aa2 AA-
CORPORATE BONDS TOTAL			3,825,000.00	3,762,449.00 14,678.72	3,777,127.72	4.48		1,394	98.24 3,753,729.75	(8,719.25) 3,762,449.00	8.01	A+
CITY OF ALISO VIEJO TOTAL			47,927,752.27	46,504,235.51 17,641.43	46,521,876.94	4.02		538	46,837,377.16	333,141.65 46,504,235.51	100.00	AA
GRAND TOTAL												
GRAND TOTAL			47,927,752.27	46,504,235.51 17,641.43	46,521,876.94	4.02		538	46,837,377.16	333,141.65 46,504,235.51	100.00	AA

Transaction Statement

CITY OF ALISO VIEJO								
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	01/22/2025	01/22/2025	64952WDL4	NEW YORK LIFE GLOBAL FUNDING 2.0 01/22/2025	(500,000.00)	498,205.00	500,000.00	1,795.00
MATURITY TOTAL					(500,000.00)	498,205.00	500,000.00	1,795.00

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 2025 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
1/6/2025	1/6/2025	RW	1765066	1725615	ANN EIFERT	-750,000.00
1/8/2025	1/8/2025	RW	1765158	1725712	ANN EIFERT	-500,000.00
1/10/2025	1/10/2025	RD	1765277	1725818	ANN EIFERT	3,500,000.00
1/15/2025	1/14/2025	QRD	1767347	N/A	SYSTEM	66,367.18

Account Summary

Total Deposit:	3,566,367.18	Beginning Balance:	7,642,981.28
Total Withdrawal:	-1,250,000.00	Ending Balance:	9,959,348.46



PMIA/LAIF Performance Report as of 02/05/25



Quarterly Performance Quarter Ended 12/31/24

LAIF Apportionment Rate ⁽²⁾ :	4.62
LAIF Earnings Ratio ⁽²⁾ :	0.00012664187216722
LAIF Administrative Cost ^{(1)*} :	0.28
LAIF Fair Value Factor ⁽¹⁾ :	0.999621985
PMIA Daily ⁽¹⁾ :	4.40
PMIA Quarter to Date ⁽¹⁾ :	4.48
PMIA Average Life ⁽¹⁾ :	252

PMIA Average Monthly Effective Yields⁽¹⁾

January	4.366
December	4.434
November	4.477
October	4.518
September	4.575
August	4.579

Pooled Money Investment Account Monthly Portfolio Composition ⁽¹⁾ 12/31/24 \$155.4 billion

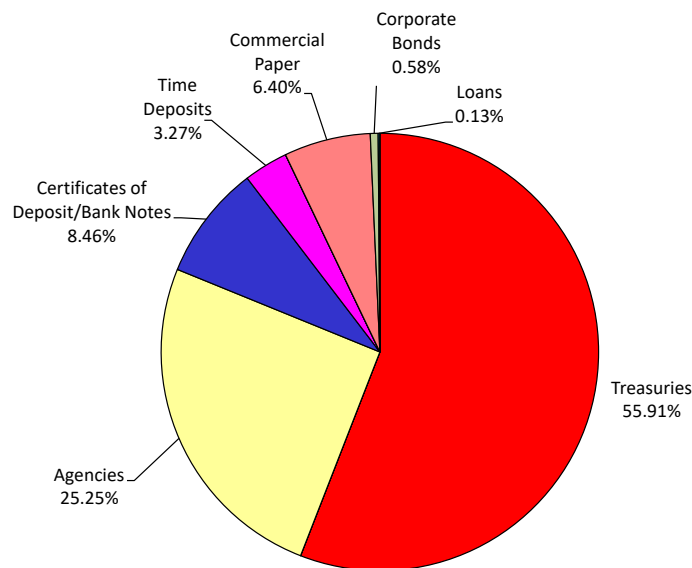


Chart does not include \$1,239,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

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) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

*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.

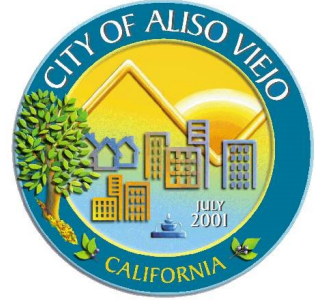
Source:

⁽¹⁾ State of California, Office of the Treasurer

⁽²⁾ State of California, Office of the Controller

City of Aliso Viejo

AGENDA ITEM



DATE: March 5, 2025

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: CONCEPT PLAN REVIEW FOR A SELF-STORAGE FACILITY AT 15 ARGONAUT

Recommended Action:

Conduct a public hearing to review and provide initial feedback on concept plans for a development proposal involving the demolition of an existing office building to accommodate the construction of a self-storage facility at 15 Argonaut ("Project").

Fiscal Impact:

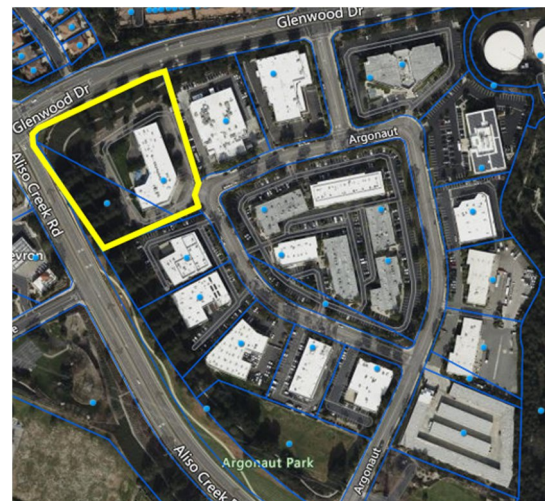
None.

Background:

On February 10, 2025, LaTerra Storage Partners II, LLC ("Applicant") submitted a preapplication to demolish an existing office building to accommodate the construction of a self-storage facility at 15 Argonaut ("Project").

