



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: November 1, 2016

Agenda Item 6E

Approvals:

City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance _____

Department: Public Works / Engineering
Prepared By: Zak Ponsen, Senior Civil Engineer [Signature]

Subject: **APPROVE FINAL PARCEL MAP 2014-126, CHASE BANK AT 907 AVENIDA PICO.**

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2014-126 was approved by the City Council on March 1, 2016. Lowe's Home Centers, LLC, the Subdividers of Final Parcel Map 2014-126, have submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2014-126 involves the subdivision of one 504,294.12 square-foot commercial property into two separate properties. The Conditions, Covenants and Restrictions (CC&Rs) for the project have been reviewed and approved by the City Attorney. The Subdividers have satisfied all Conditions of Approval that are required prior to Final Parcel Map approval. The Conditions of Approval for the subdivider to dedicate water rights has been addressed and is offered for dedication on the Final Map.

Pursuant to the provisions of the Subdivision Map Act and the City Municipal Code Chapter 16, Final Parcel Maps require City Council action for approval, denial, or modifications. Per Subdivision Map Act Section 66474.1, a legislative body shall not deny approval of a Final Parcel Map if it has previously approved a Tentative Parcel Map for the proposed subdivision and it finds that the Final Parcel Map is in substantial compliance with the previously approved Tentative Parcel Map. Additionally, City acceptance of water rights are also subject to City Council action. Staff has confirmed that the proposed Final Parcel Map is in conformance with the approved Tentative Parcel Map.

Recommended Action: STAFF RECOMMENDS THAT the City Council:

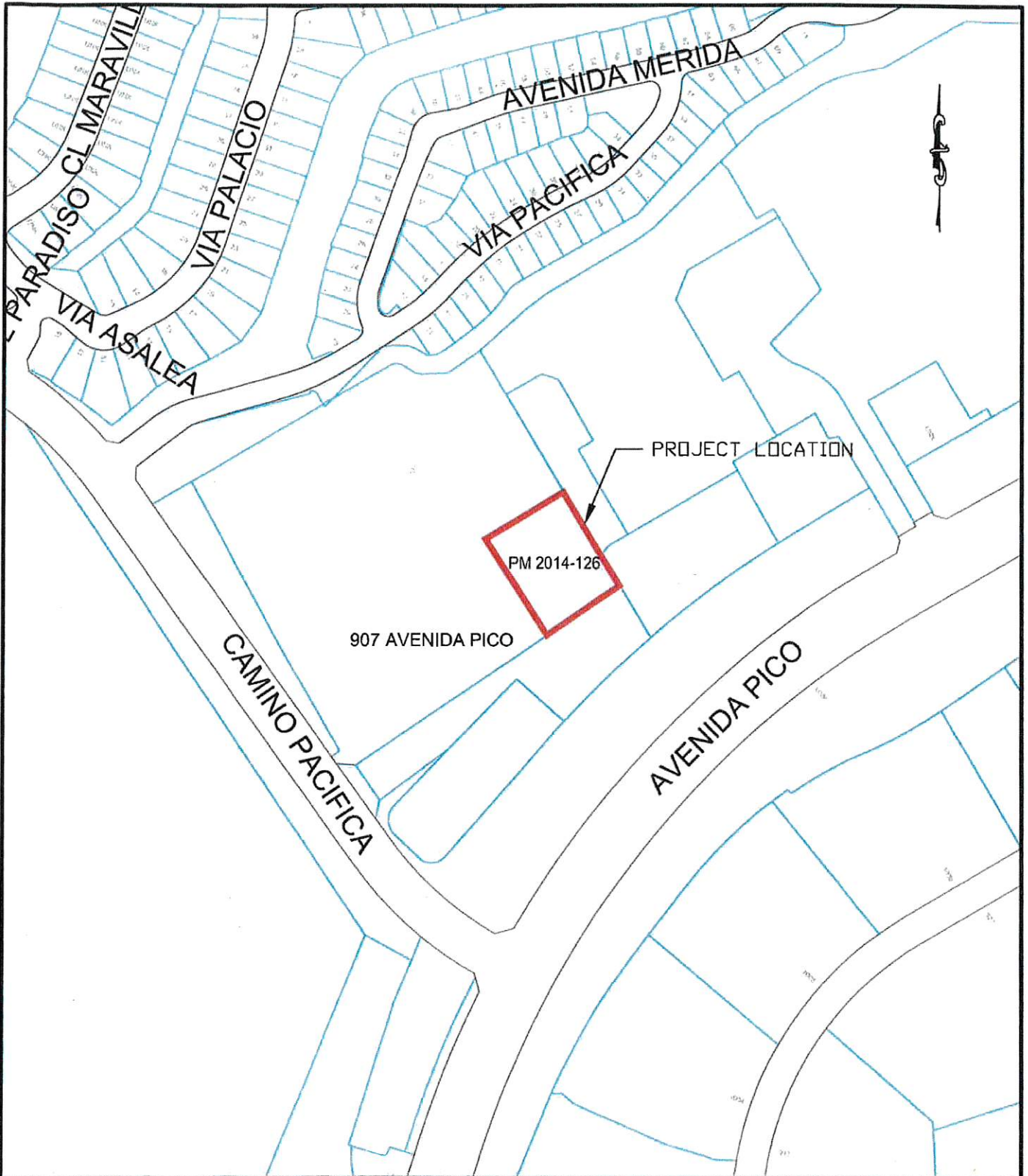
1. Accept on behalf of the City of San Clemente the water rights as dedicated;
2. Approve the Final Parcel Map 2014-126 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;
3. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map; and

4. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map

Notification: None.

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CITY OF SAN CLEMENTE
 910 CL *Negocio*, Suite 100
 San CLEMENTE, CA 92673
 Tel (949) 361-6100
 Fax (949) 361-8316

LOCATION MAP

FINAL PARCEL MAP 2014-126
 907 AVENIDA PICO