



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 4, 2013

ITEM NUMBER:

SUBJECT: FINAL MAP FOR TRACT NO. 17274 LOCATED AT 1036 AND 1042 WEST 18th STREET, COSTA MESA, CALIFORNIA

DATE: MAY 23, 2013

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, INTERIM CITY ENGINEER,
714-754-5335

RECOMMENDATION:

Approve the Final Map for Tract No. 17274 and authorize signing of the Map by the City Clerk and the City Engineer.

BACKGROUND:

The Vesting Tentative Map for Tract No. 17274 and Conditions of Approval were approved by the Planning Commission on July 28, 2008. The approved Vesting Tentative Tract Map consisted of 34 numbered lots and 3 lettered lots for a "live/work" common interest development. However, due to the discovery of an abandoned well, the numbered lots have been reduced from 34 to 33, and the lettered lots increased from 3 to 4.

ANALYSIS:

All Conditions of Approval imposed by the City Council have been complied with and the Final Map is in substantial conformance with the Vesting Tentative Map approved by the Planning Commission. The Tract Map has been checked and found to be technically correct and includes the dedication of emergency and security ingress/egress easements, and the release and relinquishment of access rights to be accepted by the City.

ALTERNATIVES CONSIDERED:

No alternatives were considered.

FISCAL REVIEW:

All Tract Map filing fees have been paid.

LEGAL REVIEW:

There is no legal review required relative to this item.

CONCLUSION:

Staff recommends that the City Council approve the Final Map and authorize the City Clerk and the City Engineer to sign the Map.



FARIBA FAZELI
Interim City Engineer



ERNESTO MUNOZ
Public Services Director

ATTACHMENTS: 1 – Final Tract Map
2 – Letter of Conditions

DISTRIBUTION: Chief Executive Officer
Assistant Chief Executive Officer
City Attorney
Acting Development Services Director
City Clerk
Staff

SHEET 1 OF 3 SHEETS
33 NUMBERED LOTS AND
4 LETTERED LOTS
LOTS A THROUGH D, INCLUSIVE
NET AREA: 1811 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 17274)

TRACT NO. 17274

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE WESTERLY 234 FEET OF LOT 1204, FIRST ADDITION TO
NEWPORT MESA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON JR., L.S. 7083 DATE OF SURVEY: DECEMBER, 2012

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE: _____
TIME: _____ FEE: \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK - RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF COSTA MESA AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE INGRESS AND EGRESS EASEMENTS FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE PURPOSES ONLY OVER LOTS "A" THROUGH "C", INCLUSIVE, AS SHOWN ON THIS MAP.
2. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WEST 18th STREET AS SHOWN ON THIS MAP.

WE HEREBY RESERVE UNTO OURSELVES, OUR SUCCESSORS, AND OUR ASSIGNEES, AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN HEREON.

MBK HOMES SOUTHERN CALIFORNIA LTD., A LIMITED PARTNERSHIP
OWNER

BY: MBK SOUTHERN CALIFORNIA RESIDENTIAL, INC., A CALIFORNIA CORPORATION

BY: [Signature]
TIMOTHY A. KANE
PRESIDENT

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MBK HOMES SOUTHERN CALIFORNIA LTD. IN DECEMBER, 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 12/3/13
PAUL R. HUDDLESTON JR., L.S. 7083 DATE



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2013.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE: 12/31/13

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

ON April 15, 2013 BEFORE ME, Rose S. Gonzalez, NOTARY PUBLIC,

PERSONALLY APPEARED TIMOTHY A. KANE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Rose S. Gonzalez
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN orange COUNTY.

MY COMMISSION EXPIRES: 9/11/2013
MY COMMISSION NO: 1864512

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2013.

[Signature]
FARIBA FAZELI, R.C.E. 51480
INTERIM CITY ENGINEER, CITY OF COSTA MESA
REGISTRATION EXPIRES 06/30/2014

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.
CITY OF COSTA MESA }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2013 AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT OVER LOTS "A" THROUGH "C", INCLUSIVE, FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES ONLY AS SHOWN ON THE MAP.
2. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WEST 18th STREET AS SHOWN ON SAID MAP.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 2013.

[Signature]
BRENDA GREEN
INTERIM CITY CLERK OF THE CITY COUNCIL OF
THE CITY OF COSTA MESA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2013.

