



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 18, 2013

ITEM NUMBER:

SUBJECT: FINAL MAP FOR TRACT NO. 16990 LOCATED AT 372/378/382 VICTORIA STREET,
COSTA MESA, CALIFORNIA

DATE: JUNE 6, 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. 16990 and authorize signing of the Map by the City Clerk and the City Engineer.

BACKGROUND:

The Tentative Map for Tract No. 16990 and Conditions of Approval were approved by the Planning Commission on May 29, 2007. The Map consists of thirty numbered lots and six lettered lots common interest development.

ANALYSIS:

All Conditions of Approval imposed by the City Council have been complied with and the Final Map is in substantial conformance with the 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 CEO
 City Attorney
 Development Services Department Director
 City Engineer
 City Clerk
 Staff

SHEET 1 OF 5 SHEETS
ALL OF TENTATIVE TRACT NO. 16990
NO. OF LOTS: 30 NUMBERED
6 LETTERED
ACREAGE: 1.766 AC. GROSS
1.680 AC. NET
DATE OF SURVEY: OCTOBER 15, 2012

TRACT NO. 16990

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 56 AND 57 OF TRACT NO. 57,
AS SHOWN ON MAP FILED IN BOOK 10, PAGE 3 OF MISCELLANEOUS MAPS,
RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA
C & V CONSULTING, INC. OCTOBER 15, 2012
VINCENT W. SCARPATI, R.C.E. 33520

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____
DEPUTY

OWNERSHIP'S 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR STREET & HIGHWAY PURPOSES: VICTORIA STREET AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES WITHIN ALL OF LOT A AS SHOWN ON THIS MAP.

WE HEREBY RESERVE AND SUBJECT TO THE FORMATION OF A COMMUNITY HOA AFTER RECORDATION: A PUBLIC UTILITY EASEMENT WITHIN ALL OF LOT A AND THAT PORTION OF LOT F AS SHOWN ON THIS MAP AND TO BE MAINTAINED BY SAID HOA.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO VICTORIA STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER: TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
ITS ITS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION EXPIRES _____

SOILS REPORT

A SOIL REPORT PREPARED BY LEIGHTON & ASSOCIATES, DATED MARCH 28, 2013 HAS BEEN PREPARED FOR THIS
SUBDIVISION. THE REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE
FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

CITY OF COSTA MESA, HOLDER OF EASEMENTS FOR STREET AND HIGHWAY PURPOSES RECORDED MAY 21, 1958 IN BOOK
4292, PAGES 147-149, O.R., AND RECORDED MAY 8, 1963 IN BOOK 6540, PAGES 164-167, OR., AND RECORDED MAY 8,
1963 IN BOOK 6540, PAGES 188-191, O.R.

DELBERT L. WARWICK, HOLDER OF AN EASEMENT FOR CONCRETE FENCE PURPOSES RECORDED JULY 8, 1965 IN BOOK
7581, PAGE 103, O.R.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED JUNE 18,
1958 IN BOOK 4320, PAGE 494, O.R. AND MODIFIED BY A PARTIAL QUITCLAIM RECORDED 3-17-08 AS INST. NO.
2008000122164, O.R.

ENGINEER'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 TAYLOR MORRISON OF CALIFORNIA, LLC ON OCTOBER 15, 2012. I HEREBY STATE
THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT
THEY WILL BE SET WITHIN 365 DAYS OF RECORDATION 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.

Vincent Scarpati 5-23-13
VINCENT W. SCARPATI, R.C.E. 33520
LICENSE EXPIRES 6-30-14



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
L.S. NO. 6131

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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.

FARIBA FAZELI
RCE No. 51480
REGISTRATION EXPIRES: 6/30/14
INTERIM CITY ENGINEER, CITY OF COSTA MESA

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF COSTA MESA)
COUNTY OF ORANGE)

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, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION
FOR STREET & HIGHWAY PURPOSES OF VICTORIA STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE MAP FOR EMERGENCY AND PUBLIC
SECURITY VEHICLE PURPOSES AS SHOWN ON THIS MAP.
2. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO
VICTORIA STREET EXCEPT AT APPROVED ACCESS LOCATIONS.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)
OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2013.

