The attached Master Plan document was requested by the Lake Mission Viejo Association (LMVA) Board of Directors in March 2013. It was the Board’s request that the Long Range Planning Committee (LRPC), along with our consultants, RJM Design Group (RJM) evaluate the current conditions of the facilities, the opportunities for future improvements, as well as the obstacles that may be involved. The Board requested the LRPC make recommendations on the establishment of LMVA’s Vision Statement, Mission Statement and a list of recommendations for future improvement projects, along with a set of measurable criteria to measure future projects for possible recommendation and prioritization.

The LRPC respectfully submits this Master Plan document to the LMVA Board of Directors with the hope that after careful review the Board will adopt this Master Plan and use it as a key tool to help define the challenges, outline the opportunities, make informed, balanced decisions and implement recommendations on how best to use LMVA’s limited resources to meet the needs of our membership and facilitate our vision and meet our long range goals. All this to ensure that LMVA continues to be a pristine, safe recreational facility for the membership to enjoy!

In closing, as Chairperson of the LMVA Long Range Planning Committee, I would like to extend my sincere appreciation to the members of the LRPC, the LMVA Staff, the RJM Design Group and all those who participated in this very intense and important process. Your dedication, time, insights, perceptions, and suggestions have all been an invaluable part of this Master Plan process. Your efforts have helped build a guiding document for the future improvements of LMVA. I sincerely thank you and applaud your efforts.

Sincerely,

Diane Hufstedler-Lincoln
LMVA LRPC - Chairperson
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Acknowledgements

LMVA Staff:
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Kevin Frabotta, General Manager

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Executive Summary

The Lake Mission Viejo Association (LMVA) Long Range Master Plan is a ‘Vision’ based planning document, which serves as a guide and implementation tool for the management and development of facilities and programs within LMVA. The purpose of Long Range Master Plan is to identify, evaluate, and prioritize future improvement projects for LMVA over the next 5-10 years based upon the needs of the membership and the Vision/ Mission for LMVA identified in the planning process.

The development of the LMVA Long Range Master Plan was conducted through intensive stakeholder input sessions, a visioning workshop, long range planning committee meetings, site analysis, as well as architectural reviews. The resulting information was synthesized into this final document illustrating the development of the long range planning process. The resulting studies have led to the vision for the association:

“To provide a premier freshwater lake and recreational facilities with clean, safe, modern amenities, while staying accountable to our financial responsibilities and the changing desires of our members.”

“Our mission is to maintain and improve Lake Mission Viejo Association’s premier freshwater lake and facilities.”

In addition to developing a vision for the association, three measurable criteria were generated and further defined to evaluate potential projects now and in the future. The Benefit, Implementation, and Cost criteria were used in tandem to rank several projects ultimately leading to the recommendation for improvements to LMVA’s overall lake relationships, north beach, and east beach including:

LMVA Overall Relationships (listed alphabetically):
A. Dock programming to strengthen relationships across east beach, north beach, and shopping
B. Electronic Reader board(s)
C. Vehicular signage added to intersection at Alicia Pkwy and Lanzarote

East Beach (listed alphabetically):
A. Building enhancements (to be detailed in architectural report)
B. East beach concessions/restrooms / programming
C. East Beach improved accessibility from parking lot

North Beach (listed alphabetically):
A. Basketball court (with pickle ball overlays)
B. Bowl seating and ADA relationships with improved interfacing from parking to clubhouse
C. Building enhancements
D. Entrance to North Beach redesigned
E. Storage/maintenance parking redesigned areas with improvements to quarantine areas, trailer parking, electrical availability, administration facilities, launch access, rentals, pedestrian traffic and facility relationships
F. Visitor parking redesigned with improvements to drop-off areas, lighting, pedestrian and vehicular traffic relationships, and enhanced interfacing with the lake access
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Introduction
In 1963, the O’Neill family and its partners established The Mission Viejo Company and began its first residential development: an 11,000 acre planned community of Mission Viejo. Lake Mission Viejo was formed as part of the third phase of the development, with construction commencing in 1973.

The Lake Mission Viejo Association was formed on November 16, 1976 by the Mission Viejo Company which developed the Declaration of Covenants, Conditions, and Restrictions (CC&R’s) for Lake Mission Viejo Association to establish a general plan for the maintenance, care, use and management of the Lake Association Properties.

The 124-acre lake was to be maintained for year-round boating, fishing and swimming. An earthen dam approximately 130 feet high and nearly a mile long was built at the southern end of the lake. The lake opened in 1978, becoming one of the largest man-made recreational lakes in Southern California.

On March 18th, 2013 Lake Mission Viejo Association engaged the services of RJM Design Group Inc. to develop a long range planning document to evaluate potential projects and prepare a road map for their implementation in a planned, organized, and cost effective manner. On September 24, 2013 the process was concluded and the committee directed RJM Design Group to compile the data in this book.

Purpose

The Lake Mission Viejo Association (LMVA) Long Range Master Plan is a ‘Vision’ based planning document, which serves as a guide and implementation tool for the management and development of facilities and programs within LMVA. The purpose of the Long Range Master Plan is to identify, evaluate, and prioritize future improvement projects for LMVA over the next 5-10 years based upon the needs of the membership and the Vision/Mission for LMVA identified in the planning process.

The Long Range Master Plan is the first major planning effort undertaken by the LMVA since its founding in 1976. The goal of Long Range Master Plan process is to develop a cohesive and comprehensive plan of development that will allow for the LMVA to best serve the needs of its members, now and in the future. This document describes the existing facilities and programs, the process by which the needs of the LMVA are identified, the guiding Vision and Mission for the LMVA, the criteria by which projects are evaluated, and specific project recommendations that will enable LMVA to realize its Vision.

This report is intended to be a flexible and living document, which allows for continued re-evaluation and updates, as conditions and the needs of members change over time. This document presents findings and recommendations that should be evaluated, validated, and/or modified periodically as the LMVA responds to unforeseen opportunities and constraints as well as changes in needs and demands in the context of other priorities.
Existing Conditions

Membership

Lake Mission Viejo membership is structured in a manner that allows the association to grow with new members while retaining the existing members indefinitely. The boundaries that outline the membership areas for the Lake Mission Viejo Association are separate from that of the City of Mission Viejo boundaries. There are several similarities between the two, however membership is regulated within the Association boundaries. Membership to the Lake Association is determined by a few different aspects. One: homes built prior to 1977 the “Developed Area” and that are not members, can elect to annex their properties to and become members of the Lake Association. Once a property is annexed to the Association the membership is permanent and cannot be revoked. Two: homes built after recordation of the LMVA CC&R’s (November 1976) “Annexable Area” were all annexed to the Association by the developer. Each home in these developments was sold by the developer with mandatory Lake Association membership attached to the home. The perpetuity of property membership ensures the Lake Association will not reduce in size yet allow it to grow with the annexation of individual homes from the “Developed Area”. The long range planning efforts developed in this document are structured along the current and foreseeable future growth of the Lake Association.

