



## CITY OF COSTA MESA

### Public Works Department

## Memorandum

**TO:** Scott Drapkin, Assistant Development Services Director

**FROM:** Seung Yang, City Engineer

**DATE:** May 18, 2023

**SUBJECT: Proposed Vacation of a Portion of Utility Easement at  
1940 Wallace Avenue**

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The Engineering Division has received a request for the vacation of a portion of an existing easement for utility purposes at 1940 Wallace Avenue (see Attachment). The easement in question is 20-foot wide and is along Sterling Avenue, as this property is situated between Wallace Avenue and Sterling Avenue. This easement is for the purpose of reserving all existing underground and overhead public utility easements and right of ingress and egress for the purpose of maintaining all public utilities within the property limits of 1940 Wallace Avenue.

This easement vacation is being requested by the property owner in conjunction with the proposed development of an Accessory Dwelling Unit (ADU). Responses from the utility notifications showed that there are no underground utilities within the proposed easement area to be vacated.

However, Southern California Edison (SCE) maintains and continues to maintain overhead utilities and power poles along Sterling Avenue, and this portion of the easement is to remain, at a width of 6-feet from the right-of-way or property line along Sterling Avenue. Therefore, the remaining width of 14-feet of this existing easement for utility purposes is proposed to be vacated.

The proposed easement vacation area has been reviewed by the Engineering Division, and it has been determined that this utility easement is not necessary for public or utility purposes, and consequently, is not required.

It is therefore recommended that the proposed vacation of a portion of this utility easement continue to be processed and forwarded to the City Council for approval. After the proposed partial utility easement vacation is approved and recorded, the subject vacated easement will revert back to the owner of 1940 Wallace Avenue.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present this proposed vacation of a portion of utility easement to the Planning Commission meeting on June 12, 2023. Please submit a confirmation that this request has been received and scheduled.

Information or assistance required for this project may be obtained from Seung Yang, City Engineer, at extension 5335.

Attachment: Proposed Vacation of a Portion of Utility Easement

c: Jennifer Le, Director of Economic and Development Services  
Raja Sethuraman, Public Works Director  
Nancy Huynh, Senior Planner  
Caitlyn Curley, Assistant Planner  
Michelle Halligan, Consultant Planner

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

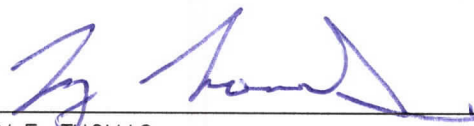
THAT PORTION OF LOT 12 IN BLOCK "F" OF TRACT NO. 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 14.00 FEET OF THE EASTERLY 20.00 FEET OF SAID LOT 12.

CONTAINING 889.3 SQUARE FEET MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED UNDER BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT

  
\_\_\_\_\_  
TY E. THOMAS  
P.L.S. 9309

5-22-2023  
\_\_\_\_\_  
DATE

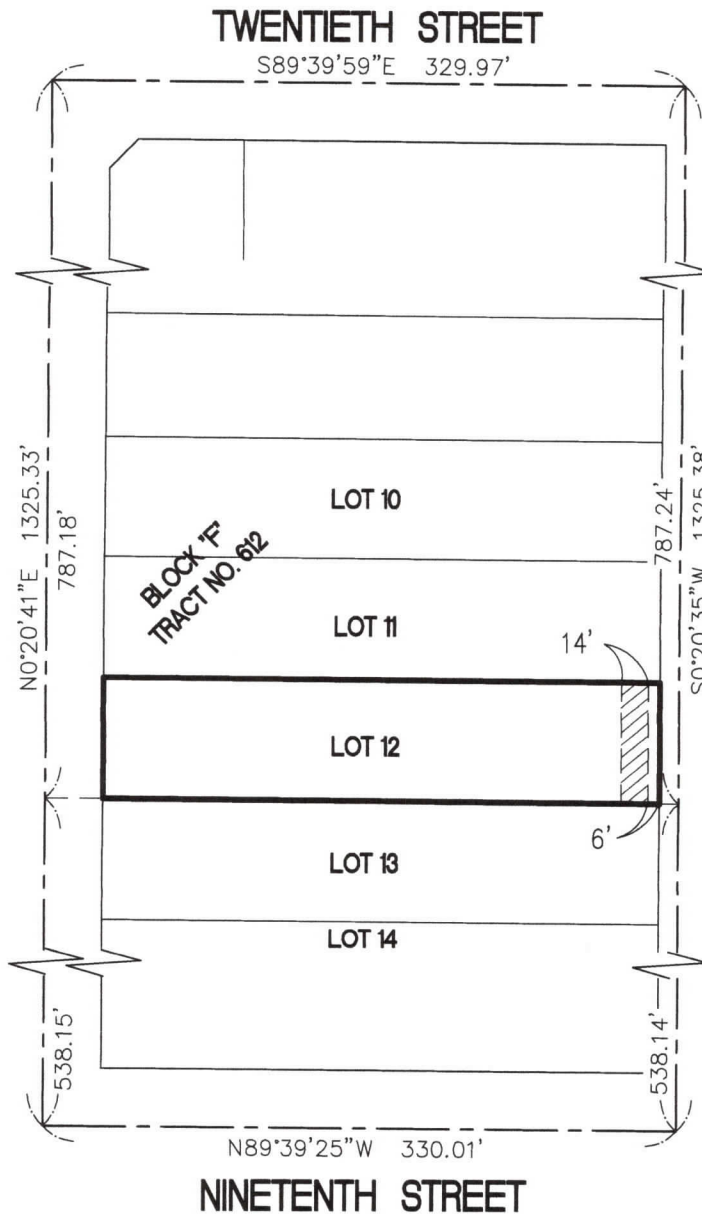


EXHIBIT "B"

HAMILTON STREET					
AVENUE	AVENUE	AVENUE		AVENUE	AVENUE
PLACENTIA	PALACE	WALLACE	<b>SITE</b>	STERLING	POMONA
20TH STREET					
19TH STREET					

NTS  
VICINITY MAP

WALLACE AVENUE



*Ty E. Thomas*  
5-22-2023

TY E. THOMAS DATE  
P.L.S. 9309

NORTH  
GRAPHIC SCALE



LEGEND

VACATION AREA

PREPARED BY:

**T&M**  
**SURVEYING**

531 E. TRENTON AVE.  
ORANGE, CA.  
714-906-8771  
WWW.TNMSURVEYING.COM



JN:

-1616

CHECKED  
TET  
SHEET

1 OF 1