

# Appendix 8 Ten Year Private Development Projection

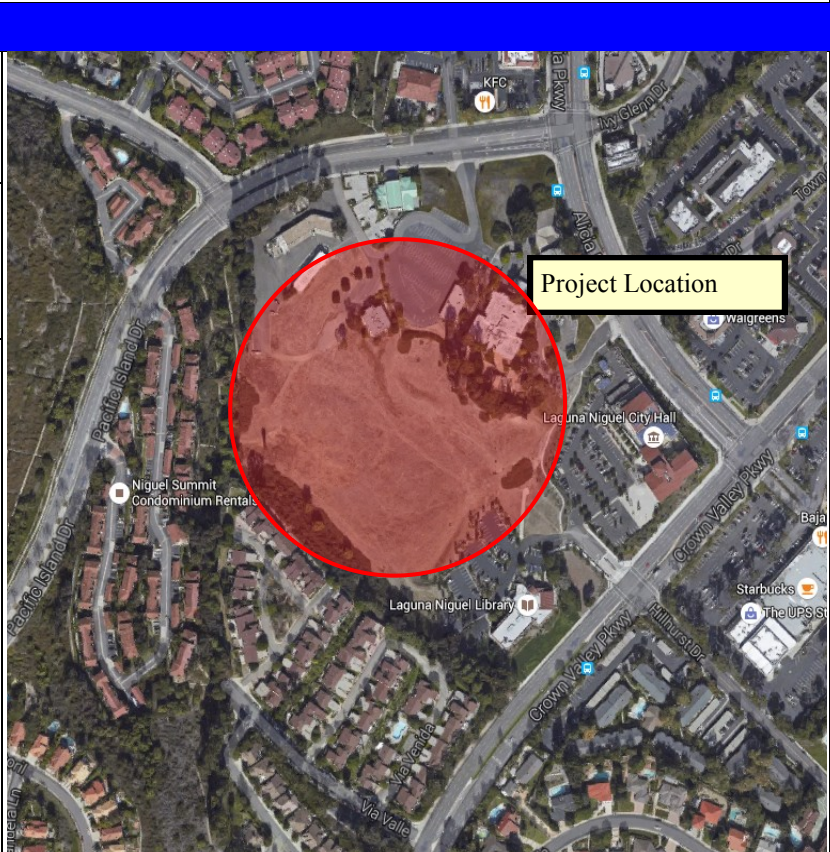


# **Exhibit B**

## **Private Development Status Report**

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<p><b>1) PROJECT NAME:</b> 4 Liberty</p>	
<p><b>PROJECT LOCATION:</b> 4 Liberty, south of Aliso Viejo Parkway, west of Aliso Creek Road.</p>	
<p>Building Size: 385 Units 350,000 Sq. Ft.</p> <p>Proposed Connection Fee: \$581,000</p> <p>Estimated Construction Start: Fall 2016</p> <p>Construction Notes: Project to develop mixed use space including senior living and commercial space. Project is in the planning phases.</p>	
<p><b>ADDITIONAL NOTES: Water Supply Assessment will be required.</b></p>	
<p><b>2) PROJECT NAME:</b> Agora Concept</p>	
<p><b>PROJECT LOCATION:</b> Old County Courthouse location adjacent to the City of Laguna Niguel City Hall</p>	
<p><b>PROJECT SPECIFICS:</b></p> <p>Building Size: 200 Units 256,500 Sq. Ft.</p> <p>Proposed Connection Fee: \$382,600</p> <p>Estimated Construction Start: Unknown</p> <p>Construction Notes: Project is in the Conceptual Design and planning phase.</p>	
<p><b>ADDITIONAL NOTES: Water Supply Assessment will be required. Connection Fees will include an offset from previously paid connection fees for past development. Development will include restaurants, retail space, office space, kiosks, classroom space, event space, residential villas, and a boutique hotel.</b></p>	



<b>3) PROJECT NAME:</b> Alicia Parkway and Bentley	
<b>PROJECT LOCATION:</b> East side of Alicia Parkway between Bentley and Hon, Laguna Hills	
<b>PROJECT SPECIFICS:</b>	
Building Size:	54 Units
Proposed Connection Fee:	\$64,800
Estimated Construction Start:	Unknown
Construction Notes: Project is in the Conceptual Design Phase .Engineering Feasibility letter issued.	



