

**City of Aliso Viejo**  
**General Plan Program -Community Workshop**  
**Minutes for November 19, 2002**

The first General Plan Program Community Workshop for the Aliso Viejo General Plan was called to order by Wayne Loftus, City of Aliso Viejo General Plan Coordinator, at 6:35 pm at the City of Aliso Viejo Council Chamber, 12 Journey, Aliso Viejo, California.

**This workshop was open to the public, participants present:**

**GPAC (General Plan Advisory Committee) Members:**

Carmen L. Vali-Cave, Mayor  
Barry Liberman  
Kevin M. Tiber  
Linda Benjamin  
Lori E. Trottier, ACIP  
Michael A. Fischer  
Nancy Tilove  
Raymond DeLeon, PhD.  
Steven M. Spiegel  
Wade Kloos

**City Staff/Council Members/Consultants:**

Bill Woollett, City Manager  
Dave Norman, Assistant City Manager  
John Whitman, City Engineer & Director of Public Works  
Clint Sherrod, Director of Planning Service  
Wayne Loftus, General Plan Coordinator  
Karl Warkowski, Council Member  
Jeffery A. Henderson, AICP, Cotton/Bridges/Associates  
John E. Bridges, AICP, Cotton/Bridges/Associates  
Yara Fisher, AICP, Cotton/Bridges/Associates  
Kate Keena, Keena Communications, General Plan Public Relations Consultant  
Barbara Thomas, Keena Communications, General Plan Public Relations Consultant

**Aliso Viejo Residents:**

Kevin Canning  
Jamie Small  
Tom White  
Larry McKenney  
Gil Armange  
Edward Kotkin  
Kathy Fairbanks

**GPAC Committee Members Absent:**

David Bendall  
Greg Ficke, Councilman  
John Hull  
Rae Ann Dill  
Scott A. Hardy

## **1. WELCOME AND INTRODUCTIONS:**

- The meeting/workshop was called to order by Wayne Loftus, General Plan Coordinator at 6:35 pm. Wayne Loftus provided a brief overview of the workshop and distributed materials to participants. The purpose of the workshop was to educate residents regarding the General Plan process and seek input. Residents interested in attending the 7:30 pm GPAC meeting were encouraged to do so.

### **Introductions:**

- John Bridges, Principal, Cotton/Bridges/Associates – facilitator, will oversee the City's development of the General Plan. He introduced Jeffrey Henderson and Yara Fisher, associates of Cotton/Bridges and Kate Keena and Barbara Thomas of Keena Communications, Public Relations Consultants for the City.

## **2. OVERVIEW OF GENERAL PLAN PROGRAM:**

### **General Plan Overview:**

- A General Plan is the primary long range planning document for the City. The General Plan will address a range of issues affecting future growth. The General Plan will establish a vision for the future and serve as a policy document for future development. The plan elements must include, but are not limited to: land use, noise, safety, conservation/open space, housing and circulation. The City of Aliso Viejo incorporated on July 1, 2001 and as required by State law, has 30 months to prepare a General Plan. The plan should be approved by the City Council by December 2003. The adopted plan should be reviewed and updated every five to ten years.

### **TASK I**

#### **Mapping:**

Representatives from Cotton/Bridges will work with City Staff in developing a set of maps for use during the General Plan process. The maps will identify specific parcels that are still vacant and will note their planned land use (residential, commercial, etc.) The maps should be completed and ready to use at the next scheduled GPAC meeting. A set of final maps will be included in the General Plan. These maps will serve as policy maps for land use and will include other environmental conditions including fault zones, flood zones and vegetation, etc.

### **TASK II**

#### **Issues Identification and Vision Development:**

In order to develop a General Plan the City will need to hear from the community as to the types of issues that are most important.

### **TASK III**

#### **Land Use and Circulation Alternatives:**

There is very little vacant land available within the City, as only a few parcels are yet to be developed. The GPAC committee will address potential alternative land uses for these parcels in the future. Questions that need to be answered: What would the City like to see and what would the residents like to see for future uses? The General Plan must identify the land uses for future development.

### **TASK IV**

#### **Goals & Policies:**

Included in the General Plan are goals and policies which will assist the City in future planning. Goals and policies will serve as guidance to the City on how to implement future land uses.

