

4.1.4 LAND USE

4.1.4.1 SAMP Study Area Existing Conditions

The SAMP Study Area is located in southeastern Orange County. Within the northerly part of the SAMP Study Area are the City of Rancho Santa Margarita and the unincorporated planned communities of Robinson Ranch, Dove Canyon, Las Flores, Coto de Caza, and Ladera Ranch. Regional parks within the SAMP Study Area include Thomas F. Riley Wilderness Park, O'Neill Regional Park, Caspers Regional Park, and other permanent open space in unincorporated Orange County. The City of Dana Point and MCB Camp Pendleton in the County of San Diego bounds the SAMP Study Area on the south. The Cleveland National Forest in Orange County is within the SAMP Study Area. To the west in the SAMP Study Area are the cities of San Juan Capistrano, Laguna Hills, Laguna Niguel, San Clemente, and Mission Viejo, as well as land within unincorporated Orange County.

County of Orange

The estimated population, as of January 1, 2005 for Orange County, inclusive of incorporated areas, is 3,056,865 persons.¹ The Orange County General Plan (April 2004, as amended) sets forth assumptions based on Orange County demographic projects. These assumptions include the following:

Use of Land

- There will be a steady but declining amount of land available for development. As agricultural preserve contracts are noticed for non-renewal, military bases (MCAS Tustin and MCAS El Toro) are closed and converted to civilian uses, and as oil lands end production, new areas will become available for development.
- Future development may be allocated to these areas prior to the approval of general plan amendments and development policies without presupposing necessary development approvals.
- The Countywide projections do not exceed that which would be allowable under the cities' and County's general plans, their elements, and related identified city and County land use and development policies.
- The final portions of the available land in the County will achieve first generation buildout sometime after the year 2025.
- While a significant level of new housing will be constructed in the south and eastern portions of the County, there will be continued infill and redevelopment in the northern and central regions.
- Significant commercial and industrial development will occur along major transportation arteries throughout the period of these projections.
- A noticeable and continuing trend toward higher density housing has been observed, and is expected to continue into the future.

¹ California Department of Finance, Table 2: E-4 Population Estimates for Cities, Counties and State, 2001-2005 with 2000 DRU Benchmark

Demographics

- The population of California will continue to grow to approximately 40 million by the year 2005, while the seven-county SCAG region will reach 22.6 million by 2005.
- The fertility rate will decline over the projection period and will reach mid-1980 levels by 2020.
- The death rate will increase throughout the period of these projections as the population ages while survival rates will increase slightly.
- International migration will account for a major portion of net migration, including undocumented immigration to the extent that it continues.

Table 4.1.4-1 provides a summary of acreage for each County of Orange General Plan land use category for all of unincorporated Orange County.

**TABLE 4.1.4-1
AGGREGATE LAND USE CATEGORIES
FOR UNINCORPORATED ORANGE COUNTY**

Land Use Category	Acres	% of Total
Rural Residential (1A)	13,454	7.0
Suburban Residential (1B)	26,210	13.6
Urban Residential (1C)	211	0.1
Community Commercial (2A)	106	0.1
Regional Commercial (2B)	0	0.1
Employment (3)	305	0.2
Public Facilities (4)	2,632	1.4
Landfill Site (LS)	2,052	1.1
Open Space (5A)	143,313	74.3
Educational/Park Compatible (EPC)	724	0.4
Nature Preserve (NP)	1,024	0.5
Open Space Reserve (OSR)	2,575	1.3
Urban Activity Center (6)	152	0.1
Total	192,758	100.0
Note: Does not include Cleveland National Forest.		
Source: Orange County General Plan Land Use Element Table III-2.		

The General Plan land use designations for that portion of unincorporated Orange County located within the SAMP Study Area are depicted on Figure 4.1.4-1. Approximately 60,604 acres of unincorporated Orange County are within the SAMP Study Area.

City of Dana Point

The 6.8-square-mile (4,352 acres) City of Dana Point incorporated in January 1989. Approximately 1,220 acres of the City are within the SAMP Study Area. The City is generally bound by the City of Laguna Niguel to the north, the Pacific Ocean to the south, City of San Juan Capistrano to the east, and the City of Laguna Beach to the west. The City of Dana Point

has an estimated population, as of January 1, 2005 of 36,765 persons.² The projected population by 2030 is 40,437 persons, an increase of 3,905 persons, or almost 10 percent.