Discussion:

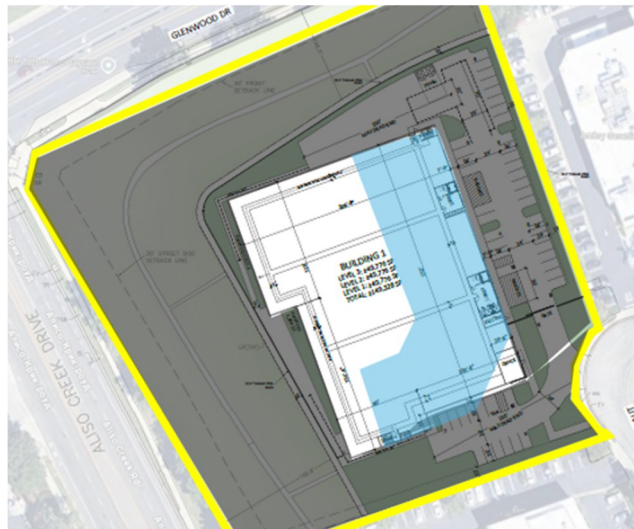
Existing Site. The existing site measures 4.34 acres (189,050 square feet) in size, located at the northwest corner of the Argonaut business park. The site is currently developed with a two-story, 41,519 square foot office building with exterior parking areas. The site is accessed by a single entry/exit located at the south property line. The site is located within a larger business park, consisting of outpatient medical, storage, light industrial, hotel, fitness studios, restaurant, research laboratories, and other offices. The General Plan land use and zoning designations for the site are Business Park and Business Park 2, respectively.



Project Description. The applicant is proposing to demolish the existing two-story, 41,519 square foot office building to construct a three-story, 149,328 square foot self-storage facility (“Project”). The Project will maintain the existing entry/exit at the south property line.



The image to the left shows the existing layout of the site. The image below shows the street (Argonaut) view of the existing building.



The image to the left shows the proposed layout of the site. The blue shape represents the existing building footprint for comparison purposes. The image below shows the street (Argonaut) view of the proposed building.



Compatibility. All existing buildings along the perimeter of Argonaut are two-story contemporary office structures, characterized by simplicity, clean lines, and minimal articulation. These buildings feature smooth facades with large glass windows and flat roofs, creating a modern, industrial appearance. The proposed design aligns with the existing buildings in style and materials. Although the proposed project will be one story taller, it will not appear out of place due to its location at a corner surrounded by slopes ascending 40 to 50 feet to the street above. The proposed building height of 36 feet will remain screened by these slopes and will not be visible from Aliso Creek Drive and Glenwood Drive. Additionally, the proposed building maintains similar setbacks from

Argonaut while expanding to the rear, resulting in a visual mass comparable to the existing building by screening more than half its size.

Land Use. The City has four self-storage facilities, including one located at the southeast corner of the Argonaut business park (opposite end of the subject site). The table below compares the lot size, building size, total number of storage units, available units, and vacancy rates of all the self-storage facilities. Numbers marked with a single asterisk are estimates using the ratios of the Extra Space Storage. The available storage unit counts were provided by front desk employees on February 24th, except for Stor-It Self Storage, which was derived from online listings on the same day.

Name	Address	Lot Size (SF)	Building Size (SF)	Total Storage Units	Available Storage Units	Vacancy Rate (%)
Stor-It Self Storage	51 Argonaut	110,206	101,810	743*	13	1.75%
Public Storage	41 Brookline	150,412	133,631*	973*	14	1.75%
Aliso Viejo Self Storage	36 Journey	123,928	110,101*	755	0	0.00%
Extra Space Storage	4 Orion	192,740	171,528	1,250	28	2.24%

Security. Public concerns with self-storage facilities often include theft, break-ins, vandalism, and similar activities. Over the past five years, the Orange County Sheriff's Department has received an average of 20 calls per facility, equating to four calls per year. Approximately 30% of these calls were related to theft or break-ins, while the remaining calls were non-criminal, such as complaints and vandalism. The number of calls received is considered low. See below for details.

Name	Address	Theft/Break-ins	Citizen Assist	Total Calls
Stor-It Self Storage	51 Argonaut	5	1	6
Public Storage	41 Brookline	7	9	16
Aliso Viejo Self Storage	36 Journey	0	0	0
Extra Space Storage	4 Orion	12	46	58

Entitlements. The subject site has General Plan land use/zoning designations of Business Park/Business Park 2. Self-storage facilities are permitted use with an approval of a Conditional Use Permit, subject to City Council review at a public hearing. The Project also requires a Site Development Permit, which applies to all new construction. A development agreement is not required for this project as land use and/or zone change is not required.

The following Conditional Use Permit and Site Development Permit findings must be made to approve the Project.

1. Consistency with the General Plan. The land use is consistent with the general plan and any applicable specific plan.
2. Consistency with the Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan.
3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.
4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.
5. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development.
6. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development.
7. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project.

Staff is recommending that the City Council review the conceptual plans and information provided in this report and provide feedback to the Applicant.

Public Notice:

On February 20, 2024, a public notice was published in the Laguna Niguel News and mailed to all property owners within 300 feet of the subject site and within the Argonaut business park. No public comments were received in response.

Attachments:

1. Concept Plans
2. Pre-Application Letter

A DEVELOPMENT FOR LATERRA DEVELOPMENT LLC.



APPLICANT/OWNER

LATERRA DEVELOPMENT, LLC
1880 CENTURY PARK E
LOS ANGELES, CA 90067
TEL: (310) 552-0065
CONTACT: BRYAN MIRANDA
MANAGING DIRECTOR-SELF STORAGE
M: (949) 413-9696

ARCHITECT

KSP STUDIO
23 ORCHARD ROAD SUITE 200
LAKE FOREST, CA 92630
CONTACT: SHABNAM VAKILI
TEL: (949) 380-3970

LANDSCAPE ARCHITECT

EMERALD DESIGN
109 W. UNION AVENUE
FULLERTON, CA 92832
CONTACT: RYAN MARTIN
TEL: (714) 871-3638 XT. 4050

SHEET INDEX

- 1) COVER SHEET
- 1.2) ALTA SURVEY
- 2) CONCEPTUAL SITE PLAN
- 3) CONCEPTUAL FIRST FLOOR PLAN
- 4) CONCEPTUAL SECOND FLOOR PLAN
- 5) CONCEPTUAL THIRD FLOOR PLAN
- 6) CONCEPTUAL ROOF PLAN
- 7) CONCEPT ELEVATIONS
- 8) CONCEPT VIEW
- 9) LANDSCAPE PLAN