Lake Mission Viejo Association’s current membership levels during the time of this report are at 24,010 properties. The 2012 reported housing units available within the city of Mission Viejo is 34,254. Of the 34,254, approximately 5,100 in the “developed area” referenced above are eligible for lake membership, but have not yet joined. According to the 2010 California Board of Equalization the reported demographics for the area indicates there is a median age of 42.2 years which fall in the 35-44 age range representing 13.5% of the overall population. The demographics also detail a senior population ranging from 65-84 accounting for 11,341 people totaling 12.1% of the overall population. Trends indicate the senior population will increase over the next several years. Demographic information was taken into consideration and should continue to be reviewed with each update of the long range planning document.

Existing Facilities

The following is a professional opinion of the condition and deficiencies of the buildings at the Lake Mission Viejo Association as prepared by James Mickartz Architect. This evaluation is based upon a visual review of the buildings with recommendations for functional and programmatic improvements that can be made to these building to increase their potential to appeal and facilitation to the membership as well as possibly offsetting future increase in dues. This review will also identify accessibility issues that are present. This review does not however include a seismic evaluation, life cycle analysis, energy performance or unseen maintenance issues of these buildings.

ADMINISTRATION BUILDING: This building seems to serve the functions of the Association well, but there are two deficiencies that are identified as follows:

A. The second floor community space is completely accessible to the able bodied public by the interior stairway but is inaccessible to people in wheelchairs. The building code does not require that this space be made accessible until a building permit is issued for improvements to this building.

B. The second component of accessibility is related to the existing first floor restrooms. The first floor restrooms will need to be evaluated for their physical dimensions required for accessibility. Recent upgrades made by the association were approved by the City in 2012. Restrooms in the administration building are currently open for access during business hours.
BOAT RENTAL BUILDING: There seems to be conflict in the space allocated for the members that are checking out equipment and those returning equipment. This may be a simple fix with signage, exterior low walls and possibly a small expansion to the building to accommodate this conflict. Staff has alternatives that can be explored.

CLUB HOUSE: This is the building on the north end of the lake that serves as a rentable community space for social functions and events. Although it serves some of these functions well, it is our opinion that some improvements can be made that will make this building more usable to the membership as well as more marketable as an income generator for the Association. Key considerations include:

A. The space currently relies on the exterior accessed restrooms for social functions and it seems awkward that wedding guests would need to share the same facilities on the east side of the building with the public that have access to the restrooms from the beach area.

B. There is a large outdoor courtyard area on the south side that has some metal trellises but it does not provide any relief from the sun. Our suggestion is to provide effective shaded areas that could be achieved with either canvas awnings or permanent wood or aluminum trellis members.

C. There is an ADA compliant ramp to the east of the building that serves the building from the lower beach sidewalk. There is also a non-compliant, wide-sloping sidewalk that is centered on the south side of the building. This sloping sidewalk is difficult to traverse due to its steep angle and presents challenges for accessibility.

EAST BEACH CLUB: It is our opinion that the building at the East Beach seems to serve the needs of the public well and we see no need for modification at this time. It shall be noted however that since this is a public facility, the needs of the physically impaired may need to be addressed. The ramp leading from the parking lot to the beach as well as the upper park facilities need to be addressed.

MAINTENANCE BUILDING: This is a prime waterfront location on the lake and it appears that the Association has multiple options for improved use.
Existing Programs/Services

LMVA offers a variety of programs and services in addition to providing and maintaining access to the Lake and providing members with facility and equipment rentals. Programs include lessons and classes in both lake and non-lake activities including fishing club, sailing and paddleboard programs and bridge club and guitar lessons. LMVA hosts over six concerts a year, and have hosted renowned musical artists from around the world.

**Programs**
- Beginning Guitar
- Bridge Club
- Campco Day Camps
- Discovery Classes
- Fishing Club
- Jumping Jacks and Jills (preschool play event)
- Junior Life Guards
- S.O.A.R (Senior Opportunities for Activities and Recreation)
- Skyhawk Sports Camps - Soccer (children's soccer)
- Skyhawk Sports Camps - The Mini-Hawks Multi-Sport (children's baseball, basketball, and soccer)
- Skyhawk Sports Camps - Volleyball (beginner-intermediate level)
- Sunset Sails
- Supersitters (Workshop for babysitters)
- Swimming
- Westwind Sailing (Sailing and Stand-Up Paddle Programs)
- Yacht Club

**Events**
- Concerts
- Family Fun Day
- Lake Eerie (Halloween Event)
- Marine Appreciation Day
- Movies in the Moonlight
- Orange County International Triathlon
- Santa's Arrival/ Parade of Lights
- Sunday with the Symphony
- Jazz Fest & Taste of the Lake
- Fireworks Show

**Rentals**
- Boat Rentals
- Picnic Rental (East Beach)
- Clubhouse Rental
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Lake Mission Viejo Association • Long Range Master Plan

Vision/Mission and Needs Analysis

Lake Mission Viejo Concert Series
Section TWO: Vision/Mission and Needs Analysis

The LMVA Long Range Planning document is centered on the needs identified during the planning process. Multiple methods were used to evaluate what these potential needs are including: review and development of the association’s vision/mission, opportunities and constraints, as well as the formulation of measurable criteria to evaluate potential new projects. The needs analysis concludes with a bubble diagram of potential project recommendations that have been identified and evaluated based on the criteria set forth during the analysis.

Vision/Mission

Methodology: To develop Lake Mission Viejo Associations (LMVA) Vision, Mission, and a Measurable Criteria, an extensive outreach and interview process was utilized. RJM Design Group conducted interviews, as well as a Vision/Mission focus group aimed at soliciting responses from key stakeholders, board members, and staff. Questionnaires employed during the outreach process were designed to gain an understanding of the respondent’s knowledge of existing conditions, current issues, needs, and goals of the Association. A complete transcript of the process is available in the appendix.

Individual Interviews

Ten individual interviews were held with various board members, LMVA staff, and key stakeholders. A specific questionnaire was developed to ascertain the individual’s views of the existing conditions, current issues, needs and goals. A total of seven questions were asked: First the interviewee was asked a question to familiarize themselves with the project location, the planning scope, and their familiarity with the Association; the following five questions constitute the remainder of the interview questions and the summary responses (following two pages).

Individual Stakeholder Questions

Each interview to be conducted over a period of 45 minutes. One to three people per session. Sessions dates and times to be determined. Please provide short answers to the following questions and bring with you to your interview.

