



## **APPENDIX H**

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### **Public Services and Utilities Correspondence**

This document is designed for double-sided printing to conserve natural resources.



**MesaWater**  
DISTRICT®

*Dedicated to*

*Satisfying our Community's  
Water Needs*

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1965 Placentia Avenue  
Costa Mesa, CA 92627  
tel 949.631.1200  
fax 949.574.1036  
info@MesaWater.org  
**MesaWater.org**

November 27, 2024

Tony Weeda  
WMC, LLC  
1024 Bayside Drive  
Newport Beach, CA 92660

Subject: Will Serve Letter for 220, 222, 234, and 236 Victoria Place

Dear Mr. Weeda:

There is sufficient water supply and adequate pressure to serve the subject project, including fire protection. However, the Developer will be required to improve the existing infrastructure and be responsible for all associated costs resulting from development activities as identified through the plan check review and approval process.

Please be advised that proper applications and financial arrangements will be completed with Mesa Water District (Mesa Water®) for the installation of domestic water services, water mains, fire hydrants and fire services as the subject project is within the boundaries of Mesa Water.

The water systems shall comply with Mesa Water's Standards Specifications and Standard Drawings for Construction of Water Facilities as well as Mesa Water's Rules and Regulations for Water Service can be found at [www.MesaWater.org](http://www.MesaWater.org).

Upon application for new water service, an Engineering Plan Check fee, Construction Inspection deposit, Meter Installation deposit, and Construction Performance Bond shall be paid. Additionally, Capacity Charges will be paid prior to approval of plans and issuance of a construction permit.

The Developer shall contact Mesa Water District immediately so the proposed project development can be evaluated and the appropriate project requirements and deposits can be determined.

Sincerely,

Andrew D. Wiesner, P.E.  
District Engineer

cc: John Robinson, Plan Check Consultant ([johnr@mesawater.org](mailto:johnr@mesawater.org))  
Lauryn Dickinson, Engineering Assistant ([laurynd@mesawater.org](mailto:laurynd@mesawater.org))

# CA ENGINEERING, INC.

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Planning • Engineering • Surveying

November 4, 2024

Revised: December 5, 2024

Costa Mesa Sanitary District  
Robert Morris  
Engineering / Permits  
290 Paularino Avenue  
Costa Mesa, CA 92626

Re.: Sewer Calculations

Calculations for total GPD

## **Area Estimate:**

Project Area: 1.77 Ac.

Per Table 4 Costa Mesa Wastewater Master Plan (WMP):

Land Use – High Density Residential Sewer Coeff, - 4,625 GPD/Ac.

Projected Sewer flow:

1.77 Ac. \* 4,625 GPD/Ac. = 8,186 GPD

## **Dwelling Unit and Occupancy Estimate:**

Average Daily Flow Calculation:

1. Determine Occupancy:
  - Assume an average of 3 persons per household for a single-family residence.
2. Per Capita Wastewater Generation:
  - Typical values range from 45 to 90 gallons per person per day. For calculation purposes, we'll use 70 gallons per person per day as a standard estimate.
3. Calculate Total Average Daily Flow:
  - 3 persons × 70 gallons/person/day = 210 gallons per day (gpd).

Projected Sewer flow:

210 gpd \* 40 units = 8,400 GPD

# CA ENGINEERING, INC.

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Planning • Engineering • Surveying

To determine the peak flow, we will utilize the formula:

Average Daily Flow in CFS:

