

# CITY OF COSTA MESA

Department of Public Works / Engineering

## INTER OFFICE MEMORANDUM

**TO:** Scott Drapkin, Assistant Development Services Director  
**FROM:** Seung Yang, City Engineer *S.Y.* 9/17/24  
**DATE:** September 16, 2024  
**SUBJECT:** PROPOSED VACATION OF UTILITY EASEMENT AT 2016 WALLACE AVENUE

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The Engineering Division has received a request for the vacation of a 20-foot-wide utility easement at 2016 Wallace Avenue (see Attachment 1). The utility easement is within the property limits of 2016 Wallace Avenue. This easement vacation is being requested by the property owner. The utility easement was originally dedicated by a reservation from the right-of-way vacation of Sterling Avenue. Responses from the utility notifications showed that there are no underground utilities within the proposed easement area to be vacated.

The proposed easement vacation area has been reviewed by the Engineering Division and it has been determined that this portion of the utility easement is not necessary for public or utility purposes and consequently is not required for any motorist and/or non-motorist usage. It is therefore recommended that the proposed vacation continue to be processed and forwarded to the City Council for approval. After the proposed utility easement vacation is approved and recorded, the subject vacated easement will revert back to the owner of 2016 Wallace Avenue.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission. Please submit a confirmation that this request has been received and scheduled.

Information or assistance required for this project may be obtained from Mohcine Chirar, Associate Engineer, at extension 5140.

Attachment: 1 - Proposed Vacation of a portion of utility easement

c. ✓ Bill Rodrigues, Planning and Sustainable Development Manager  
Mohcine Chirar, Associate Engineer

2016 Wallace Avenue



 = PROPOSED AREA TO BE VACATED

# EXHIBIT 'A'

## LEGAL DESCRIPTION

THAT PORTION OF AN EASEMENT RESERVED FOR PUBLIC UTILITIES RECORDED DECEMBER 11, 1984, IN OFFICIAL RECORDS AS INSTRUMENT NO. 84-51364, LYING WITHIN LOT 17, BLOCK 4 OF TRACT NO. 612, RECORDED IN BOOK 20 PAGES 1 AND 2 OF MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF LOT 17, BLOCK "F" OF TRACT NO. 612, RECORDED IN BOOK 20 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

SAID DESCRIPTION CONTAINING 1270.00 SQUARE FEET OR 0.03 ACRES OF LAND MORE OR LESS.

ALL AS PARTICULARLY SHOWN ON THE ATTACHED "EXHIBIT B", AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

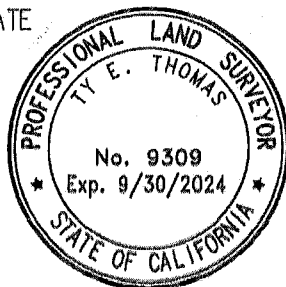
PREPARED BY ME OR UNDER MY DIRECTION IN  
CONFORMANCE WITH THE LAND SURVEYOR'S ACT.



2-16-2024

TY E. THOMAS  
P.L.S. 9309

DATE



PREPARED BY:

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

531 E. TRENTON AVE.  
ORANGE, CA.  
O-714-912-4042 C-714-906-8771  
WWW.TNMSURVEYING.COM



EXHIBIT 'B'  
MAP

SHEET 2 OF 2

QUIT CLAIM AREA = 1270.00 SF±



SCALE: 1"=50'

BLOCK F  
TRACT NO. 612  
BK 20, PGS 1-2

LOT 16 LOT 17 LOT 18

N89°28'00"E 290.00'

S89°28'00"W 290.00'

63.50'  
N0°32'00"W

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

*Ty E. Thomas*

2-16-2024

TY E. THOMAS  
P.L.S. 9309

DATE



WALLACE AVENUE

PREPARED BY:

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