



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92626-1200

ATTACHMENT 2

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

September 6, 2002

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

SUBJECT: Revised Tentative Tract No. 16070
LOCATION: 2100 Canyon Drive

Dear Commissioners:

Revised Tentative Tract Map No.16070 as furnished by the Planning Division for review by the Public Services Department, consists of a subdivision of two (2) lots into eighteen (18) lots for single residential use and two (2) lots for common use. Revised Tentative Tract Map No. 16070 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 conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 66-26.
5. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
6. Ownership of the on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners 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.

7. Dedicate access easements to the City for emergency and public security ingress and egress purposes.
8. A cash deposit shall be submitted to the City Engineer to guarantee construction of off-site improvements.
9. All public streets shall be fully improved per City of Costa Mesa Standard Plans and all requirements of the City Engineer.
10. All 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.
11. 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 submittal of the Final Tract Map. Off-site plan check fee shall be paid per C.C.M.M.C. Section 13-231.
12. The elevations shown on all plans shall be on Orange County benchmark datum.
13. 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.
14. Sidewalks shall be installed under the direction of the City Engineer along the frontage of the project to the southerly end of Canyon Drive per City of Costa Mesa Standards.
15. There shall be four feet of clear sidewalk behind all immovable objects, i. e., light standards, mail boxes, telephone poles, fire hydrants, etc.
16. Driveway approaches shall be installed and shall be constructed of P.C.C. per City of Costa Mesa, ADA, and Title 24 Standards. All driveway locations and driveway design shall meet the approval of the City Engineer.
17. Any existing drives or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk.
18. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
19. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study showing existing and proposed facilities and the method of detaining run-off from this area and tributary areas past peak flow of mainline. The maximum allowable run-off into the public storm drain prior to peak flow shall be 50% of the current run-off. This study to be furnished with the first submittal of the Final Tract Map.
20. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.

21. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
22. Water system improvements shall meet the approval of the Mesa Consolidated Water District; call (949) 631-1200 for information.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a reproducible mylar of the recorded Tract Map and 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 Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18.
25. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the City Engineer and the County Surveyor a digital-graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18.
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. Submit required cash deposit or surety bond to guarantee monumentation.
28. Dedicate easements, as needed, for public utilities.
29. The Final Map shall reserve a non-exclusive, private reciprocal easement across lots where emergency outlet storm run-off will occur. Surface over reserved easement shall be constructed with a material approved by the City Engineer that shall prevent surface erosion. Easement shall be maintained by the Homeowners Association formed to conform with C.C.M.M.C. Section 13-41 (c).
30. Emergency outlets shall be provided at all sump locations along the storm system. Emergency outlets shall be designed to convey the 100-year storm flow.
31. The Final Map shall reserve a non-exclusive private reciprocal easement over affected lots where cross lot drainage occurs. Easement shall be maintained by the Homeowners Association formed to conform with C.C.M.M.C. Section 13-41 (c).
32. Sea Bluff Drive (public right-of-way) is proposed to be vacated as shown on the tentative map. Therefore, application for vacation of said right-of-way must be made to the Public Services Department including payment of the application fee. The vacation of the subject right-of-way must be approved by City Council prior to the recordation of the final map. Approval of a vacation cannot be implied or guaranteed by staff.

33. Staff can only make recommendations to City Council based on its findings and conditions of the project. Conditions for approval of the vacation of the subject right-of-way may include, but are not limited to the following:

- A. Area of vacation will exclude the southerly 24 feet of the westerly 50 feet (east of Canyon Drive).
- B. All existing irrigation facilities located in the proposed vacation area shall be removed and relocated into Canyon Park to the satisfaction of the Director of Public Services.
- C. All utilities within the subject vacation area must be removed and relocated to the satisfaction of the affected utility companies. This is the responsibility of the applicant.

The above conditions must be accomplished prior to the final approval of the vacation by City Council.

34. No grading or alterations permitted on Canyon Park property (including transition areas). Over-excavation for retaining walls on the property line between the subject development and Canyon Park shall be allowed; however, park property must be restored to its original condition to the satisfaction of the Director of Public Services.

35. Proof of recordation of all proposed lot line adjustments as shown on the tentative map shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

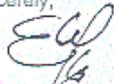
Offsite Requirements:

36. Construct commercial driveway approach at existing driveway opening for maintenance vehicle access to Canyon Park.

37. Improve access area to allow for maintenance vehicle parking. Improvements shall include, but are not limited to, minor grading, concrete parking curbs around the perimeter, and finished with decomposed granite surface.

38. Block wall adjacent to access area shall be fitted with clinging vines for anti-graffiti purposes.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

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(Engr. 2002/PlanningCommissionTract16070)