



Moulton Niguel Water District

STAFF REPORT

TO: Board of Directors **MEETING DATE:** January 18, 2016

FROM: Marc Serna, Director of Engineering and Operations
Mark Mountford, Principal Engineer

SUBJECT: Private Development Status

DIVISION: District-wide

SUMMARY:

Issue: District staff is responsible for managing parcel development and tenant improvements as identified in the District’s Standard Specifications adopted by the Board of Directors in June 2001. This report serves as a status update for active commercial and multi-unit residential development projects as of January 2016.

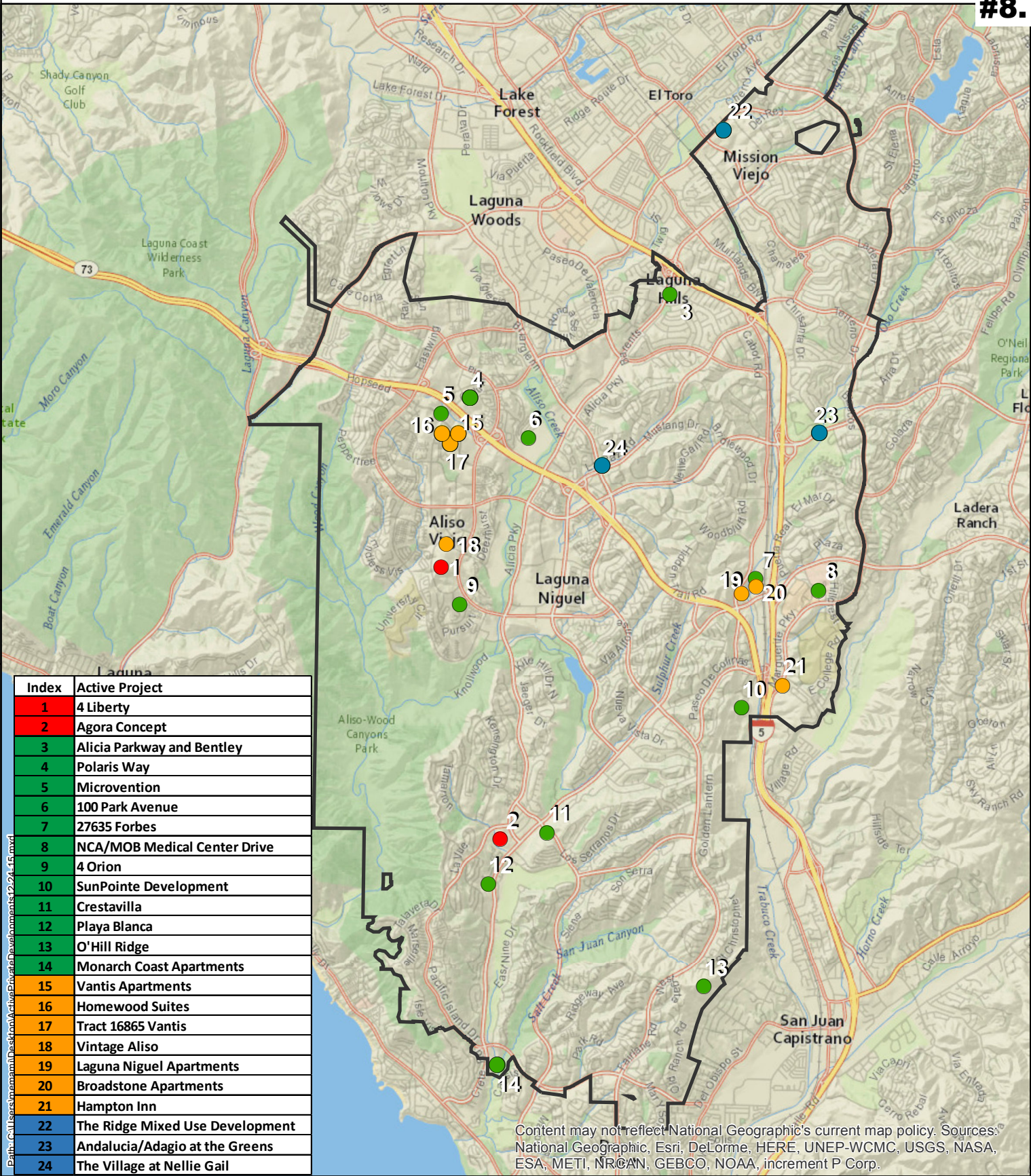
Recommendation: Information item only.

Fiscal Impact: Anticipated or collected connection fees are reported on a project by project basis, and are a combination of water, sewer, and irrigation connection fees – based on commercial, residential, mixed-use, and credit for prior development (where applicable).

DISCUSSION:

The attached map and report summarizes private development activities within the District.

Exhibits: A. Private Development Location Map
B. Private Development Project Summary



Index	Active Project
1	4 Liberty
2	Agora Concept
3	Alicia Parkway and Bentley
4	Polaris Way
5	Microvention
6	100 Park Avenue
7	27635 Forbes
8	NCA/MOB Medical Center Drive
9	4 Orion
10	SunPointe Development
11	Crestavilla
12	Playa Blanca
13	O'Hill Ridge
14	Monarch Coast Apartments
15	Vantis Apartments
16	Homewood Suites
17	Tract 16865 Vantis
18	Vintage Aliso
19	Laguna Niguel Apartments
20	Broadstone Apartments
21	Hampton Inn
22	The Ridge Mixed Use Development
23	Andalucia/Adagio at the Greens
24	The Village at Nellie Gail

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Legend

- Water Supply Assessment Required
- Planning
- Ongoing
- Completed

District Boundary

**Exhibit A
Active Commercial and Multiunit
Residential Real Estate Development**





Exhibit B

Private Development Status Report

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1) PROJECT NAME: 4 Liberty	
PROJECT LOCATION: 4 Liberty, south of Aliso Viejo Parkway, west of Aliso Creek Road.	
Building Size:	385 Units 350,000 Sq. Ft.
Proposed Connection Fee:	\$581,000
Estimated Construction Start:	Fall 2016
Construction Notes: Project to develop mixed use space including senior living and commercial space. Project is in the planning phases.	



ADDITIONAL NOTES: Water Supply Assessment will be required.

2) PROJECT NAME: Agora Concept	
PROJECT LOCATION: Old County Courthouse location adjacent to the City of Laguna Niguel City Hall	
PROJECT SPECIFICS:	
Building Size:	200 Units 256,500 Sq. Ft.
Proposed Connection Fee:	\$382,600
Estimated Construction Start:	Unknown
Construction Notes: Project is in the Conceptual Design and planning phase.	



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.

3) PROJECT NAME: Alicia Parkway and Bentley	
PROJECT LOCATION: East side of Alicia Parkway between Bentley and Hon, Laguna Hills	
PROJECT SPECIFICS:	
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.

4) PROJECT NAME: Polaris Way	
PROJECT LOCATION: 6 Polaris Way is located south of Aliso Viejo Parkway, north of the 73 freeway and west of Aliso Creek Road in Aliso Viejo.	
PROJECT SPECIFICS:	
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:

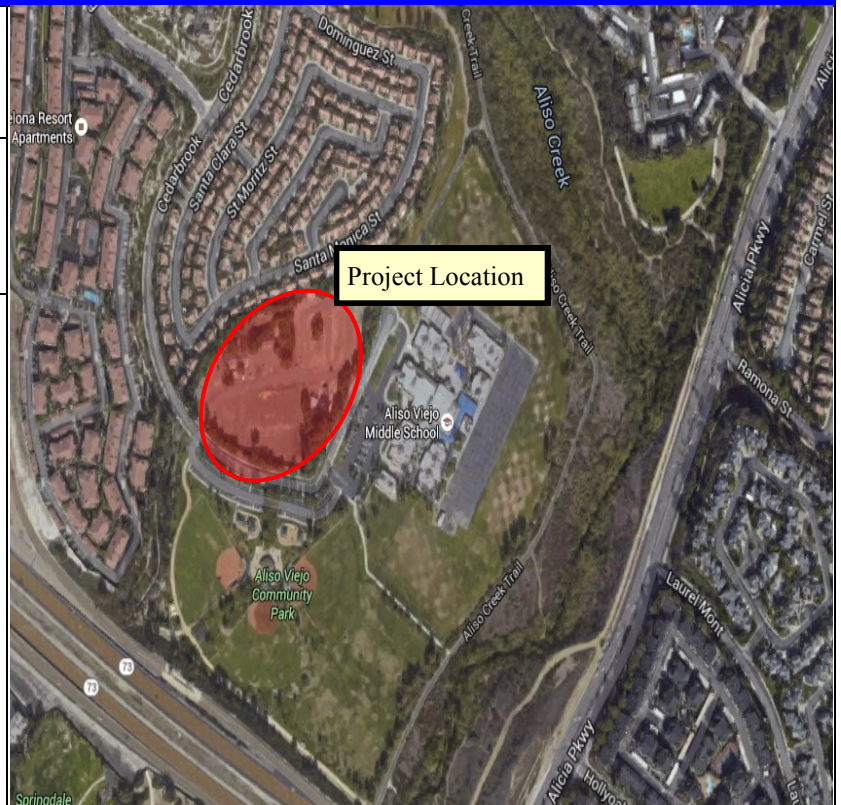
Building Size: 36,650 sq. ft.

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

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

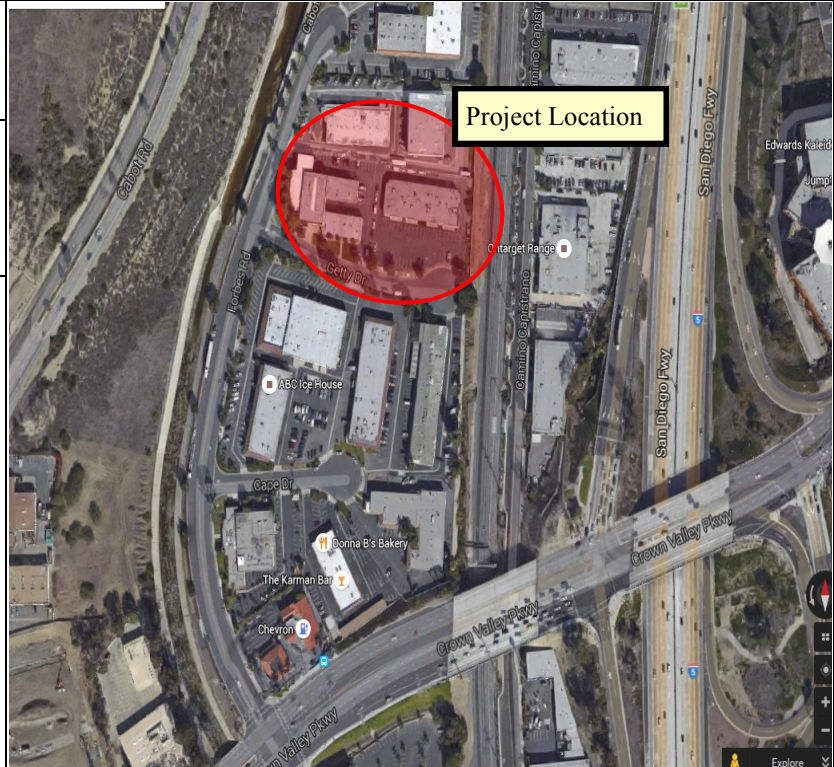
PROJECT SPECIFICS:

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

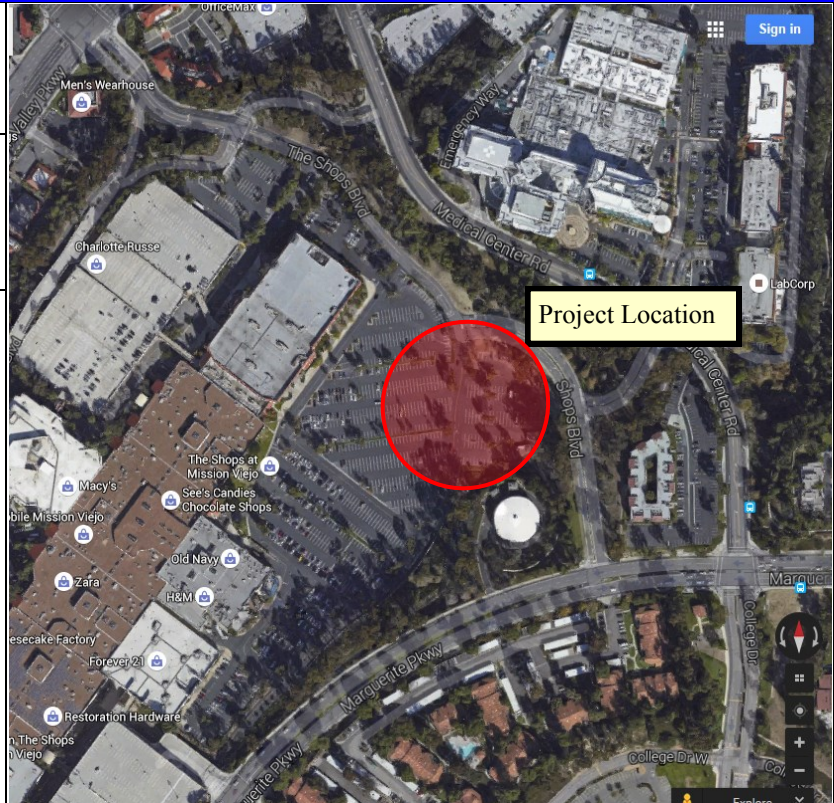
PROJECT SPECIFICS:

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.

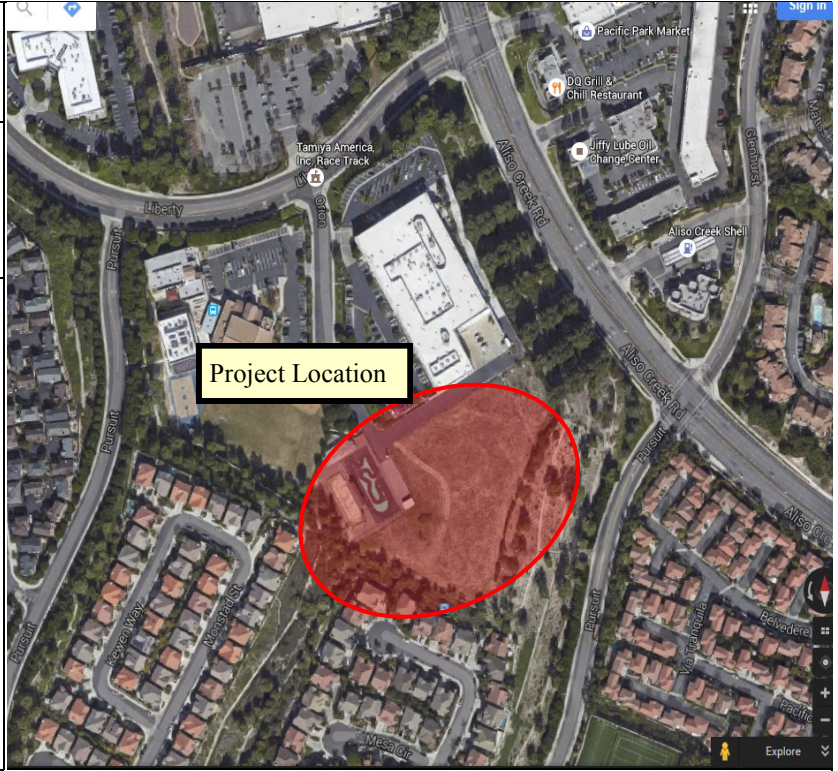
9) PROJECT NAME:
 4 Orion

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

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.

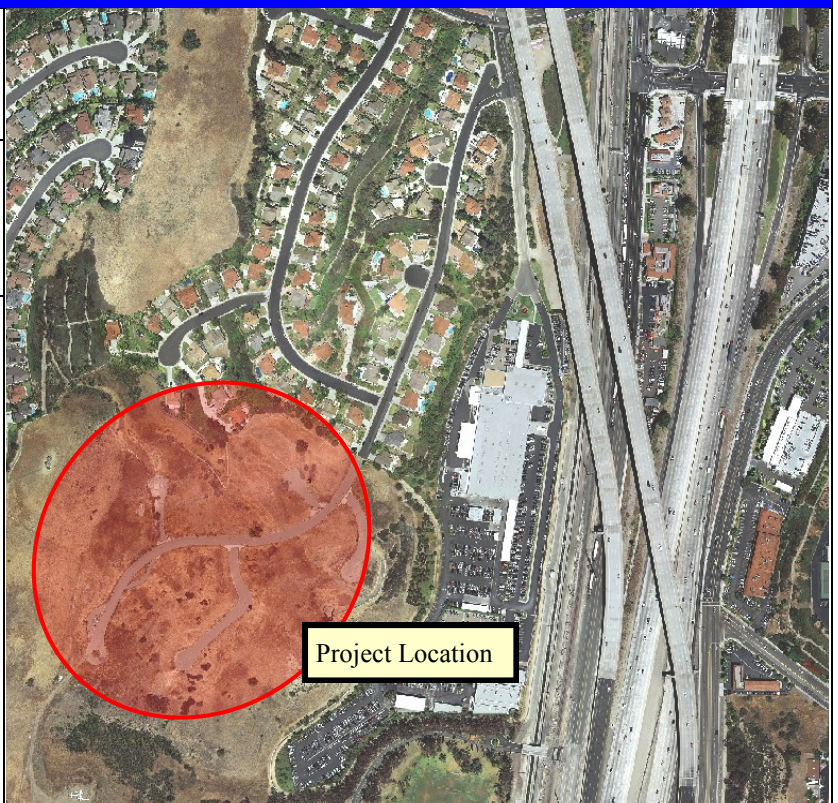
10) PROJECT NAME:
 Sun Pointe - Tract 17433

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



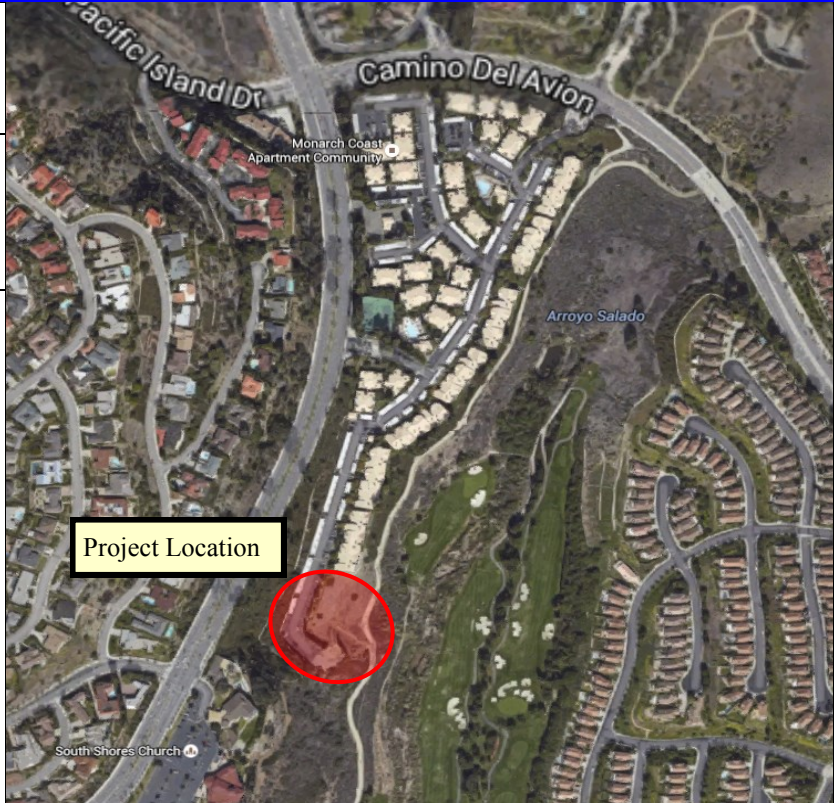
ADDITIONAL NOTES: Developer activity involved performing a feasibility study for reconstruction.

13) PROJECT NAME: O'Hill Ridge—Tract 93-129	
PROJECT LOCATION: Below Old Ranch Road, Laguna Niguel - an extension off of O'Hill Ridge Road.	
PROJECT SPECIFICS:	
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.

14) PROJECT NAME: Monarch Coast Apartments	
PROJECT LOCATION: South of the intersection of Crown Valley Community Parkway and Camino Del Avion, on South Peak.	
PROJECT SPECIFICS:	
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:

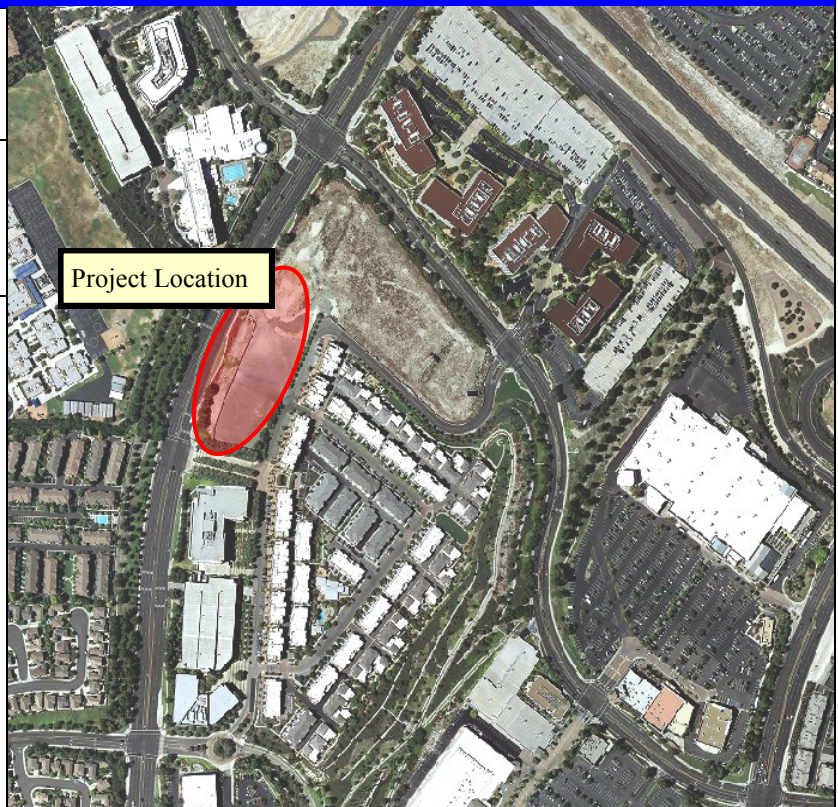
Building Size: 93,176 sq. ft.
(124 rooms)

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.



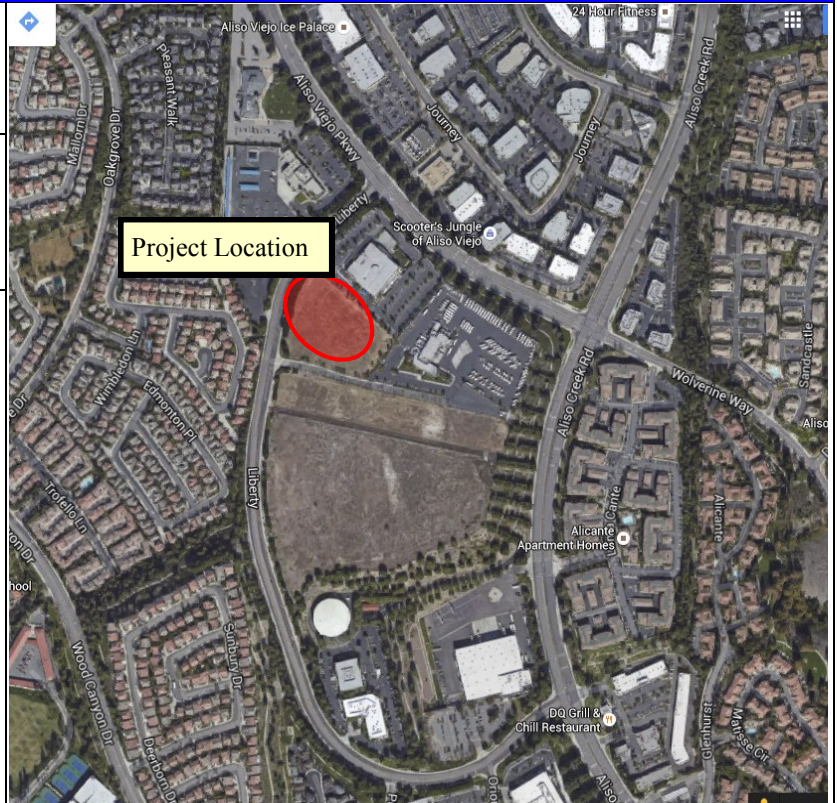
ADDITIONAL NOTES: Entire Vantis site includes 41 live/work units; 256 townhomes; 103 multi-story condominiums; 4 office bldgs.; 3 parking structures.

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.

19) PROJECT NAME: Laguna Niguel Apartments	
PROJECT LOCATION: 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.

20) PROJECT NAME: Broadstone Apartments	
PROJECT LOCATION: North of Crown Valley Parkway on Forbes Road, between Cape and Getty Dr., Laguna Niguel.	
PROJECT SPECIFICS:	
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.

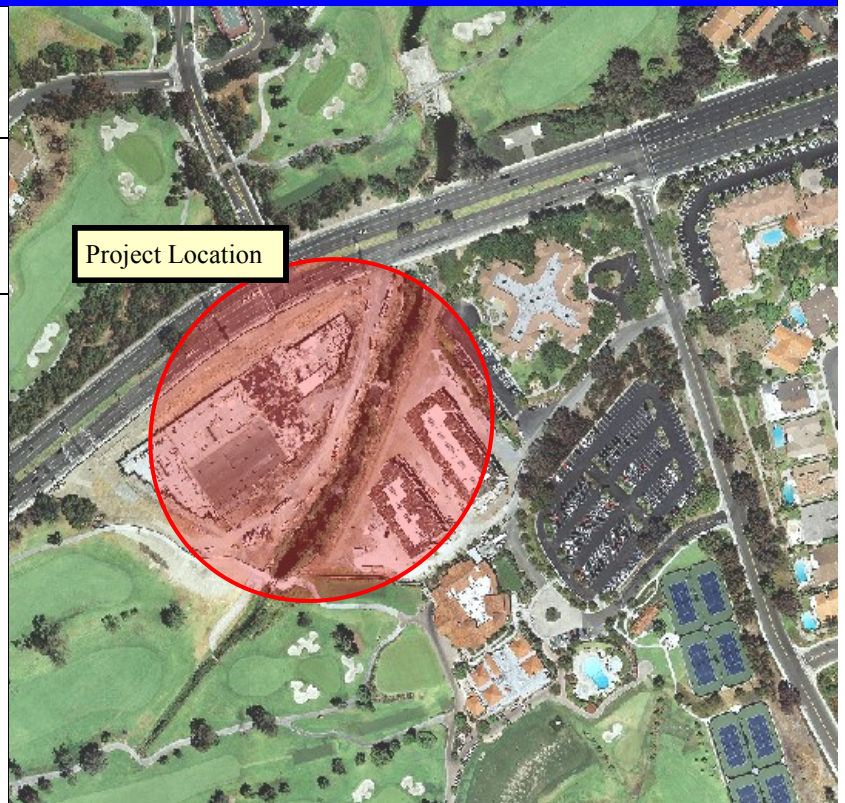
23) PROJECT NAME:
Andalucía/ Adagio at the Greens Mission Viejo Apartment Complex

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.