**ADDITIONAL NOTES: Connection Fees will include an offset from previously paid connection fees for past development.**

<b>4) PROJECT NAME:</b> Polaris Way	
<b>PROJECT LOCATION:</b> 6 Polaris Way is located south of Aliso Viejo Parkway, north of the 73 freeway and west of Aliso Creek Road in Aliso Viejo.	
<b>PROJECT SPECIFICS:</b>	
Building Size:	45,000 sq. ft.
Proposed Connection Fee:	\$15,300
Estimated Construction Start:	Fall 2016
Construction Notes: Project is in the planning phases, plan is to construct new office space.	



**ADDITIONAL NOTES: None.**



**5) PROJECT NAME:**  
Microvention — 35 & 37 Enterprise

**PROJECT LOCATION:**  
Parcel north of Aliso Viejo Parkway and Enterprise, Aliso Viejo. (near Renaissance Club Sport)

**PROJECT SPECIFICS:**

Building Size: 205,460 sq. ft.

Proposed Connection Fee: \$70,816

Estimated Construction Start: Spring 2016

**Construction Notes:**

Plans are approval ready. Developer needs to execute final contract documents and secure bonds for construction.



**ADDITIONAL NOTES:** None.

**6) PROJECT NAME:**  
100 Park Avenue

**PROJECT LOCATION:**  
100 Park Avenue Aliso Viejo, at the northeast corner of Cedarbrook and Park Ave. Adjacent to Aliso Viejo Middle School

**PROJECT SPECIFICS:**

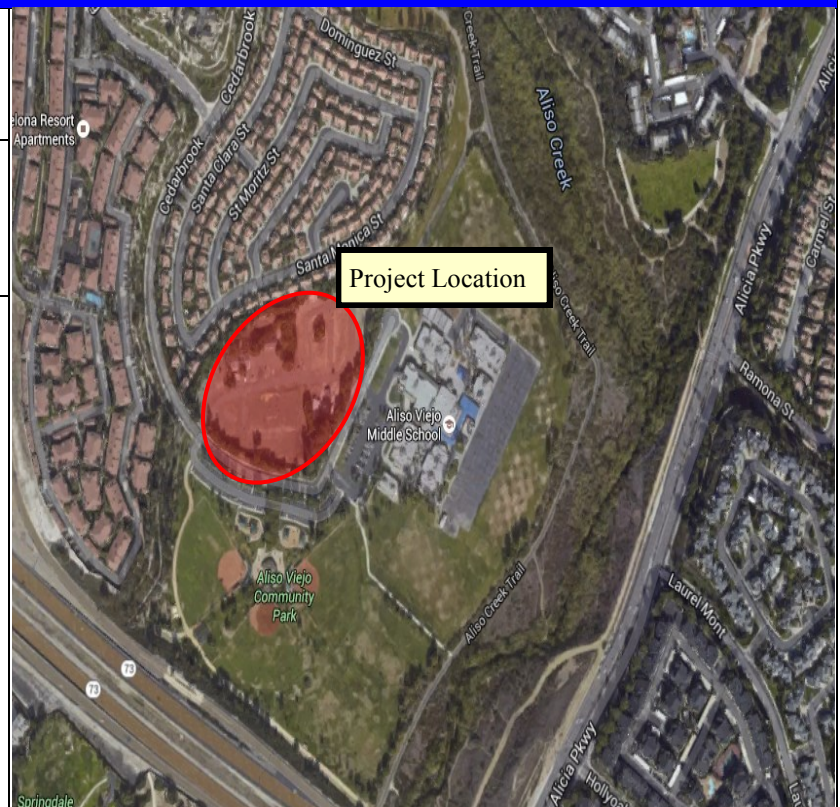
Building Size: 36,650 sq. ft.

Proposed Connection Fee: \$12,461

Estimated Construction Start: unknown

**Construction Notes:**

Project is in the planning phase with a completed environmental review.



**ADDITIONAL NOTES:** Project consists of removing existing structures and constructing a multi-purpose community facility.



**7) PROJECT NAME:**  
27635 Forbes

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**PROJECT LOCATION:**  
North of Crown Valley Parkway on Forbes Road,  
North of Getty Dr., Laguna Niguel.