The City of Dana Point is a predominantly residential community and contains limited undeveloped land. The General Plan land use designations for the City of Dana Point within the SAMP Study Area are depicted on Figure 4.1.4-2. The City of Dana Point General Plan (July 9, 1991) notes that the City's interface between the Pacific Ocean and land is characterized by rugged coastal bluffs separated by two major freshwater drainages, San Juan Creek and Salt Creek, which drain into the ocean. The physical landform of the City is characterized by nearly seven miles of Pacific Ocean coastline.

The County of Orange owns and maintains several regional recreational facilities in the City of Dana Point. County parks and recreational areas in the City include two beach areas, Salt Creek Beach Park and Capistrano Beach County Park. Dana Point Harbor, created in the late 1960s/early 1970s, is also managed by the County, as are the 9-acre Bluff Top Park, near the Ritz-Carlton Resort, and the 16-acre Lantern Bay Park overlooking Dana Point Harbor. Doheny Beach State Park (62 acres) extends along the beach from Del Obispo Street southeast to Capistrano Beach County Park. The City of Dana Point includes other public recreational facilities. These include the Marine Studies Institute, the Dana Hills Tennis Center; and the Links at Monarch Beach, an 18-hole golf course.

City of Laguna Hills

The City of Laguna Hills is a predominately residential community that was incorporated on December 20, 1991. The 6.6 square-mile (4,224 acres) City is generally bound by the cities of Laguna Niguel and Aliso Viejo to the west, the City of Mission Viejo to the east, the City of Lake Forest to the north, and the City of San Juan Capistrano to the south. The population of the City of Laguna Hills is currently 32,546 (2005). A small portion of the City (711 acres) would be within the SAMP Study Area.

On November 14, 1995, the City Council approved annexation of the North Laguna Hills area, which became part of the incorporated City on July 1, 1996, and on September 18, 2000, the "Westside" Annexation Area officially became part of the incorporated City. The annexation added 149 acres of residential land, which includes the Aliso Viejo Community Association's Sheep Hills Park. The General Plan land use designations for the City of Laguna Hills are depicted on Figure 4.1.4-3.

City of Laguna Niguel

The City of Laguna Niguel is 14.72 square miles (9,421 acres) generally bound by the cities of Aliso Viejo and Laguna Hills to the north, the City of Dana Point to the south, the cities of Mission Viejo and San Juan Capistrano to the east, and the City of Aliso Viejo to the west. Approximately 766 acres of the City are within the boundaries of the SAMP Study Area. The estimated population, as of January 1, 2005 for the City of Laguna Niguel is 66,126 persons.³ The projected population by 2030 is 73,067 persons,⁴ an increase of 6,941 persons, or 9.5 percent.

The City is a predominately residential community with limited undeveloped land. The General Plan land use designations for the City of Laguna Niguel within the SAMP Study Area are

² Ibid.

³ Ibid.

⁴ Center for Demographic Research at California State University, Fullerton, OCP 2004.

depicted on Figure 4.1.4-4. Existing and planned use of Laguna Niguel's 9,456 acres includes 3,549 acres residential, 276 acres commercial, 223 acres mixed uses, 222 acres public/institutional facilities, and 3,650 acres designated to parks and open space. Over one-third of Laguna Niguel is designated as open space. The City has 2 community parks, 23 neighborhood parks, 3 mini-parks, 1 dog park, 2 county regional parks (Aliso Creek Corridor and the Salt Creek Regional Park), 2 small county parks, and one skate and soccer park. The General Plan identifies four blue-line streams containing riparian habitat in the City: Salt Creek, Aliso Creek, Oso Creek and an unnamed drainage at the western boundary of the City south of Aliso Creek.

City of Mission Viejo

The City of Mission Viejo is generally bound by the City of Lake Forest to the north, the City of San Juan Capistrano to the south, the City of Rancho Santa Margarita, and unincorporated Orange County to the east, and the cities of Lake Forest, Laguna Hills, and Laguna Niguel to the west. When the City incorporated in 1988, the area within its jurisdictional boundaries was almost built out. The 17.4-square-mile (11,136 acres) city has a population of 98,197.⁵ Approximately 9,297 acres of the City are within the boundaries of the SAMP Study Area. The projected population by 2030 is 104,706 persons,⁶ an increase of 6,509 persons, or 6 percent. The City has 33,714 housing units⁷ with a projected 34,602 units⁸ by 2030. The General Plan land use designations for the City of Mission Viejo within the SAMP Study Area are depicted on Figure 4.1.4-5.