Thank you!

1. Please describe your relationship to Lake Mission Viejo Association (LMVA).

2. What are the most important issues with the Programs and Services currently provided for by the Association?

3. What are important services and facility needs for members in the future?

4. What does Lake Mission Viejo Association do best in providing facilities, programs, and services to members?

5. What opportunities are there to provide additional programs, services, and facilities?

6. What is your vision for Lake Mission Viejo Association services and facilities in 2018?

7. Additional Comments.
1. What are the most important **issues** with the Programs and Services currently provided for by the Association?

A total of 82 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Programs &amp; services should be well rounded/Provide comprehensive programs and services/Recreation Programs: Provide equal / better programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry - Ingress-Egress: Vehicular and Pedestrian / Concerts happen 6 times a year (500 cars trying to exit at once, pavers, electronic message board) /Ingress-egress at concerts, entry line stacks up, egress very difficult (Handle guests a different way - preregister? Improve flow of people at holidays. Pedestrians - Emergency vehicles/Improve Entry - ingress - egress following a concert</td>
</tr>
<tr>
<td>Health of the Lake - How do we protect it? Quagga Mussels/ Lake health biology (quagga and zebra mussels)/Health of the Lake - Chemical/Biological. Quagga mussel</td>
</tr>
</tbody>
</table>

2. What are important services and facility **needs** for members in the **future**?

A total of 50 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Technology in communicating with members/Social Media to communicate with members/ Communication - 24K member families, One group - pre date the lake, One group - newer than the lake, Older homes - one time decision to be a member. How do we communicate and connect to our members and potential members? Not sure that we are meeting all the needs because of possible poor communication.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior driven events/Casa Del Sol Community - age restricted. Understand the demographics - what is the future?</td>
</tr>
</tbody>
</table>
3. What does Lake Mission Viejo Association do **best** in providing facilities, programs, and services to members?

A total of 40 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boat rental fleet/Boats/Boating/Quality of Boat Rentals - equipment</td>
</tr>
<tr>
<td>Concerts - good mix of performers/Concerts/Summer Concerts - safer, easier, better/Concerts - biggest success</td>
</tr>
<tr>
<td>Trout fish stocking/Fishing</td>
</tr>
</tbody>
</table>

4. What **opportunities** are there to provide additional programs, services, and facilities?

A total of 44 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Beach/East Beach - improvements, total rentals, split with main beach. Treated as an integral park of the Association/rentals, paddle boats, expand clubhouse, “park” on Lanzarote/East Beach - Upper picnic area - very limited use, Rentals / Paddleboats, all elements are secondary quality to Main Beach</td>
</tr>
<tr>
<td>Maintenance building/Maintenance building - Upstairs used by Yacht Club. Buildings are not covered by the reserves. Lake front location - is it in the best location?/Better use of buildings: Maintenance building is high priced real estate, could be used better</td>
</tr>
</tbody>
</table>

5. What is your **vision** for Lake Mission Viejo Association services and facilities in 2018?

Each interviewee was asked their individual vision for the Lake Mission Viejo Association. These responses are tallied in a single matrix for the entire outreach process. See Vision under Consensus Planning
Vision / Mission Focus Group

As part of the planning process, a focus group was held on Wednesday, May 29th, from 10:00 am to 12:00 pm at Lake Mission Viejo. Seven LMVA representatives attended the Vision/Mission Session. Participants were first divided into two small groups. Zachary Mueting of RJM Design Group welcomed the participants and provided an overview of the purpose, structure, and guidelines for the workshop and then proceeded to facilitate the workshop process.

Participants were asked to individually respond on forms distributed before the presentation of each topic related to the 1) strengths/assets, 2) needs/issues, 3) constraints/challenges, 4) top priorities, 5) vision, and 6) what needs to be done. After individual responses were written down, a group discussion began with individual members of each group sharing their responses. Time was allotted for the groups to gain consensus on their top three answers on the particular topic. Following each topic discussion, the group's presenter reported their findings to all of the workshop participants.

The following charts represent the most commonly repeated/agreed upon items from the individual and group responses:

Vision/Mission Individual Summary Charts:

1. What are the greatest **strengths and assets** of Lake Mission Viejo Association in meeting the needs of members?

   A total of 43 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

   Knowledgeable and friendly staff / Staff Commitment / Personnel / Staff: welcoming and accommodating, excellent support for the various recreation activities we offer.

   **Concerts / Concert Promotions**

2. What are the most important **needs / issues** related to Lake Mission Viejo Association programs/services/and facilities?

   A total of 27 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

   Updated entry (ingress-egress) for popular events, busy weekend clubhouse use / Ingress-egress - concert-holidays / ingress-egress, members & guests, busy days / Ingress-egress to facilities during busy events, times of year

   Parking / Access to popular events - parking / Parking, busy days

   Quarantine process - water quality / Quagga mussel / invasive species / Contamination "quagga" - Swimmer's itch / Our safety issues - member safety and water safety - quality
3. What are the greatest constraints/challenges in meeting the needs of the LMVA members?

A total of 14 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Meeting the needs of all different demographics/Understanding of future member needs/Understanding what the membership at large wants/Answering needs of various member groups, ages, cultures, special interest groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of the facility (parking, size of beaches, size of park for concerts)/Confined geography - no room for expansion - parking/Physical constraints/property</td>
</tr>
</tbody>
</table>

4. What are the top priorities for Lake Mission Viejo Association to better serve the member’s recreational needs?

A total of 18 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Understanding what our members recreational needs are/Know what they want!!/Understand what members collective needs are and demographic changes/Understand member needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ingress-egress/Access in-out/Improve parking for key events/Ingress/Egress - ADA, member needs, access, communication, ease of use</td>
</tr>
</tbody>
</table>

5. What is your vision for Lake Mission Viejo Association facilities, and services in 2018?

Each interviewee was asked their individual vision for the Lake Mission Viejo Association. These responses are tallied in a single matrix for the entire outreach process. See Vision under Consensus Planning

6. What needs to be done to accomplish the priorities?

A total of 10 unique responses were recorded for this question. The following are the most common responses. All other responses identified by an individual or a minority consensus are not excluded; however, they are not identified in this summary (a complete matrix of all the responses is available in the appendix):

<table>
<thead>
<tr>
<th>Reach out to membership to better understand their wants-needs/Welcome-enlist member input/Solicit input from member base - understand demographics/Understand Demographics/Evaluate member wants/needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willingness to change, open to new ideas/Commitment to make change/Commitment to make changes/Follow through on agreed plans to produce results that maintain our rec environment.</td>
</tr>
<tr>
<td>Fiscal commitment- responsibility/Financial stability/budget - more money, less expense/Meet financial obligations</td>
</tr>
<tr>
<td>Ingress-egress/Develop alternatives to ingress-egress/Ingress and egress</td>
</tr>
</tbody>
</table>
**Vision/Mission Group Summary Charts:**

The following summary charts are the group responses recorded during the meeting. The highlighted items in blue or green indicate a commonality between the groups.