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**PROJECT SPECIFICS:**

Building Size: 3.84-acre residential apartment site

Proposed Connection Fee: \$420,000

Estimated Construction Start: July 2016

Construction Notes:  
Sale of property anticipated to close in January 2016.  
Project is still in the planning phases.



**ADDITIONAL NOTES: Connection Fees will include an offset from previously paid connection fees for past development.**

**8) PROJECT NAME:**  
NCA Medical Office Building

**PROJECT LOCATION:**  
North of Marguerite Parkway within the eastern  
parking lot of The Shoppes at Mission Viejo

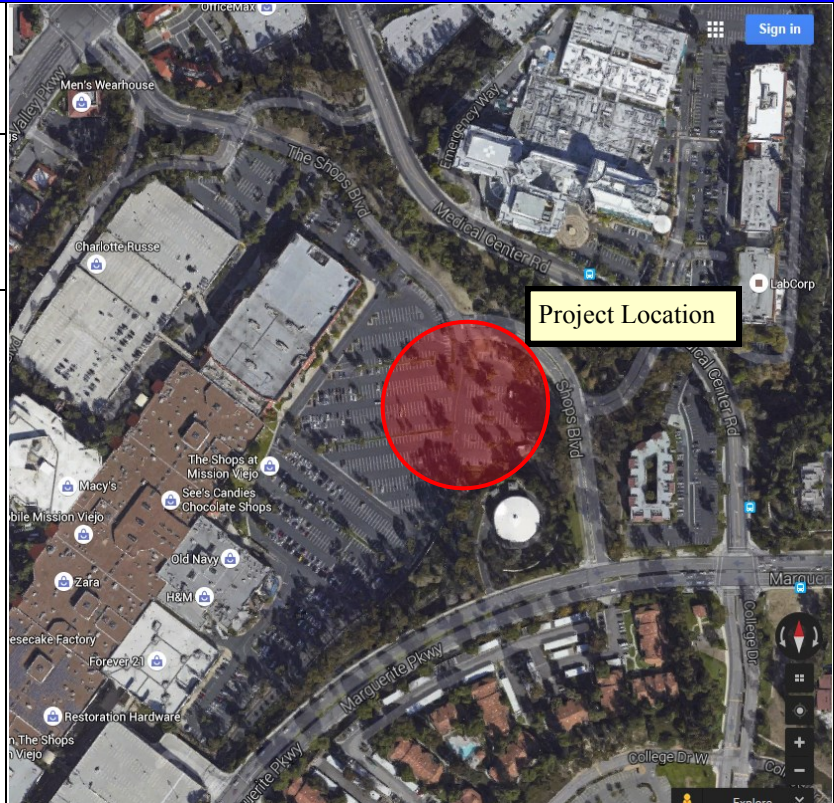
**PROJECT SPECIFICS:**

Building Size: 108,000 sq. ft.

Proposed Connection Fee: \$36,720

Estimated Construction Start: September 2016

Construction Notes:  
Project is in design phase. 1st plancheck complete.



**ADDITIONAL NOTES: None.**



**9) PROJECT NAME:**  
4 Orion

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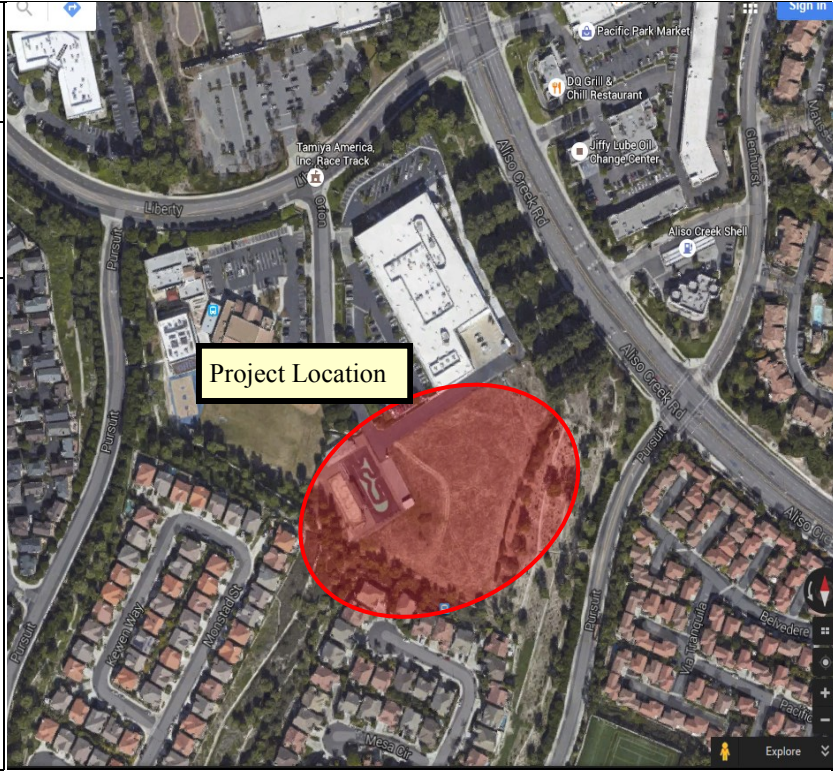
**PROJECT LOCATION:**  
Located at the end of the cul-de-sac on Orion west of Aliso Creek Road, and south of Liberty.

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**PROJECT SPECIFICS:**

Building Size:	274 Units
Proposed Connection Fee:	\$328,800
Estimated Construction Start:	Unknown

Construction Notes:  
Project is in the conceptual planning phases. Project was proposed to meet the City of Aliso Viejo's State requirements for low-income housing.



**NOTES: None.**



**10) PROJECT NAME:**  
Sun Pointe - Tract 17433

**PROJECT LOCATION:**  
End of Avenida Del Caballo above Mercedes Dealership, Laguna Niguel.

**PROJECT SPECIFICS:**

Building Size:	71 SFR
Proposed Connection Fee:	\$99,400
Estimated Construction Start:	Spring 2017

Construction Notes:  
Horizontal drilling has been performed to dewater the site and stabilize the area. Dewatering efforts were successful, but redesign required to retain and stabilize the site without affecting the adjoining Mercedes dealership parcel below.



**ADDITIONAL NOTES: Site has had numerous proposals over the years. Current design calls for detached SFRs. Existing road alignments will be changed and significant grading performed. Current design includes the relocation of Rancho Underground Pump Station.**



**11) PROJECT NAME:**  
Crestavilla Retirement & Assisted Living Development

**PROJECT LOCATION:**  
South from the intersection of Crown Valley Parkway and Niguel Road, Laguna Niguel.

**PROJECT SPECIFICS:**

Building Size: 201 Units  
 Proposed Connection Fee: \$271,686  
 Estimated Construction Start: Spring 2016  
 Construction Notes:

Project plans are signature ready. Developer working with District on architectural improvements for Little Niguel Pump Station. Final contract documents need to be executed and bonds secured.



**ADDITIONAL NOTES:** 112 independent care units, 75 assisted living units, 37 memory care units. Replacing Shepherd of the Hills Church, medical bldg., and vacant lot. Approx. 211,000 total s.f.. Connection Fees include an offset from previously paid connection fees for past development.

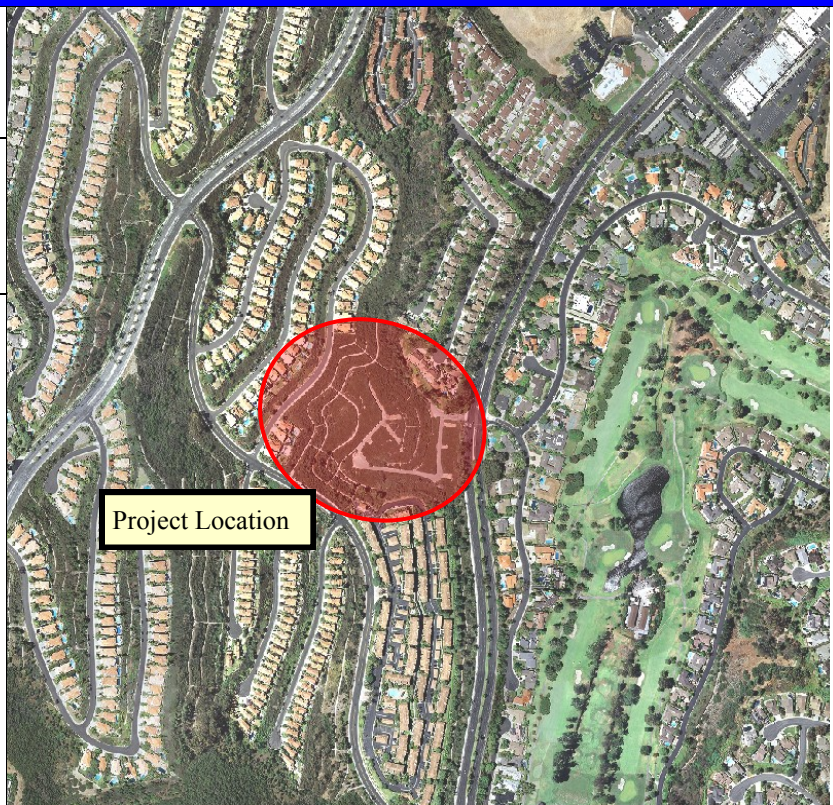
**12) PROJECT NAME:**  
Playa Blanca - Tract 9650

**PROJECT LOCATION:**  
West from intersection of Crown Valley Parkway & Paseo Del Niguel, near El Niguel Country Club

**PROJECT SPECIFICS:**

Building Size: 40 Units  
 Proposed Connection Fee: None  
 Estimated Construction Start: Unknown  
 Construction Notes:

Project Inactive



**ADDITIONAL NOTES:** Developer activity involved performing a feasibility study for reconstruction.

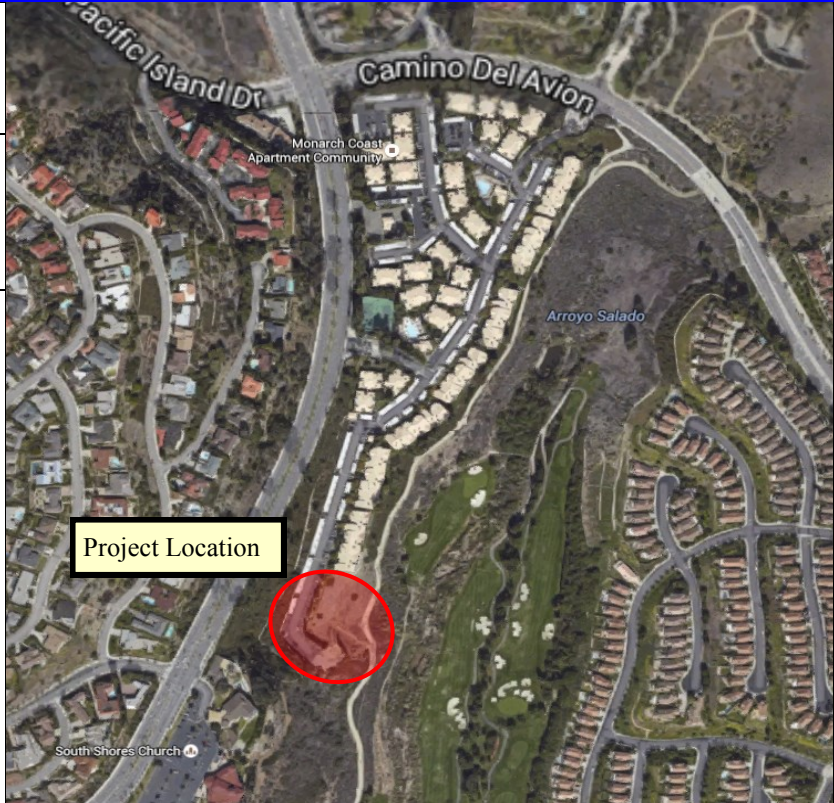


<b>13) PROJECT NAME:</b> O'Hill Ridge—Tract 93-129	
<b>PROJECT LOCATION:</b> Below Old Ranch Road, Laguna Niguel - an extension off of O'Hill Ridge Road.	
<b>PROJECT SPECIFICS:</b>	
Building Size:	4 SFRs
Proposed Connection Fee:	\$4,800
Estimated Construction Start:	Unknown
Construction Notes:	
Engineering Feasibility Study and preliminary requirements complete . Project Inactive.	



**ADDITIONAL NOTES:** Properties will require ejector pumps for wastewater service, or an Interagency Agreement with City of San Juan Capistrano to allow for the City to provide this service.

