

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

AGENDA DATE 09/19/06  
AGENDA ITEM 4  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Final Tract Map 7402 – R. V. Esau Development Company, Inc. (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution:

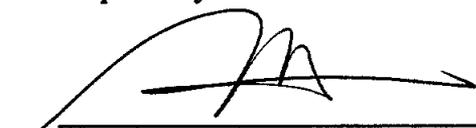
1. Finding the final map in substantial conformance with the tentative map and the conditions of approval thereof; and
2. Accepting the street improvements into the City's street system upon certification by the Director of Public Works that the required improvements have been completed.

**DISCUSSION:**

On September 22, 2005, the Planning Commission approved Tentative Map Tract 7402 for development of seven single-family homes served by a private street. The development is located at 2609 Hillcrest Avenue and 26220 Hayward Boulevard at Tribune Avenue, in the Single-Family Residential (RS) District.

The final tract 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. There have been no changes to any of the key aspects of the project approved by the Planning Commission. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$333,013.00 and an equal amount for labor and materials.

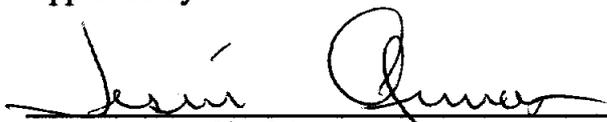
Prepared by:

  
\_\_\_\_\_  
Bashir Y. Anastas, P.E.  
Development Review Services Engineer

Recommended by:

  
\_\_\_\_\_  
Susan Daludding  
Director of Community and Economic Development

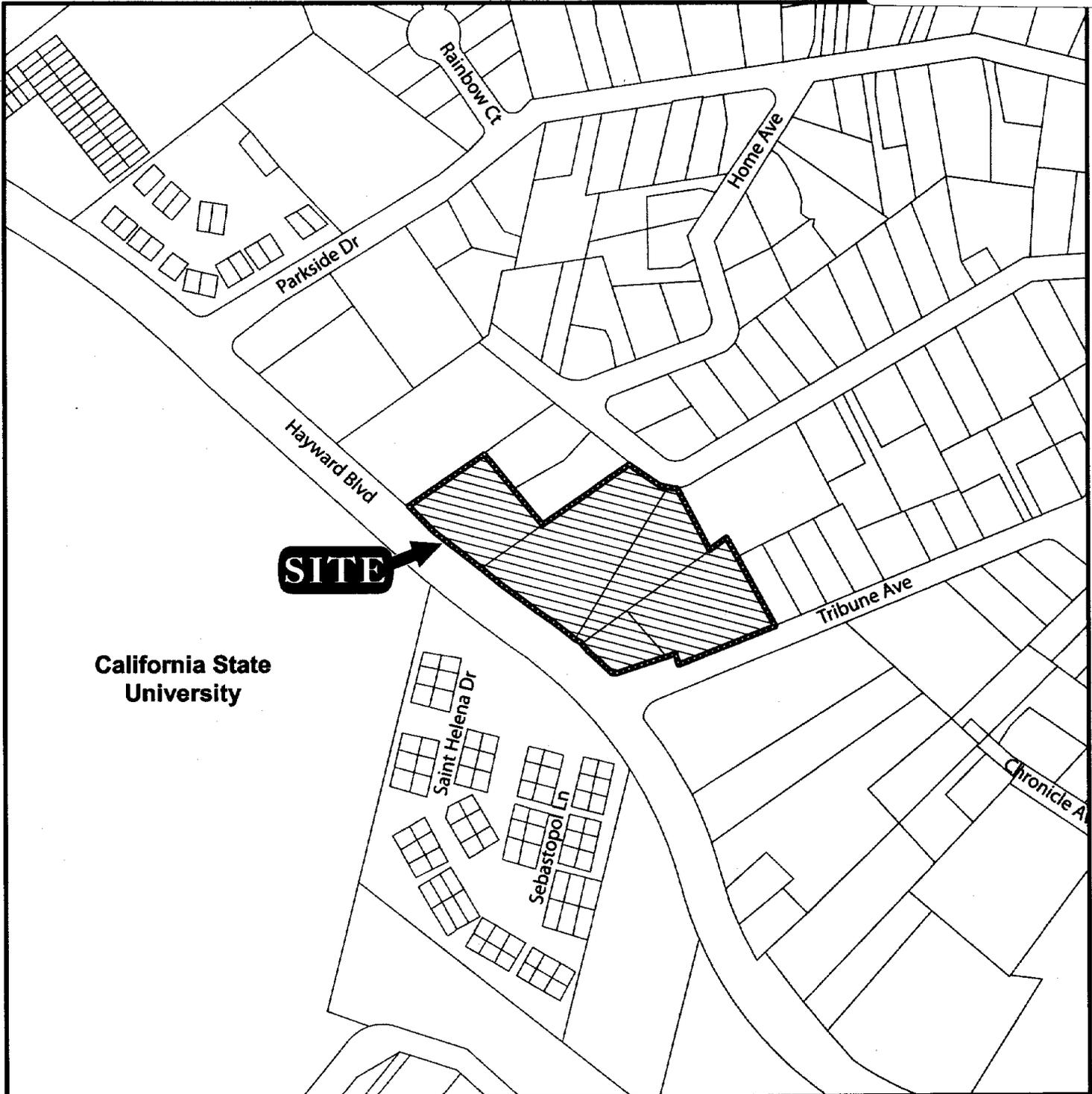
Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments:

Exhibit A.    Area Map  
                  Draft Resolution

9.12.06



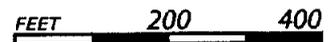
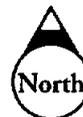
**Final Map Tract 7402**

PL-2005-0264

Address: 2609 Hilcrest Ave & 26220 Hayward Blvd

Applicant: Ron Esau

Owner: R.V. Esau Development Company, Inc.



# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

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

*Mee*  
*9/11/06*

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7402  
AUTHORIZING THE CITY MANAGER TO EXECUTE A  
SUBDIVISION AGREEMENT AND ACCEPTING CERTAIN  
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, the Tentative Map for Tract 7402 was approved by the Planning Commission on September 22, 2005; and

WHEREAS, there has been presented to the City Council of the City of Hayward a Final Map for Tract 7402 for the development of seven single-family homes served by a private street located at 2609 Hillcrest Avenue and 26220 Hayward Boulevard at Tribune Avenue; and

WHEREAS, the Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the tentative map, the Subdivision Map Act, and provisions of local ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 7402 is in substantial conformance with the Tentative Map and does hereby approve the first 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 Tract 7402 and that approval shall not be effective until and unless such agreements are entered into.

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 forms approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7402 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept the street improvements into City the street system of the City of Hayward 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 \_\_\_\_\_, 2006

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