

III. Domestic Water

3.1 Existing Condition

3.1.1 *City of Newport Beach Facilities*

The project site is included in the City of Newport Beach's service area. Newport Beach distribution facilities are adjacent to the site in West Coast Highway, 16th Street and Ticonderoga Street. A transmission main exists at the north edge of the site, which transports well water to the treatment facility and reservoir on 16th Street (see Figure 5).

The City operates a reservoir and treatment facility at the terminus of 16th Street at the project boundary. Seventy-five percent of the City's water supply is from well water with the remaining supply derived from the Metropolitan Water District.

3.1.2 *Mesa Consolidated Water District (MCWD)*

MCWD has facilities adjacent to the project site in 19th Street and the surrounding residential, commercial and industrial area of Costa Mesa. Seventy-five percent of MCWD's water is developed from ground water sources and 1% from reclaimed water received. The balance of the water is from Metropolitan Water District.

3.1.3 *Project Site Services*

The existing oil operations domestic water needs are currently being supplied by both MCWD and the City of Newport Beach. Current annual usage is approximately 2,119,000 gallons and 64,000 gallons from MCWD and Newport Beach respectively.

3.1.4 *Municipal Water District of Orange County (MWDOC)*

The project lies within the MWDOC service area although it is not in a retail water agency boundary. It is anticipated that the property will be annexed into the City of Newport Beach and the City's water agency boundary.

3.2 Project Impacts

Domestic water needs for the project will include temporary construction water use, landscaping and irrigation needs, fire flow requirements and all associated consumption required from normal operation and occupancy of the project.

It is proposed that the City of Newport Beach be the serving agency for the following reasons:

- The development area is concentrated on the upland areas adjacent West Coast Highway and the City of Newport Beach.
- The availability of the existing City of Newport Beach water infrastructure.
- The plan for the development to be processed through the City of Newport Beach and ultimately annexed.

See Figure 6 for Proposed Domestic Water Facilities Plan.

In discussions with City of Newport Beach staff, there is adequate water availability to serve the site. The City Water Master Plan is in the process of being revised. Based on discussions with City staff, the Master Plan will allow for the recent General Plan Amendment development land use alternative. A water supply assessment and further analysis will be required during the entitlement process.

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IV. Reclaimed Water

4.1 Existing Condition

4.1.1 *City of Newport Beach*

The City does not currently have reclaimed water facilities.

4.1.2 *Mesa Consolidated Water District*

MCWD has reclaimed water facilities. The nearest reclaimed water line to the site roughly follows Adams Street, approximately three miles north of the project site.

4.2 Project Impacts

At this time, neither the City of Newport Beach nor the Mesa Consolidated Water District plans to extend reclaimed water to the project vicinity. In recognition of the following: 1) That the use of reclaimed water is highly desirable; 2) retrofitting a domestic water system is often cost prohibitive; and 3) reclaimed water may become available at a future time, the Project is proposing to build a separate on-site water system to irrigate the parks, open space and common areas. The separate system will be built to reclaimed water standards but will initially be connected to the City of Newport Beach's domestic system. At a time when reclaimed water is available, the system can be disconnected from the domestic system and connected to the reclaimed water line. See Figure 6 for the proposed reclaimed water layout.