



CITY OF COSTA MESA

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

ATTACHMENT 2

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

December 27, 2006

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

SUBJECT: Tract No. 17044
LOCATION: 1940 Maple Avenue

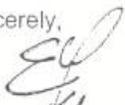
Dear Commissioners:

Tentative Tract Map No. 17044, as furnished by the Planning Division for review by the Public Services Department, consists of a one lot subdivision to convert an existing 16-unit apartment complex to condominiums. Tentative Tract Map No. 17044 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. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering Division and Building Division pursuant to Ordinance 97-11 and section 66491(a) of the Subdivision Map Act.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. A map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of the easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Maple Avenue and the adjacent public alley shall be released and relinquished to the City of Costa Mesa, except at approved access locations.
7. A Construction Access Permit and cash deposit will be required by the Engineering Division prior to start of any on-site work for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
8. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

9. Fulfill Drainage Ordinance requirements prior to approval of Final Map.
 - a. Pay drainage fee (based on \$1,000 per acre) and
 - b. (1.) Provide on-site detention of 25-year storm event for 24-hours or
(2.) Construct a portion of the proposed public storm drain improvements as identified by the City Engineer per the Master Plan of Drainage or
(3.) Pay proportional share for the public storm drain improvements as determined by the City Engineer.
10. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
11. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
12. Dedicate easements as needed for public utilities.
13. 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.
14. 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.
15. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the California Business and Professions Code.
16. The elevations shown on all plans shall be on Orange County benchmark datum.
17. 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.
18. Prior to occupancy of the Tract, 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.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

(Engr. 2006/Planning Commission Tract 17044 EM)