[Signature] BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY ASSOCIATED SOILS ENGINEERING, INC., DATED JANUARY 24, 2013. THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

SHEET 3 OF 3 SHEETS
 SCALE: 1" = 20'
 33 NUMBERED LOTS AND
 4 LETTERED LOTS
 LOTS A THROUGH D, INCLUSIVE
 NET AREA: 1.611 ACRES
 (ALL OF VESTING TENTATIVE
 TRACT NO. 17274)

TRACT NO. 17274

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
 STATE OF CALIFORNIA.

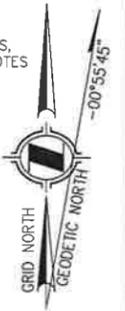
BEING A SUBDIVISION OF THE WESTERLY 234 FEET OF LOT 1204, FIRST ADDITION TO
 NEWPORT MESA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF
 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.

PAUL R. HUDDLESTON JR., L.S. 7083 DATE OF SURVEY: DECEMBER, 2012

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS,
 DATUM STATEMENT, RECORD DATA NOTES
 AND MONUMENTS NOTES.



EASEMENT NOTES:

- (A) INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- (B) INDICATES AN EASEMENT FOR PRIVATE STORM DRAIN PURPOSES RESERVED HEREON.
- (C) INDICATES AN EASEMENT FOR UTILITY PURPOSES RESERVED HEREON.

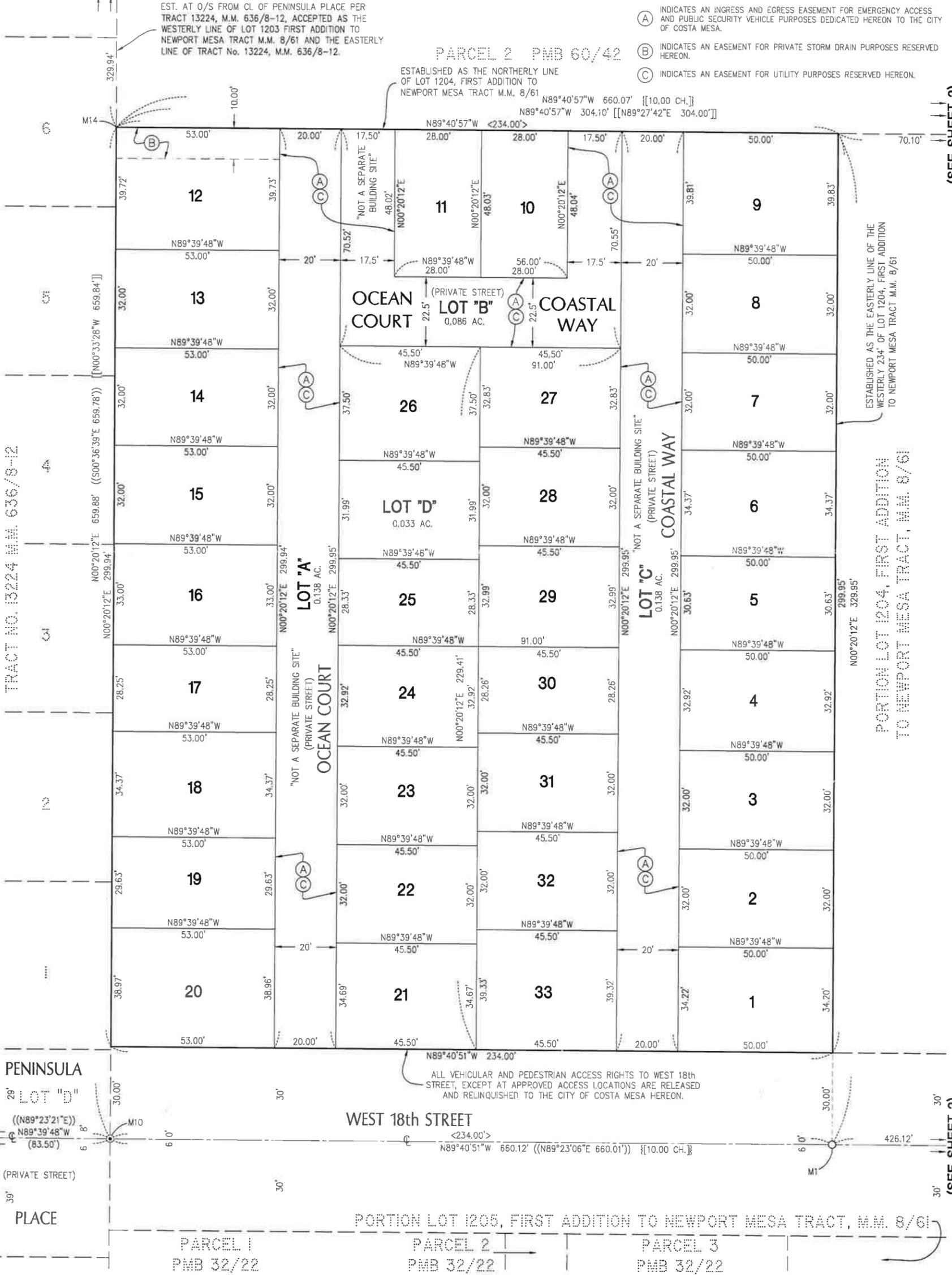
(SEE SHEET 2)