VICINITY MAP



15 ARGONAUT
ALISO VIEJO, CA

COVER SHEET

02.07.2025

SHEET 1

KSP

S T U D I O
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

SUBMITTAL 01	02.07.2025

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALISO VIEJO, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 12 AS PER MAP FILED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 12 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY TERMINUS OF THE WEST LINE OF SAID PARCEL 2, SHOWN AS NORTH 20 DEG. 00' 00" WEST 297 FEET; THENCE ON THE PROLONGATION OF SAID LAND SOUTH 20 DEG. 00' 00" EAST 75.57 TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 12, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 43 DEG. 16' 57" WEST; THENCE ALONG SAID PARCEL LINE AND CURVE EASTERLY 34.81 FEET THROUGH A CENTRAL ANGLE OF 28 DEG. 29' 39" TO THE EAST CORNER OF SAID PARCEL 12; THENCE NORTH 45 DEG. 51' 29" FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL87-116 RECORDED MARCH 9, 1988 INSTRUMENT/FILE NO. 88-107296 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND ONE HUNDRED PERCENT (100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM; WITHOUT, HOWEVER, ANY RIGHTS INCLUDING RIGHTS OF ENTRY IN OR WITH RESPECT TO ANY PORTION OF THE SURFACE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE AS THE SAME MAY FROM TIME TO TIME EXISTS, AS RESERVED BY DEEDS FROM LLOYDS BANK OF CALIFORNIA, FORMERLY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, SUCCESSOR TO FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, RECORDED SEPTEMBER 30, 1976 IN BOOK 11908, PAGE 573, AND IN BOOK 11908, PAGE 582, BOTH OF OFFICIAL RECORDS.

ASSESSOR'S S PARCEL NO: 623-093-10 AND 623-093-11

LAND AREA:

191,885 SQUARE FEET
4.41 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°21'42"W	15.93'
L2	N30°51'44"W	70.60'
L3	N28°19'03"W	90.09'
L4	N13°45'43"E	32.33'
L5	N58°27'42"E	53.11'
L6	N65°27'56"E	87.48'
L7	N31°05'48"W	57.65'
L8	N77°28'36"E	160.68'

CURVE TABLE	
CURVE	ARC LENGTH
C1	101.48'
C2	79.66'
C3	3.34'
C4	3.34'
C5	95.96'
C6	122.10'
C7	621.59'
C8	125.31'
C9	166.31'

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

SITE RESTRICTIONS:

SETBACKS:

- FRONT - 30 FEET
- STREET SIDE - 30 FEET
- SIDE - 10 FEET
- REAR - 10 FEET
- HEIGHT - 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT ABOVE 35 FEET UP TO A REQUIRED MINIMUM SETBACK OF 50 FEET

ZONE - (BP-2) BUSINESS PARK 2 DISTRICT

FLOOR AREA RATIO - 1.0
PARKING REQUIREMENT
RESEARCH AND DEVELOPMENT: 1 PARKING SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA (TABLE 15.38.040) (41,519 SQUARE FEET ÷ 400 SQUARE FEET = 103.798 PARKING SPACES)

ALL SITE RESTRICTIONS WERE OBTAINED PER A PRELIMINARY ZONING COMPLIANCE REPORT PREPARED BY GLOBAL ZONING LLC, AS PROJECT NUMBER GLOBAL ZONING JOB #: 1715, DATED JUNE 16, 2016, IN CONFORMANCE WITH THE CITY OF ALISO VIEJO. ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

GLOBAL ZONING LLC - (405) 792-2075

POR PARCEL 12
BOOK 218, PAGES 27-30
APN: 623-093-10 AND
623-093-11

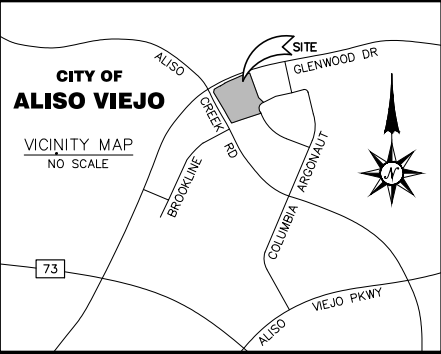
BASIS OF BEARINGS:

THE BEARING OF N26°41'00"W ALONG THE CENTERLINE OF ENDEAVOR PER PARCEL MAP 85-158 IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

15 ARGONAUT,
ALISO VIEJO, CA

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	144
HANDICAP	4
TOTAL	148



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO.: 997-23075991-JV1
1300 DOVE STREET, SUITE 310, NEWPORT TITLE OFFICER: JUSTIN VANDERVEEN
BEACH, CA 92860 DATED: JANUARY 22, 2016
(949) 622-5000

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL, AS RECORDED IN BOOK 678, PAGE 106, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
- AN AIRCRAFT OPERATIONS, SOUND, AIRSPACE AND AVIATION EASEMENT OVER THE AREA SHOWN WITH THE DISTINCTIVE BORDER LINE ABOVE A MEAN SEA LEVEL OF 1500 FEET FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111 OF OFFICIAL RECORDS, AS DEDICATED TO THE COUNTY OF ORANGE OLD TRACT. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR LANDSCAPE AND MAINTENANCE PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID PARCEL MAP 85-158, AS RECORDED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID PARCEL MAP 85-158. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- MATTERS SET FORTH ON SAID PARCEL MAP 85-158. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALISO VIEJO COMMUNITY ASSOCIATION", RECORDED APRIL 6, 1982, AS INSTRUMENT NO. 82-118353, OFFICIAL RECORDS, AND APRIL 13, 1987, AS INSTRUMENT NO. 87-201111, OFFICIAL RECORDS, THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- THE MATTERS SET FORTH IN THE DOCUMENT ENTITLED "NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PACIFIC PARK BUSINESS CENTER I (DELEGATE DISTRICT NO. 14) OF ALISO VIEJO COMMUNITY ASSOCIATION", RECORDED APRIL 13, 1987, AS INSTRUMENT NO. 87-201111, OFFICIAL RECORDS, AND SEPTEMBER 4, 1987, AS INSTRUMENT NO. 87-505204, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR MAINTENANCE PURPOSES AND RIGHTS INCIDENTAL, RECORDED APRIL 14, 1987, AS INSTRUMENT NO. 87-204131, OFFICIAL RECORDS, AND RECORDED OCTOBER 01, 1987, AS INSTRUMENT NO. 87-554296, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 29, 1987, AS INSTRUMENT NO. 87-548775, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 5, 1988, AS INSTRUMENT NO. 88-509735, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED JUNE 8, 1989, AS INSTRUMENT NO. 89-301830, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- EASEMENT(S) FOR SEWER LINES AND WATER TRANSMISSION PURPOSES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 26, 1989, AS INSTRUMENT NO. 89-516161, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS, RECORDED OCTOBER 16, 1989, AS INSTRUMENT NO. 89-557127, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S CERTIFICATE:

TO: CAMARILLO AIRPORT BUSINESS CENTER 3/6, LLC, AND FIDELITY NATIONAL TITLE COMPANY

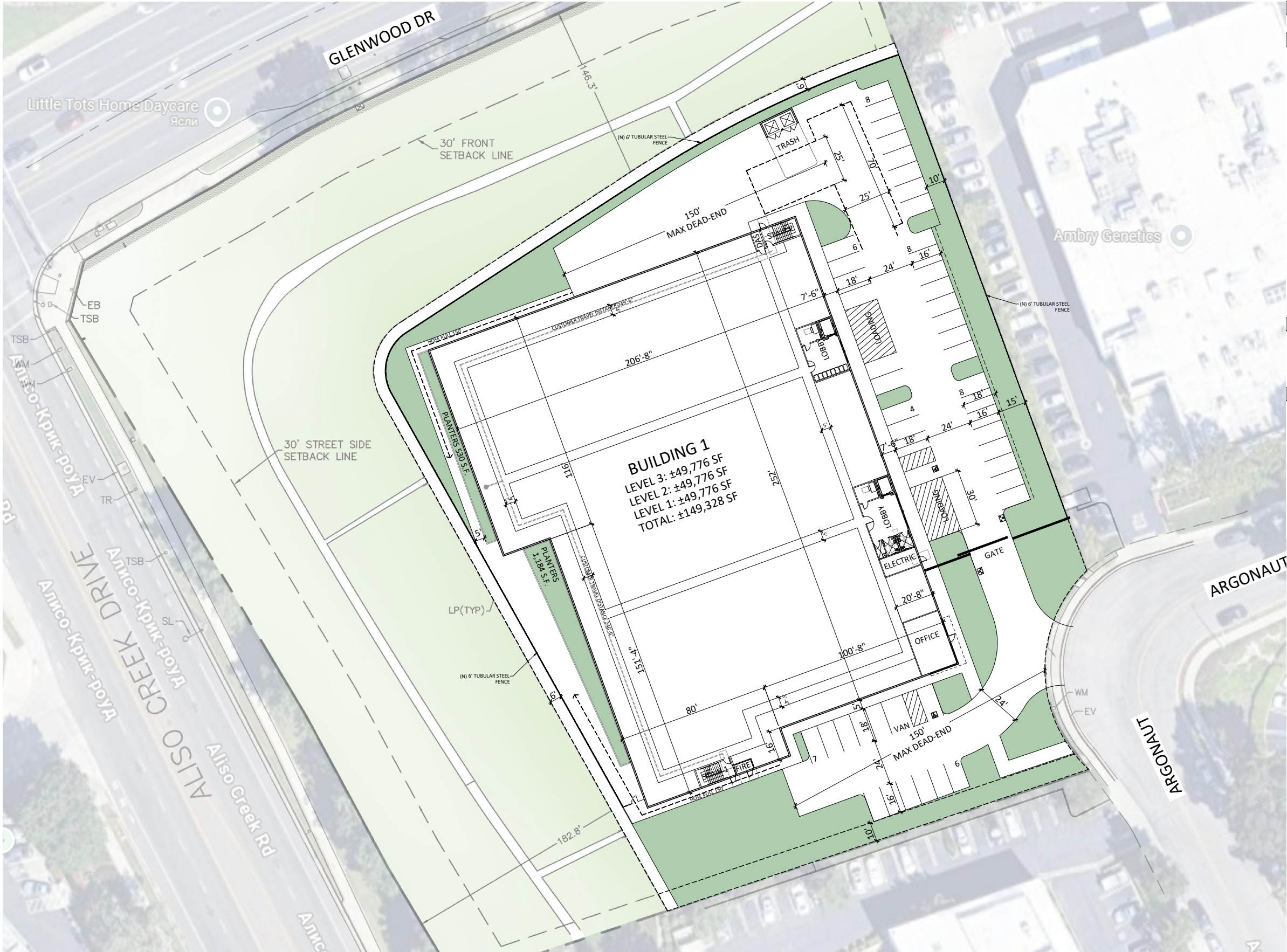
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/6/16.

DATE OF PLAT OR MAP: 6/15/16

JOHN R. McDONALD P.L.S. 6728
EXPIRATION DATE: SEPTEMBER 30, 2016



REVISIONS		JRN CIVIL ENGINEERS		ALTA/NSPS LAND TITLE SURVEY	
6/27/16:	ADDED ZONING REPORT INFORMATION	PHONE (949) 248-4685	SAN CLEMENTE, CALIFORNIA 92672	15 ARGONAUT, ALISO VIEJO, CA	SCALE: 1" = 40'
		FAX (949) 248-4687	232 AVENIDA FABRICANTE, STE. 107		DATE: 6/15/16
		PROJECT COORDINATOR:	TRAVIS EDWARDS (TEDWARDS@JRN.CIVIL.COM)		DRAWN BY: TVE
					CHKD. BY: JRN
					FILE NO. 15698



PROJECT DESCRIPTION	
DEMOLISH EXISTING INDUSTRIAL BUILDING TO CONSTRUCT A THREE-STORY SELF-STORAGE BUILDING.	
PROJECT INFORMATION	
PROJECT ADDRESS:	15 ARGONAUT, ALISO VIEJO, CA 92656
SITE APNs:	623-093-10 / 623-093-11
SITE AREA (2 PARCELS):	189,050 S.F. OR 4.34 ACRES
ZONE:	BP-2 BUSINESS PARK
GENERAL PLAN LAND USE DESIGNATION:	NONE
SPECIFIC PLAN:	
USE (EXISTING):	INDUSTRIAL SELF-STORAGE
USE (PROPOSED):	1.0
F.A.R. MAX ALLOWED:	
F.A.R. PROPOSED:	0.78 (149,328 S.F. / 189,050 S.F. = 0.78)
BLDG SETBACKS REQUIRED:	
FROM ARTERIAL HWYS:	30'-0"
FROM NON-RESIDENTIAL STREETS:	15'-0"
FROM COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENTS:	10'-0"
BLDG SETBACKS PROVIDED:	
FROM ARTERIAL HWYS:	30'-0"
FROM NON-RESIDENTIAL STREETS:	15'-0"
FROM COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENTS:	10'-0"
HEIGHT / NUMBER OF STORIES MAX:	45 FEET / NOT RESTRICTED
HEIGHT PROPOSED:	36'-0" / 3 STORIES
LANDSCAPE REQUIRED:	
MIN. BOUNDARY LANDSCAPING:	ADJACENT TO ARTERIAL HWYS 15' ADJACENT TO NONARTERIAL PUBLIC STREETS 10'
MIN. INTERIOR LANDSCAPING:	WITHIN PARKING AREAS 2.5% WITHIN NON-PARKING AREAS 2.5%
LANDSCAPE PROVIDED:	
MIN. BOUNDARY LANDSCAPING:	ADJACENT TO ARTERIAL HWYS 30' ADJACENT TO NONARTERIAL PUBLIC STREETS 10'
MIN. INTERIOR LANDSCAPING:	WITHIN PARKING AREAS 5.1% (5,554 S.F.) WITHIN NON-PARKING AREAS 7% (7,645 S.F.)