<b>14) PROJECT NAME:</b> Monarch Coast Apartments	
<b>PROJECT LOCATION:</b> South of the intersection of Crown Valley Community Parkway and Camino Del Avion, on South Peak.	
<b>PROJECT SPECIFICS:</b>	
Building Size:	30 Units
Proposed Connection Fee:	None
Estimated Construction Start:	March 2016
Construction Notes:	
None.	



**ADDITIONAL NOTES:** Connection Fees will be offset by previously paid connection fees for past development. Previous units in that location were demolished after landslide.



**15) PROJECT NAME:**

Vantis Apartments

**PROJECT LOCATION:**

90 Vantis Drive, Aliso Viejo. South from intersection of Aliso Viejo Parkway and Enterprise.

**PROJECT SPECIFICS:**

Building Size: 435 Units

Connection Fees Received: \$522,000

Construction Status: Ongoing

**Construction Notes:**

On-site work began in Summer 2015.

Project construction nearing completion. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES:** Project includes courtyard easement improvements between Apartments and new Homewood Suites Hilton.

**16) PROJECT NAME:**

Homewood Suites Hilton

**PROJECT LOCATION:**

110 Vantis Drive, Aliso Viejo  
(Northwest of initial Vantis development)

**PROJECT SPECIFICS:**

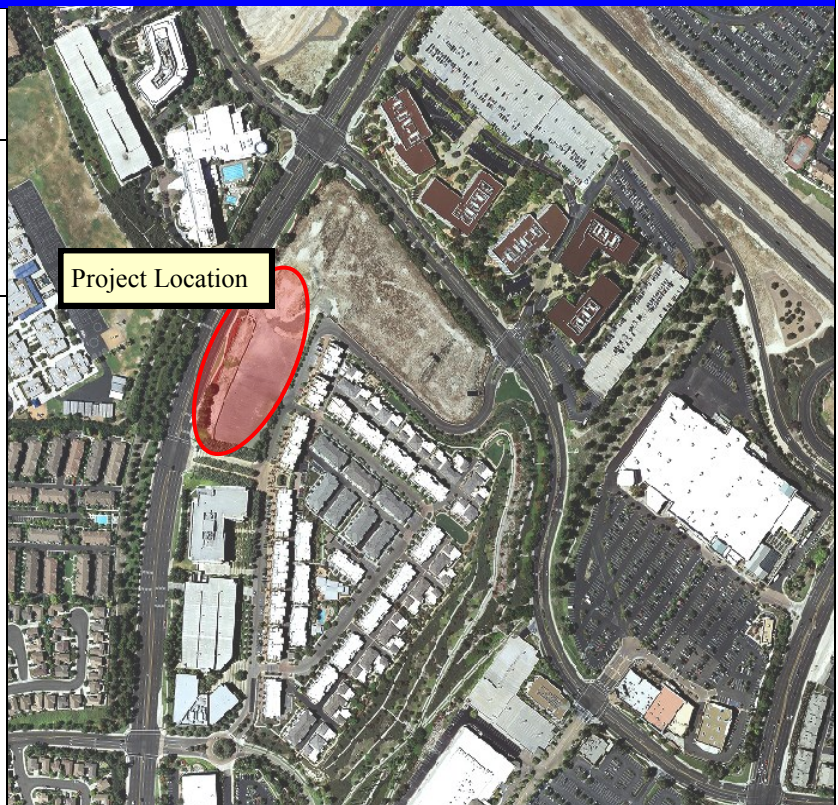
Building Size: 93,176 sq. ft.  
(124 rooms)

Connection Fees Received: \$31,679.84

Construction Status: Ongoing

**Construction Notes:**

Project construction nearing completion. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES:** None.



**17) PROJECT NAME:**  
Tract 16865—Vantis

**PROJECT LOCATION:**  
South of the intersection of Aliso Viejo Parkway and Enterprise, Aliso Viejo.

**PROJECT SPECIFICS:**

Building Size: 400 Units  
 Connection Fees Received: \$307,000  
 Construction Status: Ongoing

Construction Notes:  
 Project construction nearing completion. Punch list items still need to be completed. Record Drawings to be produced and submitted for project closure.