EST. AT O/S FROM CL OF PENINSULA PLACE PER
 TRACT 13224, M.M. 636/8-12, ACCEPTED AS THE
 WESTERLY LINE OF LOT 1203 FIRST ADDITION TO
 NEWPORT MESA TRACT M.M. 8/61 AND THE EASTERLY
 LINE OF TRACT No. 13224, M.M. 636/8-12.

PARCEL 2 PMB 60/42

ESTABLISHED AS THE NORTHERLY LINE
 OF LOT 1204, FIRST ADDITION TO
 NEWPORT MESA TRACT M.M. 8/61

N89°40'57"W 660.07' [[10.00 CH.]]
 N89°40'57"W 304.10' [[N89°27'42"E 304.00']]



(SEE SHEET 2)

(SEE SHEET 2)

(SEE SHEET 2)

ESTABLISHED AS THE EASTERLY LINE OF THE
 WESTERLY 234' OF LOT 1204, FIRST ADDITION
 TO NEWPORT MESA TRACT M.M. 8/61

ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WEST 18th
 STREET, EXCEPT AT APPROVED ACCESS LOCATIONS ARE RELEASED
 AND RELINQUISHED TO THE CITY OF COSTA MESA HEREON.

WEST 18th STREET

N89°40'51"W 660.12' ((N89°23'06"E 660.01')) [[10.00 CH.]]

PORTION LOT 1205, FIRST ADDITION TO NEWPORT MESA TRACT, M.M. 8/61

PARCEL 1 PMB 32/22 PARCEL 2 PMB 32/22 PARCEL 3 PMB 32/22

SHEET 2 OF 3 SHEETS
 SCALE: 1" = 100'
 33 NUMBERED LOTS AND
 4 LETTERED LOTS
 LOTS A THROUGH D, INCLUSIVE
 NET AREA: 1.611 ACRES
 (ALL OF VESTING TENTATIVE
 TRACT NO. 17274)

TRACT NO. 17274

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
 STATE OF CALIFORNIA.

BEING A SUBDIVISION OF THE WESTERLY 234 FEET OF LOT 1204, FIRST ADDITION TO
 NEWPORT MESA TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 61 OF
 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
 PAUL R. HUDDLESTON JR., L.S. 7083 DATE OF SURVEY: DECEMBER, 2012

C.S.R.N. GPS FVPK
 C.S.R.N. STA. FVPK.
 1991.35 EPOCH: N 2188766.810, E 6048758.483

BOUNDARY ESTABLISHMENT, GPS CONTROL SCHEME, MONUMENT NOTES AND SHEET INDEX

MONUMENT NOTES:

2" I.P. TAGGED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR 8" S&W STAMPED L.S. 7083 TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR 8" S&W STAMPED L.S. 7083 TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG "L.S. 7083" TO BE SET IN CONCRETE SWALE ON ALL SIDE LOT LINES PRODUCED OR CONTINUED, 10.00 FEET FROM FRONT LOT CORNER FOR ALL SIDE LOT LINES FOR LOTS 1 THROUGH 9, INCLUSIVE, LOTS 12 THROUGH 33, INCLUSIVE AND 11.00 FEET FROM FRONT LOT CORNER FOR ALL SIDE LOT LINES FOR LOTS 10 AND 11, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

⊙ INDICATES SET NAIL & TAG STAMPED "L.S. 7083" TO BE SET IN CONCRETE.

● INDICATES FOUND MONUMENT AS NOTED.

▲ INDICATES FOUND ORANGE COUNTY SURVEYOR GPS CONTROL MONUMENT AS NOTED.

○ INDICATES MONUMENT TO BE SET AS NOTED.

■ INDICATES SEARCHED FD. NOTHING, SET NOTHING.

