CITY OF HAYWARD AGENDA REPORT

AGENDA DATE March 24, 1998
AGENDA ITEM #4
WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: **FINAL VESTING TRACT MAP 7016 - STANDARD PACIFIC OF NORTHERN CALIFORNIA (OWNER/SUBDIVIDER)** - Approve the final vesting tract map and authorize the City Manger to execute a subdivision agreement and to accept certain streets into the City street system.

RECOMMENDATION:

That the City Council:

1) Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;

2) Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and

3) Accept Bridgecreek Way, Bridgehead Lane, Bridgeview Way and Bridgewater Road into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On December 17, 1996, the City Council approved Vesting Tentative Map Tract 7015 (107.0 acres) for single-family residential lots located west of Mission Boulevard and south of Industrial Parkway in a Planned Development (PD) District. On June 24, 1997, the City Council approved the first Final Map Tract 7015, which included 53 single-family lots.

This second final tract map of as many as seven phased final maps includes the subdivision of lots 1 through 107 along the easterly portion of the residential area for single-family homes. The site plans for the home designs were approved by the City Council on March 3, 1998.

The final tract map has been reviewed by the City Engineer and found to be in substantial compliance with the tentative map and meets the Subdivision Map Act and provisions of local ordinances.

Mayor and City Council
Meeting of March 24 , 1998

Prepared by:

Jeanette E. Peck, P.E.
Development Review Services Engineer

Recommended by:

Sylvia Ehrenthal
Director of Community and Economic Development

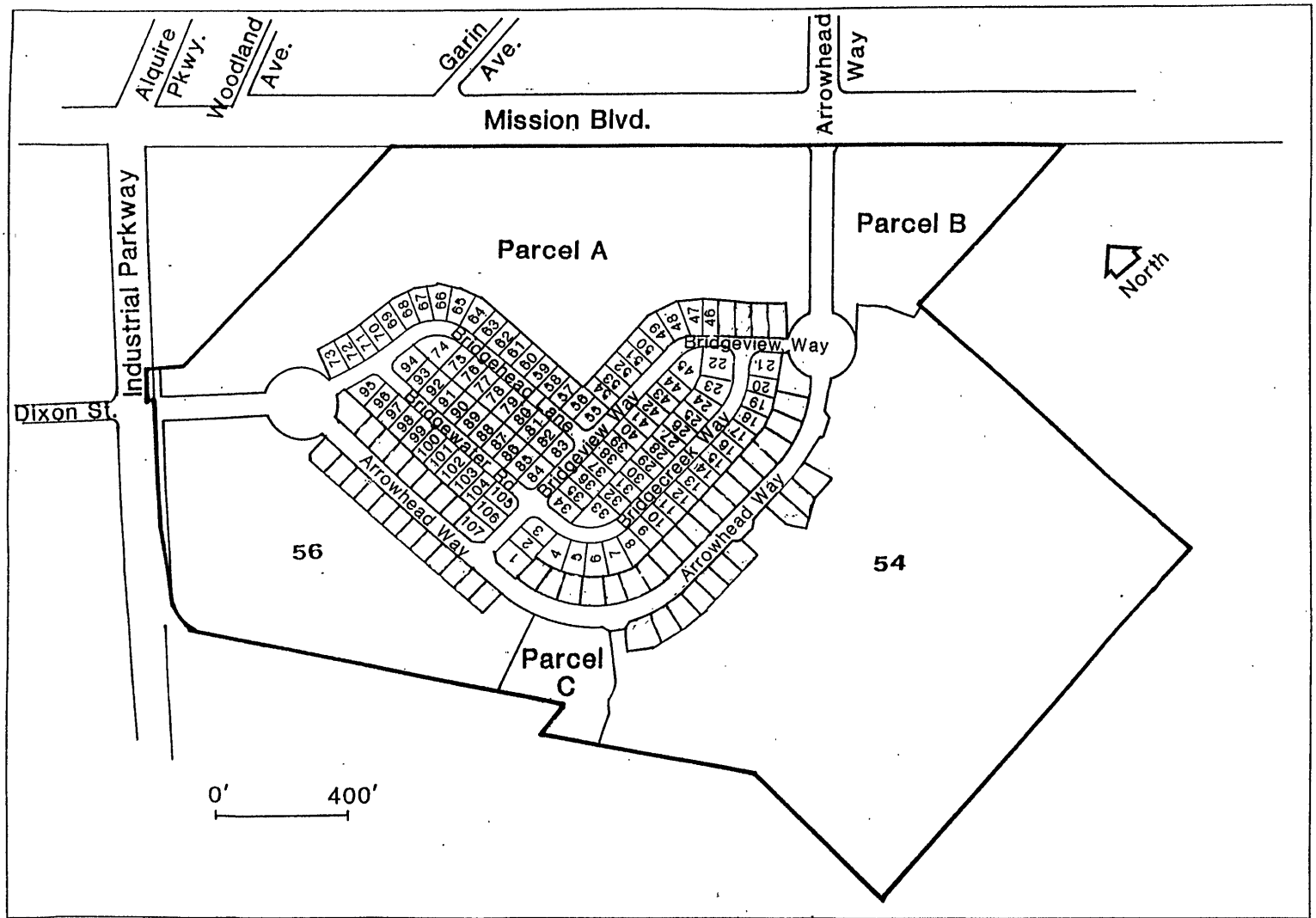
Approved by:

Jesús Armas
City Manager

Attachments:

A. Area Map
Draft Resolution

ATTACHMENT A



AREA MAP ▪ TRACT MAP 7016

DRAFT

BA 3-10-98

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING FINAL MAP FOR TRACT 7016, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN STREETS INTO THE CITY STREET SYSTEM

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7016; and

WHEREAS, the Planning Director and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7016 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7016 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept into the street system of the City of Hayward Bridgecreek Way, Bridgehead Lane, Bridgeview Way, and Bridgewater Road, upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward