

APPENDIX X

*Growth Assessment and General Plan Evaluation
Prepared by LSA Associates, Inc., December 2009*

**GROWTH ASSESSMENT AND GENERAL PLAN
EVALUATION FOR ANTICIPATED INFILL AND
NEW RESIDENTIAL DEVELOPMENT**

ORANGE COUNTY, CALIFORNIA

LSA

December 2009

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NEW RESIDENTIAL DEVELOPMENT**

ORANGE COUNTY, CALIFORNIA

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INTRODUCTION

WHAT IS GROWTH?

“Growth” is easily measured in terms of increases in the numbers of houses, residents, employees, businesses, and other quantifiable units within a particular area. Resulting growth statistics are readily available from various sources, such as the U.S Census Bureau, California State Department of Finance, and regional and local governments.

Population growth has two basic causes: (1) the net difference between birth and death rates in a given area (natural increase) and (2) the net effect of in- and out-migration within an area. Birth and death rates are relatively uniform across the U.S., although there is the potential for aberrations in the local birth and death rate based on the specific environmental and social characteristics of a given area. Migration is directly related to growth catalysts or constraints, which are the result of the natural environmental conditions of a given area (e.g., its beauty and climate), as well as the man-made and social features of the community (e.g., strength of the local employment base, desirability of living conditions, quality of schools, community amenities, and other quality of life issues).

Development of raw, natural land for a cultivated field, new homes, or a commercial center is a clear example of converting the natural environment for human use, and is considered to be “growth.” Such conversion of the natural environment involves the development of structures and other physical features for the purposes of providing places to live, work, shop, recreate, and grow food for an expanding population within an area. Examples of intensification of land uses include the conversion of agricultural land to rural or urban development and projects that replace existing rural, suburban, or urban development with uses that further increase the level of human activity in a given area.

This report will analyze both (1) infill residential development and (2) new residential development in Orange County. Infill development, usually characterized by land use intensification, occurs on parcels that contain existing development, which is removed in favor of new development of a higher intensity or density, or occurs on smaller undeveloped parcels which are surrounded by urban development. Infill development typically occurs in existing urbanized areas. New development occurs in areas not previously urbanized (areas with large tracts of vacant lands), including undeveloped or agricultural lands. There are special water supply analysis requirements for new residential development projects over 500 dwelling units in California.

In addition to analyzing infill and new development, this report provides a summary overview of the housing elements and related elements from the General Plans of all jurisdictions in the County. The goal of this report is to provide a current assessment of projected growth in Orange County by focusing on the number of residential dwelling units projected to be built in the County.

Planning for Growth

In California, all cities and counties are required to prepare and maintain “a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its

boundaries which in the planning agency's judgment bears relation to its planning” (California Government Code Section 65300). General Plans are referred to in State guidelines as the “constitution for development, the foundation upon which all land use decisions are to be based ... (The General Plan) expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private.” Thus, under State law, within certain parameters,¹ it is the responsibility of cities and counties to define the availability of land for future development in terms of the permitted location and intensity of residential, commercial, industrial, institutional, recreational, and other types of development. State requirements for the preparation and content of General Plans, as well as CEQA requirements for their review, are intended to ensure that a city’s or county’s land use plans are consistent with their circulation plans; are consistent with the agencies’ plans for environmental management, public safety, and provision of housing for all economic segments of the community; and are supported by adequate public services and facilities. Overall, city and county General Plans establish the agency’s policies as to how growth catalysts and constraints are managed within the community.

A city or county, therefore, affects growth through the land use decision-making process using the General Plan and zoning² to guide development pursuant to the terms of these documents. Through implementation of General Plan policies and related implementation strategies, growth catalysts are either expanded or contracted. The effects can be high rates of growth resulting from implementation of aggressive development plans or, conversely, low to no growth resulting from restrictive development plans depending on the decision-making process and local priorities for land use. Similarly, growth can be managed by either removing or leaving in place constraints to growth. For example, a completely built out city that includes mountainous terrain can remove a growth constraint by enacting policies that allow development of hillsides previously prohibited from development, or it can choose to keep the existing hillside development prohibition in place, thereby maintaining the growth constraint.

California’s public service agencies are responsible for providing services to accommodate growth that is planned to occur in their service areas. In providing services, the agencies respond to planning for the build out of jurisdictional General Plans as well as land use decisions pursuant to these plans. Expansion of capital facilities and supply are based on what the service agencies can determine will be needed to continue serving existing development and present demand as well as new development. Using the example of a capacity increase at a wastewater treatment plant, service agencies can create a growth catalyst that meets demand for growth coming from a member city. Without the wastewater treatment plant capacity increase, a constraint to growth would remain. While providing these services and utilities can be a catalyst to growth and not providing them can be a constraint to growth,

¹ For example, cities and counties are precluded from taking land for public purposes or removing all economic use of private property without due compensation. State law governing the housing element portion of local General Plans requires that cities and counties make a good-faith effort to provide housing opportunities for all economic segments of the community, including very low, low, and moderate-income households.

² California law requires that zoning be brought into conformance with a jurisdiction’s general plan, so that zoning is consistent with the general plan. Zoning provides the detailed standards and regulations of how properties can be lawfully used and developed within a jurisdiction. Together with a general plan, zoning generally specifies areas in which residential, commercial, industrial, recreational, or other activities may take place and is used to protect existing uses from potential negative impacts of new uses, to guide growth, and to influence building form. This is done by creating zoning classifications that allow certain uses and prohibit others. Classifications usually also limit the bulk and density of buildings to ensure compatible development. In addition, zoning can be used to guide development density, building height, building setbacks, and parking.

the demand for growth service parameters are ultimately determined by local governments through their projections of development and their planning efforts in working with the development community.

Special Legislative Water Supply Planning Requirements for New Developments

The California State Legislature recognized the correlation between new development and water supply when it passed new water supply laws, Senate Bill (SB) 610 and SB 221, in the 2001 legislative session. The bills require that cities and counties consult with the water agency serving a new development project of over 500 dwelling units (or similar large projects) to determine whether water supplies are sufficient to serve the project prior to approval. The provisions of SB 610 and SB 221 are described below.

In addressing water supply availability for a new residential development project of over 500 dwelling units, SB 610 augments the CEQA process to establish water availability definitively. SB 610 requires that the water agency serving the new development project must prepare a “water supply assessment” that contains the following:

- Explicit identification of existing and anticipated water supply entitlements, water rights, and water service contracts and a historical description of the quantities of water received in prior years by the water agency as demonstrated by contracts and applicable permits.
- If no water has been received by the source identified to supply the development, other competing water purveyors that receive from the new source must be identified.
- If the identified water supply includes groundwater, additional factors related to groundwater characteristics and sufficiency must be disclosed to establish proper use of the resource.

The main planning tool in creating the water supply assessment is the water agency’s Urban Water Management Plan (UWMP). If the demands expected from the development are accounted for in the UWMP, it may be used—in whole or in part—to establish supply availability under normal and drought conditions. If the project contains new demands, SB 221 requires the water agency to provide “written verification” of “sufficient water supplies.” SB 221 defines sufficiency by requiring consideration of the following factors:

- The availability of water over the past 20 years;
- The applicability of any urban water shortage contingency analysis prepared per Section 10632 of the Water Code;
- The reduction in water supply allocated to a specific use by an adopted ordinance; and
- The amount of water that can be reasonably relied upon from other water supply projects, such as conjunctive use, reclaimed water, water conservation, and water transfer.

The written verification must also provide proof of the water supply, and the standard for that proof is largely similar to SB 610. In most cases, the water supply assessment prepared under SB 610 will meet that requirement.

This report identifies 24 residential development projects of over 500 dwelling units that are currently proposed in Orange County. For each of the 24 projects, this report also summarizes the water supply planning information required by SB 610 and SB 221 to the extent that information has been provided to date.

ORANGE COUNTY GROWTH PROJECTIONS

The Center for Demographic Research (CDR) at the California State University, Fullerton, prepares biennial socioeconomic growth projections for Orange County. The Orange County Projections 2006 (OCP-2006) were adopted by the Orange County Council of Governments (OCCOG) in November 2006 and are the most recent projections available.

OCP-2006 as prepared by CDR provides information on growth in population, employment, and housing between the years 2003 and 2035. (Because this report was released in 2006, some of the projected growth has already occurred.) OCP-2008 estimates for population, housing, and employment are currently being forwarded to each of 35 jurisdictions for their input, revisions, and finalization. The release of the OCP-2008 report is not anticipated to occur until sometime in 2010 after the OCP-2008 report has gone through the approval process.¹

According to the OCP-2006, from 2003 to 2035 Orange County is expected to experience a 22 percent increase in population (654,669 additional people) and a 26 percent increase in the number of jobs (413,500 additional jobs), but only a 15 percent increase in the number of dwelling units (154,000 additional dwelling units). Based on the projected increase in population compared to the growth in the number of housing units projected, densities in Orange County are anticipated to intensify. Table A identifies the OCP-2006 population, employment, and housing projections.

Table A: Orange County Projections

	2003	2015	2025	2035
Population	2,999,319	3,451,757	3,586,285	3,653,988
Employment	1,568,407	1,837,771	1,933,058	1,981,901
Housing	997,614	1,106,607	1,136,564	1,151,587

Source: *Orange County Projections 2006*, Center for Demographic Research—California State University, Fullerton, 2006.

Note: Based on conversations with the Center for Demographic Research, the 2008 Orange County Projections are not approved or available for public use at this time. Therefore, the most recently approved projections (2006) have been utilized for this analysis.

¹ *Orange County Projections*, Center for Demographic Research, February 26, 2009, http://bos.ocgov.com/legacy3/newsletters/pdf/OCCOG_presentation_CSUF.pdf, website accessed December 11, 2009.

INFILL ANALYSIS

Infill development is a type of development that is generally associated with growth that will occur as a result of long-term projections for the County, but is not directly linked to new development. Infill development, usually characterized by land use intensification, meets the needs of population increases in areas where new development can no longer occur in the absence of large-scale open areas. Since infill residential projects are usually not large scale, they are generally approved without a comprehensive analysis of services such as water supply because services were assumed to be in place with the prior or surrounding development.

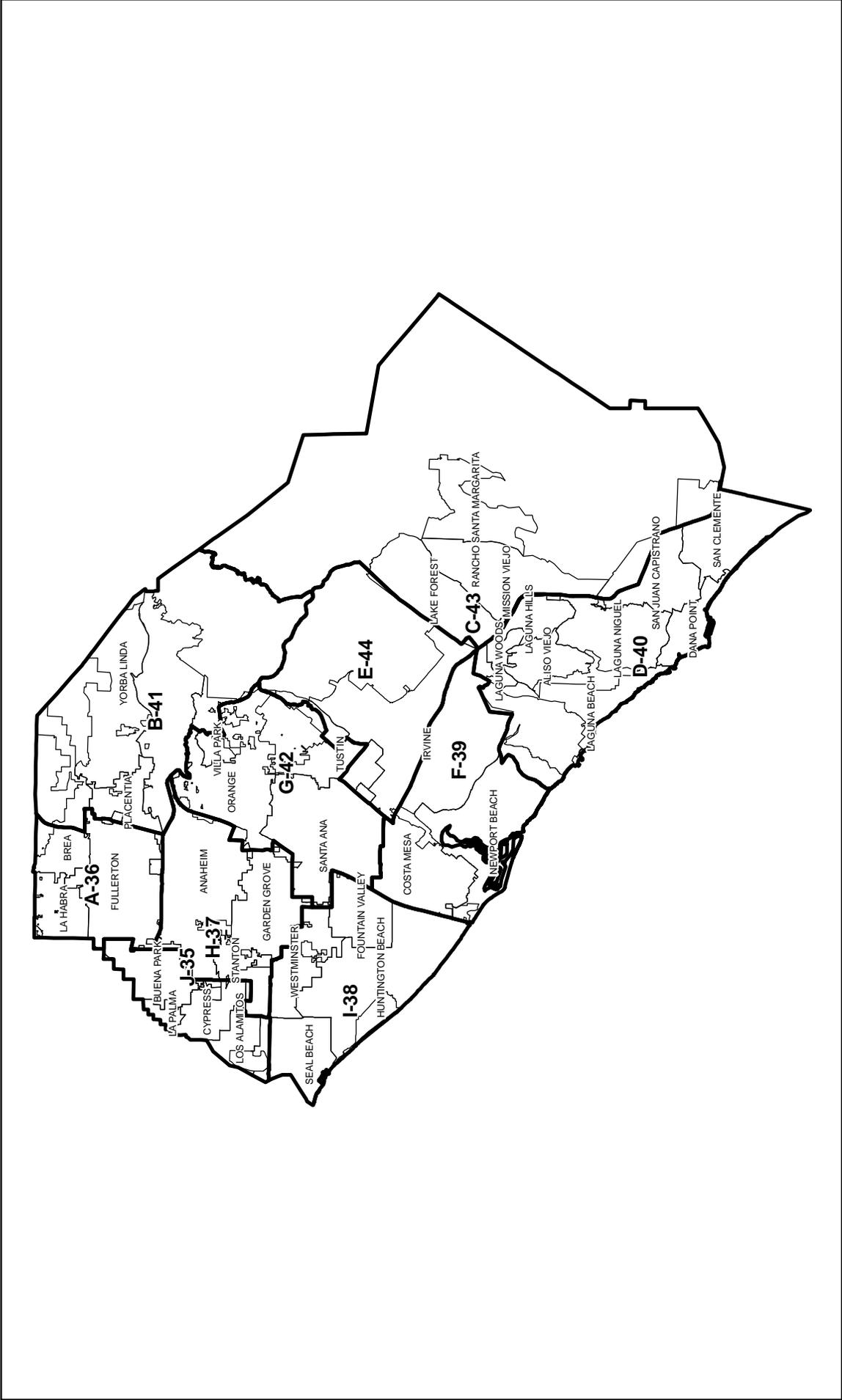
REGIONAL STATISTICAL AREAS

Under direction from the County Board of Supervisors, regional statistical areas (RSAs) for the County were established as part of the required growth projections for all planning programs in 1977 by the County's Environmental Management Agency. The boundaries of the RSAs were determined by common infrastructure themes, including transportation corridors and activity centers. The California State University at Fullerton currently manages growth forecasting and projections for the RSAs. Figure 1 illustrates the boundaries of the Orange County RSAs.

Currently, ten RSAs compose the County of Orange and provide workable areas for long-range planning analysis, including demographic analysis. RSAs were chosen for the purpose of this analysis because projections for infill and new development are not undertaken on a jurisdictional basis but are aggregated within the areas described below. Additionally, the information provided is limited to residential development. No information is compiled by CSUF for nonresidential uses because residential development is the catalyst for such nonresidential uses in the County.

RSA A-36

RSA A-36 is predominantly developed with urban uses at the present time. The majority of the land area is incorporated within the Cities of La Habra, Fullerton, and the western portion of Brea. Each of these cities has a central business district that is being revitalized. The RSA extends from the Los Angeles County line, south and east to State Route 91 (SR-91), Interstate 5 (I-5), and is bounded on the east by State Route 57 (SR-57). These transportation corridors have influenced past urban growth and will continue to do so in the future. The regionally significant activity centers within the RSA include the Brea Mall and surrounding commercial uses, the educational facilities centered on California State University, Fullerton, the employment area south of the university, and the industrial area adjacent to the Fullerton Airport. There is currently only one new residential development project of over 500 dwelling units proposed within this RSA: West Coyote Hills (760 DU). No new residential infill developments of over 500 dwelling units are proposed within this RSA.



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FIGURE 1

 RSA Boundaries
 City Limits



 Miles

Huntington Beach Seawater Desalination Plant
 Growth Inducement Evaluation
 Orange County Regional Statistical Areas (RSA)

SOURCE: Center for Demographic Research, California State University, Fullerton (9/22/02).
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RSA B-41

RSA B-41 is over 67,000 acres in size and is the second largest RSA within Orange County. This RSA is partially developed with a majority of the area incorporated within the Cities of Brea, Placentia, Yorba Linda, Anaheim, and Orange. A significant portion of the unincorporated area is within the sphere of influence of Orange and Anaheim or within Cleveland National Forest. The Cities of Brea, Placentia, Yorba Linda, Anaheim (Anaheim Hills area), and Orange are characterized by single-family residential development. The area is served by SR-57, SR-91, and State Route 241 (SR-241). A main activity center in the area is a major commercial development located just north of SR-91 and Weir Canyon Road. There are currently two new residential development projects of over 500 dwelling units proposed within this RSA: Mountain Park (2,500 DU) and Tonner Hills (810 DU). In addition to these new residential development projects, there are seven infill residential development projects of over 500 dwelling units proposed within this RSA: A-Town Metro (2,681 DU), A-Town Stadium (878 DU), the Gene Autry Experience Project (1,208 DU), Alexan Orangewood (689 DU), Central Park Village (540 DU), La Floresta Development Proposal (1,335 DU), and Westgate Specific Plan (1,560 DU).

RSA C-43

A substantial portion of this large, sparsely populated region occupying eastern Orange County contains unincorporated land including open spaces such as O'Neill and Caspers Parks and a large section of the Cleveland National Forest. This RSA contains the Cities of Mission Viejo, Lake Forest, and Rancho Santa Margarita as well as the areas of San Clemente and San Juan Capistrano and the rural communities of Silverado, Modjeska, and Trabuco Canyons. The communities of Ladera and the future development of Rancho Mission Viejo are also within this RSA. One of the main activity centers in this RSA is the Shops at Mission Viejo and the surrounding commercial development. There is a potential for a variety of new activity centers to be developed in the near future throughout this RSA. There are currently two new residential development projects of over 500 dwelling units proposed within this RSA: Lake Forest Opportunities Study (5,415 DU) and Rancho Mission Viejo Ranch Plan (14,000 DU). No new residential infill developments of over 500 dwelling units are proposed for this RSA at this time.

RSA D-40

This RSA is the southernmost of the three coastal RSAs in Orange County and encompasses over 57,700 acres. The RSA occupies the area west of the San Diego Freeway between Irvine's southern border and the Orange County line. The Cities of Laguna Hills, Laguna Beach, Laguna Niguel, Dana Point, San Juan Capistrano, and San Clemente are located here as well as the recently incorporated Cities of Aliso Viejo and Laguna Woods. Employment is oriented toward tourist, recreation, and commercial activities. Development in the area is primarily suburban residential. Significant open space continues to exist along the Newport Coast and around the City of Laguna Beach. The area is served by I-5, SR-1, and State Route 73 (SR-73). No future new residential developments of over 500 dwelling units are proposed. No new residential infill developments of over 500 dwelling units are proposed for this RSA at this time.

RSA E-44

RSA E-44 is a mixture of urban and suburban activity areas and open space at the present time. Approximately half of the area is within the Cities of Irvine, Tustin, and Santa Ana. The former Marine Corps Air Stations at El Toro and Tustin and the North Irvine Sphere are located in this RSA and provide potential for significant mixed-use development. The area is presently served by SR-55, State Route 133 (SR-133), SR-241, I-5, and Interstate 405 (I-405). These corridors have influenced urban development within the RSA. Activity centers include the Irvine Spectrum and surrounding business/industrial area in Irvine (shared with RSA F-39) and the Marketplace, located within the Cities of Tustin and Irvine along Jamboree Road. There is currently one new residential development project of over 500 dwelling units proposed within this RSA: East-Orange-Santiago Hills II (2,100 DU). In addition to this new residential development project, there are four infill residential development projects of over 500 dwelling units proposed within this RSA: Orange County Great Park (8,550 DU), Planning Area 40/PA12 (3,918 DU), Draft Irvine Business Complex Vision Plan and Mixed Use Overlay (16,191 DU), and Tustin Base (4,601 DU).

RSA F-39

This RSA contains 8 percent of Orange County's population and provides 14 percent of its jobs. The coastal area continues to be a prime tourist, recreation, and commercial area. Regionally significant activity centers within the RSA include Newport Center, Fashion Island, John Wayne Airport and the surrounding business areas, South Coast Plaza and surrounding business areas, the University of California, Irvine (UCI) and the adjacent mixed-use development, and the Irvine Spectrum and surrounding business areas (shared with RSA E-44). There is currently one new residential development project of over 500 dwelling units proposed within this RSA: Newport Banning Ranch (1,375 DU). In addition to this new residential development project, there are two infill residential development projects of over 500 dwelling units proposed within this RSA: North Costa Mesa High Rise Residential Project (1,269 DU) and UCI Housing (850 DU).

