



CITY OF COSTA MESA

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FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

February 27, 2008

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

SUBJECT: Tract No. 17265
LOCATION: 2379 Elden Avenue

Dear Commissioners:

Tentative Tract Map No. 17265 as furnished by the Planning Division for review by the Public Services Department, consisting of a one-lot subdivision to convert an existing 12-unit apartment complex into a common interest development (condominiums). Tentative Tract Map No. 17265 meets 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 and Building Divisions 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. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. 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. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. Comply with streetscape & median development standards. Non standard private improvements are not allowed in the public right-of-way.
6. 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.

7. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
8. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
9. Vehicular and pedestrian access rights to Elden Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
10. Fulfill Drainage Ordinance Fee requirements prior to: Approval of Final Map or Plans.
11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to the approval of the Final Map.
12. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
13. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
14. The Subdivider shall submit a cash deposit of \$710 for street sweeping at time of issuance of a Construction Access permit.
15. Ownership and maintenance of the private 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 (e).
16. Make an irrevocable offer to dedicate 5' wide easement for street and highway purposes to the City of Costa Mesa on Elden Avenue. The City will not accept offer at this time but reserves the right to accept the offer at any later date.
17. Dedicate a 3-foot public utility and sidewalk easement behind existing right of way line on Elden Avenue, or behind driveway approaches and obstructions to construct sidewalk flares for ADA compliance.
18. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
19. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
20. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
22. The elevations shown on all plans shall be on Orange County benchmark datum.
23. 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.
24. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



Ernesto Munoz, P. E.
City Engineer