



**NOTICE OF SPECIAL MEETING
CITY COUNCIL OF THE CITY OF ALISO VIEJO
WEDNESDAY, APRIL 6, 2016
6:00 P.M.**

**City Hall
Council Chambers
12 Journey
Aliso Viejo, CA**

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council of the City of Aliso Viejo will take place on Wednesday, April 6, 2016, at 6:00 p.m. The business to be transacted at the special meeting will be as follows:

CALL TO ORDER: Convene Meeting to Closed Session and Roll Call – 6:00 p.m.

PUBLIC COMMENTS: At this time members of the public may address the City Council regarding any items appearing on the Closed Session agenda. Those persons wishing to address the City Council are requested to complete a “Request to Address City Council” form available on the table adjacent to the front door of the City Council Chambers. COMMENTS ARE LIMITED TO THREE MINUTES PER SPEAKER.

CLOSED SESSION:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Gov. Code 54956.9(d)(1): Petition for Review of Order No. R9-2015-0100, State Water Resources Control Board File No. A-2456(I)

CALL TO ORDER: Reconvene Meeting to Study Session – 6:15 p.m.

STUDY SESSION:

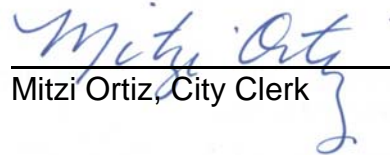
1. **ALISO VIEJO RANCH CONCEPT PLANS**

RECOMMENDATION: Receive presentation by Thirtieth Street Architects and Staff relating to the Aliso Viejo Ranch Concept Plans.

ADJOURNMENT

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 prior to the meeting.

Supplemental documents relating to specific agenda items are available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.



Mitzi Ortiz, City Clerk

City of Aliso Viejo Agenda Item



DATE: April 6, 2016
TO: Mayor and City Council
FROM: David A. Doyle, City Manager
Glenn Yasui, Director of Administrative Services
SUBJECT: STUDY SESSION - ALISO VIEJO RANCH CONCEPT PLANS

Recommendation:

The Council receives a presentation by Thirtieth Street Architects and Staff relating to the Aliso Viejo Ranch Concept Plans.

Fiscal Impact:

There is no direct fiscal impact associated with the recommended action.

Discussion:

Thirtieth Street Architects has prepared three Concept Plans for Aliso Viejo Ranch. The Concept Plans are included as an attachment to this report. In reviewing the Concept Plans, please note that the existing buildings are displayed in yellow and the proposed new buildings are displayed in orange. The following paragraphs provide an overview of each Concept Plan.

Concept Plan A

Concept Plan A is designed with an emphasis on historical preservation. The existing structures (barn, bunkhouse and three sheds) are proposed to be structurally stabilized and preserved with very passive or no active uses. The existing buildings are proposed to preserve the original appearance as much as possible. The two, small side-by-side sheds may have to be removed depending on their existing condition. In an effort to provide programs and services at Aliso Viejo Ranch, new facilities are proposed such a Welcome Center, Community Hall, amphitheater and agricultural area.

Concept Plan B

Concept Plan B is designed with an emphasis on historical preservation and adaptive reuse of existing structures. The existing barn is proposed to be rehabilitated and

improved to accommodate a Welcome Center, staff offices, large room as well as smaller meeting rooms.

The bunkhouse is proposed to be rehabilitated and improved to accommodate classes. In a similar fashion to Concept Plan A, new facilities are proposed including a Community Hall, amphitheater and agricultural area.

Concept Plan C

Concept Plan C is designed with the intention of removing the existing structures and constructing new buildings. Given the additional space, a larger Community Hall is proposed to provide programs and services. An Open Air Pavilion is proposed which would provide an outdoor, covered area to be used for community dinners, banquets and parties. This Concept Plan has a large amount of turf area which may be used for outdoor recreation activities, agricultural uses, community dinners and parties.

Moulton Family Artifacts

Members of the Moulton family have expressed an interest in working with the City on the Ranch project. Initial discussions involved the City having access to some historical artifacts that could be displayed as part of the Ranch site. This would include interactive exhibits featuring ranch equipment and farm implements, exhibits of artifacts provided by the Moulton Family Foundation and self-guided tours. It should be noted that any of the Concept Plans could be designed to accommodate interactive exhibits featuring ranch equipment and farm implements and exhibits of artifacts provided by the Moulton Family Foundation.

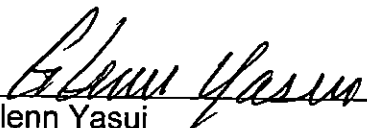
Presentation

Jim Wilson of Thirtieth Street Architects will present each of the Concept Plans in further detail at the Study Session. Additionally, Staff will discuss potential programs and services for each of the Concept Plans.

