

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

HEARING DATE: December 8, 2004

SUBDIVISION MAP: Vesting Tentative Tract Map 16687

LANDOWNER/SUBDIVIDER: DMB Ladera, LLC (Ranch Mission Viejo)

LOCATION: Ladera Planned Community, Planning Area 5

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

PROPOSAL: Proposes a subdivision of 20.6 acres into 36 numbered lots for single-family residential and a park and 17 lettered lots for street, pedestrian/utility, and open space purposes.

ZONING APPROVAL: Planning Application 99-0061 (Area Plan 99-01) was approved for this project and the related conditions of approval are in Attachment C.

GENERAL PLAN CONSISTENCY/ZONING COMPLIANCE:

Land Use Element: 1B, Suburban Residential

Zoning: Ladera Planned Community

This project, as conditioned, is consistent with and in conformance with the General Plan, Ladera Planned Community, and Area Plan PA99-01.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995, and Addendum No. 99-0061. Prior to project approval, the Subdivision Committee must assert that, together, they are adequate to satisfy the requirements of CEQA for the proposed project. A finding for that purpose is included in Attachment A.

EXISTING CONDITIONS:

The site is vacant and graded.

DRAINAGE:

The project is located within the Ladera Planned Community Runoff Management Plan Area. 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)

The Local Park Code requirement for the subject map is 0.256 net usable acre of park land based upon a proposal to build 35 dwelling units at a gross density of 3.01 du/ac. Said requirement can be satisfied by an allocation of parks land credit from Park Modification PM 98-01, the Park Implementation Plan for Ladera Planned Community.

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 Capistrano 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 included within the Ladera 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 Santa Margarita 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, San Diego 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 via "A" Street from Covenant Hills Drive.

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(s).

- Foothill/Eastern 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 Sate law. However, 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. A centerline radius of 180” instead of the required 250’ for “A” Street.
2. Deviation to PFRD standard plan 1107 to allow sidewalk on loaded side street only.
3. Deviation to PFRD standard plan 1201 to allow the use of a wedge curb instead of standard rolled curb.

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. Area Plan 99-01 Conditions of Approval

CERTIFICATION:

I hereby certify that Tentative Tract Map 16687 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