BRENDA GREEN
CITY CLERK OF THE CITY COUNCIL OF
THE CITY OF COSTA MESA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

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 ASSESSMENT 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.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY TREASURER-TAX COLLECTOR

SHEET 2 OF 5 SHEETS

ALL OF TENTATIVE TRACT NO. 16990

NO. OF LOTS: 30 NUMBERED

6 LETTERED

ACREAGE: 1.766 AC. GROSS

1.680 AC. NET

DATE OF SURVEY: OCTOBER 15, 2012

TRACT NO. 16990

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 56 AND 57 OF TRACT NO. 57, AS SHOWN ON MAP FILED IN BOOK 10,
PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA
C & V CONSULTING, INC. OCTOBER 15, 2012

VINCENT W. SCARPATI, R.C.E. 33520

PROCEDURE OF SURVEY

MONUMENT NOTES

- ① GPS POINT NO. 6204R1 N 2184472.37 E., 6053753.97'.
F.D. S. & W. TAGGED L.S. 5411, FLUSH, ACCEPTED AS THE CENTERLINE INT. OF HARBOR BLVD. & HAMILTON STREET PER CORNER RECORD No. 2008-2174.
- ② GPS POINT NO. 6196 N 2186453.48 E 6053766.81
FD. PUNCHED 1-1/2" BRASS DISK IN CONCRETE, STAMPED "LS 5284,"
DN. 1.4" IN O.C.S. WELL MONUMENT ACCEPTED AS THE CENTERLINE INT. OF HARBOR BLVD. & WILSON ST. PER R4 & R5.
- ③ SEARCHED NOTHING FOUND, ESTABLISHED BY CENTERLINE TIES PER CORNER RECORD 2008-2173 ON FILE IN THE COUNTY SURVEYOR'S OFFICE.
- ④ FD. 1.5" I.P. TAGGED "RCE 16104", DN. 0.2" PER R1, ACCEPTED AS THE NORTHWEST CORNER LOT "A" TRACT No. 14535 PER R1.
- ⑤ FD. 4-3" S&T TIE NAILS PER R3, ACCEPTED AS CENTERLINE INT. VICTORIA ST. AND COLLEGE AVE. POINT FALLS ON MANHOLE. SPK & TAG "RCE 33520" TO BE SET IN PLACE OF EXISTING TIES.
- ⑥ FD. S. & W., TAGGED "RCE 16104", DN. 0.4" PER R1, ACCEPTED AS THE INT. OF THE CENTERLINE OF VICTORIA STREET AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRACT No. 14535 PER R1.
- ⑦ FD. NAIL AND TAG, R.C.E. 16104, IN CONC. BLOCK WALL FOOTING PER R1, ACCEPTED AS NE CORNER OF SAID TRACT NO. 14535, PER R1.
- ⑧ FD. 2" I.P. TAGGED "LS 3419", FLUSH, ACCEPTED AS THE SOUTHWEST CORNER LOT 2 PER TRACT No. 11003, M.M. 481/12-13.
- ⑨ FD. (4) 3"-STRADDLER TIE NAILS, NO TAGS., ACCEPTED AS CENTERLINE INT. OF VICTORIA ST. AND THURIN AVE. PER C.R. 245. POINT FALLS ON MANHOLE. SPK & TAGGED "RCE 33520" TO BE SET IN PLACE OF EXISTING TIES.
- ⑩ NOT IN USE
- ⑪ FD. (4) 3" PUNCHED S & TIN TIES PER R3. ACCEPTED AS CENTERLINE INT. COLLEGE AVE. AND AVOCADO ST. POINT FALLS ON MANHOLE. SPK & TAG "RCE 33520" TO BE SET IN PLACE OF EXISTING TIES.
- ⑫ FD. S. & W. TAGGED R.C.E. 16104, FLUSH, ACCEPTED AS THE INTERSECTION OF THE CENTERLINE COLLEGE AVE. AND WESTERLY PROLONGATION OF THE NORTH LINE OF TRACT NO. 14535, PER R1.
- ⑬ FD. NAIL AND TAG, LS 3419, IN WOOD FENCE, ACCEPTED AS NW CORNER, TRACT No. 11003, M.M. 481/12-13.
- ⑭ SEARCHED FOUND NOTHING - ESTABLISHED BY INTERSECTION
- ⑮ SEARCHED FOUND NOTHING - ESTABLISHED BY PROPORTIONATE MEASUREMENT

