

RESOLUTION NO. PC-2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DESIGN REVIEW PDES-25-0003, TENTATIVE PARCEL MAP PTPM-25-0003, AND DEVELOPEMNT REVIEW PDVR-25-0005 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE FAMILY DWELLING UNIT CONDOMINIUMS AT 121 CECIL PLACE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 was filed by Josh Martinez, authorized agent for the property owner, Cecil Ventures LLC., requesting approval of two-unit residential common interest development. A parcel map is proposed to facilitate the subdivision and is required to be recorded prior to the sale of the units. A development review is required for the proposed two-story construction in a multi-family residential zone;

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 9, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15), for Minor Land Divisions and Section 15303 (Class 3) New Construction or Conversion of Small Structures);

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 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 Design Review PDES-25-0003, Tentative

Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 9th day of March, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on March 9, 2026 by the following votes:

AYES: COMMISSIONER

NOES: COMMISSIONER

ABSENT: COMMISSIONER

ABSTAIN: COMMISSIONER

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-__

EXHIBIT A

FINDINGS

- A. Pursuant to CMMC Section 13-29 (g)(13) and (14), "Findings for Tentative Parcel Maps and Design Review", in order to approve the proposal, the Planning Commission shall find by the evidence presented in the administrative record that the project substantially meets required specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings:

Tentative Parcel Map Findings

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

Finding: The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Finding: The proposed development conforms to Policies LU-1.3 and LU-2.9 of the City's 2015-2035 General Plan. The proposed common interest development conforms to the Costa Mesa Zoning Code requirements in that the proposed project includes one lot with two residential units that are designed consistent with the City's Residential Design Guidelines.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The proposed project is compatible with the applicable Medium Density Residential (MDR) General Plan land use provisions and density.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The City's Zoning Code and General Plan allows for common interest developments in the R2-MD zone, and as proposed the project does not exceed the permitted density. The design of the units is compatible with the neighborhood, and no environmental impacts are anticipated.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Finding: The overall design and physical condition of the proposed project achieve a high standard of appearance, quality, and safety. The open space and yard areas provide natural cooling, and the landscape and open space areas consist of a mixture of permeable and non-permeable materials reducing the amounts of water runoff. The project is in compliance with current building codes and will be more energy efficient than the previously existing residential development.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The proposed parcel map does not propose to modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements. In addition, the project has been conditioned to provide a 3-foot dedication at the front of the subject property for the public right-of-way.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: As required, the property is connected to the public sewer system and is required to comply with all applicable water quality related laws and regulations.

Design Review Findings

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Finding: This project complies with the City of Costa Mesa's residential common interest development standards and the Residential Design Guidelines as detailed in this staff report. The intent of these regulations is to promote excellent design and construction with consideration to the neighboring properties. The design includes the required covered and uncovered parking spaces, adequate open space, private storage areas, and common areas. The homes are designed to meet massing

and offset standards and include materials that improve the immediate neighborhood aesthetics.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second-floor offsets to avoid unrelieved two-story walls.

Facts in Support of Finding: The project includes new two-story construction homes that are designed with appropriate massing and offsetting. Windows are strategically placed on the second floor to provide offsets from the adjacent second-story windows on the neighboring properties. The proposed project is adjacent to two-story homes to the north and south of the project site and some one-story homes Across Cecil Place to the east of the project site. The homes are designed so that there are no unrelieved two-story walls.

Finding: As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

Facts in Support of Finding: This project does not consist of an affordable multi-family housing development and does not incorporate any density bonuses for housing. The project is consistent with all development standards for residential common interest developments, and the underlying zoning designation, and complies with the maximum density standards allowed under the general plan.

- B. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Minor Land Divisions) which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20-percent. The proposed residential common interest development subdivision is zoned for residential development, includes a two-unit airspace subdivision to be located on one parcel, does not require any variances or exceptions, all services to the property are provided, was not involved in a previous subdivision approval within the last two-years and is located on a property with less than a 20-percent slope. In addition, the project is exempt pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures), which allows for the construction of up to four multifamily units. The proposed development includes two attached two-unit residential buildings (four total dwelling units) within an urbanized

area. Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. Approval of Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. The conditions of approval for PDES-25-0003, PTPM-25-0003, and PDVR-25-0005 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
4. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.
5. The applicant shall install a six-foot high decorative block wall around the perimeter of the proposed development lot pursuant to the CMMC. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping.
6. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