1. What are the greatest **strengths and assets** of Lake Mission Viejo Association in meeting the needs of members?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality of Facilities; water, parks, rec areas, buildings, meeting areas</td>
<td>Variety of activities/programs for members</td>
</tr>
<tr>
<td>Staff; clean functional space and facilities in face of demanding conditions.</td>
<td>Natural resources</td>
</tr>
</tbody>
</table>

**Group Consensus: Strengths and Assets**

- Financial Stability

2. What are the most important needs / issues related to Lake Mission Viejo Association programs/services/ and facilities?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality issues – cost, maintaining pristine conditions</td>
<td>Ingress/egress for members and guests on key/busy dates</td>
</tr>
<tr>
<td>Building issues, ADA, reserving for future needs, replacement Larger space with ADA access</td>
<td>Appropriate response to changing demographics, more seniors</td>
</tr>
<tr>
<td>Communicating with members, and educating them, keeping up with technology</td>
<td>Water (quality, cost, etc.)</td>
</tr>
</tbody>
</table>

**Group Consensus: Needs and Issues**

- Water Issues – quality/cost

3. What are the greatest constraints / challenges in meeting the needs of the LMVA members?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reaching consensus on priorities and agreement to go forward</td>
<td>Geography/physical constraints of property</td>
</tr>
<tr>
<td>Balancing events/programs to meet members needs</td>
<td>Understanding what the members want</td>
</tr>
<tr>
<td>Financing -$/Resources – Information</td>
<td>Governmental regs</td>
</tr>
</tbody>
</table>

**Group Consensus: Constraints/Challenges**

- Members Wants/Needs
4. What are the top priorities for Lake Mission Viejo Association to better serve the member’s recreational needs?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe conditions. Boat loading, geese control, quagga program, clean beaches, swimming, facility use</td>
<td>Understand member needs/wants</td>
</tr>
<tr>
<td>Set vision – better facilities, newer broader events, calendar issues</td>
<td>Continue fiscal responsibility and commitment</td>
</tr>
<tr>
<td>Ingress/egress, for events/daily use</td>
<td>Improve ingress/egress flow and include parking</td>
</tr>
</tbody>
</table>

5. What is your vision for Lake Mission Viejo Association facilities, and services in 2018?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide optimal and safe conditions of amenities and facilities/buildings while meeting financial and fiduciary responsibilities to the members and documents.</td>
<td>To provide our members a safe, clean, modern facility, which meets the changing needs of members and their families.</td>
</tr>
</tbody>
</table>

**Vision**

To optimally provide safe, clean, modern amenities and facilities, which meet the changing needs of members and their families, while meeting our financial and fiduciary responsibilities.

6. What needs to be done to accomplish the priorities?

<table>
<thead>
<tr>
<th>GROUP 1</th>
<th>GROUP 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hire professionals, evaluate Association Needs &amp; Wants</td>
<td>Solicit input from members</td>
</tr>
<tr>
<td>Establish financial order</td>
<td>Commitment to make change:</td>
</tr>
<tr>
<td>Follow through on agreed plans to produce results</td>
<td>➔ Fiscal</td>
</tr>
<tr>
<td></td>
<td>➔ Emotional</td>
</tr>
<tr>
<td></td>
<td>Develop alternatives to improve</td>
</tr>
<tr>
<td></td>
<td>➔ ingress/egress/parking</td>
</tr>
<tr>
<td></td>
<td>➔ safety</td>
</tr>
</tbody>
</table>

**What Needs to Be Done**

- Evaluate/Solicit Needs/Wants from Members
- Establish plans and commitment to make change
Consensus Planning

The cornerstone of any planning process is the summation of all the data into an agreed upon consensus. The following vision, mission, and measurable criteria sections represent the consensus items that have been derived during the stakeholder outreach process.

Vision:

With each outreach method, participants were asked to describe their vision for the LMVA in 2018. During the vision/mission session participants were also given the standard dictionary definitions of Mission and Vision. Each response was tabulated for all of the various elements within the recorded descriptions. The following are the most common responses. All other responses identified by an individual or a minority consensus are available in the appendix.

Consensus Vision Responses:

<table>
<thead>
<tr>
<th>Modern facilities/Modern facility for families/Provide our members a modern facility/To offer our members modern facility/Maintain high quality facilities and buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain strong financial status-Have healthy reserves/Remain financially sound/Provide a functional, financially viable recreation space and programs for the members of LMVA/Maintain financial and fiduciary responsibility/Meet financial and fiduciary responsibilities to the members and documents</td>
</tr>
<tr>
<td>Safe, clean facilities/ Safe Environment/ Provide optimal and safe conditions of amenities and facilities/buildings</td>
</tr>
<tr>
<td>Premier freshwater lake associated in the U.S./recognized as the premier man-made lake within the United States for its beauty and service to all members</td>
</tr>
</tbody>
</table>

The above responses have been condensed into one concise vision identified below.

Lake Mission Viejo Association’s Vision:

“To provide a premier freshwater lake and recreational facilities with clean, safe, modern amenities, while staying accountable to our financial responsibilities and the changing desires of our members.”
## Vision Element

| Vision Element                                                                 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
|--------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Maintain premier freshwater lake associated in the U.S., recognized as the premier man-made lake within the United States for its beauty and service to all members. | X |    |    |    | X |    | X | X | X |    |    | X |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Modern facilities: Modern facility for families. Provide our members a modern facility. To offer our members modern facility: Maintain high-quality facilities and buildings. | X |    | X |    | X |    | X | X | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Safe, clean facilities/safe environment. Provide optimal and safe conditions of amenities and facilities/buildings. | X | X | X | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Planned financial services. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Stay contemporary. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Improve connectivity. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Improve programs. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| An improved functional maintenance building. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Continued lake services with expanded education and communication with members. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Finance quality. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Make decisions for future boards, take advantage of opportunities. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Be "true" non-profit. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Members get value from improvements. Offer all members an excellent value for their assessments. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Facile where life-long memories are made. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Optimally meets the recreational wants and needs of its membership. Be a haven where the wants and needs of its members as families and individuals are most perfectly realized. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Maintain quality and availability of amenities, control costs and improve facility-building. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Maintain optimal use of the water and facilities. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Maintain pristine water condition. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Maintain strong financial status. Have healthy reserves. Remain financially sound. Provide a functional, financially viable recreation space and programs for the members of LMVA. Maintain financial and fiduciary responsibilities to the members and documents. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Meet the changing needs of members and their families. Meets their needs and wants. | X |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
Mission:
Throughout the stakeholder outreach process, participants were asked to provide responses to open ended questions relating to the priorities, needs, issues, and what must be accomplished in order to support the Lake Mission Viejo Association’s vision. Supporting the vision the mission was developed from the following consensus responses.