▲ INDICATES OCS MONUMENT CONTROL STATION AS REFERENCED HEREON.

● FD. MONUMENT AS NOTED.

□ INDICATES 2" IP TAGGED "RCE 33520", FLUSH; OR 8" S & W STAMPED "RCE 33520" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR LEAD, TACK AND TAG "RCE 33520" OR NAIL AND TAG "RCE 33520" TO BE SET AT ALL TRACT CORNERS, EXCEPT BC'S, EC'S, PRC'S AND PCC'S THAT ABUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE INDICATED.

1" IP TAGGED "RCE 33520", FLUSH; OR 8" S & W STAMPED "RCE 33520" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR LEAD, TACK AND TAG "RCE 33520" OR NAIL AND TAG "RCE 33520" TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE INDICATED.

EASEMENT NOTES

- ① DELBERT L. WARWICK. HOLDER OF A 9"/0.75' EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A CONCRETE FENCE OVER THE EAST HALF OF LOT 57, TR. 57, M.M. 10/3 PER DEED RECORDED IN BOOK 7581, PAGE 103, O.R.
- ② CITY OF COSTA MESA, HOLDER OF AN EXISTING EASEMENT OVER THE S'LY 5' OF LOT 56, TR. NO. 57, M.M. 10/3 FOR STREET AND HIGHWAY PURPOSES PER BOOK 4292, PAGE 147-149, O.R.
- ③ CITY OF COSTA MESA, HOLDER OF AN EXISTING EASEMENT WITHIN THE WEST 1/2 OF LOT 57, TR. NO. 57, M.M. 10/3 WITHIN A STRIP OF LAND 40.00 FEET IN WIDTH, THE SOUTH LINE OF WHICH IS THE CENTERLINE OF VICTORIA STREET FOR STREET AND HIGHWAY PURPOSES PER BOOK 6540, PAGE 164-167, O.R.
- ④ CITY OF COSTA MESA, HOLDER OF AN EXISTING EASEMENT OVER THE EAST 1/2 OF LOT 57, TR. NO. 57, M.M. 10/3 FOR STREET AND HIGHWAY PURPOSES PER BOOK 6540, PAGE 188-191, O.R.
- ⑤ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EXISTING EASEMENT FOR POLELINES AND CONDUITS PER BOOK 4320, PAGE 494, O.R. AND MODIFIED BY A PARTIAL QUITCLAIM RECORDED 3-17-08 AS INST. NO. 2008000122164, O.R.

PROPOSED EASEMENTS

- ⑥ INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- ⑦ INDICATES A PUBLIC UTILITY EASEMENT RESERVED HEREON FOR PUBLIC UTILITY PURPOSES.
- ⑧ INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6204R1 AND GPS NO. 6196 BEING NORTH 00°22'17" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS83), ZONE VI, 1983 NAD (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997130, (MEAN VALUE).

LEGEND:

- [] INDICATES RECORD OR CALC'D DATA PER RS 79-1107, RSB 101/25-27.
() INDICATES RECORD OR CALC'D DATA PER TRACT NO. 57, M.M. 10/3
< > INDICATES RECORD OR CALC'D DATA PER TRACT NO. 14535, M.M. 692/46
[[]] INDICATES RECORD OR CALC'D DATA PER TRACT NO. 14731, M.M. 695/3-5
(()) INDICATES RECORD DATA PER TRACT No. 11003, M.M. 481/12-13.
<< >> INDICATES RECORD DATA PER RS No. 90-1029, RSB 132/8-13.
PPA PRIVATE PEDESTRIAN ACCESSWAY.

