



# CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

October 30, 2014

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

**SUBJECT:** Vesting Tract No. 17747  
**LOCATION:** 1620-1644 Whittier Avenue

Dear Commissioners:

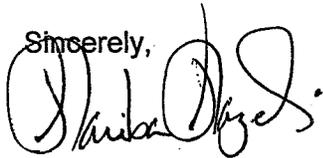
Vesting Tentative Tract Map No. 17747 as furnished by the Planning Division for review by the Public Services Department consists of subdividing three lots into 89 numbered lots and thirteen lettered lots. Vesting Tentative Tract Map No. 17747 meets with the approval of the Public Services Department, 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 and Building Divisions pursuant to Ordinance 97-11.
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. 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 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 West 16<sup>th</sup> Street and Whittier Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Submit for approval to the City of Costa Mesa and City of Newport Beach, Engineering Divisions, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer, and fully improve West 16<sup>th</sup> Street and Whittier Avenue to their ultimate widths per Cities of Costa Mesa and City of Newport Beach Standards.

8. The Subdivider shall submit a cash deposit of \$980 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.
9. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
10. The Subdivider's engineer shall furnish the a storm runoff study to the Cities of Costa Mesa and Newport Beach Engineering Divisions 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. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
11. Dedicate a twenty foot storm drain easement to the City of Costa Mesa and collect street storm runoff from Newhall Street.
12. Collect any storm runoff from the adjacent property to the north of the project and drain through the proposed public storm drain system.
13. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Cities of Costa Mesa and Newport Beach Engineering Divisions for review and approval.
  - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
  - Location of BMPs shall not be within the public right-of-way.
14. Ownership and maintenance of the private on-site drainage facilities, BMPs, 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 Cities of Costa Mesa and Newport Beach 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 of Costa Mesa and City of Newport Beach the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
16. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
17. Dedicate easements as needed for public utilities.
18. The Subdivider must submit a request to the City of Costa Mesa City Engineer to abandon any easements where the City is a beneficiary. The vacation of easements must be approved and recorded prior to the approval of Final Tract Map.

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 Subarticle 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 Subarticle 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, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,



Fariba Fazeli, P. E.  
City Engineer

(Engr. 2014/Planning Commission Tract 17747)