M1 SET 8" S&W STAMPED "L.S. 7083" ON P.L. PROD AT C.L. OF 18TH STREET.

M2 ESTABLISHED FROM FD. CHIS "+" ON SEWER MANHOLE RIM PER CITY OF COSTA MESA CL TIE BOOK 80-C.

M3 ESTABLISHED FROM FD. CHIS "+" ON SEWER MANHOLE RIM PER CITY OF COSTA MESA CL TIE BOOK 80-E.

M4 FD. SPIKE & TIN PER CITY OF COSTA MESA CL TIE BOOK 80-C & TRACT NO. 7043, M.M. 272/44-46.

M5 FD. SPIKE & TIN PER CITY OF COSTA MESA CL TIE BOOK 80-D & TRACT NO. 7043, M.M. 272/44-46.

M6 FD. SPIKE & TIN PER TRACT NO. 7043, M.M. 272/44-46.

M7 FD. NAIL & TAG, STAMPED "L.S. 6970", FLUSH, PER C.R. 2003-1667B.

M8 POINT FALLS ON MANHOLE, ESTABLISHED FROM FD. FOUR 2.0' TANGENT OVER TIES, NAIL & TAG, STAMPED "L.S. 6970", FLUSH, PER C.R. 2003-1667B.

M9 POINT FALLS ON MANHOLE, ESTABLISHED FROM FD. FOUR 2.0' TANGENT OVER TIES, NAIL & TAG, STAMPED "L.S. 6970", FLUSH, PER C.R. 2003-1668B.

M10 ESTABLISHED AT RECORD ANGLE AND DISTANCE FROM CL INTERSECTION OF PENINSULA PLACE & 18th STREET, PER TRACT No. 13224, M.M. 636/8-12.

M11 FD. NAIL & TIN, NO TAG, FLUSH, ACCEPTED AS CL B.C. PER TRACT No. 13224, M.M. 636/8-12.

M12 FD. LEAD & TACK TIE, NO TAG, NO REFERENCE, ACCEPTED AS B.C./E.C. OF RIGHT OF WAY PER TRACT No. 13224, M.M. 636/8-12.

M13 FD. 1" I.P. & TAG, STAMPED "R.C.E. 11066", PER PMB 60/42, ACCEPTED AS E'LY LINE OF INST. No. 2005000834184, O.R.

M14 SEARCHED, FOUND NOTHING, RE-ESTABLISHED BY PRORATION.

INDICATES SHEET NUMBER

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6231R2 AND STATION GPS NO. FVPK BEING N13°13'53"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99996952. THIS COMBINATION FACTOR IS PROJECT SPECIFIC LOCATED AT G.P.S. STA. 6231R2.

NOTES:

LOTS A THROUGH C, INCLUSIVE, ARE FOR PRIVATE WAY PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

LOT D IS FOR OPEN SPACE/LANDSCAPE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

SEE SHEET 3 FOR EASEMENT NOTES AND LOT DELINEATION.

RECORD DATA NOTES:

() INDICATES MEASURED AND RECORD DATA PER TRACT No. 13224, M.M. 636/8-12.

(()) INDICATES RECORD DATA PER TRACT No. 13224, M.M. 636/8-12.

[] INDICATES RECORD DATA PER MAP OF FIRST ADDITION TO NEWPORT MESA TRACT, M.M. 8/61.

[] INDICATES MEASURED AND RECORD DATA PER PARCEL MAP 60/42.

[] INDICATES RECORD DATA PER PARCEL MAP 60/42.

[] INDICATES RECORD DATA PER R.S. 85-1052, R.S.B. 111/4.