Reach out to membership to better understand their wants-needs/Welcome-enlist member input/
Solicit input from member base - understand demographics/Understand Demographics/Evaluate
member wants/needs
Willingness to change, open to new ideas/Commitment to make change/Commitment to make
changes/Follow through on agreed plans to produce results that maintain our rec environment.
Quarantine process-water quality/Quagga mussel/invasive species/Contamination “quagga”-
Swimmer’s itch/Our safety issues - member safety and water safety - quality
Meeting the needs of all different demographics/Understanding of future member needs/
Understanding what the membership at large wants/Answering needs of various member groups,
ages, cultures, special interest groups

The above responses have been condensed into one concise mission and then tailored to reflect and support the vision of the LMVA.

Lake Mission Viejo Association’s Mission:

“Our mission is to maintain and improve Lake Mission Viejo Association’s premier freshwater lake and facilities.”

Strategies to support the Mission:

• Ongoing long range planning efforts
• Communication with the community
• Monitoring feedback from members
• Providing policies and procedures to protect member safety and the water quality of the lake
Measurable Criteria:

Throughout the outreach process and the analysis of the existing facilities, several factors were found to be significant in evaluating a potential project. RJM has prepared a ranking system based upon three criteria deemed to be significant in terms of how it affects a project’s preference relative to the needs of the association, existing conditions, construction sequencing, and previously stated LMVA mission criteria.

During the planning effort, several potential project opportunities were developed. Each of those opportunities have been evaluated against the following measurable criteria and identified later in this document. All future projects beyond those identified within this study should also be evaluated against these criteria to ensure the continued planned growth of the association’s facilities.

The criteria are defined by the Benefit, Implementation, and Cost to the Association. A project with a high score should be ranked as a highly developable project. The results of the project ranking are qualitative and should be evaluated in tandem with current capital improvement budgets, as well as in line with the mission and vision statements.

**Benefit – a project having the greatest benefit to the association:**

**Possible Scoring:**

1 = Slightly benefits the association  
2 = Moderately benefits the association  
3 = Greatly benefits the association

**Implementation – a project having the fewest constraints to implement:**

**Possible Scoring:**

1 = Significant constraints  
2 = Moderate constraints  
3 = Minimal constraints

**Cost – a project having the lowest relative cost to construct:**

**Possible Scoring:**

1 = High relative cost  
2 = Moderate relative cost  
3 = Low relative cost
Site Analysis

An evaluation of the existing site conditions, characteristics, and relationships was conducted as part of the master planning process. Several opportunities and constraints were identified that ultimately will influence the planning process. Graphical representations of the findings are shown on the following exhibits.

Opportunities:
- Lake Access via 2 main points (East Beach and North Beach)
- Lake access via docks (East Beach, North Beach, Vista Del Lago Commercial Area, and Private Homes)
- Restroom facilities
- Active recreation areas
- Passive recreation areas
- Parking facilities
- Corner property adjacent to high traffic intersection (communication)
- Large boat/storage parking areas
- Drop off area
- Rental facilities
- Staging areas
- Possibility of additional gated entrances
- Concert seating
- Beach swimming areas
- Rental equipment
- Potential new access areas

Constraints:
- Potential private community launches (3 potential locations)
- Traffic bottleneck areas
- Facility disconnect areas
- Maintenance storage building
- Quagga mussel
- Picnic organization
- Parking configuration
- North Beach main entrance
- Possible overcrowding of docks during events
- Drainage
- Steep slopes
- Narrow access to several areas (non ADA)
- Isolated amenities (basketball at east beach)
- Signage to East Beach facilities
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Project Evaluations

During the planning process several project recommendations were recorded. These potential project recommendations were added to a matrix for analysis against the previously developed measurable criteria. Each project was evaluated for its benefit to the association, possible implementation constraints, as well as its potential cost.

Benefit

The Benefit matrix analysis identifies the association as the sum of all the programs that are currently offered (identified in the left column). Each project (identified in the top row) is then independently reviewed against each program for a potential benefit. If there is a perceived benefit then the corresponding cell receives a checkmark. The sum of all the check marked cells in each column is ranked based on their totals. The outcome is then tallied on the final Cost matrix. There is a secondary analysis that identifies the number of check marks in each cell. This analysis identifies the number of committee members who believed there to be a benefit for the given relationship of a program/project.

Implementation

The Implementation matrix analysis identifies common potential constraints that a project may come across. These potential impacts are identified in the left hand column. Each project (identified in the top row) is then independently reviewed against each impact. If there is a potential construction impact foreseen then the corresponding cell receives a checkmark. The sum of all the check marked cells in each column is ranked based on their totals. The outcome is then tallied on the final Cost matrix.

Cost / Project Ranking

The Cost matrix contains the totals from the previous two matrix analysis as well as a potential project cost (according to the cost measurable criteria). The costs for projects are based on an order of magnitude fee of $0 - $500K, $500K - $1M, and 1M+.

The resulting scoring of the projects in relationship to the measurable criteria is ultimately subject to a "sanity check". A sanity check is a qualitative analysis the committee or board should make when deciding to move forward with any project listed in the project recommendations. For example: a low cost, easy to implement project might have a very low impact to the members. A project of this nature while scoring high in the measurable criteria might not be in line with the mission and vision and should be considered carefully.

For Example:

A High Scoring Project may look most favorable, but must have a sanity check done prior to being seen as a top priority.
### Benefit Evaluation Matrix