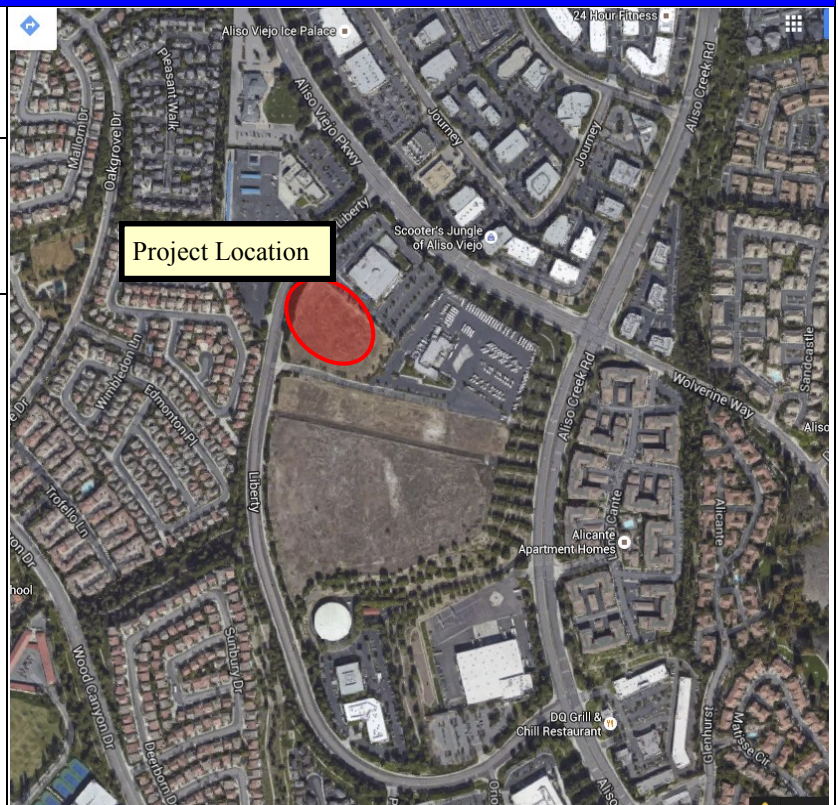
**ADDITIONAL NOTES:** Entire Vantis site includes 41 live/work units; 256 townhomes; 103 multi-story condominiums; 4 office bldgs.; 3 parking structures.

**18) PROJECT NAME:**  
Vintage Aliso

**PROJECT LOCATION:**  
2C Liberty south of Aliso Viejo Parkway, west of Aliso Creek Road.

Building Size: 202 Units  
 Connection Fees Received: \$242,800  
 Construction Status: Ongoing

Construction Notes:  
 New Sewer Main under construction in Liberty.



**ADDITIONAL NOTES:** Senior Living Complex.



<b>19) PROJECT NAME:</b> Laguna Niguel Apartments	
<b>PROJECT LOCATION:</b> 27963 Cabot Road, Laguna Niguel. North of intersection of Cabot Road and Crown Valley Parkway.	
Building Size:	450 Units
Proposed Connection Fees:	\$630,000
Construction Status:	Ongoing
Construction Notes: Significant grading work in progress. On-Site construction anticipated in Fall 2016.	



**ADDITIONAL NOTES: Adjacent to (northeast) of Crown Cabot Luxury Apartments. Development will be accessed from both Cabot Road and Crown Valley Parkway. Connection Fees will include an offset from previously paid connection fees for past development.**

<b>20) PROJECT NAME:</b> Broadstone Apartments	
<b>PROJECT LOCATION:</b> North of Crown Valley Parkway on Forbes Road, between Cape and Getty Dr., Laguna Niguel.	
<b>PROJECT SPECIFICS:</b>	
Building Size:	348 Units
Connection Fees Received:	\$490,463.20
Construction Status:	Ongoing
Construction Notes: Significant improvements required for service, including off-site water and sewer upsizing, and sewer diversion. Sewer diversion in Camino Capistrano complete. On-site water relocation complete. Forbes water and sewer upsizing pending.	



**NOTES: Mixed-Use, commercial below and apartments above. Sq. footage includes 348 units, 4,500 s.f. retail space, 2,570 s.f. leasing ctr., 4,500 s.f. club/fitness, and parking structure. Approx. 500,000 total s.f.. Formerly Gateway Apartments. Connection Fees include an offset from previously paid connection fees for past development.**



**21) PROJECT NAME:**  
Hampton Inn

**PROJECT LOCATION:**  
28682 Marguerite Parkway, Mission Viejo. South of Intersection of Marguerite and Avery Parkways.

**PROJECT SPECIFICS:**

Building Size: 61,397 sq. ft.