### **TASK V**

#### **Implementation Program:**

The General Plan will have an implementation program which will include day-to-day activities which will determine how to obtain long range goals.

#### **Draft General Plan:**

A Preliminary Draft General Plan will be provided to the General Plan Advisory Committee for review. The GPAC and City Council will have an opportunity to offer changes prior to preparation of the Draft Plan and initiation of the community public hearing process.

### **TASK VI**

#### **Environmental Impact Report (EIR):**

Cotton/Bridges Associates will prepare an Initial Study for the general plan as required by CEQA (California Environmental Quality Act) identifying potential environmental impacts associated with implementation of the General Plan in Aliso Viejo. A Program EIR will then be prepared analyzing the impacts of Plan implementation and identifying mitigation measures to mitigate any resulting impacts relating to proposed land uses policies and programs with the General Plan.

### **TASK VII**

#### **Public Hearings-Final Adoption of Plan:**

Public participation is important and key to the adoption of a General Plan. One method that will be used to seek public input will be through the City's website which is currently under construction. The website will include information regarding the General Plan and the elements included. Community members are encouraged to make use of this resource if they are unable to attend the public workshops or scheduled public hearings. The website is scheduled to be completed in December 2002.

### **Small Group Exercise:**

Jeffrey Henderson of Cotton/Bridges/Associates explained the small group exercise which focused on “Issues Identification.” The General Plan Advisory Committee was asked to break into two groups, elect a recorder/spokesperson and by utilizing large wall maps, answer the exercise questions:

1. What are the most important issues (e.g. access to parks and recreational facilities, protection of natural resources, improved services and facilities) that you would like to see addressed in the General Plan?
2. Are there certain areas, neighborhoods, or specific locations within the City that require special attention in the Plan? What are the issues (positive and/or negative) in these areas?

### **Presentation of Exercise Results:**

#### **Group I**

Dave Norman, Assistant City Manager reported:

- Hotel issue: what’s going to happen and will it result in a positive economic impact for city
- LaMont Academy: parcel-reuse
- Preservation of open space-identification of parcels and preserving open space
- Housing: concerns over high density housing, especially apartments
- Circulation-parking at Town Center is an issue. How will new retail owners deal with a potential lack of parking
- Use of shuttles throughout town
- Recreation: teens-youth etc.
  - Community center: build it now or in the future?
  - Trail access: from Soka & Canyon Vistas; ensuring trail access down to Laguna Beach
- Safety
  - Seismic preparedness; make sure we are prepared in case of earthquakes or other disaster

#### **Group II**

Wade Kloos, GPAC member, reported:

- Parking in Town Center: access and traffic problems around schools-including St. Mary’s
- Traffic Flow through City: timing of traffic lights
- Community Parks: will they continue to meet the current and future demand
  - Active/passive recreation-especially Laguna Woods Parks
- Future transportation issues: Park & Ride
- Ensure the City continues to have a viable tax base
- Storm Water Issues/NPDES permit
- Restroom facilities in neighborhood parks
  - (Acorn Park-insufficient facilities)
- Future use of property by golf course: what is land zoned for; alternatives?

- Toll Road: Punitive to Aliso Viejo; Laguna Niguel users seem to benefit based on toll gate locations
- Economic development impact on future land use for remaining parcels
- Recreation and open space programs
  - Joint use with schools
    - Trails: opportunities for trails. Are they viable? Do we need additional trails?
- Public Health & Safety: Raised medians along Aliso Creek Road for safety
- Community connection: How to incorporate/reach out to portions of Aliso Viejo that are not currently connected
- What happens to AVCA twenty years from now (regarding park maintenance, etc.)?

In closing:

Future opportunities for public participation:

- A Comment Sheet Issues Identification Form was distributed to the attendees. The sheet is to be used to communicate issues that are not currently on a list. Completed lists are to be faxed to Wayne Loftus at the City
- Future meetings: Two Community workshops and two GPAC meetings will be scheduled
- A Community Workshop will be scheduled to address land use issues in January 2003
- A City Council study session will be conducted in February 2003
- All workshops and GPAC meetings are open to the public

The meeting ended at 7:30 pm.

Minutes Respectfully Submitted:

Minutes Reviewed/Approved:

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Barbara J. Thomas  
Keena Communications  
Public Relations

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Wayne Loftus  
General Plan Coordinator