<table>
<thead>
<tr>
<th>Programs</th>
<th>Past Project Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach Use / Swimming</td>
<td></td>
</tr>
<tr>
<td>Boat Rentals</td>
<td></td>
</tr>
<tr>
<td>Camps Day Camps</td>
<td></td>
</tr>
<tr>
<td>Clubhouse Rental</td>
<td></td>
</tr>
<tr>
<td>Concerts</td>
<td></td>
</tr>
<tr>
<td>Discovery Courses</td>
<td></td>
</tr>
<tr>
<td>Family Fun Day</td>
<td></td>
</tr>
<tr>
<td>Fishing Club</td>
<td></td>
</tr>
<tr>
<td>Junior Lifeguard</td>
<td></td>
</tr>
<tr>
<td>Lake Exile</td>
<td></td>
</tr>
<tr>
<td>Marine Appreciation Day</td>
<td></td>
</tr>
<tr>
<td>Movies in the Moonlight</td>
<td></td>
</tr>
<tr>
<td>Orange County International Triathlon</td>
<td></td>
</tr>
<tr>
<td>Sailing Lessons</td>
<td></td>
</tr>
<tr>
<td>Santa’s Arrival / Parade of Lights</td>
<td></td>
</tr>
<tr>
<td>Skyhawk Sports Camps - Soccer</td>
<td></td>
</tr>
<tr>
<td>Skyhawk Sports Camps - The Minis / Weeks Multi-Sport</td>
<td></td>
</tr>
<tr>
<td>Skyhawk Sports Camps - Volleyball</td>
<td></td>
</tr>
<tr>
<td>Stand-up Paddle Programs</td>
<td></td>
</tr>
<tr>
<td>Sunday with the Symphony</td>
<td></td>
</tr>
<tr>
<td>Sunset Sails</td>
<td></td>
</tr>
<tr>
<td>Yachts Club</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Benefit Evaluation Matrix</th>
<th>Measurable Criteria Score</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Potential Project Source</td>
<td>1</td>
</tr>
<tr>
<td>Individual Interviews</td>
<td>1</td>
</tr>
<tr>
<td>Vision/Mission Session Individual Responses</td>
<td>1</td>
</tr>
<tr>
<td>Vision/Mission Session Group Responses</td>
<td>1</td>
</tr>
<tr>
<td>Past Projects Summary</td>
<td>1</td>
</tr>
</tbody>
</table>

**Matrix Evaluation Legend**

The highlights above refer to the number of individual respondents per relationship (Yellow = 6 responses, Green = 5 responses; Blue = 4 responses). The totals at the bottom of the matrix identify the ranking for this individual matrix. The dark green highlights represent the highest ranked projects (those projects that have the most benefit); the beige highlights indicate lowest ranked project. The mid range benefit projects are identified as having a light green highlight. The final measurable criteria resulting score is identified at the bottom under the blue highlight.
### Implementation Evaluation Matrix

#### Possible Construction Impacts

<table>
<thead>
<tr>
<th>Impacts</th>
<th>1 1/2 + Month Impact</th>
<th>6 Month Impact</th>
<th>6 Month Impact</th>
<th>Vs. Quality</th>
<th>Approvals</th>
<th>City Plan Check</th>
<th>Exception to member use of other facilities</th>
<th>Environmental Impact Report</th>
<th>Existing Program Impact</th>
<th>Grading / Drainage</th>
<th>Heavy Equipment Demolition</th>
<th>Initial Environmental Study</th>
<th>Landscape</th>
<th>Ben Existing Utilities</th>
<th>Phasing</th>
<th>Reverse Impact</th>
<th>Special Assessment</th>
<th>Staffing</th>
<th>Temporary Facilities Required During Construction</th>
<th>Water Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Totals</td>
<td>10</td>
<td>12</td>
<td>14</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
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<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

#### Implementation

<table>
<thead>
<tr>
<th>Potential Project Source</th>
<th>Implementation</th>
<th>Measurable Criteria Score</th>
<th>Total score ranking by measurable criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Individual Interviews</td>
<td>Implementation - a project having the fewest constraints to implement: Possible Scoring:</td>
<td></td>
<td>Total score ranking by measurable criteria</td>
</tr>
<tr>
<td>2 Vision/Mission Session Individual Responses</td>
<td></td>
<td></td>
<td>1 = Significant constraints</td>
</tr>
<tr>
<td>3 Vision/Mission Session Group Responses</td>
<td></td>
<td></td>
<td>2 = Moderate constraints</td>
</tr>
<tr>
<td>4 Past Projects Summary</td>
<td></td>
<td></td>
<td>3 = Minimal constraints</td>
</tr>
</tbody>
</table>

#### Matrix Evaluation Legend

The totals at the bottom of the matrix identify the ranking for this individual matrix. The dark green highlights represent the highest ranked projects (those projects that have the least constraints), the beige highlights indicate lowest ranked projects. The mid range projects are identified as having a light green highlight. The final measurable criteria resulting score is identified at the bottom under the blue highlight.
(This page intentionally left blank)
### Project Ranking

The final results for the project ranking based on the combination of all three measurable criteria is listed in order below. Projects with the same ranking have been alpha ordered. No hierarchy is intended in their placement.

| 8 | Building and Landscape Improvements, Signage and Lamp Post Replacement |
| 8 | Food service: In-N-Out, Johnny Rockets, Ruby’s - Coffee Shop |
| 8 | ADA Ramp near fishing area/Additional Restroom(s) |
| 7 | Basketball Court |
| 7 | Fitness Room |
| 7 | Larger Club space (ADA compliant)/Meeting Space/Yacht Club Meeting Space/East Beach expansion |
| 7 | Lighting Upgrade - Parking Lot |
| 7 | Trailers for Performers |
| 7 | Updated Entry (Ingress - Egress, electronic message board, aesthetics-operation, separate access to upper lot, walk-in gatehouse) |
| 6 | Boat Loading Improvements/ Quarantine Processing |
| 6 | Bowl Peninsula Extension |
| 6 | East Beach Improvements (parking, rental, group picnic area, general improvements, expand clubhouse) |
| 6 | Existing Administration Building Retrofit |
| 6 | Modular Buildings in Upper Lot |
| 6 | Parking access to events/Upper Parking, Seniors |
| 5 | Boat Storage |
| 5 | Move Maintenance Building |
| 5 | Seating in “bowl” area for concerts12 / Amphitheater at Slope at Rear of the Bowl |
| 5 | Storage in Parking Lot/Storage in Upper Parking Lot |
| 4 | Interactive Water Fountain |
| 4 | New Administrative Building at Boat Storage |
| 4 | New Clubhouse at the Roundabout, Adjacent to the Lifeguard Tower |

### For Example:

A High Scoring Project may look most favorable, but must have a sanity check done prior to being seen as a top priority.
Major arterials connecting Lake Mission Viejo Association recreation amenities and shopping areas.
LEGEND

A. Dock programming to strengthen relations
   ships across east beach, north beach, and
   the market on the lake.

B. Electronic Reader board(s)

C. Vehicular signage to intersection of Alicia
   Parkway and Lanzarote
Diagrammatic Alternatives

Prior to the development of a master plan graphic a bubble diagram of potential project recommendation was developed and presented to the Board for review. The following graphics identify the potential project areas as well as their descriptions. The highlighted areas are a selected grouping of several smaller individual projects intended to be completed at one time. This method of planning enables the development of a phased expansion with minimal disruption across existing or previously developed areas of the association.
LEGEND

A. Basketball court (with pickleball overtop).
B. Bowl seating and ADA relationships with improved interfacing from parking to clubhouse.
C. Building enhancements:
   - Maintenance / Meeting Rooms / Accessibility upgrades
   - Clubhouse / New Restroom / Fitness Room / Architectural enhancements
   - Administration / Accessibility upgrades
D. Entrance to North Beach redesigned.
E. Storage/maintenance parking areas redesigned with improvements to quarantine areas, trailer parking, electrical availability, administration facilities, launch access, remote, pedestrian traffic and facility relationships.
F. Visitor parking redesigned with improvements to drop-off areas, lighting, pedestrian and vehicular traffic relationships, and enhanced interfacing with the lake access.