BOUNDARY ESTABLISHMENT NOTES:

- ⑳ ESTABLISHED WEST LINE, LOT 56, TR. 57 BETWEEN FOUND MONUMENT B & C
- ㉑ ESTABLISHED EAST LINE, LOT 56, TR. 57 BY PROPORTION.
- ㉒ ESTABLISHED EAST LINE OF THE WEST 1/2, LOT 57, TR. 57 BY PROPORTION.
- ㉓ ESTABLISHED EAST LINE, LOT 57, TR. 57 BY PROPORTION.

LOT A IS FOR PRIVATE STREET PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

LOTS B THROUGH D, INCLUSIVE, ARE FOR OPEN SPACE AND PUBLIC UTILITY PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

LOT E IS FOR PRIVATE PEDESTRIAN ACCESS, (PPA), PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

LOT F IS FOR PRIVATE PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

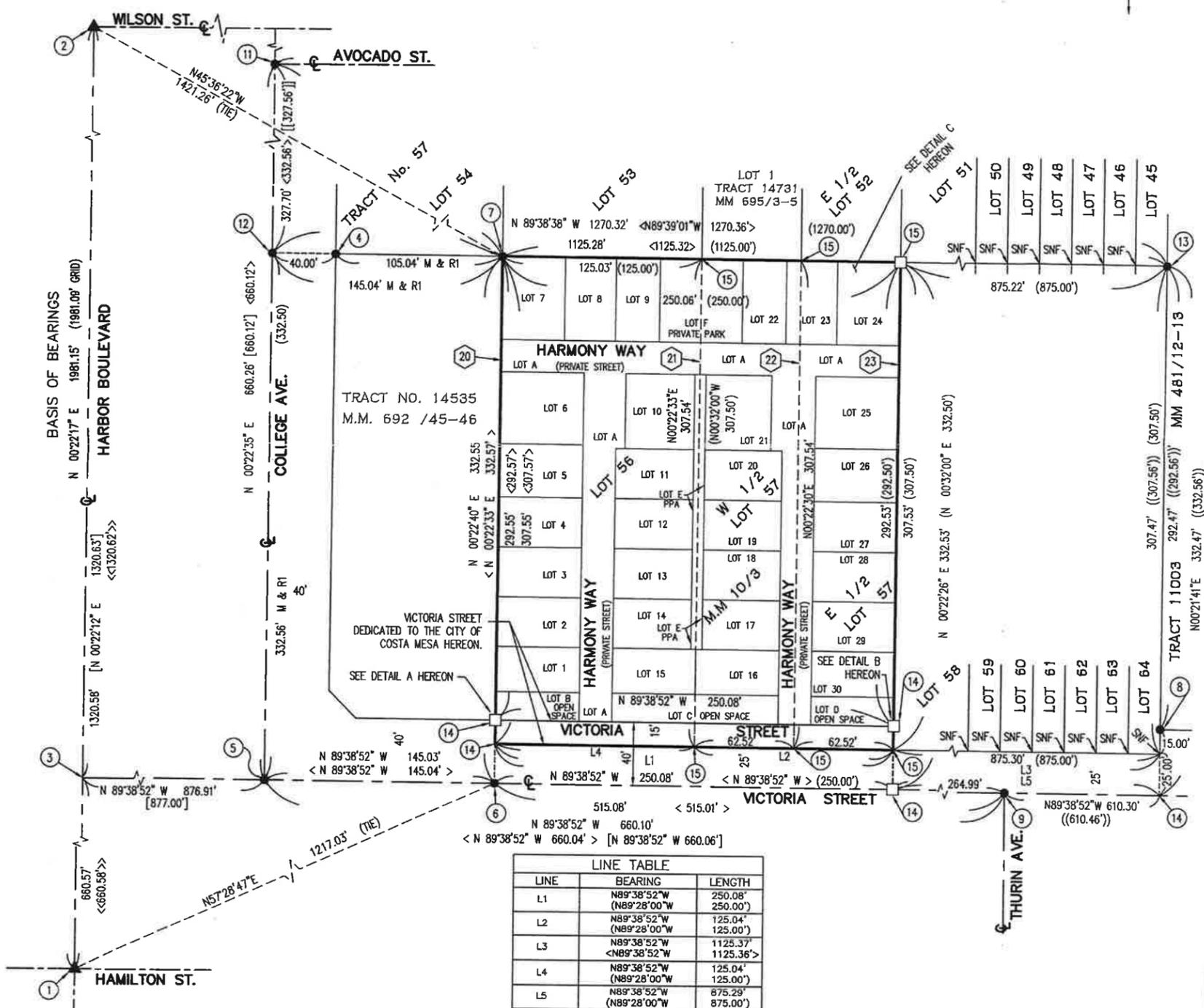
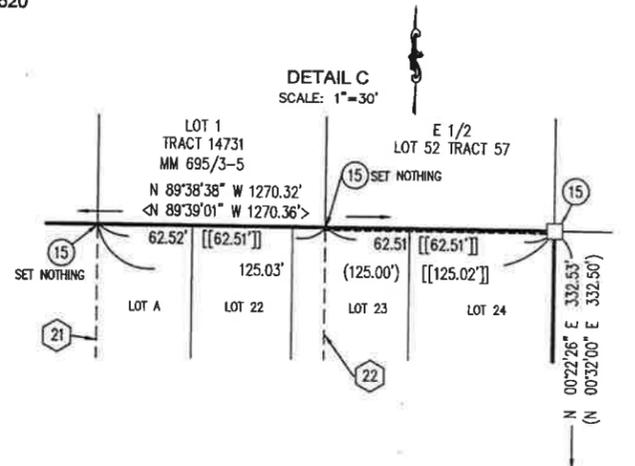
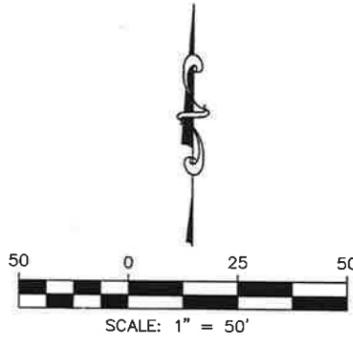
SHEET 3 OF 5 SHEETS
 ALL OF TENTATIVE TRACT NO. 16990
 NO. OF LOTS: 30 NUMBERED
 6 LETTERED
 ACREAGE: 1.766 AC. GROSS
 1.680 AC. NET
 DATE OF SURVEY: OCTOBER 15, 2012

