Willowick Golf Course Redevelopment
Multi-Disciplinary 3

Industry Advisors: Josh Ruiz, Pat Fuscoe
Project Manager: Daniel McGuire
Team Members: Farhan Saleh, May Kyi, Juan Carlos Guzman, Jeffrey Lee, Wade Sobh

PROJECT DESCRIPTION

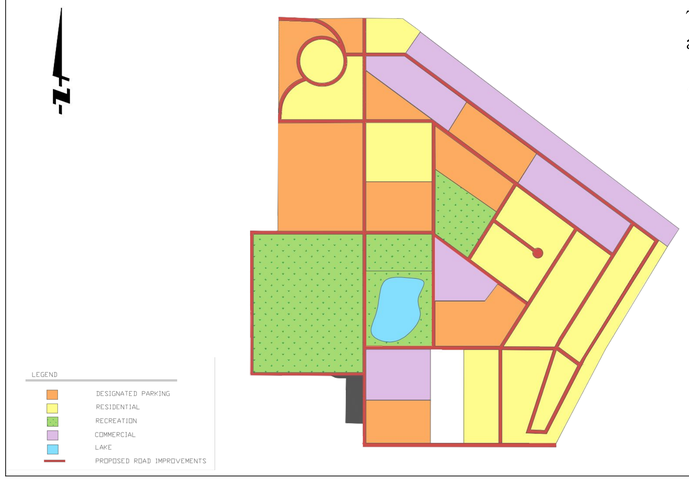
The objective of the project is to redevelop the 100-acre Willowick Golf Course into an economically vital destination containing residential, commercial and open space. The site is bounded by the Santa Ana River, rail line, and public streets. In the upcoming future, the rail line will be transformed into OCTA's OC Street Trolley.

3D MODEL OF SITE

LOW IMPACT DESIGNS

- Environmental Impact Report (EIR)
  - ➢ Low Impact Designs (LID)
  - ➢ Environmental analysis will be required to understand the impacts and solutions to this project. Below are some examples that will be implemented into the site.

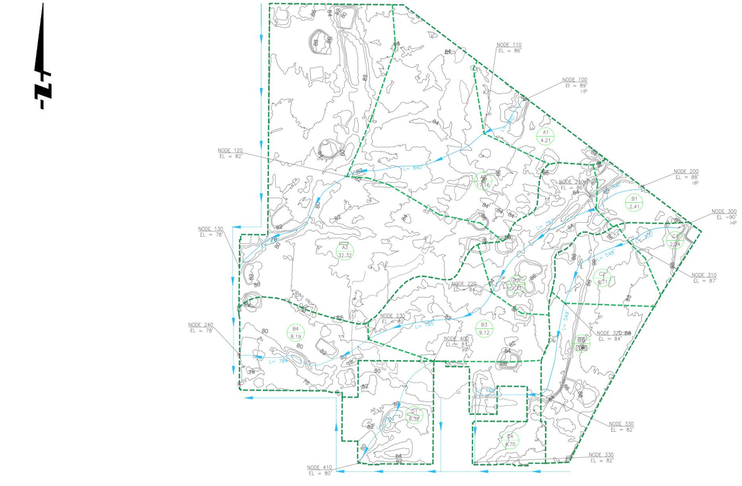
LAND USE MAP



The proposed land will allow:

- Natural flow of water to lead into the lake
  - ➢ Lower cost of grading
  - ➢ Increase the value of the area.

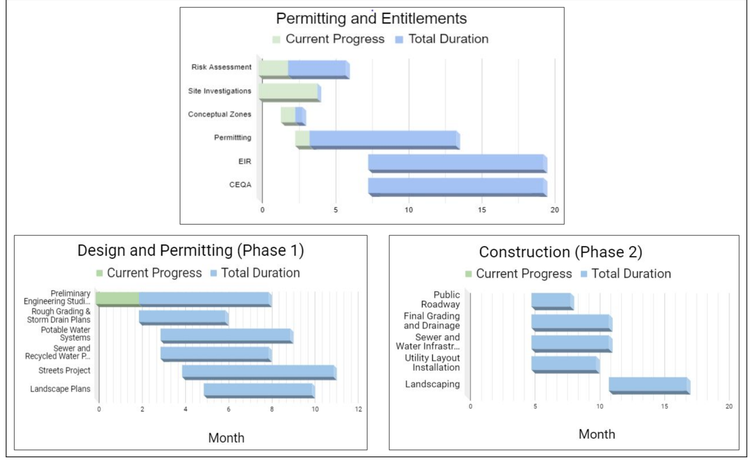
EXISTING HYDROLOGY



EXISTING CONDITIONS SUMMARY TABLE

SUB AREA	NODE	Q_{10} (cfs)	Q_{100} (cfs)	AREA (acres)	SOIL TYPE
A	130	63.3	107.6	53.7	B
B	240	26.5	45.9	27.3	B
C	340	17.7	30.6	18.9	A
D	410	7.2	12.0	6.3	A
TOTAL				106	

SCHEDULING



PLANS FOR NEXT PHASE

- Hydrology
  - ➢ Find the unit hydrograph based off the site to determine total volume of runoff
  - ➢ Determine size of detention basin
- Bridge Designs
  - ➢ Increase walking area for pedestrians
  - ➢ Future proof the influx of people in the area
  - ➢ Find bridge designs that will augment the site rather than detract from it.
- Cost Estimates – In Process
- California Environmental Quality Act (CEQA)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☒ Geology /Soils
☐ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☒ Noise	☒ Population / Housing
☐ Public Services	☒ Recreation	☒ Transportation/Traffic
☒ Utilities / Service Systems	☐ Mandatory Findings of Significance	