RSA G-42

Approximately one-fifth of Orange County's population and of its jobs is contained in this centrally located RSA, which includes the Cities of Santa Ana, Tustin, Orange, and Villa Park. Of its 42,000 acres, approximately 60 percent is devoted to residential development, half of which consists of single-family housing. Several of the County's largest employers reside in this RSA, including Xerox Corporation, the *Orange County Register*, the St. Joseph's Hospital complex, and Southern California Edison. The RSA is bounded on the west by SR-22, SR-91, and is bisected by both State Route 55 (SR-55) and I-5. Its arterial highway system provides convenient access to these regional transportation corridors. Regional activity centers in this RSA include the Westfield Shoppingtown (Main Place Mall) Santa Ana, the Orange County Civic Center in Santa Ana and surrounding commercial and business districts, and the Block of Orange and surrounding commercial and business areas. There is currently only one new residential development project of over 500 dwelling units proposed within this RSA: East Orange-Santiago Hills II (2,100 DU – shared with RSA E-44). In addition to this new residential development project, there are two infill residential development projects of over 500 dwelling units proposed within this RSA: the Block at Orange Expansion (500 DU), and the Santa Fe Depot Specific Plan Update (506 DU).

RSA H-37

The majority of this RSA is urbanized and incorporated within the Cities of Stanton, Garden Grove, and Anaheim, excluding Anaheim Hills. The RSA is bounded on the north by SR-91, on the east by SR-57, and on the south by State Route 22 (SR-22) and is also bisected by the I-5. The grid arterial highway system enhances access to these transportation facilities from any portion of the RSA. These transportation corridors have influenced past urban growth within the RSA and will continue to do so in the future. Major activity centers within the RSA include the Anaheim central business district and the adjacent commercial areas, including the industrial and commercial activity along SR-22 near Angels Stadium, Disneyland and California Adventure theme parks, surrounding commercial development, and the employment activity north of SR-22 between Knott Street and Beach Boulevard. Due to the build out of this RSA, no future new residential development project of over 500 dwelling units is proposed. Similarly, no new residential infill developments of over 500 dwelling units are proposed for this RSA at this time.

RSA I-38

This RSA is mostly developed with urban and suburban uses at the present time. The majority of the land area is within the incorporated Cities of Seal Beach, Westminster, Fountain Valley, and Huntington Beach. Most of the development in this RSA can be characterized as suburban residential. The Seal Beach Naval Weapons Station occupies a significant portion of the City of Seal Beach. Activity centers located in this RSA include the Westminster Mall, Golden West College, and mixed use development along Pacific Coast Highway (SR-1) in Huntington Beach. No future new residential developments of over 500 dwelling units are proposed within this RSA at this time. However, there is one infill residential development project of over 500 dwelling units proposed within this RSA: The Village at Bella Terra (713 DU).

RSA J-35

RSA J-35 is characterized by urban and suburban uses with a majority of the land area incorporated within the Cities of Buena Park, La Palma, Cypress, and Los Alamitos. Most of the land area within the City of Los Alamitos is located in the Los Alamitos Armed Forces Reserve Center. The City of Buena Park has the greatest potential for intensification of activity. Buena Park has a regionally significant activity area adjacent to the Santa Ana Freeway (I-5) and continuing south along Beach Boulevard. It includes Knott's Berry Farm and the Buena Park Shopping Mall. There is currently one new residential development project of over 500 dwelling units within this RSA: Beach and Orangethorpe Mixed Use Project (1,000 DU). No new residential infill developments of over 500 dwelling units are proposed for this RSA at this time.

LOCATION AND PROJECTIONS FOR INFILL DEVELOPMENT

As described in Table B, the total dwelling unit growth from 2003–2035 for all ten RSAs is anticipated to be 153,973 dwelling units (the same total projected increase in dwelling units as shown in Table A). The infill percentages of total residential growth for each RSA as contained in the most recent infill report prepared by the Center for Demographic Research are illustrated in Figure 2.

Based on these estimates, approximately 56 percent, or 86,613 dwelling units, is anticipated to be built in infill areas of the County. Seven of the ten RSAs are projected to have more infill development than new development.

Table B: Infill Development Projections and Percentages

RSA	2003 DU Baseline	Total DU Increase 2003–2035	Residential (DU) Infill Development	% Infill
A-36	75,745	4,607	2,483	53.9
B-41	66,053	16,371	5,992	36.6
C-43	94,134	20,081	964	4.8
D-40	127,827	7,216	5,895	81.7
E-44	53,852	38,000	14,592	38.4
F-39	99,322	22,104	14,721	66.6
G-42	149,005	13,543	10,333	76.3
H-37	136,024	21,939	21,939	100.0
I-38	137,341	7,467	7,049	94.4
J-35	58,311	2,645	2,645	100.0
Total	997,614	153,973	86,613	56.3

Source: Center for Demographic Research—California State University, Fullerton, 2006.

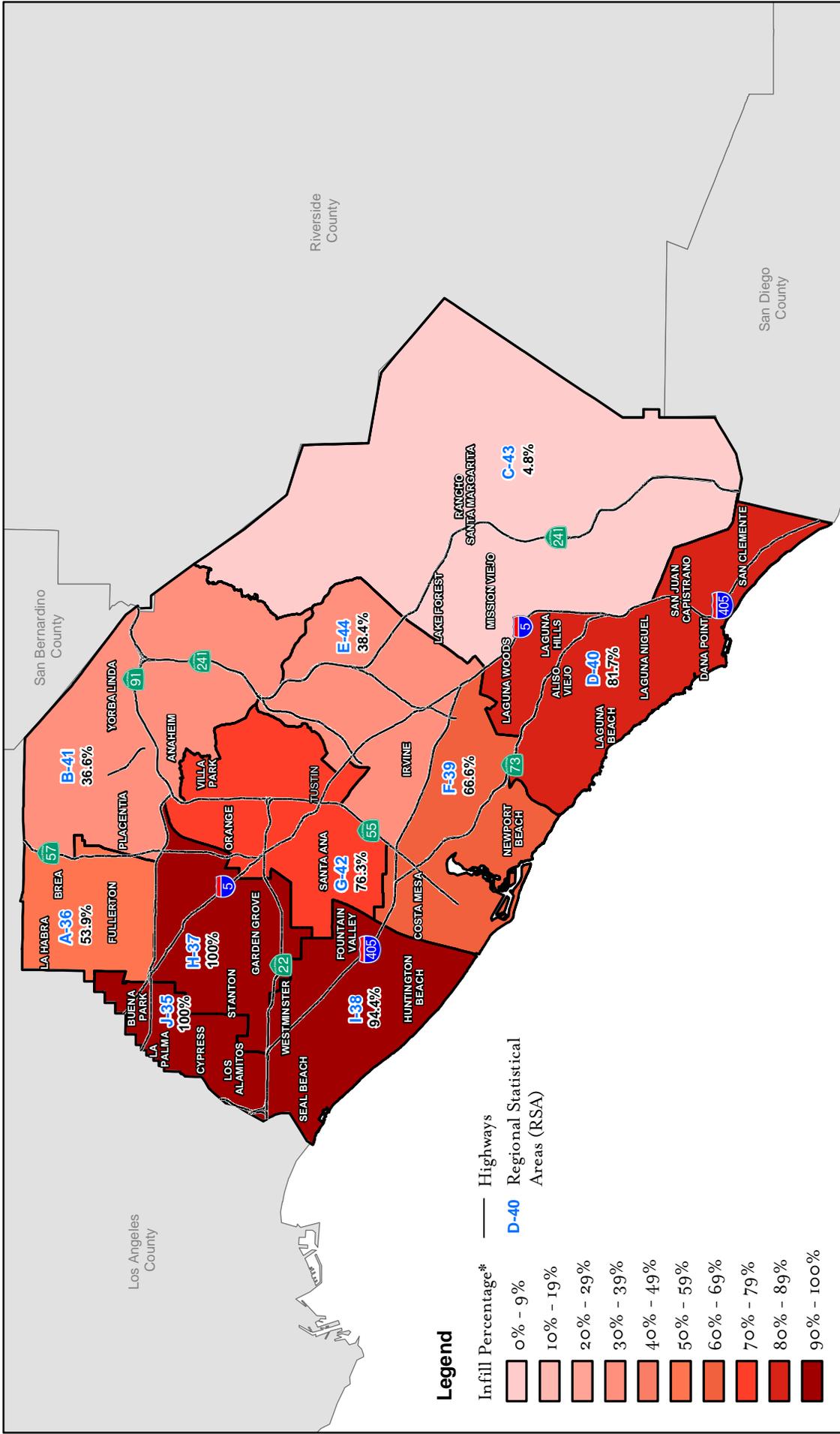


FIGURE 2
Huntington Beach Seawater Desalination Plant
Growth Inducement Evaluation
Infill Percentages by Regional Statistical Areas

*Infill is generally associated with growth, but is not directly linked to new development. This type of development usually occurs on parcels that contain existing development, which is removed in favor of new development of a higher intensity or density.

NEW DEVELOPMENT ANALYSIS

This section reviews projected new residential development in Orange County. For purposes of this report, the term “new development” is used to mean the building of residential projects in areas of the County that have not been urbanized (areas with large tracts of vacant land), including undeveloped and agricultural land. New development represents total development less infill development.