TRACT NO. 16990

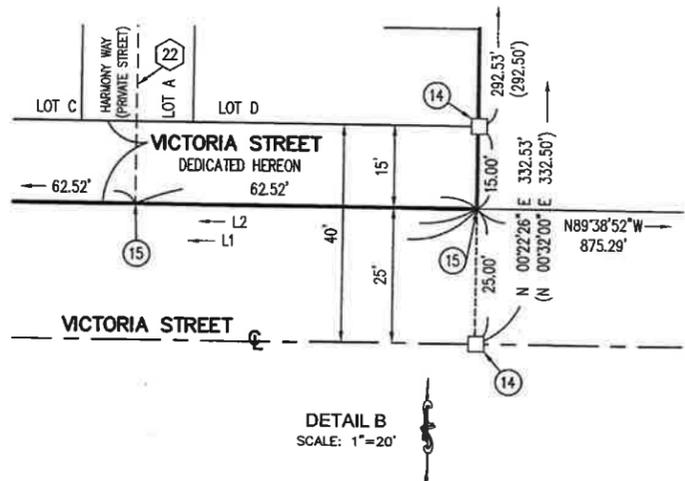
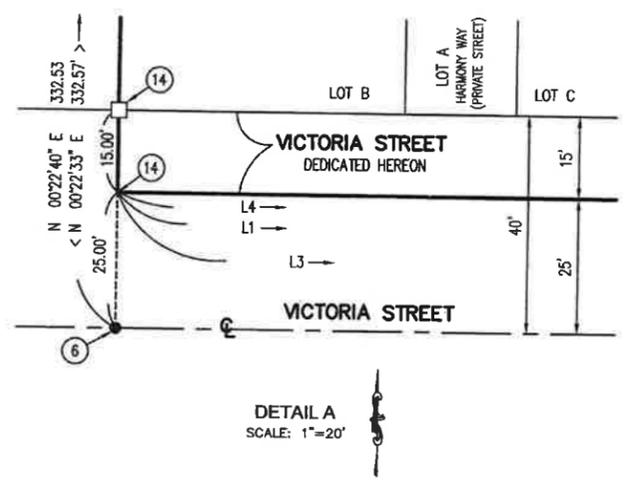
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 C & V CONSULTING, INC. OCTOBER 15, 2012

VINCENT W. SCARPATI, R.C.E. 33520
 PROCEDURE OF SURVEY

NOTE:
 SEE SHEET 2 FOR MONUMENT NOTES,
 BASIS OF BEARINGS, DATUM
 STATEMENT & LEGEND.
 SEE SHEET 4 FOR LOT DETAILS
 SEE SHEET 5 FOR EASEMENT DETAILS.



LINE	BEARING	LENGTH
L1	N89°38'52"W (N89°28'00"W)	250.08' (250.00')
L2	N89°38'52"W (N89°28'00"W)	125.04' (125.00')
L3	N89°38'52"W (N89°38'52"W)	1125.37' (1125.36')
L4	N89°38'52"W (N89°28'00"W)	125.04' (125.00')
L5	N89°38'52"W (N89°28'00"W)	875.29' (875.00')



