

## **CONSENT AGENDA**

**CITY COUNCIL**  
**April 23, 2002**

To: Mayor and City Council

From: George J. Rodericks, City Manager

Originated By: Warren W. Repke, City Engineer

**SUBJECT:** Approval of Final Parcel Map 98-182  
9622 Loma Street - Applicant: Brian Tran

### **BACKGROUND**

On March 28, 2000 the City Council approved Tentative Parcel Map 98-182 located at 9622 Loma Street. The subdivision divided a 1.59 acre parcel into two lots. A total of 42 conditions were placed on the approval of the subdivision.

### **FINDINGS**

The Final Parcel Map has been completed and is in a substantial conformance to the Tentative Map. A residence has been constructed on Parcel 1 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. 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, or 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.

In addition to the above and prior to approval of the Final Map by the City Engineer, the applicant shall:

1. Provide a solution acceptable to the City Engineer to the wall/slope concern along the northerly portion of the property as previously notified.
2. File a certification with the City Engineer that all monumentation as shown on the Final Map has been set.

**RECOMMENDATION**

It is recommended that the City Council approve Final Parcel Map 98-182 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.