POTENTIAL PROJECTS - NORTH BEACH
LONG RANGE MASTER PLAN
LAKE MISSION VIEJO ASSOCIATION

10/02/2013
Section THREE: Recommendations

Recommendations and Opinion of Probable Construction Costs

The LMVA Long Range Plan Recommendations are based on the previous planning studies outlined in this document. The following is a series of visual recommendations plans and preliminary opinion of probable construction costs identifying projects recommended for development within the association boundaries.

The following information is broken down into prototypical (standard components) that could apply to several different projects. The component items, quantity, and unit price information is not specific; therefore, the opinion of probable costs are approximate and reflect an order of magnitude estimate only.

The estimate does not include permits or fees, utility connections, infrastructure, traffic control, street lighting, etc. RJM Design Group, Inc. has prepared this estimate of probable construction cost on the basis of its best professional judgment and experience with the construction industry. The estimate, however, represents assumptions and opinions of the architecture market and contractors’ methods of determining actual construction costs over which RJM Design Group, Inc. has no control. If the client(s) wishes greater assurance as to the construction cost, he (they) shall employ an independent cost estimator. A more precise estimate will be completed when more detailed development of plans and thorough site research on a case-by-case basis is performed.

These recommendations as well as all future recommendations should be independently reviewed for compliance with the mission and vision for the developed association, recorded earlier this document.

Dock programming to strengthen relationships across east beach, north beach, and shopping.

Electronic Reader board(s)

Vehicular signage to intersection at Alicia Pkwy and Lanzarote.

LMVA Overall Relationships:

A. Dock programming to strengthen relationships across east beach, north beach, and the market on the lake.
B. Electronic Reader board(s)
C. Vehicular signage to intersection at Alicia Pkwy and Lanzarote.

Recommendations Summary Table

<table>
<thead>
<tr>
<th>LMVA Overall Relationships:</th>
<th>Opinion of Probable Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dock programming to strengthen relationships across east beach, north beach, and the market on the lake.</td>
<td>$85,000</td>
</tr>
<tr>
<td>Electronic Reader board(s)</td>
<td>See Building Recommendations</td>
</tr>
<tr>
<td>Vehicular signage to intersection at Alicia Pkwy and Lanzarote.</td>
<td>$1.6M</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>North Beach Recommendations:</th>
<th>Opinion of Probable Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Basketball court (with pickle ball overlays).</td>
<td>$85,000</td>
</tr>
<tr>
<td>B. Bowl seating and ADA relationships with improved interfacing from parking to clubhouse.</td>
<td>$1.2M</td>
</tr>
<tr>
<td>C. Building enhancements (to be detailed in architectural report):</td>
<td>See Building Recommendations</td>
</tr>
<tr>
<td>D. Redesigned entrance to North Beach</td>
<td>$1.6M</td>
</tr>
<tr>
<td>E. Redesigned storage/maintenance parking areas with improvements to quarantine areas, trailer parking, electrical availability, administration facilities, launch access, rentals, pedestrian traffic and facility relationships.</td>
<td>$500,000</td>
</tr>
<tr>
<td>F. Visitor parking redesigned with improvements to drop-off areas, lighting, pedestrian and vehicular traffic relationships, and enhanced interfacing with the lake access.</td>
<td>$3.2M</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>East Beach Recommendations:</th>
<th>Opinion of Probable Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. East Beach improved accessibility from parking lot</td>
<td>$300,000</td>
</tr>
<tr>
<td>B. Building enhancements (to be detailed in architectural report)</td>
<td></td>
</tr>
<tr>
<td>C. East beach concessions/restrooms/programming</td>
<td></td>
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</tbody>
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<tr>
<td>Administration Building</td>
<td>$150,000</td>
</tr>
<tr>
<td>A. Elevator installation</td>
<td></td>
</tr>
<tr>
<td>B. Restroom accessibility evaluation</td>
<td></td>
</tr>
<tr>
<td>Boat Rental Building</td>
<td>$120,000</td>
</tr>
<tr>
<td>A. Redesign and relocation to land</td>
<td></td>
</tr>
<tr>
<td>Clubhouse</td>
<td>$210,000</td>
</tr>
<tr>
<td>A. Install new interior accessed restrooms</td>
<td></td>
</tr>
<tr>
<td>B. Install new shaded area</td>
<td></td>
</tr>
<tr>
<td>C. Remove sloping sidewalk and Install grand steps</td>
<td></td>
</tr>
<tr>
<td>East Beach Club</td>
<td>$300,000</td>
</tr>
<tr>
<td>A. Improve accessibility</td>
<td></td>
</tr>
<tr>
<td>Lifeguard Headquarters</td>
<td>$0</td>
</tr>
<tr>
<td>A. No recommendations are suggested at this time</td>
<td></td>
</tr>
<tr>
<td>Maintenance Building</td>
<td>$400,000</td>
</tr>
<tr>
<td>A. Install screening</td>
<td></td>
</tr>
<tr>
<td>B. Remove inefficient storage rooms</td>
<td></td>
</tr>
<tr>
<td>C. Redesign second floor for new meeting room</td>
<td></td>
</tr>
<tr>
<td>D. Install new deck on the second floor</td>
<td></td>
</tr>
</tbody>
</table>
North Beach Recommendations:

A. Basketball court (with pickle ball overlays).

B. Bowl seating and ADA relationships with improved interfacing from parking to clubhouse.

C. Building enhancements (to be detailed in architectural report):

D. Redesigned entrance to North Beach

Opinion of Probable Construction Cost: $85,000

Opinion of Probable Construction Cost: $1.2M

Opinion of Probable Construction Cost: (See Building Recommendations)

Opinion of Probable Construction Cost: $1.6M
E. Redesigned storage/maintenance parking areas with improvements to quarantine areas, trailer parking, electrical availability, administration facilities, launch access, rentals, pedestrian traffic and facility relationships.