SHEET 4 OF 5 SHEETS

ALL OF TENTATIVE TRACT NO. 16990

NO. OF LOTS: 30 NUMBERED

6 LETTERED

ACREAGE: 1.766 AC. GROSS

1.680 AC. NET

DATE OF SURVEY: OCTOBER 15, 2012

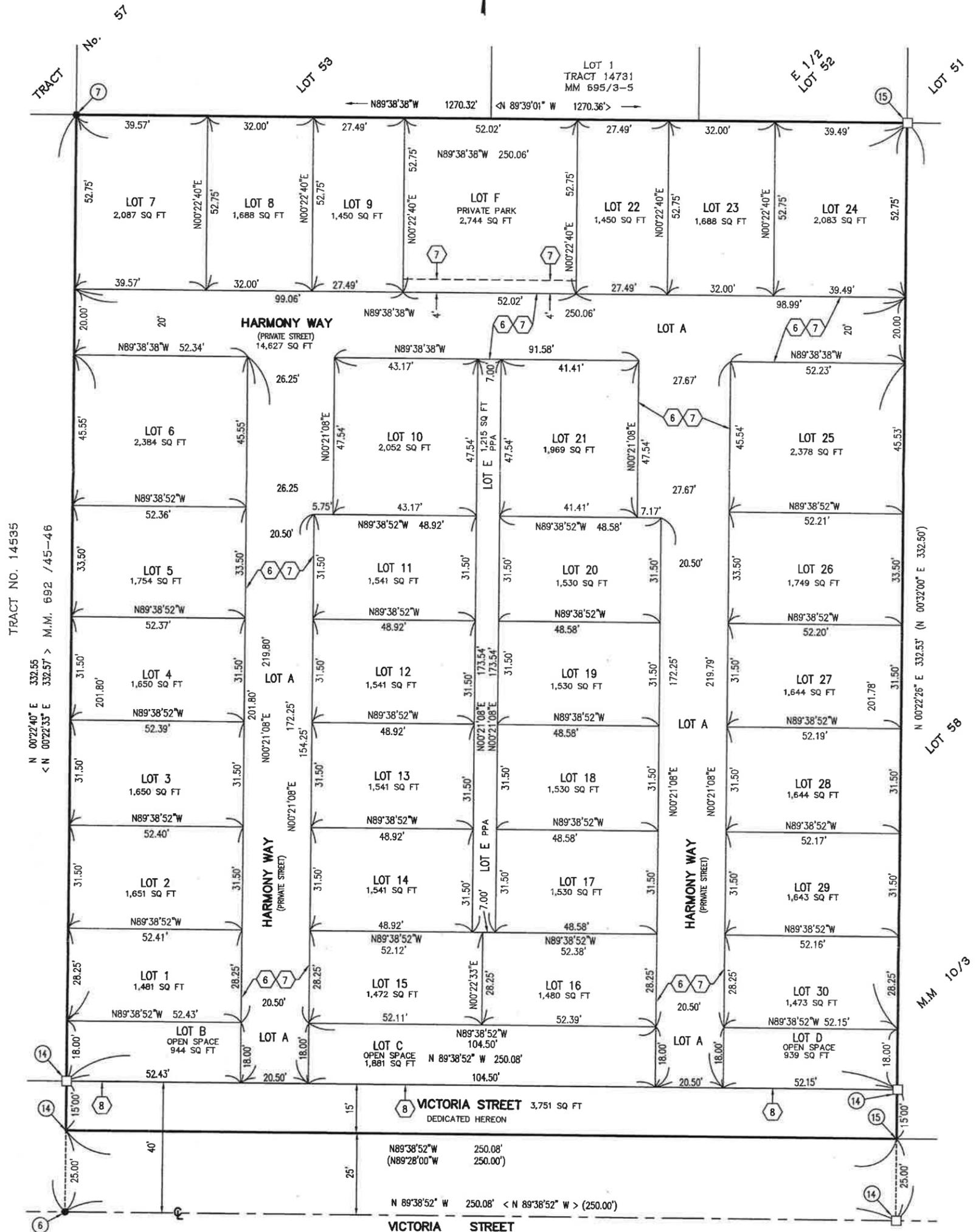
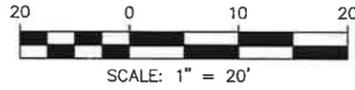
TRACT NO. 16990

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 56 AND 57 OF TRACT NO. 57, AS SHOWN ON MAP FILED IN BOOK 10,
PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA
C & V CONSULTING, INC. OCTOBER 15, 2012

VINCENT W. SCARPATI, R.C.E. 33520

LOT LAYOUT SHEET

NOTE:
SEE SHEET 2 FOR MONUMENT NOTES, BASIS
OF BEARINGS, DATUM STATEMENT & LEGEND.
SEE SHEET 3 FOR PROCEDURE OF SURVEY.
SEE SHEET 5 FOR EASEMENTS.





CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

April 16, 2007

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

SUBJECT: Tract No. 16990
 LOCATION: 372, 378 and 382 Victoria Street

Dear Commissioners:

Tentative Tract Map No. 16990 as furnished by the Planning Division for review by the Public Services Department, consisting of a one-lot subdivision for condominium purposes. Tentative Tract Map No. 16990 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. 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.
6. Off-site driveway approach shall comply with ADA and Title 24 Standards. All driveway locations and driveway design shall meet the approval of the City Engineer.
7. 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.

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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. Dedicate an ingress/egress easement to the City over Lot "A" (common area) for emergency and public security vehicles purposes only. Maintenance of Lot "A" shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
10. Vehicular and pedestrian access rights to Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
11. 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.
12. 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.
13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows 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. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
14. 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) and said association 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 and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
16. Construct storm drain facilities as per City of Costa Mesa Master Drainage Plan.
17. Dedicate easements as needed for public utilities.
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

/ch (Engr. 2007/Planning Commission Tract 16990)