Connection Fees Received: \$12,829.56

Construction Status: Ongoing

**Construction Notes:**

Utility connection work nearing completion. Punch list items still need to be completed. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES:** Project connection fees were offset with a credit for pre-existing building of 23,663 sq. ft. Structure is 3 stories with 101 rooms. Connection Fees include an offset from previously paid connection fees for past development.



**22) PROJECT NAME:**  
The Ridge Mixed Use Development—Tract 16877

**PROJECT LOCATION:**  
Northeast of the intersection of Los Alisos Boulevard and Jeronimo Road, Mission Viejo.

**PROJECT SPECIFICS:**

Building Size: 144 Units  
 Connection Fees Received: \$172,800  
 Construction Status: Complete  
 Construction Notes:

Project construction has been completed. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES: None.**

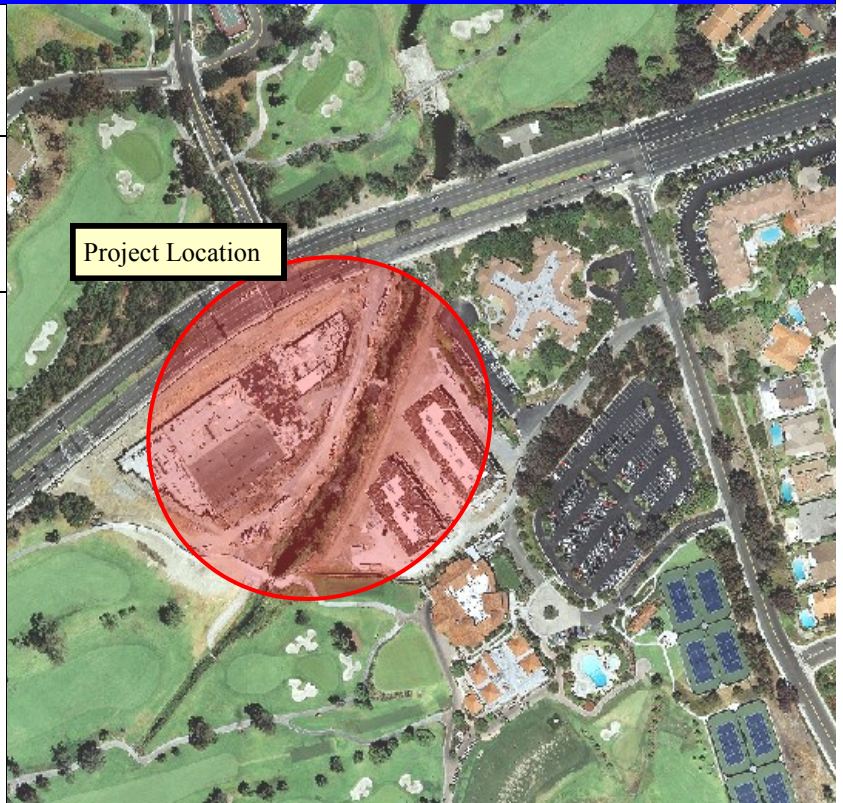
**23) PROJECT NAME:**  
Andalucía/ Adagio at the Greens Mission Viejo Apartment Complex

**PROJECT LOCATION:**  
Intersection of Oso Parkway and Montanoso Drive east of the I-5 Freeway, Mission Viejo.

**PROJECT SPECIFICS:**

Building Size: 256 Units  
 Connection Fees Received: \$307,200  
 Construction Status: Complete  
 Construction Notes:

Project construction has been completed. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES: None.**



**24) PROJECT NAME:**  
The Village at Nellie Gail Ranch

**PROJECT LOCATION:**  
Northeast parcel from intersection of Moulton Parkway and La Paz, Laguna Hills.

**PROJECT SPECIFICS:**

Building Size: 32,178 Sq. Ft

Connection Fees Received: \$10,940.53

Construction Status: Complete

**Construction Notes:**

Project construction has been completed. Record Drawings to be produced and submitted for project closure.



**ADDITIONAL NOTES: None.**