Preliminary construction cost estimates have been prepared. Staff is in the process of developing cost estimates for staffing, maintenance, operations and capital outlay. The cost estimates will be presented at the April 20th Council Meeting.

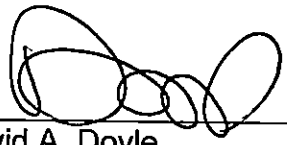
Conclusion

The April 6th Study Session is designed to present the Concept Plans to the Council and receive feedback from the Council and public. The Concept Plans will be submitted to the Council at the April 20th Council Meeting for further review and comment. Subsequently, Thirtieth Street Architects will incorporate the input into preparing a Final Site Plan which would include specific drawings, specifications and cost estimates. The Final Site Plan would be submitted to the Council for approval and utilized as part of the bid documents for constructing the improvements.



Glenn Yasui
Director of Administrative Services

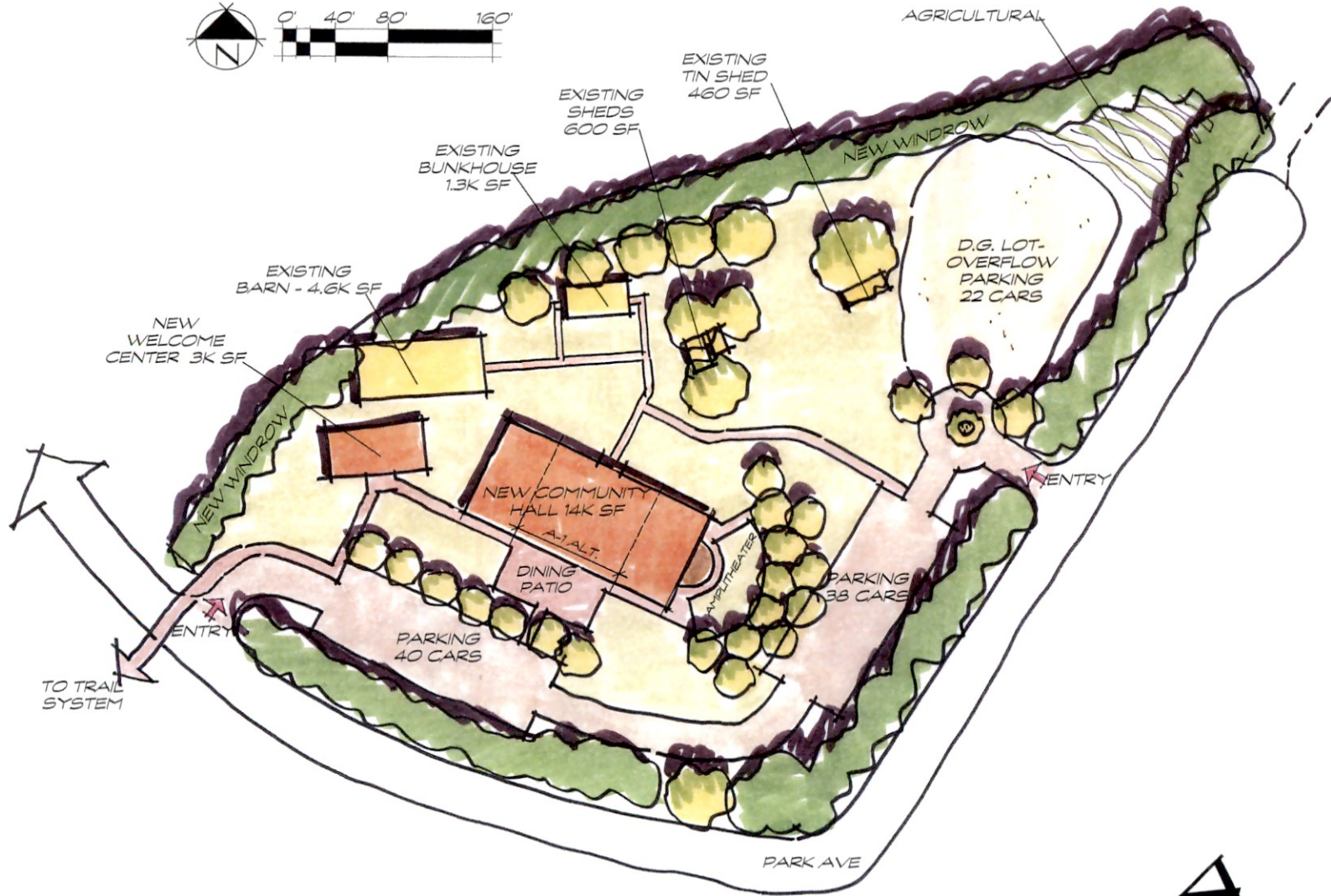
APPROVED FOR SUBMITTAL TO THE CITY COUNCIL



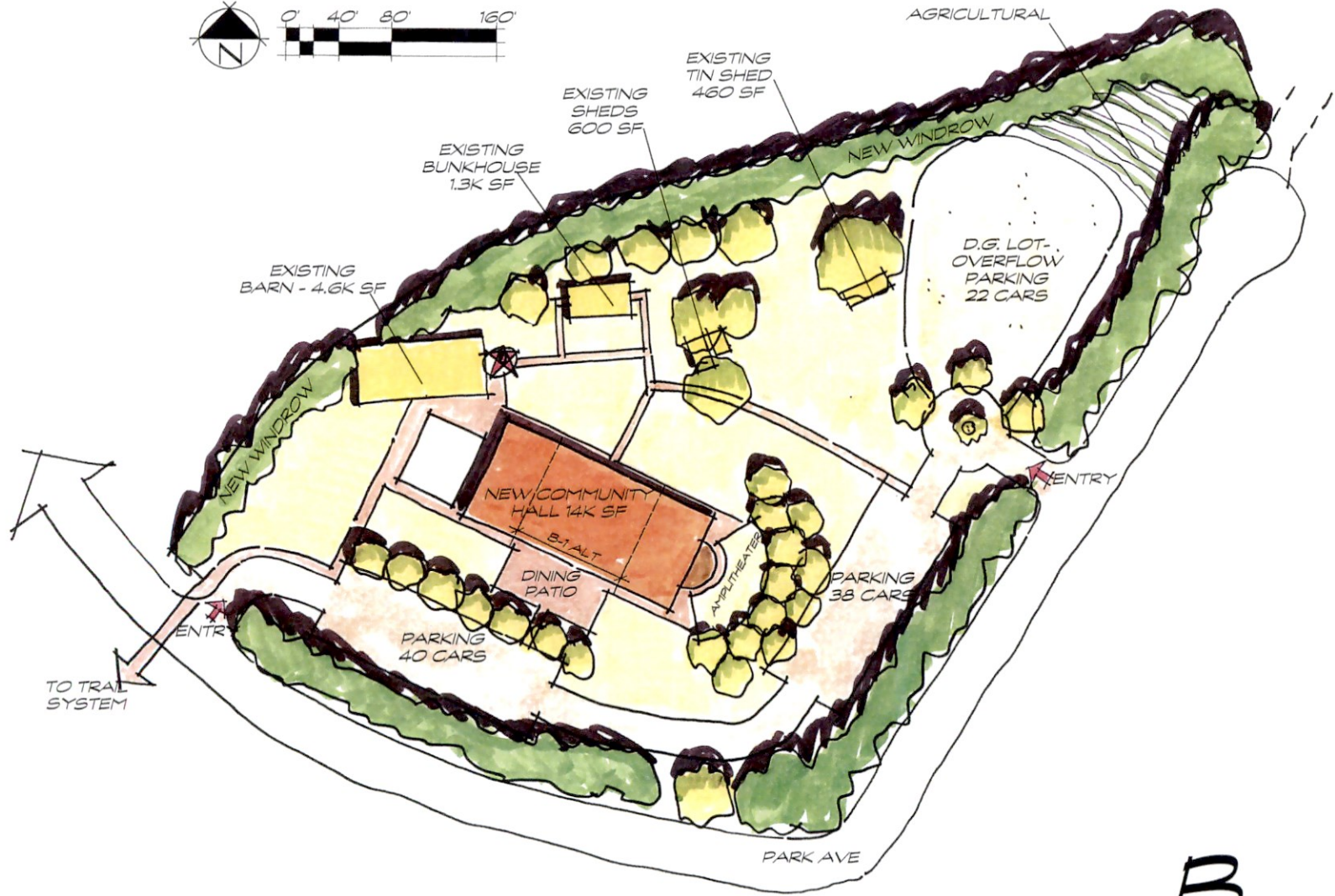
David A. Doyle
City Manager

Attachments: Aliso Viejo Ranch Concept Plans

ALISO VIEJO RANCH CONCEPTUAL SITE PLAN



ALISO VIEJO RANCH CONCEPTUAL SITE PLAN



B. 3/18/16

ALISO VIEJO RANCH CONCEPTUAL SITE PLAN