LOCATION AND PROJECTIONS FOR NEW DEVELOPMENT

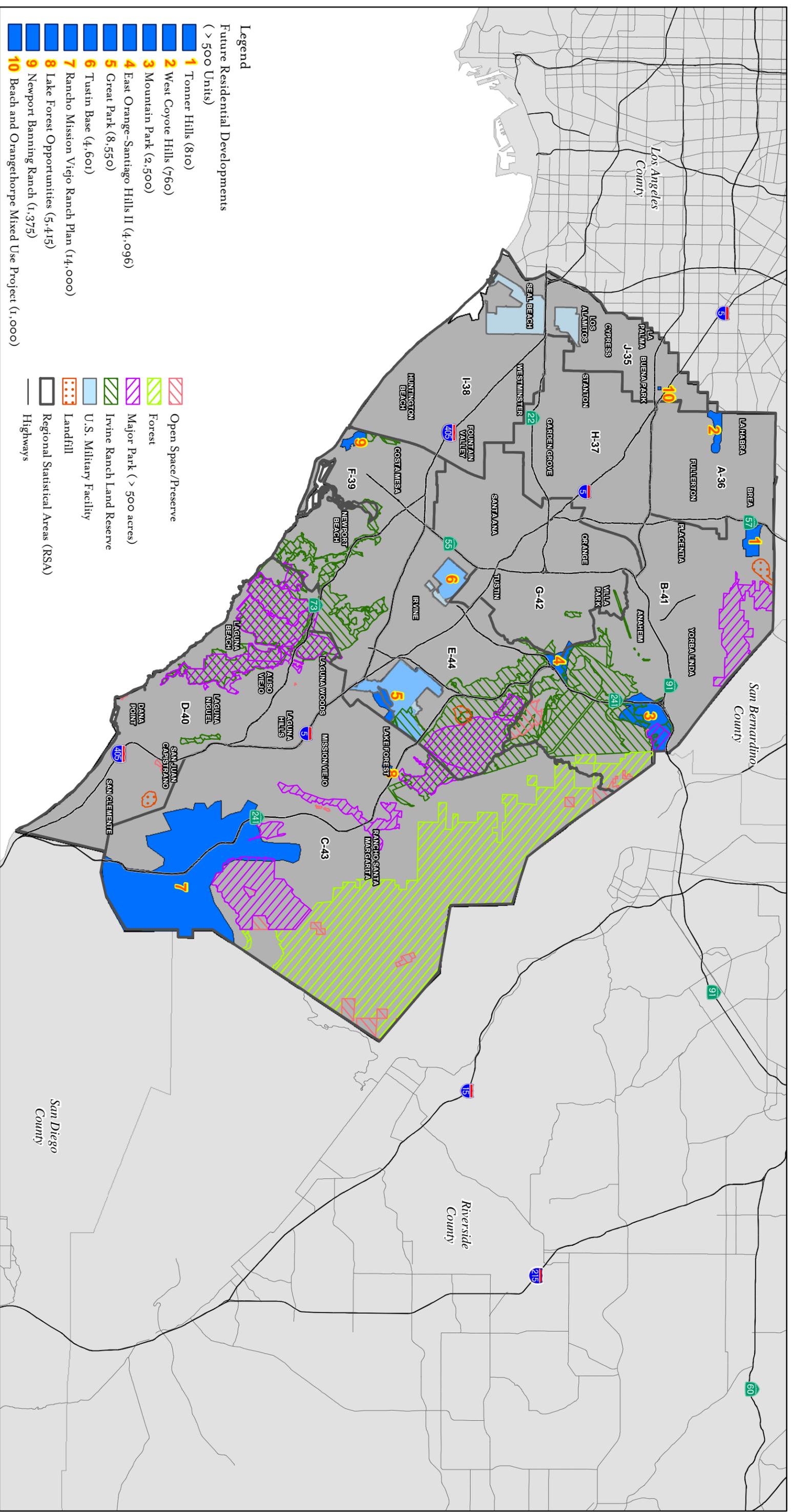
Thirty-nine percent (199,040 acres) of the land in Orange County remains undeveloped.¹ This land is categorized as protected, unprotected (developable), or future planning (i.e., planning for the area has not yet commenced or is not yet complete), and includes public and private lands, regional and State parks, Cleveland National Forest lands, marine refuges, and land protected under the Natural Communities Conservation Program (NCCP). Owners of larger tracts of land in some of these areas will seek to develop residential projects. As indicated in Table C, almost all of the anticipated new development in Orange County will occur in RSAs B-41 (10,379 DU), C-43 (19,117 DU), and E-44 (23,408 DU). Of the 67,360 projected new units to be built from 2003 to 2035, 52,904 units—79 percent of the total—will be built in those three RSAs. RSA B-41 includes the Anaheim Hills and East Orange areas, while RSAs C-43 and E-44 include most of the inland (non-coastal) portions of Irvine and South Orange County. Several large tracts of vacant land remain in those areas. It is not surprising, therefore, that those are the areas where the majority of the County’s proposed new residential development projects with over 500 dwelling units are located.

Table C: Dwelling Unit Growth and Dwelling Unit New Development Totals

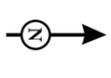
RSA	2003 DU Baseline	Total DU Increase 2003–2035	Residential (DU) New Development	% New Development
A-36	75,745	4,607	2,124	46.1
B-41	66,053	16,371	10,379	63.4
C-43	94,134	20,081	19,117	95.2
D-40	127,827	7,216	1,321	18.3
E-44	53,852	38,000	23,408	61.6
F-39	99,322	22,104	7,383	33.4
G-42	149,005	13,543	3,210	23.7
H-37	136,024	21,939	—	0
I-38	137,341	7,467	418	5.6
J-35	58,311	2,645	—	0
Total	997,614	153,973	67,360	43.7

Source: Center for Demographic Research—California State University, Fullerton, 2006.

¹ *Orange County 2009 Community Indicators*, Orange County Community Indicators Project, 2009. www.oc.ca.gov/ceocommunity.asp, website accessed October 21, 2009.



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SOURCE: TBM (2003); Government Lands (2002); California State University, Fullerton, Center for Demographic Research (April 2003); The Irvine Company (v.26-NCCP)
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FIGURE 3

Huntington Beach Sewater Desalination Plant
 Growth Inducement Evaluation
 Proposed (Undeveloped) Residential Development on Vacant Land
 by Regional Statistical Areas

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PROPOSED FUTURE RESIDENTIAL DEVELOPMENT PROJECTS (OVER 500 DWELLING UNITS)

This section specifically identifies twenty four proposed future residential development projects (infill and new) of 500 dwelling units or more that are located in Orange County. Table D summarizes the number of units for each of these projects and identifies each project's location by RSA and by land-use planning jurisdiction. Figure 3 illustrates each project's general location as depicted on a map of Orange County.

Table D: Proposed Future Residential Development Projects (Over 500 Dwelling Units)

Project	Proposed Future Residential Development Projects	DUs	RSA	Land Use Jurisdiction	New or Infill ¹ Development
1	Mountain Park	2,500	B-41	Anaheim	New
2	Lennar's A-Town Metro	2,681	B-41	Anaheim	Infill
3	Lennar's A-Town Stadium	878	B-41	Anaheim	Infill
4	The Gene Autry Experience Project	1,208	B-41	Anaheim	Infill
5	Alexan Orangewood	689	B-41	Anaheim	Infill
6	Central Park Village	540	B-41	Brea	Infill
7	La Floresta Development Proposal	1,335	B-41	Brea	Infill
8	Beach and Orangethorpe Mixed Use Project	1,000	J-35	Buena Park	New
9	North Costa Mesa High Rise Residential Project	1,269	F-39	Costa Mesa	Infill
10	West Coyote Hills	760	A-36	Fullerton	New
11	The Village at Bella Terra	713	I-38	Huntington Beach	Infill
12	Orange County Great Park	8,550	E-44	Irvine	Infill
13	Planning Area 40/ PA12	3,918	E-44	Irvine	Infill
14	Draft Irvine Business Complex Vision Plan and Mixed Use Overlay	16,191	E-44	Irvine	Infill
15	Lake Forest Opportunities Study	5,415	C-43	Lake Forest	New
16	Newport Banning Ranch	1,375	F-39	Newport Beach	New
17	East Orange-Santiago Hills II	2,100	E-44, G-42	Orange	New
18	The Block at Orange Expansion	500	G-42	Orange	Infill
19	Santa Fe Depot Specific Plan Update	506	G-42	Orange	Infill
20	Westgate Specific Plan	1,560	B-41	Placentia	Infill
21	Tustin Base(Tustin legacy)	4,601	E-44	Tustin	Infill
22	University of California, Irvine, Campus Housing	850	F-39	UC Regents	Infill
23	Tonner Hills	810	B-41	Unincorporated	New
24	Rancho Mission Viejo Ranch Plan	14,000	C-43	Unincorporated	New
Total DUs²		73,949			

Source: LSA Associates, December 2009.

Note: ¹ Infill is a type of development that usually occurs on parcels that contain existing development. The existing development is removed in favor of new development of a higher intensity or density.

² The dwelling units identified here are a portion of the DU increase identified in Tables B & C. Because this table only identifies residential projects that have 500 dwelling units or more, the remaining DU increase identified in Tables B & C would occur for residential projects that have fewer dwelling units being constructed.

As of the date of this report, it is unclear whether the projected distribution between infill and new development should be modified to account for the differences in projected and actual units or whether the proposed unit counts for one or more of the future residential development projects will ultimately be reduced, thereby bringing the proposals more in line with the projections. Another explanation may be that the proposals include dwelling units that will not be built until after 2035 (outside of the projection window). The discussion that follows summarizes each future development project and includes available information on the anticipated source of water to each project. Table E provides a summary of water supply providers for major development projects in Orange County.

Table E: Summary of Water Supply for Proposed Future Residential Development Projects

Project #	Proposed New Residential Development Projects	DUs	Water Supplier	Water Supply Identified¹
1	Mountain Park	2,500	City of Anaheim	Yes
2	Lennar's A-Town Metro	2,681	City of Anaheim	Yes
3	Lennar's A-Town Stadium	878	City of Anaheim	Yes
4	The Gene Autry Experience Project	1,208	City of Anaheim	Yes
5	Alexan Orangewood	689	City of Anaheim	Yes
6	Central Park Village	540	City of Brea	Pending ²
7	La Floresta Development Proposal	1,335	MWD & CDWC	Yes
8	Beach and Orangethorpe Mixed Use Project	1,000	City of Buena Park	Yes
9	North Costa Mesa High Rise Residential Project	1,269	Mesa Consolidated Water District (MCWD)	Yes
10	West Coyote Hills	760	City of Fullerton	Yes
11	The Village at Bella Terra	713	City of Huntington Beach	Yes
12	Orange County Great Park	8,550	Irvine Ranch Water District (IRWD)	Yes
13	Planning Area 40/ PA12	3,918	IRWD	Yes
14	Draft Irvine Business Complex Vision Plan and Mixed Use Overlay	16,191	IRWD	Yes
15	Lake Forest Opportunities Study	5,415	IRWD	Yes
16	Newport Banning Ranch	1,375	City of Newport Beach Water Department	Pending ³
17	East Orange-Santiago Hills II	2,100	IRWD/Golden State Water District (GSWC)	Yes
18	The Block at Orange Expansion	500	City of Orange Water Division	Yes
19	Santa Fe Depot Specific Plan Update	506	City of Orange Water Division	Pending ⁴
20	Westgate Specific Plan	1,560	GSWC	Pending ⁵
21	Tustin Base (Tustin Legacy)	4,601	City of Tustin / IRWD	Yes
22	University of California, Irvine, Campus Housing	850	IRWD	Yes

Table E: Summary of Water Supply for Proposed Future Residential Development Projects

Project #	Proposed New Residential Development Projects	DUs	Water Supplier	Water Supply Identified¹
23	Tonner Hills	810	GSWC	Yes
24	Rancho Mission Viejo Ranch Plan	14,000	Santa Margarita Water District (SMWD)	Yes

Source: LSA Associates, Inc., 2009, based on review of Environmental Impact Reports for individual projects and personal correspondence. Note:

¹ The Huntington Beach Desalination Project was not identified as a water supply for these projects. Therefore, these projects are not reliant on the Huntington Beach Desalination Project for water supply.