The City of Mission Viejo General Plan Conservation/Open Space Element (December 6, 1999) notes that most of the natural open space and biological habitat in the City has been replaced with urban development. Undeveloped areas in the eastern portion of the City contain natural resources, such as steep slopes, canyons, and drainage courses. Natural habitat in the Arroyo Trabuco runs in a southerly direction between the cities of Mission Viejo and Rancho Santa Margarita. Steep slopes along the City's eastern boundary form an edge between the City and the Arroyo Trabuco. As also noted in the General Plan Conservation/Open Space Element, the City contains three riparian corridors: (1) Aliso Creek, north of the Upper Oso Reservoir; (2) along portions of Oso Creek; and (3) along Trabuco Creek which runs through the southeast edge of the City.

City of Rancho Santa Margarita

The City of Rancho Santa Margarita incorporated in 2000. The 13.1-square-mile (8,384 acres) city is generally bound by unincorporated Orange County and the Cleveland National Forest to the north, unincorporated County including the community of Las Flores to the south, unincorporated County, including Coto de Caza, and the Cleveland National Forest to the east, and the City of Mission Viejo to the west. Almost all (8,270 acres) of the city is within the boundaries of the SAMP Study Area.

The estimated population, as of January 1, 2005 for the City of Rancho Santa Margarita is 49,249 persons.⁹ The projected population by 2030 is 54,175 persons,¹⁰ an increase of 4,926 persons, or 9 percent.

⁵ Ibid.

⁶ Center for Demographic Research at California State University, Fullerton, OCP 2004.

⁷ California Department of Finance, January 2004 revised estimate.

⁸ Center for Demographic Research at California State University, Fullerton, OCP 2004.

⁹ Ibid.

The majority of the land in the City is parkland, open space, and regional open space (O'Neill Regional Park). The General Plan land use designations for the City of Rancho Santa Margarita within the SAMP Study Area are depicted on Figure 4.1.4-6. Because the majority of the available land for development has been developed, the majority of new growth would occur in the Northeast Future Planned Community. The 327-acre Northeast Future Planned Community consists of nursery properties and Porter Ranch located northeast of the City of Rancho Santa Margarita. The General Plan Land Use Element notes that this area should not exceed 612 dwelling units (Low and Medium Density Residential), and should retain 20 percent for school and park facilities, and 35 percent for open space.

Approximately 66 percent of the City is designated for passive open space or park use. Native vegetation is found in the O'Neill Regional Park, on both sides of SR-241 in the southern portion of the City, and open space located east/northeast of Dove Canyon and northeast of Robinson Ranch.

City of San Clemente

The City of San Clemente incorporated in 1928. The approximately 17.8-square mile (11,392 acres) city is generally bound by the City of San Juan Capistrano and unincorporated County of Orange land to the north, the Pacific Ocean to the south, unincorporated County of Orange land and San Onofre State Beach in the County of San Diego to the east, and the cities of San Juan Capistrano and Dana Point to the west. Approximately 528 acres of the City are within the SAMP Study Area. The estimated population, as of January 1, 2005 for the City of San Clemente is 65,338 persons.¹¹ The projected population by 2030 is 68,454 persons,¹² an increase of 3,116 persons, or less than 5 percent.

General Plan policy provides for the evolution of the City's existing fragmented pattern of development into a cohesive, integrated urban form consisting of unique, yet inter-related activity centers and corridors with a "background" pattern of residential and open space uses. These changes would occur through the establishment of common functional land use and physical and perceived connections in what would be considered as a more traditional concept of design. General Plan land uses are depicted on Figure 4.1.4-7.

City of San Juan Capistrano

The City of San Juan Capistrano incorporated in 1961. The approximately 14-square-mile (8,960 acres) city is generally bound by unincorporated County of Orange land and the City of Mission Viejo to the north, the cities of Dana Point and San Clemente to the south, unincorporated County land to the east, and the City of Laguna Niguel to the west. Interstate 5 and Ortega Highway (SR-74) traverse the City of San Juan in a generally north-south and a southwest-northeast direction, respectively. Approximately 8,340 acres of the City are within the SAMP Study Area.

The City has grown from a small community of approximately 10,000 persons in 1974 to a developed city of 36,078 in 2005.¹³ Approximately 40 percent of the City is in open space and park land. Only about 10 percent of land suitable for development remains vacant. The General Plan land use designations for the City of San Juan Capistrano within the SAMP Study Area are depicted on Figure 4.1.4-8. The City General Plan Land Use Element identifies the land uses for

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

these remaining vacant parcels which will create a land use composition that provides a balance between the generation of public revenues and the cost of providing public facilities and services. Implementation of the General Plan Land Use Element's Land Use Plan will assist the City of San Juan Capistrano in creating a balance between jobs and housing units within the City. The City has identified vacant or underutilized parcels that are appropriately located for employment-generating uses. The City notes that it will implement the Land Use Plan to assure that a balance of land uses occurs in order to maintain fiscal stability and an improved jobs/housing balance.

4.1.4.2 RMV Planning Area Existing Conditions

The 22,815-acre RMV Planning Area is the remaining undeveloped portion of the Rancho Mission Viejo's land holdings. Historically, land uses have included both ranching and agricultural uses. In the more recent past, portions of the RMV Planning Area have been leased for various uses including commercial nursery operations, natural resources extraction, research and development uses, communications facilities, and storage and maintenance yards. Current lease information is discussed below, with the location of the various on-site land uses depicted in Figure 4.1.4-9. Additional on-site land uses managed by Rancho Mission Viejo include citrus and avocado groves, grazing lands, related agricultural uses, and a limited number of private residences. For purposes of describing land uses in the RMV Planning Area, the sub-basins are used as a general reference point.

Lower San Juan Sub-Basin (including Narrow Canyon)

The Lower San Juan and Narrow Canyon Sub-basin is located east of the City of San Juan Capistrano in the vicinity of Antonio Parkway and Ortega Highway and adjacent to the Ladera Ranch Planned Community (Figure 4.1.4-9). Antonio Parkway parallels this sub-basin in a generally north-south direction. Ortega Highway traverses the sub-basin in a southwest to northeast direction. Much of the sub-basin is currently used for citrus and other agricultural operations. The sub-basin contains commercial, industrial, and agricultural businesses; the Rancho Mission Viejo headquarters; limited residences; open fields, and portions of San Juan Creek (Figure 4.1.4-9). San Juan Creek bisects the sub-basin in an east-west direction. Specific land uses include the following:

- The Ladera Ranch construction yard (No. 9¹⁴) formerly the Les Thompson lease area, located at 28811-A Ortega Highway, is an approximately one-acre area located in the northern portion of the planning area. This area includes a large wooden structure and several trailers.
- The Blenheim Oaks Rancho Mission Viejo Riding Park (No. 10¹²), 29500 Ortega Highway, is located on the southwest corner of La Pata Avenue at Ortega Highway. The riding park is an approximately 60-acre site, containing fenced pastures and an equestrian exhibition area.
- Oaks Corrals (No. 11¹²), 28650 Ortega Highway, occupies approximately 1.5 acres in the southern portion of the sub-basin. The area is used for horse corrals.
- DM Color Express Nurseries (No. 13¹²) (29001 and 29813 Ortega Highway) is located on two sites at the corner of Antonio Parkway at Ortega Highway. The site is occupied by a wholesale nursery and seed ranch, and includes an office, maintenance shop,

¹⁴ The numbers are identified on Figure 4.1.4-9.

storage buildings, greenhouses, various sheds, and trailers. The site also contains a pond and a water filtration/blending station.

- Tru-Green Nurseries (No. 14¹²), 29813 Ortega Highway, occupies approximately 22 acres in the southwestern portion of the sub-basin. The wholesale nursery has an office, storage building, greenhouses, shade houses, various sheds, and trailers.
- Tierra Verde Industries, also known as La Pata Greenwaste (No. 15¹²) is a commercial biodegradation-composting site. This use is located on 7.5 acres east of La Pata Avenue.
- Residential units (No. 16¹²), 28652 and 28632 Ortega Highway, are located in the southern portion of Planning Area 1.
- Two cellular antenna sites (Nos. 21 and 23¹²) are in the sub-basin. Site No. 21 is located in the citrus (lemon) groves west of the Rancho Mission Viejo Headquarters. Site No. 23 is located at the southeastern corner of sub-basin.
- The Rancho Mission Viejo Headquarters (No. 25¹²), 28811 Ortega Highway, is located in the central portion of Planning Area 1. The approximately 15-acre headquarters includes a one-story office building, two-story recreation/conference complex, and one residence (28881 Ortega Highway).
- An approximately 50-acre field (No. 27¹²) cultivated with a variety of market crops is located on the northwest corner of Ortega Highway and Antonio Parkway. This is the previous site of the Joan Irvine-Smith pasture. The site includes a small wooden shed, fenced grazing pasture, and an aboveground diesel tank.
- SMWD San Juan Creek Lift Station (No. 28¹²).
- Citrus groves are located in the western and central portions of the sub-basin and along San Juan Creek, south of Ortega Highway. A small supply shed and three small-unlabeled aboveground tanks are located in the western portion of the citrus groves; several electric windmills are located in citrus groves along San Juan Creek.

Cañada Chiquita Sub-Basin

The Cañada Chiquita Sub-basin is the northwesternmost sub-basin in the SAMP Study Area (Figure 4.1.4-9). The lower portion of the sub-basin is bound by the Lower San Juan and Narrow Canyon Sub-basin to the west; the Cañada Gobernadora Sub-basin is to the east. The majority of the sub-basin is open space. The sub-basin includes approximately 68 acres of lemon orchards, 10 acres of avocado orchards, and barley fields. Uses include the following:

- The 10.5-acre Chiquita Canyon Mitigation Site.
- The SMWD Chiquita Water Reclamation Plant is located in the center of the sub-basin, but is not a part of the SAMP Study Area.

Cañada Gobernadora Sub-Basin

The Cañada Gobernadora Sub-basin is located north of San Juan Creek, south and west of Caspers Wilderness Park and south of Coto de Caza (Figure 4.1.4-9). The 11.10-square-mile

sub-basin is an elongated valley that is aligned north to south. At 9.7 miles, it is the longest sub-basin in the San Juan Creek Watershed. The Gobernadora Ecological Restoration Area (GERA) is located within the Cañada Gobernadora Sub-basin. With the exception of GERA and two antenna sites (No. 22¹²), the remainder of the sub-basin within the RMV Planning Area is used for cattle grazing.

Central San Juan and Trampas Sub-Basin

Natural vegetation covers the northern portions of the Central San Juan and Trampas Sub-basin. The lower reaches (southern portion) of the sub-basin are currently used for commercial, industrial, and agricultural businesses, as well as residences for agricultural workers (Figure 4.1.4-9). The area historically known as “Cow Camp” is located in this sub-basin along San Juan Creek. Existing uses in Cow Camp (No. 18¹²) include the agricultural worker residences, horse riding arena maintenance facilities, and restroom facilities. Existing uses in the sub-basin include the following:

- California Portland Cement/Catalina Pacific Concrete South (No. 1¹²), 31511 Ortega Highway, is a 16-acre site occupied by a concrete batch plant which includes a truck fueling facility, truck washout area, office building, scale house, maintenance shop, storage buildings, several storage units, and three sub-lessee spaces: Saddleback Materials (materials storage), Chuck Royce Trucking (equipment storage), and Laguna Asphalt Paving, (equipment storage).
- Ewles Materials (No. 3¹²), 32501 Ortega Highway, is located on a 2.5-acre site also in the sub-basin. The site is occupied by an asphalt recycling and processing plant that includes an office trailer, employee trailer, storage unit, fuel compound, and wash station.
- CR&R/Solag Disposal Company (No. 4¹²), 31641 Ortega Highway, is located on six acres in the sub-basin. The waste management facility site includes an office building, maintenance shop, fueling station, waste-processing unit, and storage units and yard use for refuse collection.
- Oglebay Norton Industrial Sands (ONIS) occupies much of the sub-basin. ONIS is a sand mining and processing facility. Approximately 500,000 tons of silica sand is processed annually for building materials such as stucco, grouts, and mortars, as well as for use in golf courses, playing fields, and playgrounds (source: www.oglebaynorton.com, accessed on July 1, 2005). Exploration and mining of feldspar, clay, and ancillary minerals and substances also occurs at this location. The facility includes an open pit mine, a large earthen dam and associated reservoir, a processing plant, office complex, scale house, fueling facility, maintenance shop, several storage buildings, sheds and trailers, and open vehicle/equipment storage areas.
- Tree of Life Nursery (No. 6¹²), 33201 Ortega Highway, is a 35-acre wholesale nursery has cultivation areas and several structures, including an office building, several green houses, barn, and trailers.
- Transit Mixed Concrete Company/Cemex Concrete (No. 7¹²), 31601 Ortega Highway, is located on four acres. The site is occupied by a cement/concrete batch plant, which includes an office trailer, maintenance trailer, fueling island, truck washout area, and storage shed.