F. Opinion of Probable Construction Cost: $500,000

F. Opinion of Probable Construction Cost: $3.2M
LEGEND

A. East Beach improved accessibility from parking lot.

B. Building enhancements:
   - East beach concessions/ restrooms / programming
Legend

A. East Beach improved accessibility from parking lot.

B. Building enhancements:
   - East beach concessions/restrooms/programming
**BUILDING RECOMMENDATIONS:**

**ADMINISTRATION BUILDING:**
This building seems to serve the functions of the Association well, but there are two deficiencies that are identified as follows:

A. The second floor community space is completely accessible to the able bodied public by the interior stairway but is inaccessible to people in wheelchairs. The building code does not require that this space be made accessible until a building permit is issued for improvements to this building.

It is our recommendation that an elevator be installed that will serve the second floor meeting room. The suggested location and type would be built on the outside of the south side of the building. This would typically be an isolated freestanding structure that would not be physically connected to the existing building due to the implications that a new structure would have on the lateral (seismic) performance of the existing building.

B. The second component of accessibility is related to the existing first floor restrooms. The first floor restrooms will need to be evaluated for their physical dimensions required for accessibility. Recent upgrades made by the association were approved by the City in 2012. Restrooms in the administration building are currently open for access during business hours.

Opinion of Probable Construction Cost: $150,000

**BOAT RENTAL BUILDING:**
There seems to be conflict in the space allocated for the residents that are checking out equipment and those returning equipment. This may be a simple fix with signage, exterior low walls and possibly a small expansion to the building to accommodate this conflict. It is our opinion that relocating this building on land will alleviate building upgrade complications in its current location and provide opportunities for a redesigned rental que and pedestrian integration.

Opinion of Probable Construction Cost: $120,000

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**East Beach Recommendations:**

A. East Beach improved accessibility from parking lot
B. Building enhancements (to be detailed in architectural report)
C. East beach concessions/restrooms/programming

Opinion of Probable Construction Cost: $300,000
GOALS OF THE ELEVATOR ADDITION

1. Provide full access for all residents and guests to the
second floor Recreation / Community Room including
those that are in wheelchairs.

2. Provide covered access to the first floor restrooms for
all residents and guests. This may require security
provisions as guests pass through the administrative
offices.

Access from Community Room to Existing Accessible
Restrooms at First Floor

Roof at Elevator Equipment

Covered Elevator Deck

Existing Storage

Access from Community Room to Existing Accessible
Restrooms at First Floor
CLUBHOUSE:
The space currently relies on the exterior accessed restrooms for social functions and it seems awkward that wedding guests would need to share the same facilities on the east side of the building with the public that have access to the restrooms from the beach area.

A. Our suggestion is to provide separate, interior accessed restrooms on the west side of the building that have an appropriate level of finish and an adequate number of fixtures to serve the need for a wedding reception or similar function.

B. The is a large outdoor courtyard area on the south side that has some steel trellis beams but it does not provide any relief from the sun. Our suggestion is to provide an effective shaded area for outdoor use that could be achieved with either canvas awnings or permanent wood or aluminum trellis members.

C. There is an ADA compliant ramp to the east of the building that serves the building from the lower beach sidewalk. There also is a non-compliant wide sloping sidewalk that is centered on the south side of the building. This sloping sidewalk is difficult to traverse due to its steep angle.

Our suggestion is to remove this sloping sidewalk and replace it with a grand broad set of steps that the average public can use as well as being a great opportunity for photographs and gathering.

Opinion of Probable Construction Cost: $210,000

EAST BEACH CLUB:
It is our opinion that the buildings at the East Beach seem to serve the needs of the public well and we see no need for modification at this time. It shall be noted however that since this is a public facility, the needs of the physically impaired may need to be addressed. The ramp leading from the parking lot to the beach as well as the upper park facilities is steep and presents challenges for accessibility.

Opinion of Probable Construction Cost: $300,000

LIFEGUARD HEADQUARTERS:
This building is somewhat compromised on space during the summer months, but it seems to have the necessary rooms and spaces. It is our suggestion that improvements to this building are a lower priority than other buildings. No recommendations are suggested at this time.
Lake Mission Viejo Association Long Range Master Plan

Existing Floor Plan

Lake Mission Viejo Clubhouse

Oct. 22, 2013

GOALS OF THE REMODEL & ADDITION

1. Create a venue that is more attractive to a wider market
2. Create a venue that can function for Weddings as well as Receptions
3. Provide interior private restrooms for the wedding party and guests so that they don't have to share the outside restroom with beach guests.
4. Provide a Bride's Room and private entrance with interior restroom access.
5. Provide adequate interior table and chair storage so that the association can keep seating on site as an income generator and to avoid the problems with moving tables and chairs from the parking lot

A.

Proposed Floor Plan Modifications

Lake Mission Viejo Clubhouse

Oct. 22, 2013

Remove existing Ramp that is too steep and replace with new wide concrete steps that are easier to climb

install new space aluminum trellis members or canvas awnings to provide effective shading at courtyard to make this space more functional on hot days for guests
MAINTENANCE BUILDING:

It is our opinion that the existing building could be reconditioned and increase its usage through a remodeling of the building. Some of our suggestions for the remodeling of this building include:

A. Keep the maintenance functions in their current locations, but screen them from view by the public. We would think of these uses in a manner similar to the service areas of a retail building. Tall screen walls, landscaping, and similar improvements could be used to screen these uses without compromising the important functions that are provided.

B. Remove all of the inefficient storage rooms from the second floor and close off the mezzanine that overlooks into the first floor spaces below.

C. Generate a larger second floor meeting room by utilizing the space generated by the elimination of the storage rooms. This new meeting room would need to have a new elevator to serve the space and new restrooms and kitchen would need to be installed.

D. Install a new second floor deck along the eastern side of the building would overlook the lake that could be accessible through large French doors. The underside of the deck would be improved as a promenade to help extend the walking experience along the lake front and to encourage usage of the small picnic area to the south of this building.

This new space could serve the needs of the yacht club as well as becoming an additional space for the membership for events such as: weddings, professional events, club meetings and other social events. Having additional rentable space could result in offsetting future membership dues.

Opinion of Probable Construction Cost: $400,000

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ADMINISTRATION BUILDING, EXISTING SECOND FLOOR PLAN

ADMINISTRATION BUILDING, SECOND FLOOR PROPOSED MODIFICATIONS

EXISTING SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

EXISTING STORAGE

EXISTING YACHT CLUB LOBBY

EXISTING YACHT CLUB

EXISTING ELEVATOR

EXISTING HALLWAY

PROPOSED MODIFICATIONS

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PROPOSED SECOND FLOOR PLAN

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EXISTING YACHT CLUB

EXISTING ELEVATOR

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ADMINISTRATION BUILDING

EXISTING STORAGE
“To provide a premier freshwater lake and recreational facilities with clean, safe, modern amenities, while staying accountable to our financial responsibilities and the changing desires of our members.”