BUILDING AREA	
EXISTING BLDG(S) TO BE DEMOLISHED:	23,548 S.F.
PROPOSED BUILDING GSF:	
OFFICE:	634 S.F.
1ST FLOOR STORAGE:	49,142 S.F.
2ND FLOOR STORAGE:	49,776 S.F.
3RD FLOOR STORAGE:	49,776 S.F.
SUBTOTAL:	149,328 S.F.

PARKING ANALYSIS	
SELF-STORAGE PARKING REQUIRED (15.38,040):	
1/4,000 G.F.A. (149,328 S.F. / 4,000)	37 SP
SUBTOTAL:	37 SP
PARKING PROVIDED:	
ADA VAN (TABLE 11B-208.2):	1 SP
ADA CAR:	2 SP
ELECTRIC VEHICLE (EV CAPABLE):	4 SP
STANDARD:	40 SP
TOTAL:	47 SP
BIKE PARKING REQUIRED:	
SHORT TERM: (1 PER 25,000 S.F.; 149,328/25,000 = 6)	6 SP
LONG TERM: (1 PER 25,000 S.F.; 149,328/25,000 = 6)	6 SP
TOTAL:	12 SP
BIKE PARKING PROVIDED:	12 SP



15 ARGONAUT
ALISO VIEJO, CA

CONCEPTUAL SITE PLAN
02.07.25

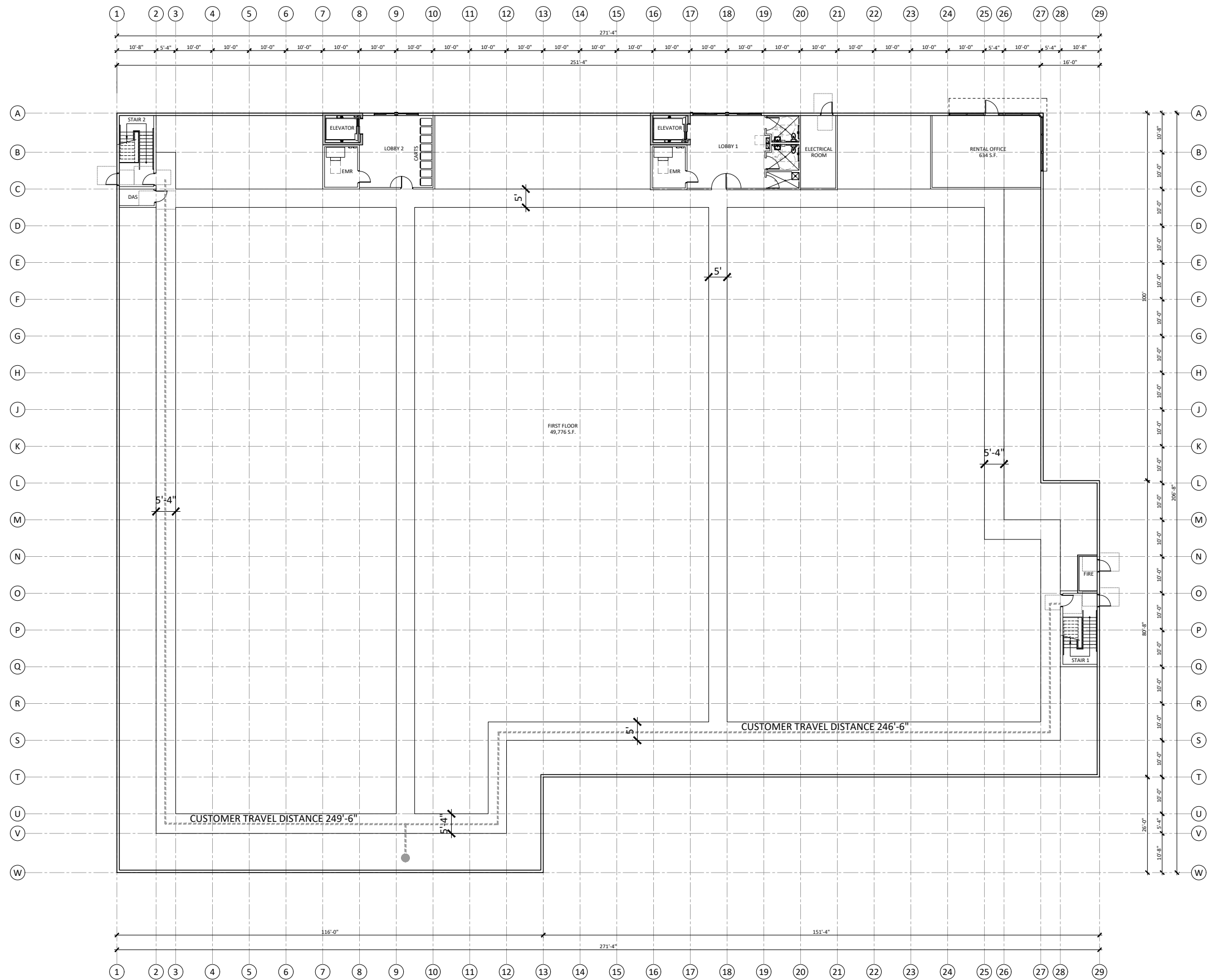
SCALE:

SUBMITTAL 01	02.07.2025



SHEET 2

KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



15 ARGONAUT
ALISO VIEJO, CA

CONCEPTUAL FIRST FLOOR PLAN

02.07.25

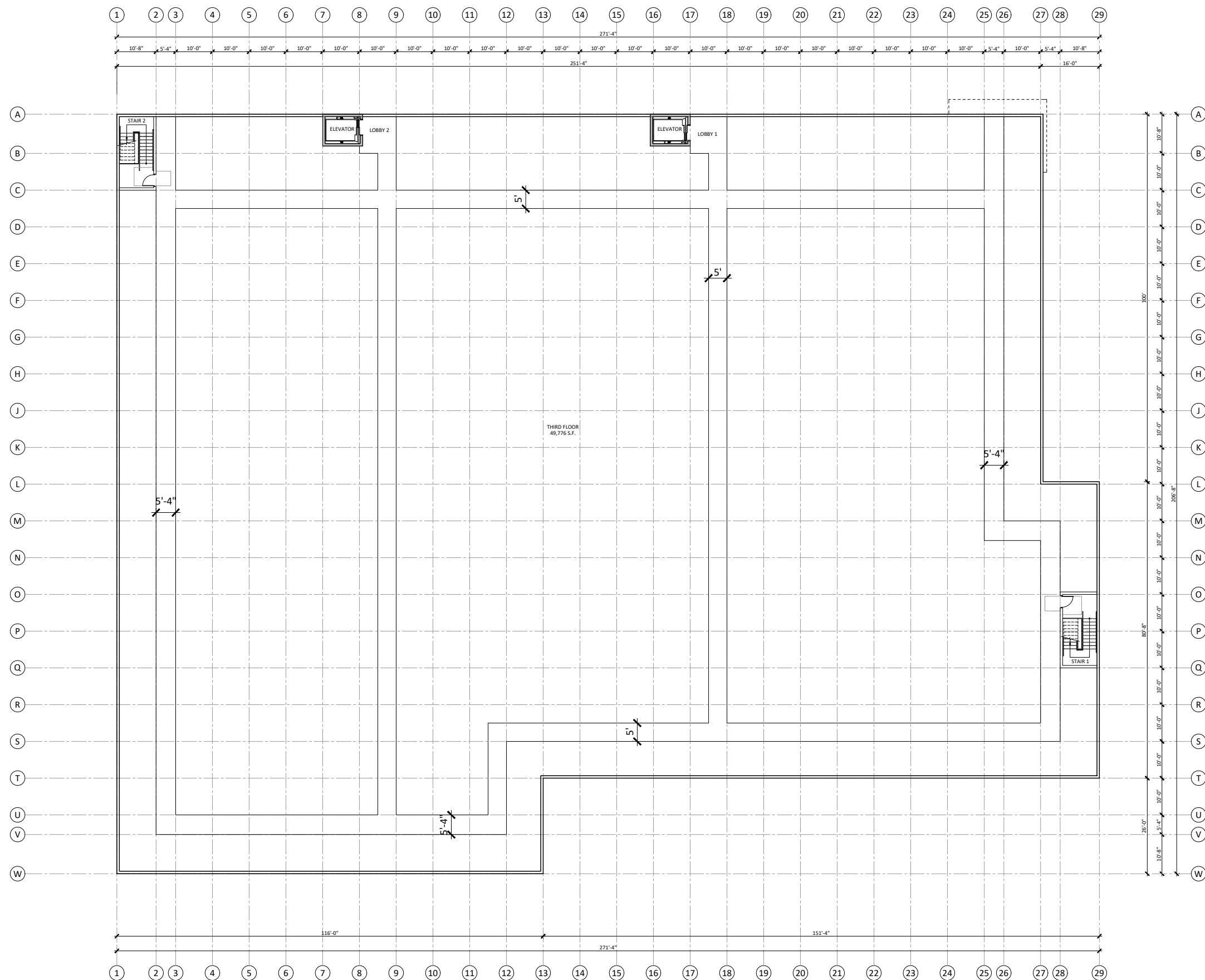
SCALE: 3/32"-1'-0"

