



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/13/03

AGENDA ITEM 2

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Map Tract 7438 – Balch Investment Group and John Rassier, Et. Al., (Subdividers) - Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7438.

**DISCUSSION:**

The subject final map is for the industrial/commercial parcels included in Stratford Village II, located at Industrial Parkway West and Stratford Road. The tentative map and zone change for the entire development were approved by the City Council in October 2002. The final map includes 6 parcels: the 5 industrial/commercial parcels that front onto Industrial Parkway West and 1 parcel that will be subdivided subsequently for the 72 single-family homes. The conditions of approval for the development require that the industrial/commercial buildings be constructed in phases, concurrent with the residential development phases, although the conditions would allow them to be constructed ahead of the residential phases.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$31,970 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, appearing to read "Andrew S. Gaber", is written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrenthal", is written over a horizontal line.

Sylvia Ehrenthal  
Director of Community and Economic Development

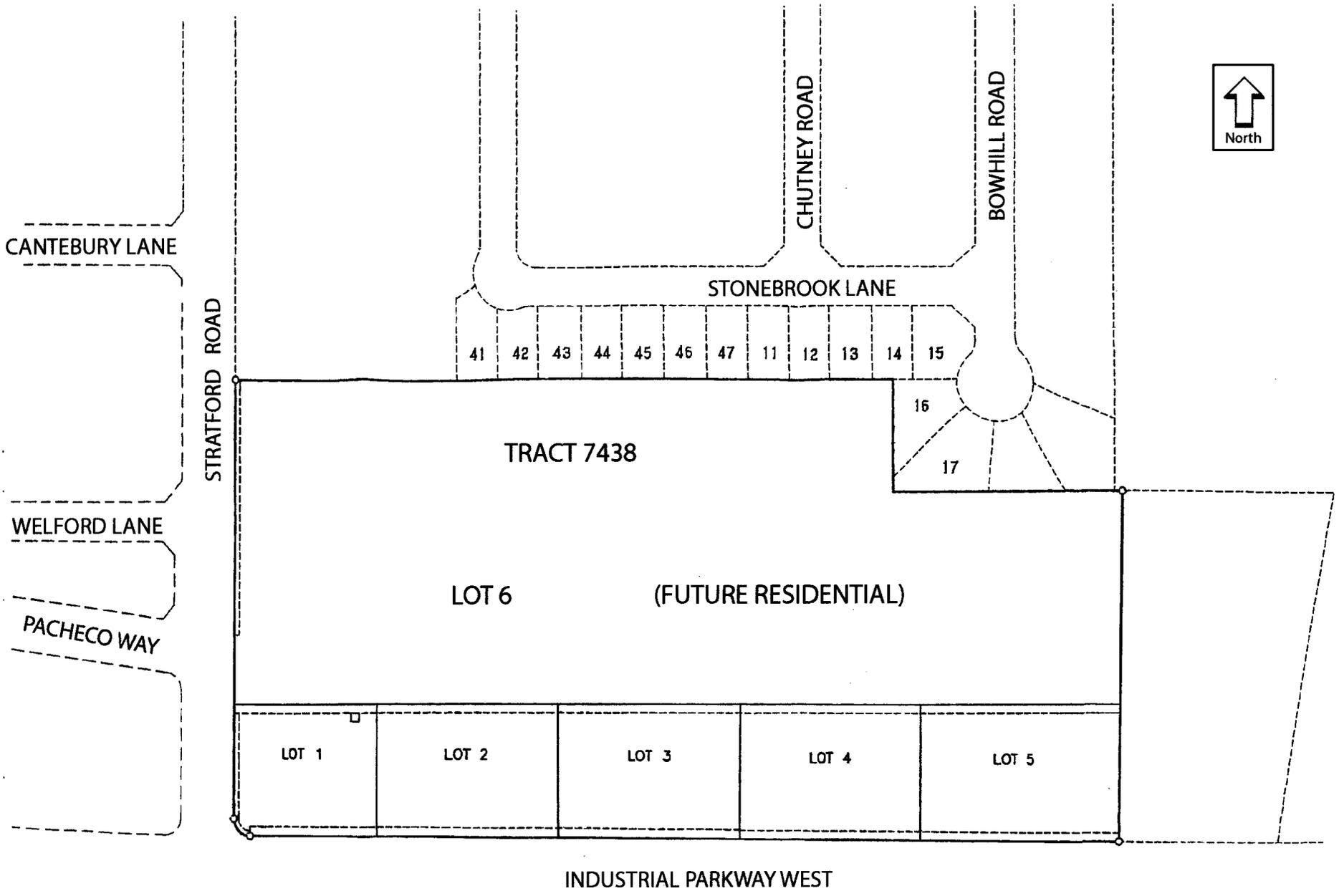
Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Area Map  
Draft Resolution

4/23/03



# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 03-

Introduced by Council Member \_\_\_\_\_

*MC*  
*4/22/03*

RESOLUTION APPROVING FINAL MAP FOR TRACT 7438  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7438 which includes 6 parcels consisting of 5 industrial/commercial parcels that front onto Industrial Parkway West and 1 parcel that will be subdivided for 72 single-family homes; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 7438.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7438 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7438.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and 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 7248 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:  
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward