

Errata for the IS/MND

Newport Beach Country Club (PA 2005-140) Golf Realty Fund

1. Page 4: Column 4 (Height (ft.)) under "Building Heights" in Table 2 (Summary of Proposed Uses) to reflect a maximum building height

Change 50 feet to 53' 6" for the proposed Golf Course Clubhouse.

2. Page 5: Delete all of the text and replace it with the following:

The project site encompasses approximately 145 acres (refer to Table A), which are divided into four sub-areas identified below. Each sub-area as well as the hand car wash is described below and illustrated on Exhibit 2.

Table A
Land Use Allocations

Newport Beach Country Club Planned Community District Plan Golf Realty Fund

Sub Area	Approximate Area (Acres)
The Tennis Club Sub-Area	4.62
The Villas Sub-Area	1.25
The Bungalows Sub-Area	3.44
The Golf Club Sub-Area ¹	133.01
Total	±145

¹Includes Golf Clubhouse, Golf Parking Lot and Hand Car Wash

SOURCE: Newport Beach Country Club Planned Community District Plan (July 12, 2010)

Golf Clubhouse

The golf clubhouse floor plan has a maximum of 35,000 gross square feet, exclusive of below grade cart storage, in two stories, including approximately 18,100 square feet on the first floor and approximately 16,900 square feet on the second floor. The lower floor will accommodate the following features: Grill, women's lounge and locker room, men's locker room, and pro shop. Other features included on the first floor include a cart barn

and club storage. The second floor will accommodate a banquet room and kitchen, dining room, lounge, foyer, offices, private meeting and dining rooms, and a “19th hole.” Other features which currently exist and will continue to be part of the clubhouse facilities include a snack stand (180 square feet), existing golf course restroom facilities, and existing greens keeper buildings and area. The maximum height of the proposed golf clubhouse is 53 feet 6 inches, measured from the existing grade to the mid-point of the sloped roof. (The reference to a maximum 50-foot height limit reflected in Table 1 on page 4 of the initial study referenced in this comment is incorrect and will be revised to reflect the 53 feet 6-inch maximum height noted in this description.)

Tennis Clubhouse and Courts

The maximum floor area of the tennis clubhouse is 3,725 gross square feet and will have a maximum building height of 30 feet (measured from the existing grade to the peak of the roof). The tennis clubhouse includes a lobby, pro shop, office and locker rooms. A total of seven tennis courts, including one stadium court will replace the 24 tennis courts that currently exist on the subject property. Screening for the tennis courts from The Villas E will also be provided in the form of a five-foot block wall that would be designed to be compatible with the proposed Villa E, adjacent to the tennis courts. In addition, the exterior perimeter of the tennis courts facing the Granville Condominiums, Granville Drive, and the Tennis Club parking lot will also be screened, utilizing the existing 10-foot high chain link fence covered by a wind screen.

Bungalows

The Bungalows proposed by the applicant will consist of 27 “hotel” units that encompass approximately 29,044 square feet of floor area. A 2,170 square foot Concierge and Guest Center is also included in this development component. In addition, the Bungalow Spa, which is an auxiliary use for and part of the Bungalows, encompasses 7,490 square feet. This facility will include a fitness center, spa, spa bar and lounge. Other features include a Zen Garden, Jacuzzi and swimming pool. The pool and/or spa equipment will be enclosed by five-foot block wall. The maximum building height of the Bungalows is 31 feet, measured from the existing grade to the peak of the roof.

Villas

The five Villas are proposed within a 1.25-acre sub-area. Lot sizes of the single-family detached residential dwelling lots will vary from 5,295 square feet (Villa A) to 17,151 (Villa D) square feet. Homes will range in size from 2,201 square feet (Plan A) to 6,384 square feet (Plan D). The maximum building heights (measured from existing grade) permitted for the Villas ranges from 23 feet (Villa A) to 39 feet (Villa D). Swimming pools are also permitted for each of the five Villas.

Golf Club Parking Lot and Private Hand Car Wash

The proposed Golf Club Parking Lot has 300 on-site parking spaces. In addition, as described in Response to Comment No. 4 of The Irvine Company, above, an existing perpetual offsite Parking Agreement will continue to provide as many as 554 non-exclusive parking spaces on weekends and holidays to supplement the onsite Golf Club parking. The frontage road that exists adjacent to East Coast Highway will be eliminated and replaced with landscaping. In addition, a private hand car wash area is proposed within the parking lot in the vicinity of Country Club Drive. The area identified to accommodate this project feature encompasses approximately 240 square feet (i.e., 12 feet wide and 20 feet long). Use of the private hand car wash is limited to golf and possibly tennis club members only.

3. Page 8, Table 2:

Delete Table 2 and replace it with the revised Table 2 below.