SUBMITTAL 01	02.07.2025

SHEET 3



S T U D I O
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



15 ARGONAUT
ALISO VIEJO, CA

CONCEPTUAL THIRD FLOOR PLAN

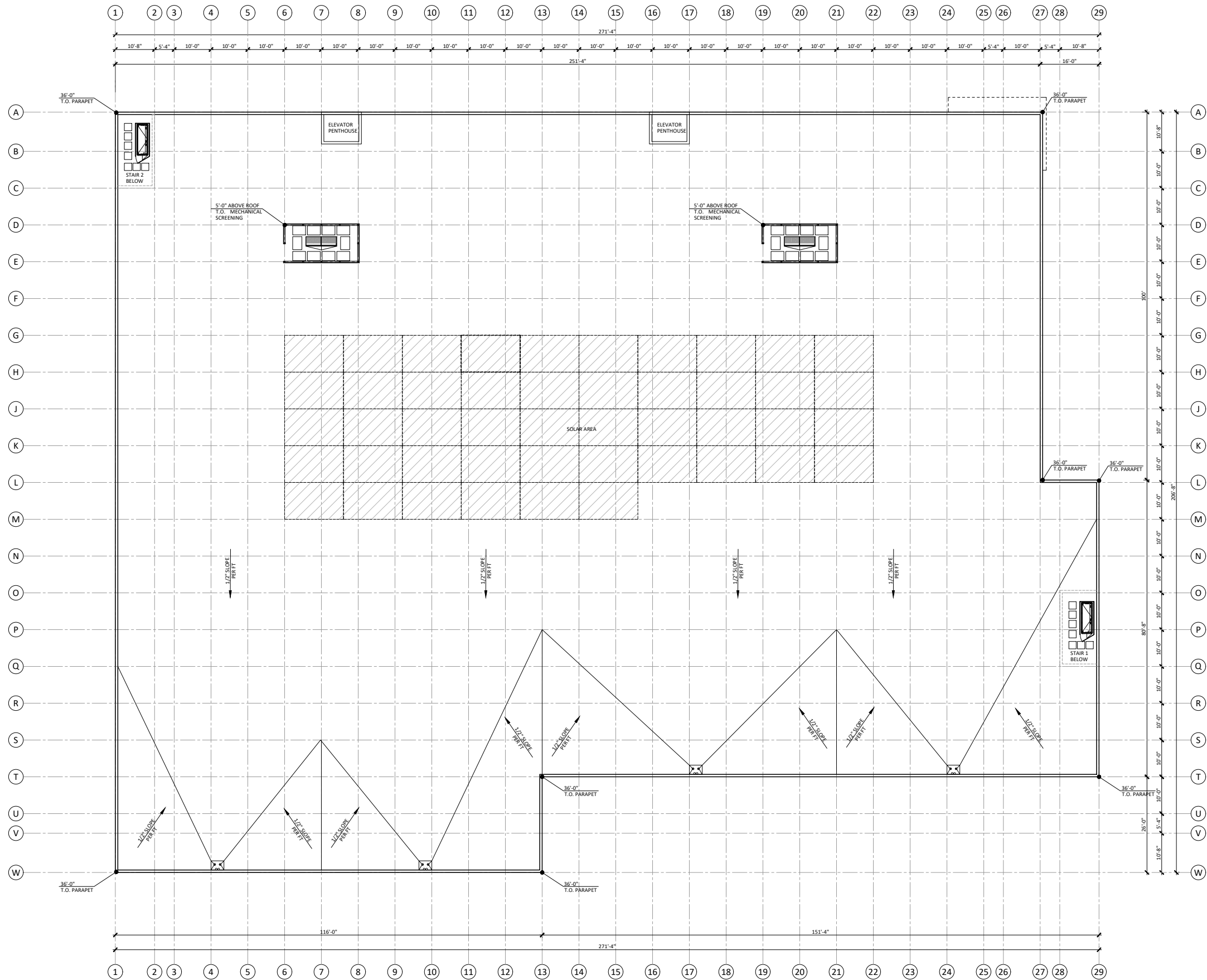
02.07.2025

SCALE: 3/32"-1'-0"

SUBMITTAL 01	02.07.2023

SHEET 5

KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



15 ARGONAUT
ALISO VIEJO, CA

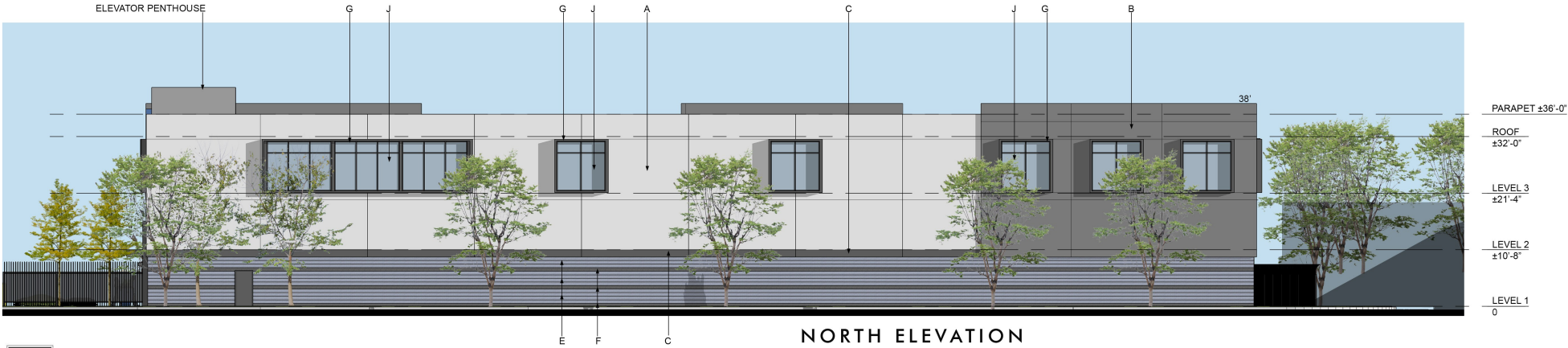
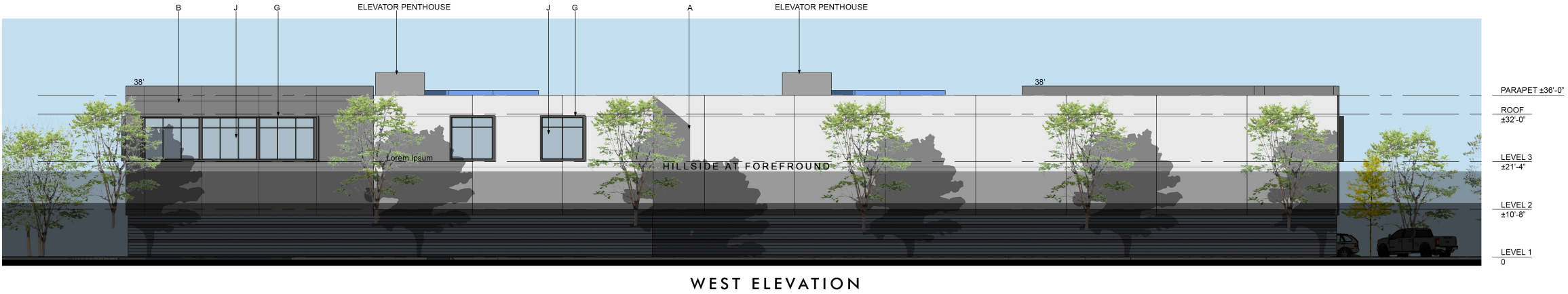
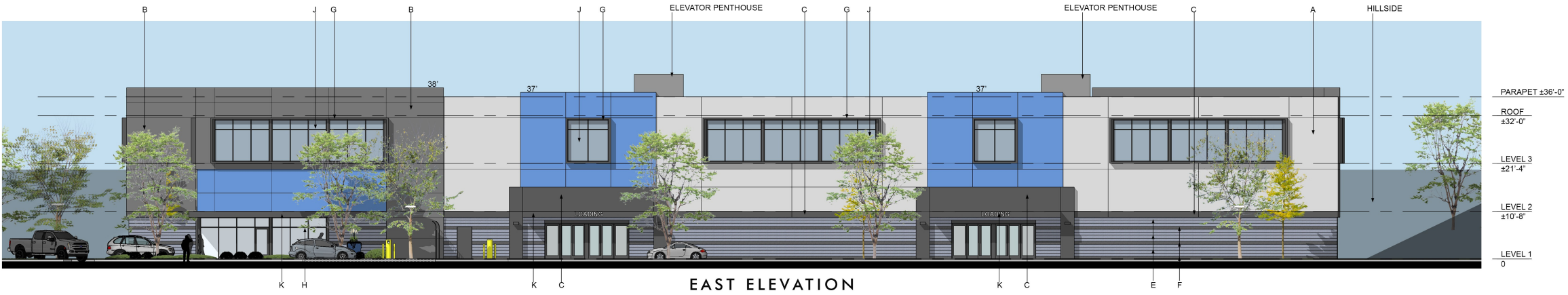
CONCEPTUAL ROOF PLAN
02.07.2025

SCALE: 3/32"=1'-0"