(AVE. DRY WEATHER FLOW) 8,400 GPD = 0.0130 CFS

(PEAK DRY WEATHER FLOW)  $Q_{pdw} = (1.777 * Q_{adw}^{.92})$

=  $1.777 (0.0130)^{.92} = 0.0327$  CFS

(PEAK WET WEATHER)  $Q_{pww} = (1.25 * Q_{pdw})$

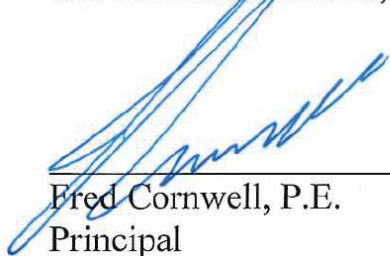
=  $1.25 * 0.0327 = 0.0409$  CFS

To estimate the effect this amount of flow would make on the 12" VCP pipe in Victoria Place, we will determine the full flow quantity of the pipe using the 0.50 d/D at a minimum slope of  $S=0.0022$  per the Districts criteria. Per the attached hydraulic calcs, this criteria would yield 0.84 CFS. Adding the projects peak wet weather flow to the full flow ( $0.84 + 0.0409$ ) and using the same criteria as above, the resulting depth would be 0.52' (see added flows worksheet). The additional 0.02' increased depth has a minimal impact on the existing system.

Let me know if you have any questions or comments.

Best Regards,

**CA ENGINEERING, INC.**



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Fred Cornwell, P.E.  
Principal



FC

12" pipe  
Worksheet for Circular Channel

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| Project Description |                   |
|---------------------|-------------------|
| Project File        | untitled.fm2      |
| Worksheet           | 12" sewer         |
| Flow Element        | Circular Channel  |
| Method              | Manning's Formula |
| Solve For           | Discharge         |

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| Input Data           |          |       |
|----------------------|----------|-------|
| Mannings Coefficient | 0.013    |       |
| Channel Slope        | 0.002200 | ft/ft |
| Depth                | 0.50     | ft    |
| Diameter             | 12.00    | in    |

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| Results              |          |                 |
|----------------------|----------|-----------------|
| Discharge            | 0.84     | cfs             |
| Flow Area            | 0.39     | ft <sup>2</sup> |
| Wetted Perimeter     | 1.57     | ft              |
| Top Width            | 1.00     | ft              |
| Critical Depth       | 0.38     | ft              |
| Percent Full         | 50.00    |                 |
| Critical Slope       | 0.005710 | ft/ft           |
| Velocity             | 2.13     | ft/s            |
| Velocity Head        | 0.07     | ft              |
| Specific Energy      | 0.57     | ft              |
| Froude Number        | 0.60     |                 |
| Maximum Discharge    | 1.80     | cfs             |
| Full Flow Capacity   | 1.67     | cfs             |
| Full Flow Slope      | 0.000550 | ft/ft           |
| Flow is subcritical. |          |                 |

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added flows  
Worksheet for Circular Channel

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| Project Description |                   |
|---------------------|-------------------|
| Project File        | untitled.fm2      |
| Worksheet           | Added flows       |
| Flow Element        | Circular Channel  |
| Method              | Manning's Formula |
| Solve For           | Channel Depth     |

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| Input Data           |          |       |
|----------------------|----------|-------|
| Mannings Coefficient | 0.013    |       |
| Channel Slope        | 0.002200 | ft/ft |
| Diameter             | 12.00    | in    |
| Discharge            | 0.88     | cfs   |

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| Results              |          |                 |
|----------------------|----------|-----------------|
| Depth                | 0.52     | ft              |
| Flow Area            | 0.41     | ft <sup>2</sup> |
| Wetted Perimeter     | 1.60     | ft              |
| Top Width            | 1.00     | ft              |
| Critical Depth       | 0.39     | ft              |
| Percent Full         | 51.59    |                 |
| Critical Slope       | 0.005735 | ft/ft           |
| Velocity             | 2.16     | ft/s            |
| Velocity Head        | 0.07     | ft              |
| Specific Energy      | 0.59     | ft              |
| Froude Number        | 0.59     |                 |
| Maximum Discharge    | 1.80     | cfs             |
| Full Flow Capacity   | 1.67     | cfs             |
| Full Flow Slope      | 0.000611 | ft/ft           |
| Flow is subcritical. |          |                 |

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# COSTA MESA SANITARY DISTRICT

January 8, 2025  
WMC, LLC  
1024 Bayside Dr, Suite 109  
Newport Beach, CA 92660

Proposed 40-Unit Housing Development at 220, 222, 234, & 236 Victoria PI, Costa Mesa: CMSD Will Serve Sewer Letter

The Costa Mesa Sanitary District (District) is the local sewer agency that provides sanitary sewer service to the subject property. You have requested a Sewer Will Serve letter, from the District, for the proposed development mentioned above. The proposed development consists of 40 3-bedroom units on a 1.77 acre parcel.

Based on the architectural drawings, plumbing plans and civil plans submitted, the District will provide this Sewer Will-Serve letter and accept flows from your proposed development, provided the following conditions and requirements are met:

1. Sewer flows from the proposed development do not exceed 8,400 gpd; and
2. The proposed development does not exceed 40 dwelling units; and
3. The proposed private sewer main is maintained by a homeowner's association or similar organization; and
4. The Developer and/or property owner applies for a permit, submits the required building designs, grading plans, and sewer plans, pays the appropriate sewer fees, and is issued a sewer permit. The sewer permit fees will be based on the final development plans and fixture counts; and
5. Compliance with California Plumbing Code and District ordinance, regulations, and requirements.

This letter constitutes a CMSD "Will Serve" and commitment to provide sewer service for this project provided all conditions and requirements are met. This "Will Serve" letter will expire three (3) years from the date of this letter. If a sewer permit application hasn't been submitted within the three-year period, a new sewer service request (aka Sewer Will Serve Letter Request with updated information) must be submitted to the District for consideration.

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Dyana Bojarski  
*Administrative Services  
Manager*

Steve Cano  
*Wastewater Maintenance  
Superintendent*





# COSTA MESA **SANITARY DISTRICT**

Sincerely,

Mark Esquer, P.E.  
District Engineer

cc.

Tony Weeda, WMC LLC  
Noelani Middenway, CMSD Clerk of the Board  
District Legal Counsel  
Mike Benesh, RBH & Associates  
Permits

**VICTORIA PLACE ESTIMATED WATER FIXTURE DEMAND**  
**222 VICTORIA PLACE COSTA MESA, CA92627**

| FIXTURE UNIT CALCULATION - <b>DUPLEX UNIT</b> |     |                |            |             |                     |                        |                          |
|---|-----|----------------|------------|-------------|---------------------|------------------------|--------------------------|
| FIXTURE TYPE                                  | QTY | FIXTURE DEMAND | HOT OR 75% | COLD OR 75% | TOTAL SUPPLY DEMAND | TOTAL HOT WATER DEMAND | TOTAL COLD BRANCH DEMAND |
| WATER CLOSET, FLUSH TANK                      | 4   | 2.5            | 0          | 2.5         | 10                  | 0                      | 10                       |
| BATH TUB OR TUB SHOWER COMBO                  | 1   | 4              | 3          | 3           | 4                   | 3                      | 3                        |
| SHOWER, PER HEAD                              | 1   | 2              | 1.5        | 1.5         | 2                   | 1.5                    | 1.5                      |
| LAVATORY                                      | 5   | 1              | 0.8        | 0.8         | 5                   | 4                      | 4                        |
| KITCHEN SINK                                  | 1   | 1.5            | 1.2        | 1.2         | 1.5                 | 1.2                    | 1.2                      |
| DISHWASHER                                    | 1   | 1.5            | 1          | 0           | 1.5                 | 1                      | 0                        |
| CLOTHES WASHER                                | 1   | 4              | 3          | 3           | 4                   | 3                      | 3                        |
| VEGGIE SINK                                   | 1   | 1.5            | 1.2        | 1.2         | 1.5                 | 1.2                    | 1.2                      |
| PRIMARY HOSE BIB                              | 1   | 2.5            | 0          | 2.5         | 2.5                 | 0                      | 2.5                      |
| ADDITIONAL HOSE BIB                           | 2   | 1              | 0          | 1           | 2                   | 0                      | 2                        |
| <b>TOTAL FIXTURE UNITS</b>                    |     |                |            |             | <b>34</b>           | <b>14.9</b>            | <b>28.4</b>              |
| <b>EQUIVALENT WATER DEMAND IN GPM</b>         |     |                |            |             | <b>22</b>           | <b>11</b>              | <b>20</b>                |

| FIXTURE UNIT CALCULATION - <b>MIXED USE UNIT</b> |     |                |            |             |                     |                        |                          |
|--|-----|----------------|------------|-------------|---------------------|------------------------|--------------------------|
| FIXTURE TYPE                                     | QTY | FIXTURE DEMAND | HOT OR 75% | COLD OR 75% | TOTAL SUPPLY DEMAND | TOTAL HOT WATER DEMAND | TOTAL COLD BRANCH DEMAND |
| WATER CLOSET, FLUSH TANK                         | 4   | 2.5            | 0          | 2.5         | 10                  | 0                      | 10                       |
| BATH TUB OR TUB SHOWER COMBO                     | 1   | 4              | 3          | 3           | 4                   | 3                      | 3                        |
| SHOWER, PER HEAD                                 | 1   | 2              | 1.5        | 1.5         | 2                   | 1.5                    | 1.5                      |
| LAVATORY   | 5   | 1              | 0.8        | 0.8         | 5                   | 4                      | 4                        |
| KITCHEN SINK                                     | 1   | 1.5            | 1.2        | 1.2         | 1.5                 | 1.2                    | 1.2                      |
| DISHWASHER                                       | 1   | 1.5            | 1          | 0           | 1.5                 | 1                      | 0                        |
| CLOTHES WASHER                                   | 1   | 4              | 3          | 3           | 4                   | 3                      | 3                        |
| VEGGIE SINK                                      | 1   | 1.5            | 1.2        | 1.2         | 1.5                 | 1.2                    | 1.2                      |
| PRIMARY HOSE BIB                                 | 1   | 2.5            | 0          | 2.5         | 2.5                 | 0                      | 2.5                      |
| ADDITIONAL HOSE BIB                              | 2   | 1              | 0          | 1           | 2                   | 0                      | 2                        |
| <b>TOTAL FIXTURE UNITS</b>                       |     |                |            |             | <b>34</b>           | <b>14.9</b>            | <b>28.4</b>              |
| <b>EQUIVALENT WATER DEMAND IN GPM</b>            |     |                |            |             | <b>22</b>           | <b>11</b>              | <b>20</b>                |

1. FIXTURE UNITS ARE BASED ON CPC TABLE A 103.1 FOR WATER SUPPLY
2. SEPARATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS AT LEAST THREE-QUARTS (3/4) OF TOTAL FIXTURE DEMAND, PER CPC TABLE A 10:
3. GPM EQUIVALENTS ARE BASED ON MESA WATER DISTRICT APPENDIX 8 FIXTURE UNITS TO GPM CONVERSION TABLE



**Newport-Mesa**  
Unified School District

**BOARD OF EDUCATION**  
Krista Weigand • Leah Ersoylu • Michelle Murphy  
Lisa Pearson • Ashley Anderson • Carol Crane

February 20, 2025

Mr. Victor Mendez, Senior Planner  
Economic & Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626

Subject: Request for Will Serve Letter  
Type of Project: (40) Single-Family, 3-Bedroom Homes  
Location: 220, 222, 234, 236 Victoria St., Costa Mesa, CA 92626

Dear Mr. Mendez:

In response to your request, this letter shall serve as the Will Serve Letter, confirming that the home schools that would serve the project are as listed below. All sites have school bus transportation available.

College Park Elementary School  
2380 Notre Dame Rd.  
Costa Mesa, CA 92626  
(714) 424-7960

Costa Mesa Middle School  
2650 Fairview Rd.  
Costa Mesa, CA 92626  
(714) 424-8700

Costa Mesa High School  
2650 Fairview Rd.  
Costa Mesa, CA 92626  
(714) 424-8700

If I can be of any other assistance, please contact me by email at [azareczny@nmusd.us](mailto:azareczny@nmusd.us).

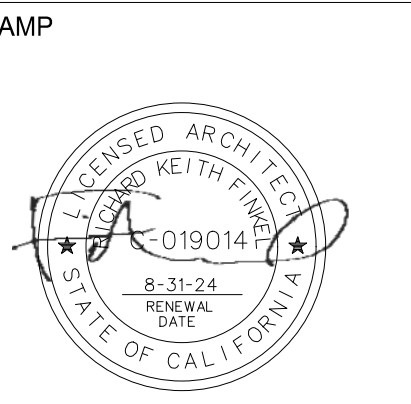
Sincerely,

*Ara De La Sol*

Ara Buquor De La Sol  
Administrative Director, LEED AP  
Facilities Development, Planning & Design

cc: Tony Weeda, Managing Member, WMC, LLC - [tweeda@sbcglobal.net](mailto:tweeda@sbcglobal.net)  
Jeffery S. Trader, Assistant Superintendent, Chief Business Official





PROJECT NAME:

**VICTORIA PLACE**  
 222 VICTORIA PLACE  
 COSTA MESA, CA 92627

SHEET TITLE

**SITE PLAN**

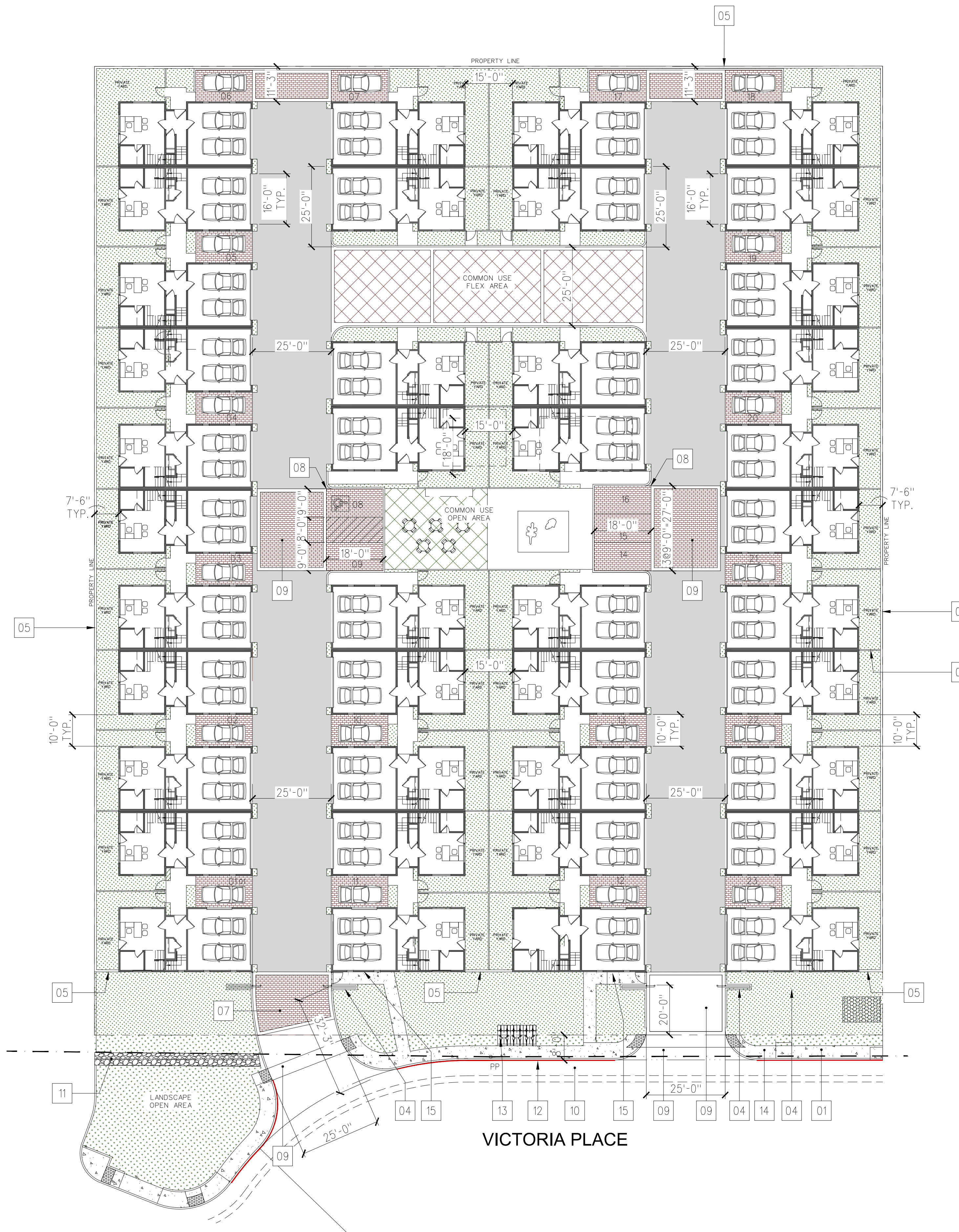
NOTE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, SHALL BE MADE SUBJECT TO THE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO SERVE AS A GUIDE ONLY AND ARE NOT TO BE RELIED UPON FOR ANY DECISIONS OR ACTIONS. THE ARCHITECT DOES NOT WARRANT IN ANY MANNER THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE SERVICES OF THE ARCHITECT AND ARCHITECTS, CONTRACTORS, CONSULTING ENGINEERS, SURVEYORS AND OTHER PROFESSIONALS, ONLY IN ACCORDANCE WITH THE PROFESSIONAL CONTRACTORS SHALL BE RESPONSIBLE AND SHALL NOT SCALE THE DRAWING IN ANY MANNER.

PROJECT NO.: 23-822  
 LAST ISSUE DATE: 01-02-25  
 BY: SD CHKD: RF  
 PLANNING SUBMITTAL 01-02-25

FILE:

SHEET

**A1.1**



**KEYNOTES:**

- |     |  |  |
|-----|--|--|
| NO. | DESCRIPTION  |  |
| 1.  | NEW SIDEWALK PER CITY STDS. - SEE GRADING PLAN         | 9. NEW DRIVEWAY APPROACH   |
| 2.  | ACCESSIBLE STALLS AND LOADING ZONE                     | 10. NEW CLASS II BIKE LANE PER CITY STDS.                        |
| 3.  | CURB-CUT RAMP WITH TRUNCATED DOMES                     | 11. PARKWAY DRAIN - SEE CIVIL                                    |
| 4.  | MOTOR-OPERATED DOUBLE-SLIDING GATES WITH CARD READER   | 12. RED "NO PARKING" PAINT FOR CURB ALONG STREET FRONTAGE        |
| 5.  | NEW 7" HIGH CONCRETE BLOCK WALL - SPLIT-FACED BLOCK    | 13. (2) INVERTED "U" BIKE RACKS                                  |
| 6.  | 16'-0" HIGH WOOD FENCES BETWEEN RESIDENCES             | 14. CURB RAMP WITH TRUNCATED DOMES                               |
| 7.  | DECORATIVE PAVING - TOPCAST OR EQ. WITH SCORED PATTERN | 15. KNOX BOXES PER CITY STDS.                                    |
| 8.  | CARPPOUT ABOVE   | 16. SEBMENTED GARAGE DOOR WITH GLASS PANELS - 16'-0" WIDE - TYP. |

**ZONING DATA:**

APNS: 419-111-20 (PARCEL 1), 419-111-19 (PARCEL 2), 419-111-21 (PARCEL 3)  
 LOT AREA: 76,923 S.F. (1.77 AC)  
 EXISTING ZONING: C-2 GENERAL BUSINESS  
 EXISTING LAND USE: GENERAL COMMERCIAL  
 PROPOSED ZONING: RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIOD)  
 LOT COVERAGE: 40 UNITS (22.6 UNITS PER AC)  
 NUMBER OF STORES: 3  
 MAX. BUILDING HEIGHT: 39'-6"  
 CONSTRUCTION TYPE: VB NON-RATED  
 OCCUPANCY TYPE: R-3  
 SPRINKLERS: FULLY SPRINKLERED

**PARKING:**  
 REQUIRED UNDER RIOD:  
 COVERED PARKING @ 1 SPACE PER UNIT: 40 SPACES  
 OPEN PARKING @ 2.25 SPACES PER UNIT (INCLUDES 0.25% REDUCTION)<sup>1</sup>: 90 SPACES  
 GUEST PARKING @ 0.5 SPACES PER UNIT: 20 SPACES  
 TOTAL: 150 SPACES

<sup>1</sup> PURSUANT TO COSTA MESA ZONING CODE SECTION 13-85(D), OPEN PARKING CAN BE REDUCED BY 0.25 SPACE PER UNIT FOR ONE-BEDROOM AND LARGER UNITS IF COVERED PARKING IS PROVIDED WITHIN EITHER A CARPOUT OR A PARKING STRUCTURE.

**PROPOSED:**  
 GARAGE PARKING: 80 SPACES  
 UNCOVERED OPEN/GUEST PARKING: 18 SPACES  
 COVERED OPEN/GUEST PARKING: 5 SPACES  
 TOTAL: 103 SPACES

TOTAL PARKING SHORTFALL REQ'D BY RIOD: 47 SPACES

**OPEN SPACE:**  
 TOTAL SITE AREA: 77,101 S.F.  
 REQUIRED OPEN SPACE - 40% OF TOTAL SITE AREA: 30,840 S.F.  
 REQUIRED COMMON USE OPEN SPACE - 50% OF OPEN SPACE: 15,420 S.F.  
 PROVIDED - COMMON USE OPEN SPACE: 9,817 S.F.  
 PROVIDED - PRIVATE USE OPEN SPACE: 22,620 S.F.  
 TOTAL OPEN SPACE PROVIDED: 32,437 S.F.

**OPEN SPACE BREAKDOWN:**  
 COMMON USE:  
 BBQ/PLAY AREA: 6,317 S.F.  
 FLEX SPACE: 3,500 S.F.  
 TOTAL: 9,817 S.F.

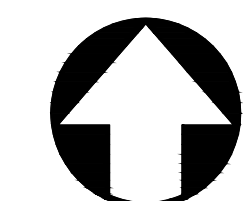
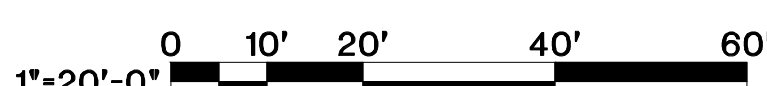
**PRIVATE:**  
 PRIVATE YARDS: 10,436 S.F.  
 BALCONIES: 3,007 S.F.  
 ROOF DECKS: 9,175 S.F.  
 TOTAL: 22,620 S.F.

| SUBJECT             | REQUIRED   | PROVIDED  |
|---------------------|--|---|
| MINIMUM LOT AREA    | 0.5 ACRES  | 1.77 AC.  |
| FRONT SETBACK       | MIN 20'-0"   | 20'-0"  |
| SIDE YARD SETBACK   | 20'-0"   | 7'-6"   |
| REAR SETBACK        | 20'-0"   | 11'-3"  |
| MAXIMUM HEIGHT      | 3 STORIES  | 3 STORIES   |
| F.A.R.              | N/A  | N/A   |
| DENSITY             | 30 UNITS PER ACRE  | 22.6 UNITS PER ACRE   |
| MINIMUM OPEN SPACE  | 30,840 S.F. (40% SITE AREA)  | 34,578 S.F.   |
| PRIVATE OPEN SPACE  | PRIVATE DECKS OR PATIOS - MINIMUM 100 S.F. WITH NO DIMENSION LESS THAN 5 FT. | ALL DECKS AND PATIO EXCEED 100 S.F. ARE 5 FT. MINIMUM DIMENSION |
| PARKING:            | 150 SPACES   | 103 SPACES  |
| BUILDING SEPARATION | 10 FT. MINIMUM   | 10 FT. MINIMUM  |

| FLOOR LEVEL     | BUILDING TYPE   |                 |
|-----------------|-----------------|-----------------|
|                 | SINGLE          | DUPLEX          |
| 1ST FLOOR       |                 |                 |
| GARAGE:         | 430 SF          | 864 SF          |
| LIVING SPACE:   | 425 SF          | 853 SF          |
| 1ST FLOOR TOTAL | 855 SF          | 1,717 SF        |
| 2ND FLOOR       | 916 SF          | 1,804 SF        |
| 3RD FLOOR       | 880 SF          | 1,580 SF        |
| <b>TOTAL:</b>   | <b>2,751 SF</b> | <b>5,501 SF</b> |
| ROOF DECK       | 230 SF          | 454 SF          |

| TOTAL BUILDING AREA:                  | BUILDING TYPE     |          |
|---------------------------------------|-------------------|----------|
|                                       | SINGLE            | DUPLEX   |
| TOTAL UNITS:                          | 4                 | 16       |
| AREA PER UNIT:                        | 2,751 SF          | 5,501 SF |
| <b>TOTAL PER UNIT TYPE: 11,004 SF</b> | <b>99,018 SF</b>  |          |
| <b>OVERALL TOTAL:</b>                 | <b>110,022 SF</b> |          |







# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

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PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

January 28, 2025

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

**SUBJECT:** Tentative Tract No. 19351  
**LOCATION:** 220 Victoria Street

Dear Commissioners:

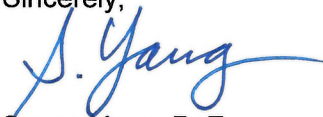
Tentative Tract Map No. 19351 as furnished by the Planning Division for review by the Public Works Department consists of subdividing two lots into one numbered lot for condominium purposes. Tentative Tract Map No. 19351 meets with the approval of the Public Works Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State of California Subdivision 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. Copy 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 Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Dedicate easements as needed for public utilities.
8. 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.

9. 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.
10. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
11. The elevations shown on all plans shall be based on the County of Orange Benchmark Datum.
12. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. The deposit amount shall be determined by the City Engineer.
13. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Amount to be based on construction cost estimate prepared by Engineer and approved by City Engineer. The Subdivider and City shall enter into an agreement for the installation of the offsite improvements as provided in Section 66462 of the California Subdivision Map Act.
14. 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, an approved Offsite Plan and nine copies of the recorded Tract Map.
15. Submit for approval to the City of Costa Mesa preliminary plans that show the undergrounding of utility poles along the project's frontage, including any poles across the street which are only servicing the existing property and that will not be utilized to the extent practical or feasible.
16. Submit for approval to the City of Costa Mesa final design plans approved for construction that show all proposed above and/or underground utilities within the public right-of-way required for the construction of this project. Any proposed facilities within the public right-of-way shall be approved by the City Engineer including but not limited to water, power, gas or telecommunication services.
17. Construct a common area for park purposes in front of the project as shown on the preliminary landscape plan. The maintenance of this area shall be the responsibility of the homeowners association. All improvements in the public right-of-way associated with the park and parkway shall be subject to the approval of the City Engineer.
18. Obtain an Encroachment 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.
19. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
20. Obtain an Encroachment Permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches 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.
21. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer registered in the State of California.

22. Construct a catch basin within the public right-of-way and connect to the City storm drain system.
23. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map.
24. The Subdivider's engineers shall furnish the Engineering Division a hydrology/hydraulics study to the City of Costa Mesa 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.
25. In order to comply with the latest Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan (WQMP) conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval.
  - A WQMP (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.
26. 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 the C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City of Costa Mesa 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 the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
27. All sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
28. All water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
29. Obtain approval for the planting and species of trees in the public right-of-way from the City Arborist.
30. Restore the roadway surface by slurry sealing along the project's frontage to the satisfaction of the City Engineer.

Sincerely,

A handwritten signature in blue ink that reads "S. Yang". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Seung Yang, P. E.  
City Engineer