



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 30, 2013

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

SUBJECT: Vesting Tract No. 17606
LOCATION: 678 W. 19th Street

Dear Commissioners:

Vesting Tentative Tract Map No. 17606 as furnished by the Planning Division for review by the Public Services Department, consists of a 20 lot airspace subdivision of an existing 269-unit residential development. Vesting Tentative Tract Map No. 17606 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. 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.
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. 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. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
6. Vehicular and pedestrian access rights to W.19th Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map or plans.

8. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to the approval of the Final Map.
9. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
10. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove P.C.C. sidewalk adjacent to the curb per City of Costa Mesa Standards as shown on the Offsite Plan to match existing landscape.
12. 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.
13. 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.
14. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
15. The elevations shown on all plans shall be on Orange County benchmark datum.
16. 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.
17. 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,

A handwritten signature in black ink, appearing to read 'Fariba Fazeli', written in a cursive style.

Fariba Fazeli, P. E.
Interim City Engineer