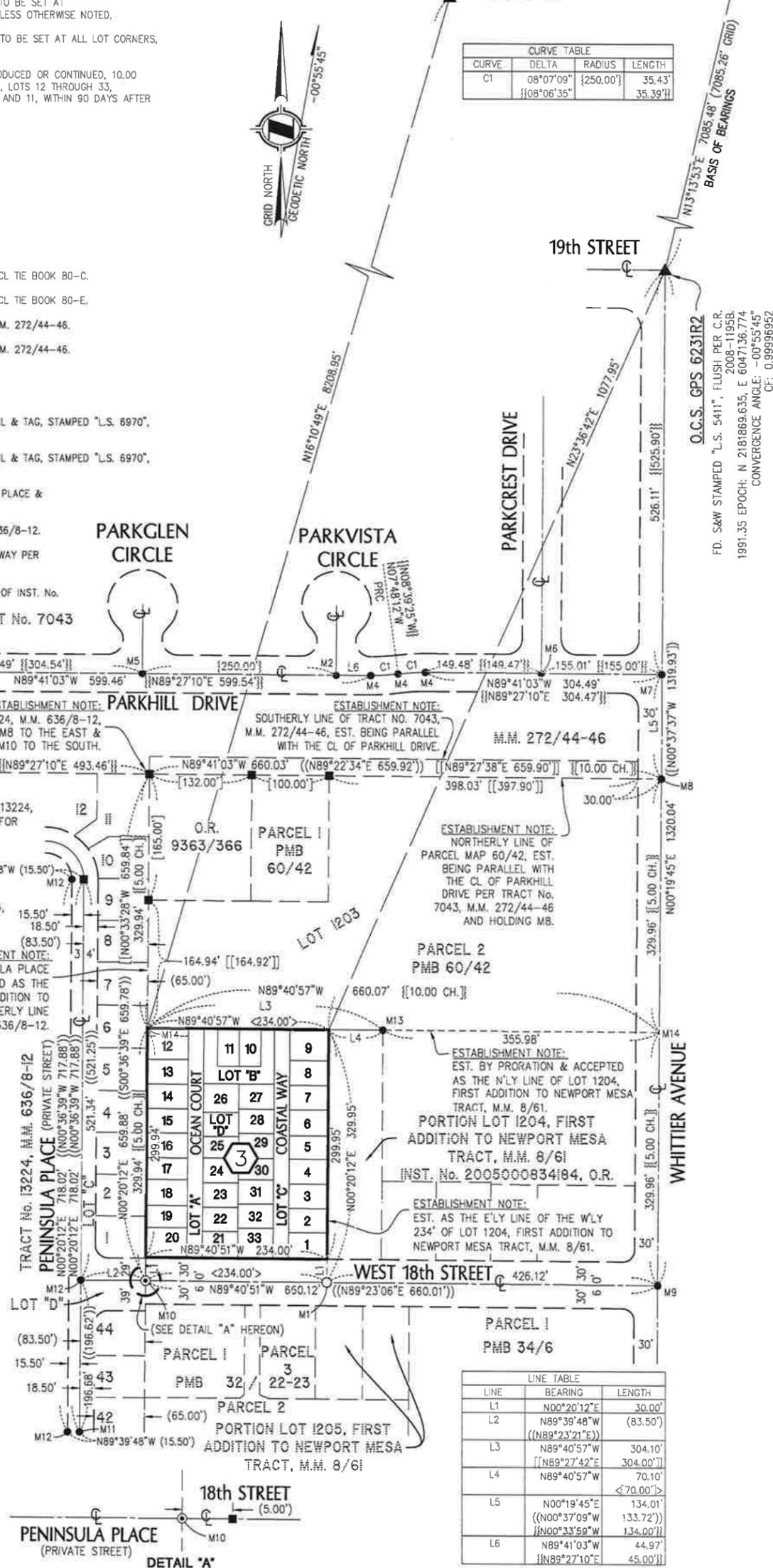
{ } INDICATES MEASURED AND RECORD PER TRACT No. 7043, M.M. 272/44-46.

{ } INDICATES RECORD DATA PER TRACT No. 7043, M.M. 272/44-46.

< > INDICATES RECORD AND MEASURED DATA PER VESTING GRANT DEED, RECORDED 11/30/2012, AS INST. No. 2012000740560, O.R.

< > INDICATES RECORD DATA PER GRANT DEED, RECORDED 10/18/2005, AS INST. No. 2005000834184, O.R.

CH. INDICATES CHAINS.



DETAIL "A"
 NO SCALE



CITY OF COSTA MESA

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

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. 17274
LOCATION: 1036 W. 18th St

Dear Commissioners:

Tentative Tract Map No. 17274 as furnished by the Planning Division for review by the Public Services Department, consisting of a (2) lot Master Plan for a 34-unit, single family detached small lot common-interest development. Tentative Tract Map No. 17274 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 W.18th Street 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. The Subdivider's engineers shall furnish to the Engineering Division 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 to the satisfaction of the City Engineer. This study to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. 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. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
17. Construction of a new public sidewalk may require the removal of a city parkway tree. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all tree affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
18. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on

the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

19. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
20. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
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 Sub article 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 Sub article 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. The elevations shown on all plans shall be on Orange County benchmark datum.
25. 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.
26. 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