

**FINAL
SUBDIVISION COMMITTEE REPORT
APPROVED DECEMBER 8, 2004
EXPIRATION DATE: DECEMBER 8, 2007**

HEARING DATE: December 8, 2004

SUBDIVISION MAP: Vesting Tentative Tract Map No. 16568

LANDOWNER/SUBDIVIDER: The Irvine Company

LOCATION: Newport Coast Planned Community, P.A. 13C

STAFF CONTACT: Mark Esslinger, **PHONE:** (714) 834-5049

PROPOSAL: Proposes a subdivision of 36.9 acres into 1 lot for commercial, retail, and hotel purposes and 1 lot for hotel purposes.

ZONING APPROVAL: Coastal Development Permit PA 03-0076 was approved for this project and the related conditions of approval are attached.

GENERAL PLAN CONSISTENCY/ZONING COMPLIANCE:

General Plan: Newport Coast Local Coastal Program, 2nd Amendment

Zoning: Newport Coast Planned Community

This project, as conditioned, is consistent with and in conformance with the General Plan, Newport Coast Planned Community, and Coastal Development Permit PA03-0076.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR No. 596, previously certified on November 9, 2004. Prior to project approval, the Subdivision Committee must assert that it is adequate to satisfy the requirements of CEQA for the proposed project. A finding for that purpose is included in Attachment A.

EXISTING CONDITIONS:

Vacant land, partially mass graded and an existing golf course club house.

DRAINAGE:

The project is located within the Irvine (Newport) Coast Refined Master Drainage and Runoff Management Plan. No MPD facilities are involved and no MPD fees are required.

RECREATION AND OPEN SPACE:

Master Plan of Regional Recreation Facilities

There are no Master Plan regional park dedication requirements for the project.

Master Plan of Regional Riding and Hiking Trails

There are no Master Plan riding and hiking trail requirements for the project.

Master Plan of Local Parks (Local Park Code)

There are no Local Park Code requirements for this project. This project is for commercial development.

Resources Element - Open Space Component

There are no Resource Element open space dedication requirements for the project.

OCTA Strategic Plan for Bikeways

No bikeways on the OCTA Strategic Plan for Bikeways are within the area of this project.

PUBLIC SERVICES AND UTILITIES:

Schools

This project is within the boundaries of the Newport-Mesa Unified School District. The developer is subject to the provisions of Assembly Bill AB 2926, or other mitigating measures designed to provide for school facilities and/or funding, such as community facilities districts.

Facilities Fee Programs

This project area is located in a facilities fee program area, as the program is defined in Section 7-9-702, Codified Ordinances of Orange County, for the funding of library service, fire station and sheriff substation facilities. It is included within the Newport Coast Development Agreement which phases development with the ability to expand public services and facilities. It thereby promotes the objectives of the adopted Growth Management Element.

Water/Sewer

This project is within the boundaries of the Irvine Ranch Water District. The District stated in their "will-serve" letter that the District will be capable of providing water and sewage disposal service to this project.

Water Quality Control

This project will be required to operate in accordance with requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region.

Fire Protection and Safety

Existing and proposed fire protection services should be capable of providing an adequate level of fire protection services to this project. This project is located in a high/very high fire hazard area due to wildland exposure.

County Service Area (CSA)

This project is within the boundaries of County Service Area No. 26.

CIRCULATION:

Master Plan of Scenic Highways

There are no Master Plan requirements applicable to this project.

Access/Highways/Streets/Roads

Access to the site is from Pelican Hill Road South via Newport Coast Drive and Pacific Coast Highway.

Major Thoroughfare and Bridge Fee Programs

This project lies within the area of benefit of the below listed fee programs. The developer is required to pay Major Thoroughfare and Bridge fees in accordance with the adopted program.

- San Joaquin Hills Transportation Corridor Fee Program

Off-Site Fee Program

This project will be responsible for participation in fee programs off-site which will involve expenditures in excess of \$182,500. Accordingly, the provisions of Section 66452.6(a), Subdivision Map Act, do apply to this project.

COMMENTS FROM PUBLIC AND OTHERS NOTIFIED:

Public notices were mailed and posted per State law but no comments were received.

DEVIATIONS FROM STANDARDS OF DESIGN:

The developer may request deviations from County-approved standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County-approved standard design criteria will prevail.

Deviations Requested

1. Deviation to PFRD standard plan 1113 to allow cul-de-sac as shown on plan.
2. Deviation to PFRD standard plan 120-0 to allow curb and gutter as shown on plan.
3. Deviation to PFRD standard plan 1107 to allow streets with centerline radii of less than 250' as shown on plan.

SUBDIVISION COMMITTEE ACTION:

The attached findings and conditions (Attachment A) were adopted by the Subdivision Committee.

NOTE: Per State law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing the improvements. Said agreement shall be accompanied by financial security.

ATTACHMENTS:

- A. Findings & Conditions
- B. Environmental Documentation
- C. PA03-0076 Conditions of Approval

CERTIFICATION:

I hereby certify that Vesting Tentative Tract Map 16568 was approved by the Orange County Subdivision Committee on December 8, 2004, per the findings and conditions in Attachment A, and will expire on December 8, 2007.

Frank McGill
Acting Chairman, Subdivision Committee