SHEET 6



SUBMITTAL 01	02.07.2025



	MATERIALS & FINISHES
A	EXTERIOR PLASTER FINISH, SW 7006 EXTRA WHITE
B	EXTERIOR PLASTER FINISH, SW 7674 PEPPERCORN
C	EXTERIOR PLASTER FINISH, SW 7069 IRON ORE
D	EXTERIOR PLASTER FINISH, SW 6963 SAPPHIRE
E	CMU BLOCK-SMOOTH, PAINTED GRAY STONE PPG1009-4 W/ ANTI-GRAFFITI COATING
F	CMU BLOCK-SMOOTH, PAINTED LICORICE PPG1009-7 W/ ANTI-GRAFFITI COATING
G	LIGHT GAUGE METAL SURROUND TRIM: "MATTE BLACK"
H	ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING: ANODIZED "MATTE BLACK"
J	SPANDREL GLAZING
K	METAL CANOPY PAINTED "MATTE BLACK"



15 ARGONAUT
ALISO VIEJO - CA

CONCEPT ELEVATIONS
02.07.25

0	4'	8'	16'
scale: 3/32"= 1'-0"			
SUBMITTAL 01	02.07.2025		

KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



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CONCEPT VIEW
02.07.25

SUBMITTAL 01	02.07.2025

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PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	3	MODERATE
	PROSOPIS GRANDULOSA	CHILEAN MESQUITE	24" BOX	6	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	11	LOW
	AGAVE AMERICANA	CENTURY PLANT	5 GAL		LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL		LOW
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL		LOW
	ENCELIA CALIFORNICA	COAST SUNFLOWER	5 GAL		LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		LOW
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL		LOW
	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL		LOW
	ACHILLEA MILLEFOLIUM	YARROW	5 GAL		LOW
	CAREX DIVULSA	BERKELEY SEDGE	5 GAL		LOW
	EXISTING SLOPE LANDSCAPE TO REMAIN IN PLACE				
	ANGULAR 4-6" COBBLE				
	ANGULAR GRANITE BOULDER				

- LANDSCAPE NOTES
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
 - USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.



15 ARGONAUT
ALISO VIEJO, CA

CONCEPTUAL LANDSCAPE PLAN
02.07.25

NORTH

scale: 1" = 20'-0"

SUBMITTAL 0102.07.2025

SHEET 9

S T U D I O

architecture + engineering

23 ORCHARD ROAD, SUITE 200

LAKE FOREST, CA 92630

T 949.380.3970 F 949.380.3771



LaTerra Storage Partners II, LLC

4553 Glencoe Avenue, Suite 200, Marina del Rey, CA 90292

(310) 552-0065 Main ~ (310) 552-0075 Fax

February 6, 2025

Ms. So Kim, Community Development Director
Community Development Department
15 Argonaut
Aliso Viejo, CA 92656

Re: Application for Conditional Use Permit
LaTerra Aliso Viejo Self-Storage
15 Argonaut
Aliso Viejo, CA. 92656

Dear Ms. Kim:

We respectfully submit the attached application for a self-storage facility at the above referenced location. The enclosed transmittal includes a detailed list of the documents provided in support of the application.

Project Description and Business Narrative

LaTerra Development is under contract to purchase the property at 15 Argonaut, APN 623-093-010 & 623-093-011. LaTerra is a leading self-storage and multifamily investment and development company with a focus on U.S. Sun Belt markets with combined portfolio value at completion currently estimated to exceed \$3 billion. Through its wholly owned subsidiaries, LaTerra provides a full spectrum of real estate investment services by developing, constructing, acquiring and asset managing properties for two district operating platforms: self-storage and residential.

The property includes 189,050 SF (4.34 AC) with an existing 41,519 SF office building. The proposed project would demolish the existing building and site improvements and construct a new three-story building with new site improvements. The new building will be approximately 149,328 SF. Access to the site would be from one existing driveway on Argonaut.

The proposed project includes forty-seven parking spaces located on the south and east sides of the building. Thirteen spaces are in front of the security gate for rental office customers. The remaining parking spaces are located near the customer lobbies.

The rental office will be open from 9am to 7pm, seven days a week. Self-storage customers will visit the rental office to inquire about rental space, pay rent, or purchase packing supplies such as boxes or tape. One to two employees per shift will staff the rental office. Based on market conditions, the rental office and facility hours may be revised after opening.

Self-storage customers will access the security gates, new buildings and their storage spaces through using an individual secured authentication. Customer access hours may be extended beyond office hours in the future depending on customer demand. The proposed building will be climate-controlled, and all storage units will be accessible only from the inside of the building.

New site improvements will be constructed and will include extensive new landscape along the property perimeters.

A new locked trash/recycling enclosure will be constructed near the northeast corner of the building. The trash and recycling bins are only available to LaTerra office staff, as customers are required to remove their own debris from the facility.

The proposed architecture includes various materials, textures and colors for an harmonious aesthetic to fit well in the neighborhood. Painted CMU, cement wall panels, plaster, spandrel windows and metal



L a T e r r a S t o r a g e P a r t n e r s I I , L L C

4553 Glencoe Avenue, Suite 200, Marina del Rey, CA 90292

(310) 552-0065 Main ~ (310) 552-0075 Fax

surround trim and metal awnings provide interest and create a base, middle and top of the building architecture.

Estimated construction time for the proposed project is 12 months.

Project Benefits

Self-storage produces no noise and little traffic, so it is an ideal use in this location. We believe the proposed project will provide several near-term and long-term benefits to the community including cohesive aesthetics in the neighborhood, providing construction jobs, and increasing property tax revenues to the City.

Self-storage requires very little in the way of public services including utilities, creates no school impacts, and would not affect the jobs/housing ratio of the City. The design and use are appropriate for this property, are complimentary to the neighborhood and adjoining uses.

The proposed project will be energy efficient, including rooftop solar panels and will meet or exceed the CalGreen code. The building will be climate-controlled, but only heated if interior temperatures reach approximately 55 F and cooled only when interior temperatures reach approximately 85F. All the interior lights, except for emergency lights, are operated via motion sensor and timers, so are completely off most of the time. Solar panels will be provided on the roof to cover over 100% of the anticipated annual electrical demand of the building.

Thank you for your time and consideration in reviewing this application. If you need additional information or have any questions, please do not hesitate to contact me at 760-757-7673 or rose@bacinskiassoc.com.

Sincerely,

Bryan Miranda

Bryan Miranda
Managing Director – LaTerra Development