7. Trash receptacles shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
8. Backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
9. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
10. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A final landscape plan shall be submitted with the plan check submittal.
11. All driveways and parking areas shall consist of decorative concrete, pavers or other materials as deemed appropriate by the Development Services Director. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
12. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
13. A precise grading plan shall be submitted and clearly identify the lowest and highest elevation point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

14. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts and shall be of a type approved by the development services department.
15. Prior to building permit issuance, the applicant shall submit a comprehensive utilities plan that shows utility design, undergrounding and required dedications/easements. The plan will be reviewed by both the City's Building Division and Public Works Department.
16. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
17. All City trees shall be protected during the construction phase of this projects. All trees damaged will be replaced with a 24-inch box tree or bigger. Tree species shall be determined by the City's Arborist.
18. Prior to Parcel Map recordation, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to and shall be approved by the Development Services Director and City Attorney's office.
19. The developer shall file a declaration of covenants to be submitted with the application for approval, which will govern the association. The provisions shall include, but not be limited to, the following:
 - a. The homeowners' association shall be established prior to the sale of any unit(s).
 - b. Membership shall be mandatory for each owner and any successive owner.
 - c. Provisions to restrict parking upon other than approved and developed parking spaces and to require that garages be kept available for tenant parking shall be written into the covenants, conditions and restrictions for each project.
 - d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed and embody one homeowners' association with common areas for the total development.
 - e. The declaration of covenants shall contain language or provisions substantially as follows:
 - i. The covenants, conditions and restrictions of this declaration shall run to the City of Costa Mesa insofar as they shall apply to the maintenance of the "common areas" as herein defined.

ii. In the event the association or other legally responsible person(s) fail to maintain the common area in such manner as to cause same to constitute a public nuisance, the city may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the common area, individual units or the whole thereof as provided by law.

20. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall reflect the conditions of approval included herein. The CC&Rs shall be submitted for review by the Planning Division to confirm use and maintenance of all parking spaces, driveway and landscaping will continue.
21. The Parcel Map shall be recorded prior to the sale of any unit.
- Eng. 22. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
23. The applicant shall submit an updated Title Report for the subject property prior to Final Map review.
24. The Parcel Map shall be developed in full compliance of CCMMC Sec. 13-208 through 13-261 inclusive.
25. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
26. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Parcel Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Sub-article 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
30. The dedication of a 3-foot public sidewalk easement behind existing right of way line on Cecil Place is required on the final map.
31. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows

Sewer, Water, Existing Parkway Improvements and the limits of work on the site prepared by a registered Civil Engineer. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.

32. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the Cit of Costa Mesa.
33. Maintain the public Right-of-Way in a “wet-down” condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
35. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach 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. ADA compliance required for all new driveway approaches.
36. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.
37. In order to comply with the 2003 Drainage Area Management Plan (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 Department of Public Works for review and approval. a) 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. b) Location of BMPs shall not be within the public right-of-way.

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. Any reference to “City” pertains to the City of Costa Mesa.

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1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.

3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
4. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
7. All on-site utility services shall be installed underground pursuant to CMMC section 13-71(d).
8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. Detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages, with minimum garage door width of 16 feet and automatic garage door openers. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
13. Comply with the requirements of the most recent adopted California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.
15. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

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16. Maximum area of exterior wall openings and fire rating shall be determined in accordance with the applicable provisions of California Residential Code.
17. Construction/ improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.
18. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site <http://www.costamesaca.gov/modules/showdocument.aspx?documentid=2338>
1 The Building Div. will not issue a demolition permit until an Identification no. is provided by AQMD.
19. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
20. Residential new building construction shall be equipped with fire sprinkler system.
21. Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Div.
22. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
23. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. CRC 403.1.7.3 ii- Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
- Fire 24. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
25. NFPA 13D Sprinkler systems to be installed. Note for contractor awareness: NFPA 13D 11.2.3.1 Waterflow Devices - Where waterflow detection devices are installed, these devices, including the associated alarm circuits, shall be flow tested through the inspector's test connection and shall result in an audible alarm on the premises.
- Trans. 26. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permits by submitting to the Transportation Division the required Traffic Impact Fee according 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 7.20 trip ends per DU for the proposed project and includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$ 912.00. NOTE: The Traffic Impact Fee will be recalculated at

the time of issuance of Building Permits based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

- Sani. 27. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- School 28. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.