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PA98-0139

FILE:

**DATE:** December 13, 2004  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** John B. Buzas, Assistant Director, RDMD/PDS  
**SUBJECT:** Changed Plan CP04-0047 For Project No. PA98-0139, Newport Coast Planning Areas 4A and 4B

**APPLICANT:** Irvine Community Development Company

The subject Changed Plan has been reviewed by Bill Melton of Current and Advance Planning Services and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission and associated previously approved Changed Plans.

This Changed Plan proposes to document the relocation of an existing Southern California Edison 66 kV overhead transmission line that currently crosses VTTM 15613, approved through Planning Application PA98-0139 for Coastal Development Permit. Originally approved as an overhead relocation to be constructed in Planning Areas 12A (Los Trancos Canyon) and 12E (Muddy Canyon) and located adjacent to the northerly boundary of VTTM 15613, this alternative alignment proposes to “convert” the existing overhead line within VTTM 15613 to an underground system that will be relocated in the public trail along the northerly edge of Development Areas 4A-2 and 4A-3. The proposed changes are as follows:

1. The grading of a pad and access road at the western edge of Development Area 4A-2 for the construction of a “riser” pole that denotes the western terminus of the underground system.
2. The grading of a pad and access road at the eastern edge of Development Area 4A-3 for the construction of a “riser” pole that denotes the eastern terminus of the underground system.
3. The modification of the surface drainage system dictated by the changes to the grading.
4. Increases to the width of the public trail along the northerly edge of Development Areas 4A-2 and 4A-3 as necessary to provide adequate maneuvering room for Edison vehicles and equipment.
5. The construction a 66 kV underground system complete with two steel riser poles, cable, conduits, concrete encasement, grounding and manholes.
6. The installation of five locking access gates designed to control vehicular access to the S.C. Edison access road.
7. The addition of 8 new Loffel walls in Development Areas 4A-2, and 4B-2. The maximum height of the walls ranges from 5 feet to 9 feet. The walls are required to balance the final grading of VTTM 15613.
8. Addition of an entry pilaster on the east side of Shore Walk in Development Area 4B-1.

John B. Buzas  
Assistant Director, RDMD/PDS

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By William V. Melton

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.