

CONSENT AGENDA

CITY COUNCIL
April 23, 2002

To: Mayor and City Council

From: George J. Rodericks, City Manager

Originated By: Warren W. Repke, P.E., City Engineer

SUBJECT: Final Parcel Map 2001-155
18901/18905 Valley Drive

BACKGROUND

On June 26, 2001, the City Council approved Tentative Parcel Map 2001-155 located at 18901/18905 Valley Drive. The subdivision divided a 1.23 acre parcel into two lots. The applicant was Jim Martin. A total of 41 conditions were placed on the approval of the subdivision.

FINDINGS

The Final Parcel Map has been completed and is in substantial conformance to the Tentative Map. A residence is under construction on both parcels in conjunction with the subdivision.

All Conditions of Approval related to the approval and recordation of the Final Parcel Map have been completed with the exception of the following:

- Condition No. 6. A letter of approval from the Serrano Water District indicating that all fees have been paid and all requirements met shall be required of the developer prior to recordation of a final parcel map.
- Condition No. 10. The developer shall cause no easements to be granted or recorded over any portion of property between the date of tentative map approval by the City Council and the date of recording of the final map without the approval of the City Engineer.
- Condition No. 11. Prior to recordation of a final map, and notwithstanding the lot dimensions shown on the tentative map, the engineer shall calculate the width and area of each lot, and certify to the City Engineer that each conforms to the width and area requirements of the Zoning Code.
- Condition No. 12. Developer shall execute and deliver, prior to final approval of said parcel map, a subdivision agreement and securities for all improvements, the form and contents of which shall be prepared by the City Staff and approved by the City Attorney and the City Engineer. (copy of Agreement attached).
- Condition No. 22. Prior to the recordation of a subdivision map, the subdivider shall submit water improvement plans to the Fire Chief for review and approval to ensure adequate fire protection, and financial security is posted for the installation. The

water system design, location of valves, and the distribution of fire hydrants will be evaluated and approved by the Fire Chief and the Serrano Water District.

- Condition No. 24. Prior to the recordation of any subdivision map, the applicant shall obtain the Fire Chief's approval, in consultation with the Manager, Environmental and Project Planning, of a conceptual fuel modification plan and program. Contact the Orange County Fire Authority Development Review Section at (714) 744-0477 for requirements and clearance of this condition.

RECOMMENDATION

It is recommended that the City Council:

1. Approve Final Parcel Map 2001-155 and authorize the City Clerk and City Engineer to sign the map subject to completion of the Conditions listed above as determined by the City Engineer.
2. Approve the Subdivision Improvement Agreement for Parcel Map 2001-155 and authorize execution of the Agreement by the Mayor and City Engineer to sign.