² The project specific water supply assessment will not be available for this project until the summer of 2010. However, it is anticipated that the City of Brea will serve the project with existing water entitlements. See discussion 6 for additional information. (Telephone correspondence with Shaveta Sharma, City of Brea Planning Department, December 10, 2009).

³ The project specific water supply assessment for this project is not available. However, it is anticipated that if the area is annexed into the City, the City would provide water service to the area using existing entitlements. See discussion 16 for additional information.

⁴ The project specific water supply assessment will not be available for this project until mid 2010. However, it is anticipated that the water service will be provided by the City of Orange using existing water entitlements. See discussion 19 for additional information. (Email correspondence with Anna Pehoushek, City of Orange Planning Department, December 10, 2009).

⁵ It is anticipated that this project would be serviced by Golden State Water Company, however, a project specific water supply assessment is not currently available. Please see discussion 20 for additional information. (Phone conversation with Mike McConaha, City of Placentia Planning Department, December 16, 2009).

1. Mountain Park Specific Plan (B-41)

The Mountain Park Specific Plan is in the City of Anaheim and its sphere of influence. The majority of the Mountain Park project site is within the jurisdiction of the City of Anaheim; however, the southernmost and easternmost portions of the project site are in an unincorporated portion of the County within the City's sphere of influence. As originally analyzed in the EIR (March 1991), the project included development of up to 7,966 residential dwelling units, 179 acres of commercial uses, interim sand and gravel mineral extraction facilities, three elementary schools, a middle school, a potential high school, a City maintenance yard and facility, four neighborhood parks, one community park, and open space. However, amendments to the adopted Mountain Park Specific Plan have recently been approved and are anticipated to reduce the prior approved build out substantially. The Irvine Company estimates a potential build out of approximately 2,500 dwelling units.

The City of Anaheim Public Utilities Department (APUD) provides water service to most of the City, including the area of the proposed project. Water resources for the City of Anaheim are obtained through the following sources: imported (piped) water from the Metropolitan Water District (MWD), the Lenain Water Treatment Plant, and Orange County groundwater basin managed by the Orange County Water District (OCWD). Based on the City's historical water use factors, the proposed project is anticipated to generate an average day water demand for residential and non-residential uses (school, fire station, and trail staging area) of approximately 1.38 million gallons per day (MGD) and irrigation water demand of 0.54 MGD, with a total demand of 1.92 MGD. The Water Supply Assessment (WSA) prepared for the proposed project concluded that there are sufficient available water supplies for the proposed project for the next 20 years, including during drought conditions.¹

¹ Section 4.12 Public Services and Utilities, Mountain Park Specific Plan Amendment Draft EIR No. 331, http://www.anaheim.net/citydepartments/planning/projects/MountainPark/docs/EIR/Section4_12.pdf, website accessed October 21, 2009.

Based on the WSA prepared, desalination water was not included as part of the water supplies that would be utilized by this project.

2. Lennar's A-Town Metro (B-41)

This project would be located in the City of Anaheim. The A-Town Metro project includes the construction of two public parks, 2,681 residential units, and up to 229,800 square feet of commercial/retail uses. Currently, the final master tract map has been recorded and various off-site and on-site improvements including backbone streets have been completed. However, none of the residential units have been constructed.

The A-Town Metro project would be served by the City of Anaheim Public Utilities Department, which utilizes two primary sources of water supply: naturally and artificially recharged local groundwater produced from City-owned wells and imported water from MWD. Since this project is part of the Platinum Triangle area, the project's water supply analysis was included as part of the WSA prepared for the entire Platinum Triangle area. The proposed development intensities for The Platinum Triangle, which include both projects, would eventually result in the construction of 10,199 dwelling units, 5,000,000 square feet of office space, and 2,254,400 square feet of commercial use. As identified in the WSA prepared for the Platinum Triangle, a water supply surplus is anticipated for The Platinum Triangle, and therefore this project, through the 20-year planning period during a normal water year, a single dry water year, and multiple dry water years. Based on the WSA prepared, desalination water was not included as part of the water supplies that would be utilized by this project.

3. Lennar's A-Town Stadium (B-41)

This project would be located in the City of Anaheim. The A-Town Stadium project includes the construction of 878 condominiums on 12.48 acres. The project was approved on December 11, 2007; however, construction has not yet begun for this project.

The A-Town Stadium projects would be served by the City of Anaheim Public Utilities Department (APUD), which utilizes two primary sources of water supply: naturally and artificially recharged local groundwater produced from City-owned wells and imported water from MWD. Since this project is part of the Platinum Triangle area, the project's water supply analysis was included as part of the WSA prepared for the entire Platinum Triangle area. The proposed development intensities for The Platinum Triangle, which include both projects, would eventually result in the construction of 10,199 dwelling units, 5,000,000 square feet of office space, and 2,254,400 square feet of commercial use. As identified in the WSA prepared for the Platinum Triangle, a water supply surplus is anticipated for The Platinum Triangle, and therefore this project, through the 20-year planning period during a normal water year, a single dry water year, and multiple dry water years. Based on the WSA prepared, desalination water was not included as part of the water supplies that would be utilized by this project.

4. The Experience at Gene Autry Way (B-41)

This project will be located in the City of Anaheim and includes the construction of a mixed-use development that includes 1,208 residential units, 100,000 square feet of office uses and 50,000 square feet of commercial uses on 17.58 acres. The project was approved by the Anaheim City Council on August 21, 2007. Currently, the redesign of the final site configuration is pending. The demolition of existing buildings on site is complete.

The APUD provides water service throughout the City including the project site. The City utilizes two primary sources of water supply: naturally and artificially recharged local groundwater produced from City-owned wells and imported water from MWD. MWD obtains its water from the Colorado River and the State Water Project in Northern California. The project site is served by a number of sources, including nearby wells, MWD connections, and water dropped from higher pressure zones.

A WSA was completed in February 2005 for The Platinum Triangle, of which this project is a part. Since then, intensities identified for the Platinum Triangle have changed and an updated WSA has been subsequently prepared. As identified in the updated 2007 WSA prepared for this project, projected water supplies will exceed demands through year 2030 for a normal water year, a single dry water year, and multiple dry water years.¹ Reliability of future water supplies to the region will be ensured through continued implementation of the OCWD Groundwater Management Plan, OCWD's Long-Term Facilities Plan, and local agency programs, as well as combined efforts and programs among member and cooperative agencies of MWD, including all water wholesalers and retailers, and the Orange County Sanitation District, the Santa Ana Regional Water Quality Control Board, and the Santa Ana Watershed Project Authority. The WSA prepared for the updated Platinum Triangle (including The Gene Autry Experience) is consistent with the 2005 UWMP and demonstrated that sufficient water supply and reliability exist for the proposed project. Based on the WSA prepared, desalination water was not included as part of the water supplies that would be utilized by this project.

5. Alexan Orangewood (B-41)

This project is located in the City of Anaheim within the Platinum Triangle area. Development of this project would result in the construction of a 689-unit apartment project consisting of three 6-story buildings and two 5-story buildings on 6.93 acres at 2100 East Orangewood Avenue. The City of Anaheim is currently evaluating the proposed project.

Similar to other development projects within the Platinum Triangle area, the Alexan Orangewood project would be served by the APUD, which utilizes two primary sources of water supply: naturally and artificially recharged local groundwater produced from City-owned wells and imported water from MWD. Since this project is part of the Platinum Triangle area, the project's water supply analysis was included as part of the WSA prepared for the entire Platinum Triangle area. As identified in the WSA prepared for the Platinum Triangle, a water supply surplus is anticipated for the Platinum Triangle through the 20-year planning period during a normal water year, a single dry water year, and multiple dry water years. Based on the WSA prepared, desalination water was not included as part of the water supplies that would be utilized by this project.

¹ *The Gene Autry Experience Draft EIR*, City of Anaheim, April 2007. <http://www.anaheim.net/departments/planning/GeneAutry/Ch01.pdf>, website accessed October 21, 2009.

6. Central Park Village (B-41)

This project is located within the City of Brea and includes the demolition of existing medical buildings on site and the construction of 31,000 square feet of commercial uses, 45,000 square feet of medical offices, and 540 dwelling units. The residential component includes 96 single-family attached townhomes and 444 multifamily apartments. An Initial Study for the project was completed in December 2008. An Environmental Impact Report for the project is currently being prepared and reviewed by the City of Brea.

It is anticipated that the City of Brea would provide water to the proposed project as the City currently purchases water supplies from MWD and the California Domestic Water Company (CDWC) to serve its customers.¹ As identified in the Initial Study prepared for the Central Park Village project,² build out of the project would increase water demand compared to the existing office uses on site. Since the project requires a General Plan Amendment, a WSA analysis will be included in the EIR. The WSA will compare current City of Brea water entitlements with water demands to ensure sufficient water supplies are available for the project. The Initial Study concludes that, based on prior WSAs prepared for projects within the City, existing entitlements are likely available for the project; however, the EIR will discuss water supply in greater detail. City Planning Department staff has indicated that Water Supply Assessment and EIR documents for the proposed project will be available in mid-2010.³ It is anticipated that the proposed project would utilize purchased water from MWD and CDWC and not desalination water supplies.

7. La Floresta Development Proposal (B-41)

The La Floresta project involves two separate sites located in the central portion of the City of Brea. The proposed La Floresta Village site is approximately 119 acres in size and is bounded by Imperial Highway (State Route 90) on the south, Valencia Avenue (State Route 142) on the west, and Rose Drive on the east. It is the former location of the UNOCAL Hartley Research Center. This site is proposed to be developed with a total of 1,088 residential units. The second site, known as the Birch Hills site, is approximately 91.3 acres in size and is located on Birch Street southwest of its intersection with Kraemer Boulevard. It is currently occupied by the Birch Hills and contains 18 holes on rolling topography owned by the Birch Kraemer LLC, who leases the land to Imperial Golf Course. The site would be redesigned to include a newly reconfigured 18-hole golf course and the construction of 247 dwelling units.

Because the groundwater quality of the La Habra basin underlying Brea is poor, the City purchases water supplies from two agencies: the MWD and the California Domestic Water Company (CDWC). A WSA was prepared for the La Floresta Development proposal, which includes both the planned La Floresta Village and Birch Hills developments. The WSA concluded that the City's water supply and

¹ *Chapter 2: Community Development*, City of Brea General Plan, adopted August 19, 2003.

² *Notice of Preparation and Initial Study for the Proposed Central Park Village Mixed-Use Project and General Plan Amendment Project Environmental Impact Report*, City of Brea Development Services Department, December 2008, http://www.cityofbrea.net/images/default/citydocs/DevSvc/Central_Park_Village_Initial_Study.pdf, website accessed October 21, 2009.

³ Telephone correspondence with Shaveta Sharma, City of Brea Planning Department, December 10, 2009.

reliability would be sufficient for the La Floresta Development Proposal through the next 20 years during normal, single dry, and multiple dry year scenarios, and that the planned system improvements described in the 2002 Water Master Plan would ensure adequate water service to the sites.¹

8. Beach and Orangethorpe Mixed Use Project (J-35)

The Beach and Orangethorpe Mixed-Use Specific Plan (BOMUSP) project site is located in the City of Buena Park in Orange County, California. The 12.75 acre project site is bordered by Melrose Street to the north, Beach Boulevard (State Route [SR]-39) to the west, Orangethorpe Avenue to the south, and Brenner Avenue to the east. The maximum development that would be allowed by the proposed BOMUSP is: 1,000 multi-family residential units in multiple high-rise structures; 355,000 square feet (sf) of retail development; and a 300-room/277,000-sf hotel. In November 2008, the City Council approved the EIR, Specific Plan, and Development Agreement for this project. As of April 2009, the development team is working with City staff in refining the development concept including overall site design and building configurations as well as tenant mix.

The City of Buena Park would be the water purveyor for this project. The City currently pumps groundwater from the Orange County Groundwater Basin using eight groundwater supply wells. The balance of the City's water demand is supplied by purchased water from the Metropolitan Water District (MWD). Based on the results of the Water Supply Assessment prepared for the proposed project², the City of Buena Park, has determined that a sufficient water supply is available during normal, single-dry, and multiple-dry years within a 20-year project that will meet the projected water demand associated with the proposed project in addition to the water demands of existing and planned future uses. The City of Buena Park Department of Public Works has confirmed this assessment of water availability.³

9. North Costa Mesa High Rise Residential Project (F-39)

The five project sites are located within the City of Costa Mesa, north of the I-405 Freeway, and generally bound by Sunflower Avenue to the north, Bristol Street to the west, Sakioka Drive to the east, and the I-405 Freeway to the south. The specific addresses are 3400/3420 Bristol Street (Site 1 – Segerstrom Town Center), 605 Town Center (Site 2 – Orange County Museum of Art), 580 Anton Boulevard (Site 3 – The Californian at Town Center), 585 Anton Boulevard (Site 4 – Symphony Towers), and 675 Anton Boulevard (Site 5 – Pacific Arts Plaza). The five individual sites identified above as Sites 1 through 5, taken together, will include a maximum of 1,269 high-rise residential units and accessory retail and commercial development, or a maximum of 8,350 square feet of commercial uses, together with existing or previously approved hotel, office, and museum uses (or a combination of those uses).⁴

¹ *La Floresta Development Proposal Draft EIR*, City of Brea, December 2006, <http://cityofbrea.net/page.cfm?name=envirodocs>, website accessed October 22, 2009.

² *Water Supply Assessment for the Beach and Orangethorpe Mixed-Use Development*, Brown and Caldwell, City of Buena Park, June 27, 2008.

³ *City of Buena Park Department of Public Works Water Availability Letter*, City of Buena Park, letter dated July 17, 2008.

⁴ *Final Program Environmental Impact Report No.1052 - North Costa Mesa High-Rise Residential Projects SCH No. 2006011077*, Culbertson, Adams & Associates, Planning Consultants, City of Costa Mesa, December 2006.

Mesa Consolidated Water District (MCWD) is a public agency serving more than 100,000 users within an 18 square-mile area, which includes the City of Costa Mesa, part of Newport Beach, and the John Wayne Airport. Water sources for MCWD include a blend of local ground water and imported water from Northern California and the Colorado River. From Mesa's nine wells, groundwater is pumped from Orange County's groundwater basin which underlies north-central Orange County from Irvine to the Los Angeles County border and from Yorba Linda to the Pacific Ocean. It is replenished by water from the Santa Ana River and imported water purchased from the Metropolitan Water District of Southern California.¹ MCWD has provided a "Water Supply Assessment for North Costa Mesa High-Rise Residential Projects" (WSA) dated May 11, 2006. The WSA concludes that MCWD has sufficient water supplies available during normal, single dry, and multiple dry water years during a 20-year projection to meet the anticipated water demand for the five proposed project sites. This supply is in addition to MCWD's existing and planned future demand, including agricultural and manufacturing uses.

10. West Coyote Hills (A-36)

The West Coyote Hills development is located in the City of Fullerton. A maximum of 760 dwelling units (consisting of a combination of residential estates, single-family attached and single-family detached residential units) is proposed in an area encompassing 177.7 acres within the West Coyote Hills Specific Plan. Other components of the West Coyote Hills Specific Plan include a 17.1-acre public use site; a 5.2-acre neighborhood commercial development area; and open space and recreational amenities on 279.4 acres. Circulation improvements comprise 29.3 acres (approximately five percent) of the total project site. The overall site includes a total of 582 acres.

In connection with the Specific Plan Amendment for the project, the City of Fullerton is also proposing improvements to the Robert E. Ward Nature Preserve. Potential improvements proposed by the City of Fullerton for this 72.3-acre property include a small parking area, restrooms, an interpretive center, the creation of a low-fuel zone around the area, a trail maintenance program, interpretive signage along existing paths, and some coastal sage scrub restoration in disturbed areas. The overall site, including the project area and Robert E. Ward Nature Preserve, includes a total of 582 acres. The project is in the process of being re-circulated for public review for greenhouse gas emissions analysis. The 45-day public review and comment period ended November 30, 2009 for this new information.²

As referenced in the revised 2006 project EIR, the Urban Water Management Plan, prepared by the City of Fullerton, anticipates that existing available water supplies are sufficient to meet projected annual demands for the City, both with and without the proposed project under normal, single, and multiple dry-year conditions through 2025.³ Therefore, there will be an adequate supply of domestic water available at buildout of the West Coyote Hills in 2020, with the projected water demands met with supplies provided by the Metropolitan Water District of Southern California (MWD) (25 percent) and the Orange County Water District (OCWD) (75 percent).

¹ Mesa Consolidated Water District, http://www.mesawater.org/about_mesa.php, website accessed October 25, 2009.

² *West Coyote Hills News and Reports*, <http://www.westcoyotehills.com/pages/news/news.html>, website accessed October 28, 2009.

³ *Revised Draft Environmental Impact Report for West Coyote Hills Specific Plan Amendment – Robert E/ Ward Nature Preserve*, City of Fullerton, March 2006.

11. The Village at Bella Terra (I-38)

The Village at Bella Terra project is located at 7777 Edinger Ave in the northern portion of the City of Huntington Beach in western Orange County, California. Implementation of the proposed project on a developed 15.85 acre site would result in a GPA to allow horizontally integrated mixed use in addition to the currently allowed vertical mixed-use, to increase the total mixed use building FAR from 1.5 to 1.75 allowing an additional 172,606 sf beyond the 1,035,639 sf that is currently allowed. This increase would allow a maximum of 317 additional units on the site beyond the 396 units that are currently allowed for a total of 713 residential units.

The City's drinking water is a blend of surface water imported by the Metropolitan Water District of Southern California (MWDSC) via its member agency Metropolitan Water District of Orange County (MWDOC), and groundwater pumped from the Santa Ana River basin. Historically, the City has utilized groundwater more than imported water to satisfy water system demands. Currently, the City receives approximately 75 percent of its water supply from groundwater wells accessing the Santa Ana River groundwater basin and approximately 25 percent of its supply from imported water from MWDOC. As identified in the WSA prepared for the proposed project, the total water supply available to the City during normal, single dry and multiple dry years within a 20-year projection will meet the estimated water demand of The Village at Bella Terra development, in addition to the demand of existing and other planned future uses.¹

12. Orange County Great Park (E-44)

The Orange County Great Park Plan encompasses the site of the former El Toro Marine Corps Air Station now within the City of Irvine. The Plan proposes 3,625 dwelling units and approximately 6.6 million square feet of educational, institutional, cultural, research and development, retail, and recreational uses, along with transportation facilities, parks, and natural open space. The Irvine Company has estimated potential entitlement of 8,550 dwelling units at build out in the Irvine Sphere of Influence. This project is currently in the early stages of construction and redevelopment with a 27.5 acre park completed. The remaining portions of the development (including the residential component) are still in the early planning stages and have not been constructed.

The EIR for the project (February 2003) notes that the IRWD completed and approved an analysis of water supply on January 27, 2003. The water analysis concluded that IRWD would have adequate water resources to meet existing and future demand, including the proposed project. The EIR concluded that impacts on water resources would be less than significant because availability of new water supplies is anticipated. As noted previously under the discussion of the Santiago Hills II project, IRWD anticipates greater utilization of local groundwater supplies in the future.

13. Planning Area 40/ PA12 (E-44)

This project involves two planning areas (PA) in the City of Irvine. The portion of the project within PA-40 consists of 649 acres generally located at the southeast corner of Jeffrey and Trabuco Roads and bounded by Jeffrey Road to the northwest, Trabuco Road to the northeast, Interstate I-5 freeway

¹ *The Village at Bella Terra Environmental Impact Report*, PBS&J, City of Huntington Beach, July 11, 2008.

to the southwest and Planning Area 51 to the southeast (the future Orange County Great Park and Heritage Fields). The PA 12 portion comprises 39 acres located southwest of PA 40 and I-5, and northwest of Sand Canyon Avenue. The current land use for PA 40 is medical and science and industrial (currently under agricultural production) and PA 12's primary current use is a recreational vehicle sales and service complex.

The original PA-40 project consisted of 1,312,352 square feet of industrial and 8,900,000 square feet of medical science uses. Within the revised PA 40 portion of the project, the City proposes a reduction of 8,550,000 square feet of medical and science to allow for the development of 3,918 dwelling units. The 3,918 units include the intensity transfer of 1,533 previously entitled units from Planning Areas 1 (222 du) and PA 9 (1,311 du) and 2,385 new dwelling units. In addition, the PA 40-portion of the project includes a maximum of 1,540,000 sq. ft. of multi-use and 205,000 sq. ft of commercial. The General Plan Amendment and Zone Change will facilitate the redevelopment of the 36-acre PA-12 site. This project portion will consist of redeveloping existing vehicle-related commercial to allow for up to 575,000 sq. ft. of medical science.

In August 2007, the City requested a new WSA for a General Plan Amendment and zone change which includes substantial changes to the previously proposed development in Planning Area 40 and adds a portion of Planning Area 12. The WSA for the proposed project is based on information from the IRWD Water Resources Master Plan (WRMP), which was last updated in January 2003. Specific tables in the WRMP will be updated to include new demand projections for this project. Preliminary estimates associated with this land use change show an overall net increase in potable water demands for this project of 1,426 AF/Y and a net decrease of 1,084 AF/Y nonpotable (due to conversion of agricultural use). This WSA was reviewed by the Water Resources Policy and Communications Committee on December 10, 2007, and that Committee concurred with the analysis. The WSA was approved by IRWD on December 17, 2007.¹

14. Draft Irvine Business Complex Vision Plan and Mixed Use Overlay (E-44)

The 2,800-acre Irvine Business Complex (IBC) is located within the western portion of the City of Irvine in south/central Orange County and is generally bounded by the former Tustin Marine Corps Air Station (MCAS) to the north, the San Diego Creek channel to the east, John Wayne Airport and Campus Drive to the south, and the Costa Mesa (SR 55) Freeway to the west. The proposed project consists of a General Plan Amendment and Zoning Ordinance Amendment to adopt the IBC Residential Mixed Use Overlay Zone to establish a cap of 15,000 dwelling units for the IBC area. The General Plan/Zoning cap for the IBC is 9,401 residential units; therefore, a unit cap of 15,000 units would provide for a potential of 5,599 additional dwelling units (of which 2,522 are currently in process) in the IBC beyond that which is already existing or approved. The total 5,599 additional new units (either potential or in process) remaining under the 15,000 unit cap will be offset by a reduction of 2,715,062 sq. ft. of non-residential office equivalency square footage

The water demand for the project was not included in the IRWD's most recently adopted UWMP. However, a WSA was prepared and approved by IRWD on April 28, 2008. The WSA states that a sufficient water supply is available for the project during normal, single-dry year, and multiple-dry

¹ *Irvine Ranch Water District Minutes of Regular Meeting – December 17, 2007*, Irvine Ranch Water District, http://www.irwd.com/AboutIRWD/Minutes/2007-12-17_minutes.pdf, website accessed October 28, 2009.

years within a 20 year projection in addition to the demand of existing and other planned uses including but not limited to agricultural and manufacturing uses.

15. Lake Forest Opportunities Study (C-43)

The proposed project includes a GPA and Zone Change of 838 acres of vacant lands on seven parcels within the City of Lake Forest. The GPA would change the allowed land uses from industrial, agricultural, and commercial land uses to residential, commercial, public facilities, and mixed uses. The GPA and Zone Change consider development of 5,415 residential units on Sites 1 through 6 and a public facilities overlay on Site 7. The water demand for the project was not included in the IRWD's most recently adopted UWMP. However, a WSA was prepared and approved by IRWD on January 24, 2005. The WSA states that a sufficient water supply is available for the project during normal, single-dry year, and multiple-dry years within a 20 year projection.

16. Newport Banning Ranch (F-39)

The project would be located in the City of Newport Beach and would result in the construction of up to 1,375 residential dwelling units, 75,000 square feet of commercial uses, and 75 visitor serving resort units. The existing oil wells within project site and open space areas would be abandoned and the area would be remediated. Two consolidated oil fields would be retained (20 acres of the open space).

As identified in the City's General Plan, Newport Banning Ranch is currently outside of any water provider service area. However, if the Newport Banning Ranch area is annexed to the City, the City intends to provide service to this area.¹ More recently, stated that the City of Newport Beach Water Department would serve the Newport Banning Ranch Project.² The City water supplies include imported water purchased from the Municipal Water District of Orange County (MWDOC), groundwater pumped from the Orange County Groundwater Basin, and reclaimed water. Buildout of the Newport Banning Ranch area was included in the City's General Plan update. Including the Banning Ranch area, the buildout conditions of the General Plan Update would increase water demand within the City service area by approximately 998 acre feet per year. However, MWDOC has indicated that there is adequate existing and planned imported water supply to accommodate the increased demand associated with the General Plan Update.³

The Newport Banning Ranch project is currently going through the environmental process stage. No specific information associated with water supply and water availability is currently available at this time for this project. However, it is anticipated that this project would be served by the City. Since the City utilizes other water supply sources such as imported water and groundwater supplies, the project is not likely to be dependent on desalination water sources.

¹ 4.14 *Utilities and Service Systems*, General Plan 2006 Update Draft Environmental Impact Report, City of Newport Beach, April 2006.

² 5.3 *Water Supply/Fire Flow*, Fire and Life Safety Program for Newport Banning Ranch, Firesafe Planning Solutions, January 2009.

³ 4.14 *Utilities and Service Systems*, General Plan 2006 Update Draft Environmental Impact Report, City of Newport Beach, April 2006; *Memorandum to City staff re: Proposed General Plan Update*, Metropolitan Water District Orange County, April 18, 2006.

17. East Orange-Santiago Hills II (E-44, G-42)

The proposed project area for the Santiago Hills II and East Orange Planned Communities occupies approximately 6,800 acres at the eastern edge of the City. The proposed project area is located in unincorporated Orange County, within the City's Sphere of Influence. The proposed project area can be separated into two major development areas: the 496-acre Santiago Hills II Planned Community and the 6,335-acre East Orange Planned Community. The East Orange Planned Community is made up of Area 1 planned community (East Orange Planned Community Area 1), Area 2 planned community (East Orange Planned Community Area 2), Area 3 planned community (East Orange Planned Community Area 3), and remaining areas. The proposed Santiago Hills II Planned Community site marks the westernmost edge of the project area. The proposed Santiago Hills II Planned Community development area is generally located east of Jamboree Road, the existing Santiago Hills I development, and Peters Canyon Regional Park; west of SR-241/261; and south/east of Irvine Regional Park. The East Orange Planned Community is located east of SR-241/261.

The IRWD serves new development areas in East Orange while the Golden State Water Company and East Orange County Water District serve small portions of the southeast area of the City of Orange.¹ The Santiago Hills II Planned Community site is within IRWD service boundaries. The proposed East Orange Planned Community Area 1 development area is partly within IRWD's service area boundary and partly within GSWC's service area boundary. The existing Allen-McColloch Pipeline would supply the potable water for East Orange Planned Community Area 1, as it would for Santiago Hills II Planned Community. The proposed East Orange Planned Community Areas 2 and 3 development area is fully within GSWC's service area boundary. WSAs for the project were approved by the boards of IRWD and GSWC on March 8, 2004, and December 29, 2003, respectively. The EIR prepared for the proposed project concluded that IRWD and GSWC would have the supply capability overall to meet demands both of the project and baseline for normal and multiple dry years through year 2025.²

18. The Block at Orange Expansion (G-42)

The proposed expansion would involve the construction of 300 hotel rooms, up to 500 apartment units and 120,000 square feet of additional retail, restaurant and entertainment space on current surface parking lots at The Block at Orange. The City of Orange Water Division's water supply includes groundwater and imported water from the Municipal Water District of Orange County (MWDOC) which in turn is a member agency of the Metropolitan Water District of Southern California (MWD). Based on the WSA prepared for the project, sufficient water supply from the City is available for the project.³ The total water supplies available to the City during normal, single-dry year, and multiple-dry years within a 20 year projection will meet the projected water demand of the proposed project in addition to the demand of existing and other planned uses.

¹ 5.12 *Public Services and Utilities*, City of Orange General Plan Program EIR, February 2009.

² *East Orange Environmental Impact Report (Santiago Hills II and East Orange Planned Communities Draft Supplemental EIR 1278/EIR 1716)*, City of Orange, Jones and Stokes, October 2004, http://www.cityoforange.org/depts/commdev/planning/advanced/east_orange_eir/default.asp, website accessed October 29, 2009.

³ *City of Orange Water Supply Assessment for Del Rio Development Plan, The Block at Orange Expansion, Archstone Gateway Project, and University of California Irvine Medical Center Long Range Development Plan Projects*, City of Orange, October 3, 2003.

19. Santa Fe Depot Specific Plan Update (G-42)

The proposed SFDSPU project area is 101.6 acres. The SFDSPU will expand the boundary of the existing Santa Fe Depot Specific Plan, which is centered on the Santa Fe Depot and the block in the immediate area. Under the proposed SFDSPU, the uses would be reorganized and would yield up to 740,234 square feet and 506 residential units. The project is currently going through the environmental process. Due to the project's location in the City, it is anticipated that water service would be provided to the proposed project by the Public Works Water Division of the City of Orange. The City's water supplies include groundwater from the local groundwater basin and imported water from MWD. The City does not include desalination water supplies as part of their water supply portfolio. At this time, project specific water supply and environmental information is not expected to be available until mid 2010.¹ However, it is anticipated that this project would not utilize desalination water supplies.

20. Westgate Specific Plan (B-41)

The Westgate Specific Plan Update encompasses a 112-acre area in downtown Placentia. The area is generally bordered on the north by Crowther Avenue, Orange (57) Freeway on the west, Orangethorpe and the south and existing industrial uses on the east. The Specific Plan calls for 1,200 to 1,700 new residential units, approximately 538,440 square feet of new ground floor retail space, approximately 526,735 above ground, new office space and about 56,800 square feet of live/work units. It is anticipated that this project would be serviced by the Golden State Water Company, however, no project specific water supply information is currently available.²

21. Tustin Base (Tustin Legacy) (E-44)

Most of MCAS-Tustin is located in the City of Tustin (approximately 1,511 acres), and a portion is located in the City of Irvine (about 95 acres). MCAS-Tustin is generally bounded by single-family residential uses and business parks on the north, light industrial and research and development uses to the west, light industrial and commercial uses to the south, and residential uses currently under construction to the east.

