

**FINAL
SUBDIVISION COMMITTEE REPORT
APPROVED JULY 25, 2006**

HEARING DATE: August 2, 2006

SUBDIVISION MAP: Tentative Tract Map 16924

LANDOWNER: Mesa Orchard Associates, LLC & John A. Dick

SUBDIVIDER: Waterpointe Development

LOCATION: 1572 Orchard Drive (Santa Ana Heights Specific Plan)

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

PROPOSAL: Demolition of 9 apartment buildings (33 units) and subdivision of 2.24 acres into 32 lots for single-family detached homes and 2 lots for streets.

ZONING APPROVAL: Planning Application PA05-0047 was approved for this project and the related conditions of approval are attached.

GENERAL PLAN CONSISTENCY/ZONING COMPLIANCE:

Land Use Element: 1B, Suburban Residential

Zoning: Santa Ana Heights Specific Plan - RMF (Planned Development District)

Proposed Density: 14.28 du/ac

For subdivision purposes, this project, as conditioned, is consistent with and in conformance with the General Plan, applicable Specific Plan regulations, and Planning Application PA05-0047.

CEQA COMPLIANCE:

Negative Declaration No. PA050047/TTM 16924 has been prepared and finalized per CEQA for this project. It is attached for your consideration on the project and must be found adequate to satisfy the requirements of CEQA by the Subdivision Committee. A finding for that purpose is included in Attachment A.

EXISTING CONDITIONS:

The site is developed with apartments.

DRAINAGE:

The project is located within the Irvine- Industrial Area Master Plan of Drainage (MPD). 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 project is 0.192 net usable acres of park land based upon a proposal to build 32 dwelling units at a gross residential density of 14.28 du/ac (32 du x .006 ac/du). The Local Park Code requirements for the project will be satisfied through the payment of in-lieu fees prior to the issuance of building permits.

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 not 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.

Water

The Irvine Ranch Water District stated in their "will serve" letter that they can provide an adequate supply of domestic water to this project.

Sewer

The Costa Mesa Sanitary District stated in their "will serve" letter that they can serve this project by means of a public sanitary sewerage system.

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.

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 by private street from Orchard Drive.

Off-Site Fee Program

This project is not 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 not apply to this project.

PUBLIC NOTICE/COMMENTS:

Public notices were mailed and posted per State law. To date, no comments have been 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

The subdivider is requesting the following deviations to the Orange County Subdivision Code:

1. Deviation to RDMD standard plan 1107 to allow Street "A" to be constructed with a 30' roadway with no sidewalk.
2. Deviation to RDMD standard plan 1111 to allow "A" Drive to be constructed with a curb return radius of less than the required 25'.

SUBDIVISION COMMITTEE ACTION:

The attached findings and conditions (Attachment A) are offered for the Subdivision Committee's consideration.

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. Planning Application Conditions of Approval

CERTIFICATION:

I hereby certify that Tentative Tract Map 16924 was approved by the Orange County Subdivision Committee on August 2, 2006, per the findings and conditions in Attachment A, and will expire on August 2, 2009.

Grant Anderson
Chairman, Subdivision Committee