



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: AUGUST 3, 2010

ITEM NUMBER:

**SUBJECT:** FINAL MAP FOR TRACT NO. 17176 LOCATED AT 351 WEST BAY STREET, COSTA MESA, CALIFORNIA

**DATE:** JULY 22, 2010

**FROM:** PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

**PRESENTATION BY:** PETER NAGHAVI, DIRECTOR, PUBLIC SERVICES DEPARTMENT

**FOR FURTHER INFORMATION CONTACT:** ERNESTO MUÑOZ, CITY ENGINEER, AT 714-754-5335

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## **RECOMMENDATION:**

Approve the Final Map for Tract No. 17176 and authorize signing of the Map by the City Clerk and City Engineer.

## **BACKGROUND:**

The Tentative Map for Tract No. 17176 and Conditions of Approval were approved by the Planning Commission on December 10, 2007. The Map consists of seven (7) residential numbered lots and one lettered lot for a common interest residential development.

## **ANALYSIS:**

All Conditions of Approval imposed by the Planning Commission have been complied with and the Final Map is in substantial conformance with the Tentative Map approved by the Planning Commission. The Tract Map has been checked and found to be technically correct and includes the dedication of emergency and security ingress/egress easements, and the release and relinquishment of access rights to be accepted by the City.

## **ALTERNATIVES CONSIDERED:**

No alternatives were considered.

## **FISCAL REVIEW:**

All Tract Map filing fees have been paid, except for those fees which may be deferred per City Council Policy 500-15.

**LEGAL REVIEW:**

There is no legal review required relative to this item.

**CONCLUSION:**

Staff recommends that the City Council approve the Final Map for Tract No. 17176 located at 351 West Bay Street, and authorize the City Clerk and the City Engineer to sign the Map.

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**ERNESTO MUÑOZ**  
City Engineer

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**PETER NAGHAVI, DIRECTOR**  
Public Services Department

ATTACHMENTS:    1 – [Final Tract Map](#)  
                          2 – [Letter of Conditions](#)

DISTRIBUTION:    City Manager  
                          City Attorney  
                          Development Services Director  
                          City Clerk  
                          Staff