



# PLANNING COMMISSION AGENDA REPORT

U.1

MEETING DATE: APRIL 12, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-94-24 (TIME EXTENSION)  
1100 BRISTOL STREET

DATE: APRIL 1, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER  
(714) 754-5611

## PROJECT DESCRIPTION

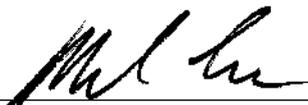
The applicant is requesting approval of an extension for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from April 25, 2004, to September 1, 2004.

## APPLICANT

Bristol Street Mini Storage, LLC, is requesting approval of the time extension and representing the property owner, County Of Orange.

## RECOMMENDATION

Approve extension by adoption of Planning Commission resolution, subject to conditions.

  
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MEL LEE  
Associate Planner

  
\_\_\_\_\_  
PERRY L. VALANTINE  
Asst. Development Services Director

**BACKGROUND/ANALYSIS**

On April 25, 1994, Planning Commission approved conditional use permit PA-94-24 to allow outdoor storage of recreational vehicles and a mini-storage facility. The applicant at the time (Instant Storage) entered into a 10-year lease of the property from the County for the storage use. Condition of approval number 6 established a 10-year period for the conditional use permit.

The applicant is requesting a time extension for the CUP approval until September 1, 2004, to coincide with the expiration of the lease on August 31, 2004. Code allows the Commission to extend the approval of a planning application upon showing of good cause by the applicant.

**ALTERNATIVES**

If the time extension were not approved, the storage use could not remain on the property for the duration of the lease from the County.

**CONCLUSION**

It is staff's opinion that the time extension requested by the applicant should be granted to coincide with the expiration of the County lease.

Attachments:       Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Conditions of Approval  
                          Time Extension Request  
                          Staff Report for PA-94-24

File Name: 041204PA9424X

Date: 3/31/04

Time: 10:30 am

c:     Dep. City Mgr. - Dev. Svcs. Director  
       Sr. Deputy City Attorney  
       City Engineer  
       Fire Protection Analyst  
       Staff (4)  
       File (2)

Lee Jamieson  
Jaco Oil Company  
3101 State Road  
P.O. Box 82515, 93380-2515  
Bakersfield, CA 93308

County of Orange  
Resources and Development Management Department  
Attn: Jack Stribling, Real Estate Services  
P.O. Box 4048  
Santa Ana, CA 92702-4048

**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING AN EXTENSION OF  
TIME FOR CONDITIONAL USE PERMIT PA-94-24**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, a request was filed by Bristol Street Mini Storage, LLC, authorized agent for County of Orange, with respect to the real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from April 25, 2004, to September 1, 2004; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** the extension of time for Conditional Use Permit PA-94-24 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Conditional Use Permit PA-94-24 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 12th day of April, 2004.**

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Chair, Costa Mesa  
Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 12, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"**

**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The use complies with applicable performance standards prescribed in the Zoning Code.
  - b. The use is consistent with the General Plan.
  - c. The planning application is for a project-specific case and does not establish a precedent for future development.
  
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and specific plan for the property.
  
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
  
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng.
1. All applicable conditions of approval for PA-94-24 shall continue to be complied with.
  2. The conditional use permit herein approved shall be valid until September 1, 2004, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.



# COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

*Bryan Speegle, Director*  
300 N. Flower Street  
Santa Ana, CA  
P.O. Box 4048  
Santa Ana, CA 92702-4048  
Telephone: (714) 834-2300  
Fax: (714) 834-5188

January 14, 2004

Donald Lamm  
Deputy City Manager  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628-1200

Re: Conditional Use Permit (CUP) PA-94-24 (Bristol Street Mini Storage)

Dear Mr. Lamm:

The Orange County Flood Control District is in the process of preparing a Request for Proposal (RFP) for the property located at 1100 Bristol Street, in the City of Costa Mesa. It is our intention that in the RFP we will only consider uses that are consistent with the City's current zoning regulations. However, as you are aware the District has a tenant on the property whose use is currently allowed under CUP PA-94-24 which will expire on April 24, 2004.

Because our lease with the current tenant will not expire until August 31, 2004, we request that the City extend the CUP until the expiration of the lease agreement while we complete our RFP process.

We look forward to working with the City during our RFP process to find a mutually acceptable use for the parcel.

If you have any question or concerns, please call Jack Stribling of our Real Estate Services section at (714) 834-5585.

Sincerely,

Kenneth R. Smith  
Director, Public Works/Chief Engineer

RECEIVED  
CITY OF COSTA MESA  
RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

JAN 16 2004

# PA-94-24

1100 BRISTOL STREET



## LEGEND

### ZONING

- Single Family Residential
- Multiple Family Residential (Medium Density)
- Multiple Family Residential (High Density)
- Multiple Family Residential (High Density)
- Administrative and Professional
- Commercial Limited
- Shopping Center
- Local Business
- General Business
- Town Center
- Planned Development Residential - Low Density
- Planned Development Residential - Medium Density
- Planned Development Residential - High Density
- Planned Development Residential - North Costa Mesa
- Planned Development Commercial
- Planned Development Industrial
- Institutional and Recreational
- Institutional and Recreational - School
- Off-Street Parking
- General Industrial
- Industrial Park
- Specific Plan Areas
- Sphere of Influence
- City Boundary Line
- Freeways



# PLANNING DIVISION STAFF REPORT

AGENDA NO. 7.d.

SITE LOCATION 1100 Bristol Street

APPLICATION NO. PA-94-24

AP # 427-363-01

MANDATORY ACTION DATE Sept. 24, 1994

APPLICANT County of Orange  
(Owner of Record)

AUTHORIZED AGENT Cap Prielipp/  
Lee Jamieson

ADDRESS Real Estate Dept.

ADDRESS P O Box 1807

14 Civic Cen. Plaza, 3rd Fl.

Bakersfield CA 93303

Santa Ana CA 92702-4106

PREPARED BY Gabriel Elliott  
Associate Planner

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

DATE PREPARED April 21, 1994

LAST UPDATE April 21, 1994

## REQUEST:

Conditional Use Permit for outdoor storage of recreational vehicles and a mini-storage facility.

## STAFF RECOMMENDATION:

Approve, subject to conditions.

## FINAL COMMISSION ACTION: April 25, 1994

Approved by adoption of Planning Commission Resolution PC-94-29 based upon analysis and information contained in the Planning division Staff Report and findings listed in Exhibit "A", subject to conditions listed in Exhibit "B" with the following modifications and addition:

### CONDITIONS OF APPROVAL

5. ...dust into the atmosphere. Additionally, site shall be maintained in a weed-free condition.
9. Installation of an 8' high solid opaque, fence shall be required along the front property line, ...
- 10., 12., 13. SEE EXHIBITS

(5-0)

APPLICANT NOTIFIED ns DATE April 28, 1994

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92628-1200 (714) 754-5245



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**I. DESCRIPTION**

**A. Subject Property**

- 1. Location - 1100 Bristol Street
- 2. General Plan Designation - General Commercial
- 3. Zone - C1
- 4. Present Development - Vacant Lot
- 5. Lot Area - 6.2 acres (before dedication)
- 6. CEQA - Exempt, Class 4

**B. Surrounding Property**

- 1. North - Corona Del Mar Freeway (SR 73)
- 2. South - Across Bristol Street - County of Orange, C1 (Acapulco Restaurant)
- 3. East - C2 - Lumber Yard
- 4. West - Costa Mesa Freeway (SR 55)

**C. Request**

Conditional Use Permit for outdoor storage of recreational vehicles, and mini-storage facility on a temporary (10 years) basis.

**D. Background**

The subject property is a vacant County lot located south of the Corona Del Mar Freeway, east of the Costa Mesa Freeway, and west of Barr Lumber.

The County has entered into a 10-year lease agreement with Instant Storage, a mini-storage outfit, to use the property for storage of recreational vehicles and portable storage containers. The County is leasing the surplus property because current market conditions do not support its sale.

**II. PROJECT DESCRIPTION**

The project consists of construction of a 1,440 sq. ft. modular home/office in conjunction with the use of the site as a storage facility.

Submitted plans indicate that an 8-foot high screen wall, made of a graffiti resistant vinyl (Heritage Fence), will be erected along the property's frontage, 20 feet from the front property line. A 20-foot wide landscaped buffer is being provided between the wall and the front property line.

Paving on the lot will consist of the main driveway entrance up to 40 feet or 50 feet inward from the front gate. In addition, the County will dedicate an 18-foot deep portion of the lot, running along almost its entire frontage, for street widening and improvements. Since the improvements of the dedicated 18-ft. strip will not occur until the next 24 to 36 months, Staff is recommending that the area be planted with grass and irrigated, under the direction of Planning Staff.

Grading for the site will be balanced with limited or no import or export of soil to and from the site.

### III. PLANNING STAFF ANALYSIS

In the Commercial zone, a Conditional Use Permit is required for outdoor storage when the storage is not screened from view, or is visible from a public street. In this case, the storage will be visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways.

The proposed screen wall is designed to shield the containers and stored vehicles from view along Bristol Street.

Submitted plans indicate that, in addition to the 1,440 sq. ft. modular building, 233 spaces for portable containers, and 182 recreational vehicle spaces are being provided. Also, six regular parking spaces, located adjacent to the office, are indicated on the site plan, pursuant to City parking requirements for an office use.

As with any outdoor storage, Staff concerns are not only with screening, but also the height of the materials stored. Another concern is the indiscriminate storage of containers and RVs in spaces other than designated on the site plan. To that end, conditions of approval that would prevent stacking of storage containers were added to Exhibit "B".

In addition, the applicant is being put on notice that storage of RVs and containers will be done in a manner compatible with the approved final site plan for the property. The added condition of approval is designed to discourage the indiscriminate storage of items blocking driveways and aisles.

Since the entire site will not be paved, Staff is concerned about the potential of dust emission if the site is compacted with clay-like soils. As a mitigative measure, it is being recommended that the site be kept in a wet-down condition to repel the emission of dust into the atmosphere upon entry or exit of stored vehicles. An alternative to accomplishing the same goal is to compact the site with gravel or similar material to eliminate dust emission. The applicant has,

however, indicated the use of crushed asphalt as paving material for the site.

The applicant has indicated that, depending on market conditions, the entire site may be devoted to either storage of recreational vehicles or mini-storage, exclusively. Staff is comfortable with either format.

As discussed earlier, the applicant has indicated a desire to use maintenance free vinyl fencing (PVC) for the exterior of the property. A field observation conducted by Staff found the fence material to be slightly less desirable than previously imagined. To that end, Staff is recommending the use of concrete block wall or wood frame with stucco, as has been required of most commercial and industrial developments where screening is necessary.

Another pertinent issue is the site's compliance not only with Title 24 handicap accessibility requirements, but also with ADA (Americans with Disability Act) requirements. To meet those requirements, certain RV/mini-storage spaces may be required to be designated and made accessible to handicap customers. This may require additional paving than the applicant had proposed. Also, since the modular 1,440 sq. ft. building cannot be classified as a temporary structure under the Uniform Building Code, it must be provided with a permanent foundation and made handicap accessible.

Also, Staff is requesting that the carport parking spaces shown on the submitted site plan be relocated to the rear of the modular building to facilitate additional customer parking in front of the building.

The San Joaquin Hills Transit Corridor fee does not apply to the project.

**IV. PLANNING STAFF RECOMMENDATION**

Approve, by adoption of Planning Commission Resolution, based on findings contained in Exhibit "A", and conditions contained in Exhibit "B".

CITY OF COSTA MESA  
77 Fair Drive  
Costa Mesa, California 92626  
(714) 754-5245

**PROJECT DESCRIPTION/JUSTIFICATION**

1. Project Location: S. E. Bristol St. 1100 Bristol Street
2. Describe Project and Request(s) RV and portable mini-storage

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3. If application is for Conditional Use Permit(s) or Minor Conditional Use Permit(s), answer the following: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties within the same area.

Our proposed RV and portable mini-storage will develop Bristol St. property, bringing future customers to restaurants, hardware and other business in the immediate area. It will also bring much needed business to the Costa Mesa area.

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If application is for Variance(s) or Administrative Adjustment(s), answer the following: Describe the property's special circumstances, including size, shape, topography, location or surroundings, that justify the Variance or Administrative Adjustment request in that strict application of the Zoning Ordinance deprives the property of privileges enjoyed by others in the vicinity under identical zoning classification.

Does not apply

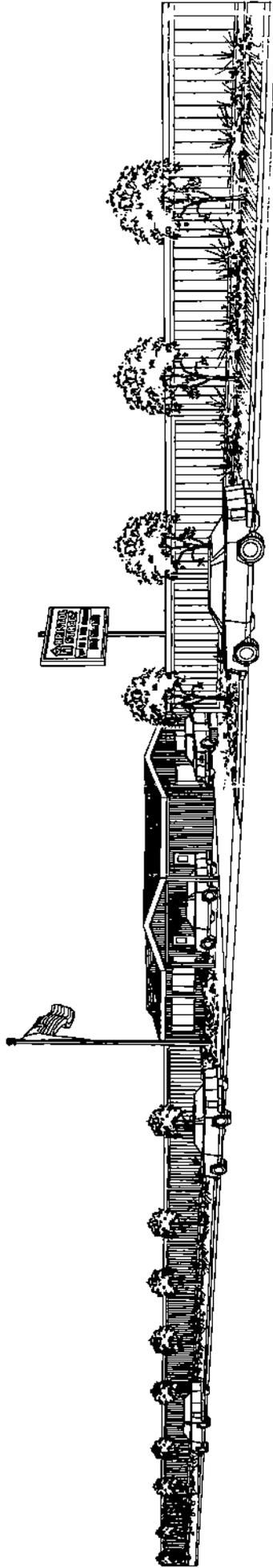
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Bristol Street Instant RV & Mini Storage  
Instant Storage

RESOLUTION NO. PC-94-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING ACTION  
PA-94-24.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES  
AS FOLLOWS:

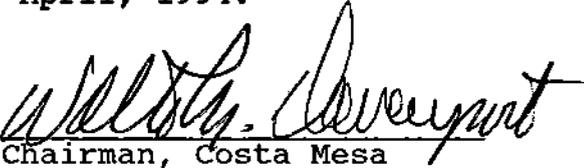
WHEREAS, an application was filed by Cap Prielipp/Lee Jamieson, Instant Storage, authorized agents for the County of Orange, General Services Agency, Real Estate Division, with respect to real property located at 1100 Bristol Street, requesting a Conditional Use Permit to allow outdoor storage of recreational vehicles and a mini-storage facility in the C1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 25, 1994.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Action PA-94-24 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon operation of the business or activity in the manner described in the Staff report for Planning Action PA-94-24, and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the Conditions of Approval, then this Resolution, and any approvals herein contained, shall be deemed null and void.

**PASSED AND ADOPTED** this 25th day of April, 1994.

  
Chairman, Costa Mesa  
Planning Commission

## EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-347 in that the proposed RV and mini-storage facility is substantially compatible with developments in the same general area in that outdoor storage is allowed by right in Commercial zones if certain criteria are met. Because the storage on this site is visible from public streets, a discretionary review is required. Granting the Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity in that the property is mostly surrounded by freeways and public streets. The only contiguous land use happens to be a lumber yard that is similar to the proposed use in terms of outdoor storage. Granting the Conditional Use Permit will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be categorically exempt from CEQA.
- C. The project, as conditioned, is consistent with Article 22 1/2, Transportation System Management of Title 13, of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections.



## EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.1. There shall be no stacking of storage containers.
2. No repair of any sort shall be permitted on any stored vehicles on the lot.
  3. This site is approved for storage purposes only. Recreational vehicles stored shall not be used for habitation.
  4. The height of the vehicles and/or storage containers placed on the property along Bristol Street shall not exceed the height of the fence.
  5. Although only the driveway portions of the site will be paved, applicant shall demonstrate that the unpaved portions of the site do not generate excessive amounts of dust into the atmosphere. Additionally, site shall be maintained in a weed-free condition.
  6. The Conditional Use Permit herein approved shall be valid for a period not to exceed ten (10) years from the date of approval, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The Conditional Use Permit may be referred to the Planning Commission for modifications or revocation at any time if the Conditions of Approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.
  7. Except as necessary for drainage, existing grades at property lines shall be maintained.
  8. Street addresses shall be displayed on the ground sign in a manner visible to the public street. Numerals shall be 12" in height with not less than 3/4" stroke and shall contrast sharply with the background.
  9. Installation of an 8' high solid, opaque, fence shall be required along the front property line, and along a portion of the easterly property line (to screen views into the site from Bristol Street), under the direction of the Planning Division.
  10. In order to maintain consistency with the required site landscape requirements, the 18-foot wide strip of land dedicated for street widening and improvements shall be planted and irrigated, under the direction of the Planning Division and shall be maintained by applicant.
  11. The storage of recreational vehicles and containers shall be done in a manner consistent with the approved final site plan for the property. RVs and containers shall not be stored in a manner that will obstruct driveways and aisles.
  12. The carport shall be located to the rear of the modular building for the use of resident/manager.

13. The area around the manager's office/residence, including guest/customer parking areas, shall be paved under the direction of the Planning Division.

#### CODE REQUIREMENTS

The following list of Federal, State, and local laws applicable to the project has been compiled by Staff for the applicant's reference.

- Plng.1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted, and final inspections will not be granted until all such licenses have been obtained.
2. Parking stalls for the office use shall be double-striped in accordance with City standards.
3. All on-site utility services (Edison and Telephone) shall be installed underground.
4. Two (2) sets of detailed landscape/irrigation plans per the requirements set forth in Costa Mesa Municipal Code Sections 13-263 through 12-266, shall be submitted for review and approval by the Planning Division prior to issuance of any building permits. The two approved sets shall be attached to the two final building plan sets. Drought resistant vegetation together with a water conserving irrigation system shall be utilized. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
5. Permits shall be obtained for all signs, including banners and other special event signing, according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg.6. Comply with the requirements of the Uniform Building Code as to design and construction.
- Engr.7. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Department that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a Civil Engineer or Architect. Site Access approval must be obtained prior to Building or Engineering Permits being issued by City of Costa Mesa. Pay Offsite Plan Check fee. An approved Offsite Plan shall be required prior to Engineering/Utility Permits being issued by the City of Costa Mesa.
8. A Site Access permit and deposit of \$1,000.00 will be required by the City of Costa Mesa, Engineering Division, prior to the start of any on- or off-site work, which may be necessary during construction for street sweeping.
9. Maintain the public right-of-way in a "wet-down" condition to the degree necessary to prevent excessive dust

- and periodically remove any spillage from the public right-of-way by sweeping or sprinkling.
10. Haul routes must be approved by City of Costa Mesa, Engineering Division, prior to approval of the Site Access Permit.
  11. Fulfill Drainage Ordinance Fee requirements prior to approval of plans.
  12. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property. Private lateral connections to City storm drains will require a Hold Harmless Agreement prior to issuance of permit.
  13. All off-site improvements shall be coordinated with City of Costa Mesa Bristol Street widening project and County of Orange.
  14. Temporary improvements may be necessary. Applicant must obtain permit from City of Costa Mesa Engineering Division at the time of development.
  - Trans15. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting to the Planning Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of .28 trip ends per storage unit/space for the proposed mini-storage and office use and includes a credit for any existing use. At the current rate of \$228 per trip end the Traffic Impact Fee is estimated as \$26,676.00.
  16. Construct commercial driveway approach(es) at location(s) specified on submitted site plan.
  - Fire 17. The proposed project is an excessive distance from the street necessitating fire apparatus access and provisions of on-site fire hydrants.
  18. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A,10BC as these extinguishers are suitable for all types of fires and are less expensive.
  19. Provide address numerals which conform to Fire Department standards with respect to size (12") and location.
  20. Applicant is urged to contact Costa Mesa Fire Department Fire Prevention Bureau as soon as possible to determine appropriate on-site fire protection and mitigate existing problems with Fire Department access.
  21. Provide emergency lock box (dual-keyed) for gate.
  - Com. 22. Provide Pinus Canariensis spaced on 30' centers in the Svs. front setback.

**SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special district are hereby forwarded to the applicant:

- Sani.1. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307 for inspection.
3. Developer is required to submit a plan showing sewer improvements to the District Engineer's Office - (714) 631-1731.
4. Subject property is not in the Costa Mesa Sanitary District, and annexation to the District is required.