Table 2

Tennis Club Development Phasing

Phase	Description	Duration (Months)	MND Exhibit Reference	Revised Phasing Plan (5/25/11)
1	Installation of Temporary Modular Tennis Clubhouse ¹	1	4	1
	Demolition of Tennis Club building, 9 tennis courts, perimeter tennis court fence remains, portion of Tennis Club parking lot (61 parking spaces), landscaping and small portion of existing site wall	1	4	2
2	Construct The Villas (3), Private Street, New Tennis Clubhouse and Parking Lots (refer to Exhibit 6)	14	6	4
	Demolition of 3 tennis courts, small portion of Tennis Club parking lot and remaining Tennis Club Building	1	5	3
3	Construct Center Court area and Bungalow Pool	3	8	6
	Demolition of 3 tennis courts, remaining portion of old Tennis Club parking lot and removal of Temporary Modular Tennis Clubhouse	1	7	5
4	Demolition of 2 tennis courts, and perimeter tennis court fence in front of the 3 completed Villas – After substantial completion of the Golf Bungalows removal of perimeter tennis court fence in front of the Golf Bungalows.	1	9	7
	Construct Golf and Tennis Bungalows and remaining 2 Villas.	15	10	8
Total Schedule		36		
¹ Anticipated Start date is September 2011 SOURCE: The Templeton Planning Group (May 2011)				

4. Page 16, Table 3:

Delete Table 3 and replace with Table 3 below.

**Table 3
Golf Clubhouse Development Phasing**

Phase	Description	Duration (Months)	MND Exhibit Reference
1	Demolition of East Side Golf Clubhouse Parking Lot and PCH Entry ¹	1	11
	Construct East Side Parking Lot and PCH Entry ²	4	12
2	Demolition of West Side Golf Clubhouse Parking Lot	1	13
	Construct West Side Parking Lot and Temporary Golf Club	6	14
3	Demolition of Golf Clubhouse	2	15
	Construct New Golf Clubhouse	14	16
4	Demolition of portion of Greenskeeper Area, Temporary modular Golf Clubhouse and northern portion of Golf Clubhouse Parking Lot	2	17
	Construct Greenskeeper Area and Golf Porte Cache and Parking	4	18
Total Schedule		34	
<p>¹Start date to be determined.</p> <p>²Includes car wash.</p> <p>SOURCE: The Templeton Planning Group (July 2010)</p>			

5. Page 39, Paragraph 2:

Change 50 feet to 53' 6" in Line 5 and Line 7.

6. Page 52, SC-8:

Revise SC-8 as indicated below:

SC-8 A qualified archaeological/paleontological monitor shall be retained by the project applicant who will be available during the grading and landform alteration phase. In the event cultural resources and/or fossils are encountered during construction activities, ground-disturbing excavations in the vicinity of the discovery shall be redirected or halted by the monitor until the find has been salvaged. The area surrounding any cultural materials or fossils encountered during grading shall also be investigated to determine the extent of the site. Any artifacts and/or fossils discovered during project construction shall be prepared to a point of identification and stabilized for long-term storage. Any discovery, along with supporting documentation and an itemized catalogue, shall be accessioned into the collections of a suitable repository. Curation costs to accession any collections shall be the responsibility of the project applicant.

7. Page 77, Table 10 (General Plan Policy Analysis): Policy LU 5.3.3:

Change 50 feet in Line 12 and Line 14 in Column 3 to 53' 6".

8. Page 80: Revise the consistency analysis for Natural Resources Element Policy No. 18.3 as follows:

~~Because implementation~~Implementation of the proposed project does not requires the approval of an amendment to the Land Use Element of the Newport General Plan and the project, it is not, therefore, subject to the provisions of SB 18, which requires consultation with Native American representatives before adopting or amending a general plan. Nonetheless, ~~t~~The City has ~~complied with the requirements of SB 18 by submitting~~ submitted a request to the Native American Heritage Commission (NAHC). ~~In addition, the City~~and has also sent letters to the Native American representatives, informing each of the proposed project. However, no response was received by the City from any of the Native American representativeves ons requesting consultation ~~within the 90-day statutory period.~~

9. Page 82, Table 11 (Coastal Land Use Plan Policy Analysis): Policy 2.1.2.1:

Revised the consistency analysis in Column 3 to read:

The proposed project is consistent with the land use designation on the adopted Coastal Land Use Plan, which designates the golf course site ~~OS (Open Space)~~PR (Parks and Recreation) and the tennis site MU-H/PR (Mixed Use Horizontal/Parks & Recreation). The ~~Open Space~~Parks and Recreation designation allows golf courses. The MU-H/PR designation allows horizontally-distributed mix of uses, which may include general or neighborhood commercial, commercial offices, multi-family residential, visitor-serving and marine-related uses, buildings that vertically integrate residential with commercial uses, and active public or private recreational uses, including parks, golf courses, marina

support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities. In addition, the project addresses the relevant policies related to development of the site and the protection of coastal resources identified in the CLUP as discussed in this table.

10. Page 96, Second sentence in the paragraph under (c):

Change 50 feet in Line 3 to 53' 6".