- Color Spot Nursery (No. 8¹²), 31101 Ortega Highway, is located on 243.7 acres in the central portion of the sub-basin. The site is a wholesale nursery with a maintenance shop, storage buildings, greenhouses, lined ponds, an irrigation recovery system, and a water filtration/blending station.
- Olsen Pavingstone (No. 12¹²), 31511 Ortega Highway, is located on a six-acre site in the sub-basin. The site is used as a paving stone manufacturing plant, which includes several office trailers, a residential unit, the manufacturing plant, and several storage units.
- Rancho Mission Viejo Maintenance Shop: Cow Camp (No. 17¹²)
- RJO Horse Ranch (No. 19¹²), 33101 Ortega Highway, is a 24-acre site located south of the Tree of Life Nursery. The horse ranch has a barn, grazing land, and two residences.
- St. Augustine Training Center (No. 20¹²), 31151 Ortega Highway, is an approximate 0.5-acre site used as a horse training facility with several stables, portable storage trailers, and two residential trailers.
- O'Connell Landscaping Yard (No. 24¹²), 31821 Ortega Highway, is a 1.5-acre storage yard that includes several portable storage units.
- The field south of the RJO Horse Ranch and east of Ortega Highway, the "South Forty" (No. 27¹²) is used for barley cultivation.
- Campo Vaquero, 31471 Ortega Highway, is located on 50 acres in the southern portion of the sub-basin. The site includes older ranch housing, pasture fields, a maintenance facility, and horse corrals. This site is in Cow Camp.
- Lemon groves and a field are located on approximately 166 acres north of Ewles Materials.
- Ten residences at 31121, 31151, 31181, 31221, 31241, 31261, 31263, 31265, 31381, and 31825 Ortega Highway are located along the ridge north of Campo Vaquero, in the southwestern Campo Vaquero in the southwestern portion of San Juan Creek, and adjacent to the O'Connell Landscaping storage yard.
- A Cellular on Wheels site is located near Color Spot Nursery, 31101 Ortega Highway, on an approximate one-acre property in the central portion of the sub-basin. The site contains two temporary mobile telecommunications tower and a small concrete structure, the latter used for equipment storage for the telecommunications towers.
- A pump station for the Nichols Institute is located in the eastern portion of the sub-basin. SMWD maintains the pump station.
- Amantes Camp (a private picnic facility) and the Last Roundup (a private cemetery) are also located in this sub-basin.

Cristianitos Sub-Basin

Much of the Cristianitos Sub-basin is devoted to grazing lands (Figure 4.1.4-9). Non-active clay mines are located in the northern portions of the sub-basin. The eastern half of the Cristianitos

Sub-basin was most recently occupied by Philco-Ford Aeronutronics, which operated a weapons research and testing facility from 1969 to 1993. Cattle corrals are also located in this sub-basin.

Talega Sub-Basin

The Talega Sub-basin is located south of the Cristianitos Sub-basin (Figure 4.1.4-9). Uses in this sub-basin include grazing and the Northrop Grumman Space Technology Capistrano Test Site (No. 2¹²). A portion of the sub-basin has been leased to Northrop Grumman Space Technology for the Capistrano Test Site since 1963. The Capistrano Test Site is used to develop and test directed energy systems, and spacecraft and rocket propulsion systems and antennas. Prior site uses have also included the development and testing of “clean coal” technology. Facilities at the property include office and research facilities, chemical laboratory (Chem Lab), a fossil energy test site, testing and monitoring facilities including the high energy propulsion test site, vertical engine test site, and high altitude test stand, and various maintenance and support structures.

La Paz, Blind, and Gabino Sub-Basins

These sub-basins are primarily used for grazing lands and lemon and avocado orchards in a portion of the Gabino Sub-basin. The only improved use in this area is the Campo Portola located in Gabino Sub-basin (Figure 4.1.4-9). Cattle corrals are also located in the Gabino Sub-basin.