CITY OF COSTA MESA
P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200
FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

ATTACHMENT 2

March 8, 2004

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: **Vesting Tentative Tract No. 16526**
LOCATION: **2455 Irvine Avenue**

Dear Commissioners:

Vesting Tentative Tract Map No. 16526 as furnished by the Planning Division for review by the Public Services Department, consists of a subdivision of one (1) lot into six (6) lots for residential use and two (2) lots for common use. Vesting Tentative Tract Map No. 16526 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

3. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.

4. The Subdivider shall submit an off-site plan to the Engineering Division and a precise grading plan to the Building Division at the time of first submittal of the Final Tract Map and pay plan check fee per C.C.M.M.C. Section 13-231.

PHONE (714) 754-5343 FAX (714) 754-5028 TDD (714) 754-5244
www.ci.costa-mesa.ca.us

5. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 66-26.

6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

7. Dedicate ingress and egress access easements to the City for emergency and public security vehicles only over common lots. Maintenance of the easement area shall be the sole responsibility of the Homeowners Association formed pursuant to C.C.M.M.C. 13-41 (e).

8. Vehicular and pedestrian access rights to Irvine Avenue and Monaco Terrace shall be released and relinquished to the City of Costa Mesa, except at approved driveway locations.

9. A subdivision agreement and deposit shall be submitted to the City Engineer to guarantee construction of off-site improvements. The cash deposit or surety bond amount shall be determined by the City Engineer.

10. All public streets shall be fully improved per City of Costa Mesa Standard Plans and all requirements of the City Engineer.

11. Sidewalk shall be installed under the direction of the City Engineer on Monaco Terrace per City of Costa Mesa Standards.

12. All public street construction performed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.

13. The elevations shown on all plans shall be on Orange County benchmark datum.

14. The Subdivider shall submit a cash deposit of $500 for street sweeping at time of issuance of a Construction Access Permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

15. Within public right-of-way, there shall be four feet of clear sidewalk behind all unmovable, vertical objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.

16. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

17. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study is to be furnished with the first submittal of the Final Tract Map. Drain all residential lots to common lots; otherwise, cross lot drainage shall not occur.

18. Ownership and maintenance of the on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (c) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way connected with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard indemnity agreement required for such conditions prior to issuance of permits.

19. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.

20. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

21. Water system improvements shall meet the approval of the Irvine Ranch Water District; call (949) 453-5300 for information.

22. Dedicate easements as needed for public utilities.

23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a reproducible mylar of the recorded Tract Map, approved off-site plan, and nine copies of the recorded Tract Map.

24. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

25. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

26. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

27. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

Sincerely,

Ernesto Munoz, P. E.
City Engineer

JC:ch