

REPORT TO THE CITY COUNCIL



DATE: December 3, 2019

TITLE: Approval of Parcel Map No. 37606, for Moreland California Properties LLC, and Acceptance of Dedication of Easements for Street and Public Utility Purposes.

Prepared by: Daniel Porras, Public Works Director

RECOMMENDATION

- 1) Find that the Parcel Map No. 37606 is in substantial conformance with the previously approved tentative map;
- 2) Approve Parcel Map 37606 in accordance with the Conditions of Approval;
- 3) Accept the dedication of easement offered on the map for street and public utility purposes;
- 4) Authorize the City Clerk and City Engineer to sign the map evidencing the City Council's approval; and
- 5) Authorize staff to process and file the map with the County Recorder's Office.

DISCUSSION

Parcel Map 37606 is located at northeast corner of Calle De Los Ramos and 19th Avenue (unimproved), about one-half mile east of Indian Canyon Drive. The gross area of the subject property is approximately 820,000 square feet (or 18.83 acres). The parcel map subdivides one (1) parcel of approximately eighteen (18) acres, into three (3) individual parcels, parcel one into approximately four (4) acres, parcel two into approximately (10) acres, and parcel three into approximately three (3) acres, see Exhibit 1.

The applicant plans to subdivide the lot for "Finance and Conveyance Purposes Only" there are no approved projects for this site at this time. The applicant will need to submit all the necessary entitlement applications in the future for any proposed projects. On March 12, 2019, the Planning Commission approved Tentative Parcel Map 37606 subject to a number of Conditions of Approval listed in Exhibit 2.

The property owner is dedicating roadway easements for street and public utility purposes. These dedications include 44 feet along the north side of 19th Avenue, and 39 feet along the east side of Calle De Los Ramos as shown on the map. Staff is recommending that the City accept these dedications. An acceptance note is on the map to document this.

There are no projects or public improvements proposed as part of this action.

The approved Tentative Parcel Map and the Final Parcel Map before you show one (1) parcel being subdivided into three (3) individual parcels. Staff recommends that the Council find that the parcel map is in substantial conformance with the previously approved tentative parcel.

FISCAL IMPACT

There is no direct fiscal impact to the City as a result of this approval.

EXHIBIT(S)

- 1) Parcel Map 37606
- 2) Conditions of Approval – Tentative Parcel Map 37606