



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**July 16, 2024**

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**TOPIC:** Final Tract Map 2017-04, County Tract Map No. 17976

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**AGENDA TITLE**

Receive and File the Notification by the City Engineer of the Final Tract Map No. 2017-04, County Tract Map No. 17976 at 3025 West Edinger Avenue (Applicant: Haphan Group, Inc., a California Corporation)

**RECOMMENDED ACTION**

Receive and file.

**GOVERNMENT CODE §84308 APPLIES:** No

**DISCUSSION**

On June 4, 2019, the City Council approved Tentative Tract Map 2017-04 (Orange County Tract Map No. 17976) to allow for the subdivision of the property at 3025 West Edinger Avenue into 17 condominium units and the construction of an attached townhome development (Exhibit 1).

Pursuant to the Santa Ana Municipal Code (SAMC) Section 34-127, the review and approval of a Tentative Tract Map is vested in the Planning Commission. Prior to January 21, 2020 the approval of Tentative Tract Maps was vested in the City Council. Prior to the expiration of the approved Tentative Tract Map, a Final Tract Map is submitted to the City Engineer for review and approval. Pursuant to SAMC Section 34-183, the City Engineer shall notify the City Council that the Final Tract Map is being reviewed for final approval. The approval of the Final Tract Map is vested in the City Engineer.

The City Engineer is in the process of reviewing the Final Tract Map (Exhibit 2) for technical accuracy, substantial conformance with the Tentative Tract Map, and Compliance with the Subdivision Map Act and City Subdivision Regulations. The City Engineer shall approve or disapprove this map within 10 days after the City Council meeting of July 16, 2024. This report serves as official notification to City Council that Final Tract Map No. 17976 is under review.

**ENVIRONMENTAL IMPACT**

There is no environmental impact associated with the action.

**FISCAL IMPACT**

There is no fiscal impact associated with this action.

**EXHIBIT(S)**

1. Tentative Tract Map
2. Final Tract Map

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Alvaro Nuñez, Acting City Manager