



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

July 18, 2006

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

SUBJECT: Vesting Tentative Tract No. 17017
 LOCATION: 580 Anton Boulevard

Dear Commissioners:

Vesting Tentative Tract Map No. 17017, as furnished by the Planning Division for review by the Public Services Department, consists of a single lot subdivision for a 250 unit high-rise condominium development. Vesting Tentative Tract Map No. 17017 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. The map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. The plan check fee shall be paid per C.C.M.M.C. Section 13-231.
4. 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.
5. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to C.C.M.M.C. Section 13-232.
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. The elevations shown on all plans shall be on Orange County benchmark datum.

8. The Subdivider shall submit a cash deposit of \$1,210 for street sweeping at the time of issuance of a Construction Access permit. The full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
9. Off-site driveway approaches shall be installed and shall be constructed of P.C.C. per City of Costa Mesa, ADA, and Title 24 Standards. All off-site driveway locations and driveway design shall meet the approval of the City Engineer.
10. Off-site sidewalks shall be constructed of P.C.C. per City of Cost Mesa Standards. There shall be four feet of clear sidewalk behind all immovable objects, i.e., light standards, mail boxes, telephone poles, fire hydrants, etc.
11. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study analyzing existing and proposed facilities and the method of draining the subject area and tributary areas. The proposed facilities shall consist of the installation and/or upgrade of storm drain improvements per the Master Drainage Plan. This study shall be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
12. Ownership and maintenance of private on-site drainage facilities, parkway culverts, and common areas shall be transferred by the owner to the Homeowner Association (HOA) to be formed pursuant to C.C.M.C. Section 13-41 (e). Said HOA shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system.
13. Emergency outlets shall be provided at all sump locations. Emergency outlets shall be designed to convey the 100-year storm flow.
14. Vehicular and pedestrian access rights to Anton Boulevard and Avenue of the Arts shall be released and relinquished to the City of Costa Mesa except at approved access locations.
15. 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.
16. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
17. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
18. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
19. Coordinate and process the vacation of existing easements and dedicate new easements as needed.
20. Prior to occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

21. 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.
22. 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.
23. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
24. 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

lch (Engr. 2006/Planning Commission Tract 17017)