The Specific Plan/Reuse Plan for MCAS Tustin includes detailed planning, policies, regulations, implementation strategies, and procedures necessary to guide the reuse and development of the site into the next century. The MCAS-Tustin Specific Plan/Reuse Plan is intended to serve as both a policy-oriented and regulatory document. The plan will eventually be adopted as the zoning for the property. The current plan estimates that a maximum of 4,601 dwelling units could be developed on site. Water will be supplied to the project by IRWD. The MCAS Tustin EIR/EIS specifies that there is adequate supply to serve the proposed project and additional water can be acquired from MWD or from local water wells if necessary. No desalination water supplies are anticipated to be utilized for this project.

¹ Email correspondence with Anna Pehoushek, City of Orange Planning Department, December 10, 2009.

² Phone conversation with Mike Mcconaha, City of Placentia Planning Department, December 16, 2009.

22. University of California, Irvine, Campus Housing (F-39)

Campus development at UCI has been implemented by the Long-Range Development Plan (LRDP). Under the authority of the Regents of the University of California, an LRDP indicates how a given UC campus will utilize its physical resources to accommodate physical program needs. A given LRDP generally includes land use, circulation and transportation, open space, and utility elements. The remaining residential units prior to the buildout of the LRDP for UC Irvine is estimated at 850 units.

The LRDP area will be served by the IRWD. The IRWD's 2005 Urban Water Management Plan (UWMP) includes a description of each of the projects within its service area and programs being implemented to ensure existing and future facilities are adequate to deliver water supplies to the region. The UWMP evaluates the adequacy of water supply to serve the district including the UCI LRDP through the year 2030. IRWD staff in consultation with UCI has evaluated UWMP assumptions for existing LRDP and the 2007 LRDP update. With implementation of the programs identified in the UWMP, water supply would be adequate to serve the 2007 LRDP, which includes this campus housing project.

23. Tonner Hills (B-41)

Tonner Hills Planned Community (B-41). The Tonner Hills development is located in the unincorporated area of Orange County. It includes 810 residential units distributed in 8 distinct neighborhoods on 193.9 acres, with 32.7 acres reserved for public use, 7.7 acres to be developed as neighborhood commercial use, and 5.8 acres to be developed for private neighborhood park use. In addition, 15 acres are designated for the continuation of oil and gas production activities (including facilities that will exist through all open space areas and some residential areas).

The project site will become part of, and be served by, the Golden State Water Company's (GSWC) Placentia System. The Placentia System receives its regular water supply from a combination of groundwater (four wells) and treated surface water via pipe connection from the Municipal Water District of Orange County (MWDOC). In order to provide domestic water service to the Tonner Hills Planned Community, GSWC must first obtain a Certificate of Public Convenience and Necessity (CPCN) from the California Public Utilities Commission. Once the CPCN has been obtained, GSWC will be able to provide domestic water services to the Tonner Hills Planned Community. GSWC has determined that adequate water supplies will be available to service the new Tonner Hills Planned Community by the time all units are built. GSWC has also ensured (through its multiple source supply) that the existing and future water supplies of businesses, residents, farmers, and the environment will not be negatively impacted by the development.

24. Rancho Mission Viejo Ranch Plan (C-43)

The approximately 22,850-acre project site is located within the unincorporated area of south Orange County and represents the remaining undeveloped portion of Rancho Mission Viejo. The Ranch Plan development will occur over approximately 30 years (thus exceeding the OCP-2006 projection window of 2035). The Ranch Plan includes up to 14,000 dwelling units, 130 acres of urban activity center uses, 258 acres of business park uses, 39 acres of neighborhood retail uses, up to four golf

courses, a proposed 1,079-acre regional park, and approximately 13,161 acres of open space area. The open space component includes a 420-acre portion for up to 100 dwelling units, a private golf course with a limited number of associated attached dwelling units, and equestrian facilities.

Santa Margarita Water District (SMWD), as described in the SMWD Long-Range Master Plan, will serve the water needs of The Ranch Plan. SMWD has prepared a water supply assessment in accordance with state law and has concluded that projected water supplies will meet the project demand projected for the next 20 years, in addition to SMWD's needs related to approved new future development, exclusive of The Ranch Plan. Analysis included in the Water Supply Assessment for The Ranch Plan demonstrates that the combination of MWD base supply and recycled water, augmented by supplemental dry year(s) supplies that are currently available to SMWD through existing contracts with Cucamonga County Water District and Golden State Water Company to transfer groundwater stored in Chino Basin, will enable SWMD to meet the projected 20-year water demand associated with The Ranch Plan by a substantial margin of safety without affecting the availability or reliability of supplies for other anticipated needs.

GENERAL PLAN HOUSING ELEMENT REVIEW

As an alternative method to determine the remaining residential dwelling units¹ that could potentially be built in Orange County, a review of housing elements and related elements from the general plans of all jurisdictions in the County was conducted. Table F provides a total of potential remaining housing units to be built prior to build out of the given jurisdiction per their General Plan estimates. By adding all of the General Plan build out estimates together, a total of 1,191,511 dwelling units is projected for final build out of Orange County.

Table F: General Plan Housing Element Summary

Jurisdiction	General Plan Element	Year of General Plan Element	Total Housing Estimates at Build Out per General Plan	2009 California Department of Finance Existing Housing Estimates	Total Remaining Housing Units to Be Built prior to Build Out of Jurisdiction*
Aliso Viejo	Community Profile	2004	20,112	18,123	1,989
Anaheim	Land Use Element	2004	131,385	102,086	29,299
Brea	Land Use Element	2003	16,532	14,588	1,944
Buena Park	Housing Element	2001	24,285	24,417	(-132)
Costa Mesa	Housing Element	2000	43,122	41,891	1,231
Cypress	Land Use Element	2008	17,415	16,615	800
Dana Point	Housing Element	2000	16,495	15,955	540
Fountain Valley	Housing Element	2000	19,290	18,876	414
Fullerton	Housing Element	2001	55,831	47,092	8,739
Garden Grove	Housing Element	2009	54,296	47,597	6,699
Huntington Beach	Housing Element	2000	79,514	78,049	1,465

¹ The term “dwelling units” in this section include single-family residential units, multifamily dwelling units, single-room occupancy residential units (SROs), and mobile homes.

Table F: General Plan Housing Element Summary

Jurisdiction	General Plan Element	Year of General Plan Element	Total Housing Estimates at Build Out per General Plan	2009 California Department of Finance Existing Housing Estimates	Total Remaining Housing Units to Be Built prior to Build Out of Jurisdiction*
Irvine	Housing Element	2003	61,255	79,039	(-17,784)
Laguna Beach	Housing Element	2001	13,083	13,268	(-185)
Laguna Hills	General Plan EIR	2009	11,643	11,153	490
Laguna Niguel	Planning Department Representative	2009	24,962	24,982	(-20)
Laguna Woods	Land Use Element	2003	13,365	13,629	(-264)
Lake Forest	Housing Element	2008	32,022	19,954	12,068
La Habra	Housing Element	2003	19,271	26,384	(-7,113)
La Palma	Land Use Element	2008	5,450	5,131	319
Los Alamitos	Housing Element	2009	4,633	4,423	210
Mission Viejo	Land Use Element	2000	34,465	34,278	187
Newport Beach	Housing Element	2006	49,968	43,477	6,491
Orange	Housing Element	2001	45,846	44,491	1,355
Placentia	Housing Element	2002	16,162	16,530	(-368)
Rancho Santa Margarita	Housing Element	2002	17,170	16,792	378
San Clemente	Land Use Element	2003	25,983	27,251	(-1,268)
San Juan Capistrano	Land Use Element	1999	12,522	11,884	638
Santa Ana	Planning Department Representative	2009	65,410	75,856	(-10,446)
Seal Beach	Housing Element	1990	14,334	14,542	(-208)

Table F: General Plan Housing Element Summary

Jurisdiction	General Plan Element	Year of General Plan Element	Total Housing Estimates at Build Out per General Plan	2009 California Department of Finance Existing Housing Estimates	Total Remaining Housing Units to Be Built prior to Build Out of Jurisdiction*
Stanton	Housing Element	2008	18,537	11,199	7,338
Tustin	Housing Element	2008	29,821	26,215	3,606
Villa Park	Housing Element	2001	2,066	2,023	43
Westminster	Planning Department Representative	2009	27,634	27,444	190
Yorba Linda	Planning Department Representative	2009	25,000	21,929	3,071
Unincorporated	Housing Element	2005	142,632	38,328	104,304
Subtotal			1,191,511	1,035,491	134,828

* per General Plan Estimates and California Department of Finance Estimates

Note: All housing estimates include proposed infill development. All negative totals (noted in parentheses) are counted as zero and not subtracted from the total.

This report compares the 2009 California Department of Finance (DOF) existing housing estimates to the General Plan estimates so that an up-to-date estimate of existing and remaining potential housing units could be determined on a jurisdiction-by-jurisdiction basis. As identified in Table F, the build out estimates for most jurisdictions continue to be up to date. However, in the Cities of Buena Park, Irvine, Laguna Beach, Laguna Niguel, Laguna Woods, La Habra, Placentia, San Clemente, Santa Ana, and Seal Beach, the General Plan build out estimates are out of date and have already been surpassed, when compared with the 2009 DOF existing housing estimates. Note that the full build out of any given jurisdiction may be different due to the following:

- Development patterns in the jurisdiction may have intensified since completion of the General Plan;
- The methodologies used to estimate existing housing units at the time of the General Plan's writing may be different from the methodology used by the DOF in its 2009 existing housing estimates; and/or
- Additional land may have become available to the jurisdiction due to the incorporation of former County land since the writing of the General Plan.

As identified in Table F, the 2009 DOF existing housing estimate for Orange County is 1,035,491 dwelling units.¹ (Note that this number is within the OCP-2006 projections in Table A.) When the 2009 DOF existing housing estimates are subtracted from the build out estimates in the General Plans on a jurisdiction-by-jurisdiction basis (ignoring the jurisdictions where the estimates have already been surpassed), the result is that an estimated 134,828 dwelling units remain to be built in Orange County.

¹ *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark.*, State of California, Department of Finance, May 2009.

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