



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/26/07

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7657 – Mt. Eden Partners, LLC (Applicant/Owner) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement

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. Authorizing the City Manager to execute a Subdivision Agreement covering the installation of the required improvements.

DISCUSSION:

On March 28, 2006, the City Council approved Tentative Map Tract 7657 to create 149 single-family lots served by three private streets connecting to Saklan Road and Eden Avenue. The property is in the Mt. Eden Area and generally located between Saklan Road, Eden Avenue, Middle Lane and West Street. The project includes 23 inclusionary housing units associated with the development proposal.

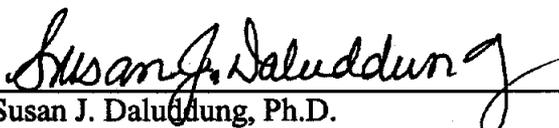
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative tract map and in conformance with the Subdivision Map Act and provisions of local ordinances. There have not been significant changes to the final map, compared to the tentative map the Council approved in March of 2006. The developer has submitted the subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$10,417,000.00 and \$5,208,500.00 for labor and materials.

Prepared by:



John P. Nguyen, P.E.
Development Review Services Engineer

Recommended by:



Susan J. Daluddung, Ph.D.
Director of Community and Economic Development

Approved by:

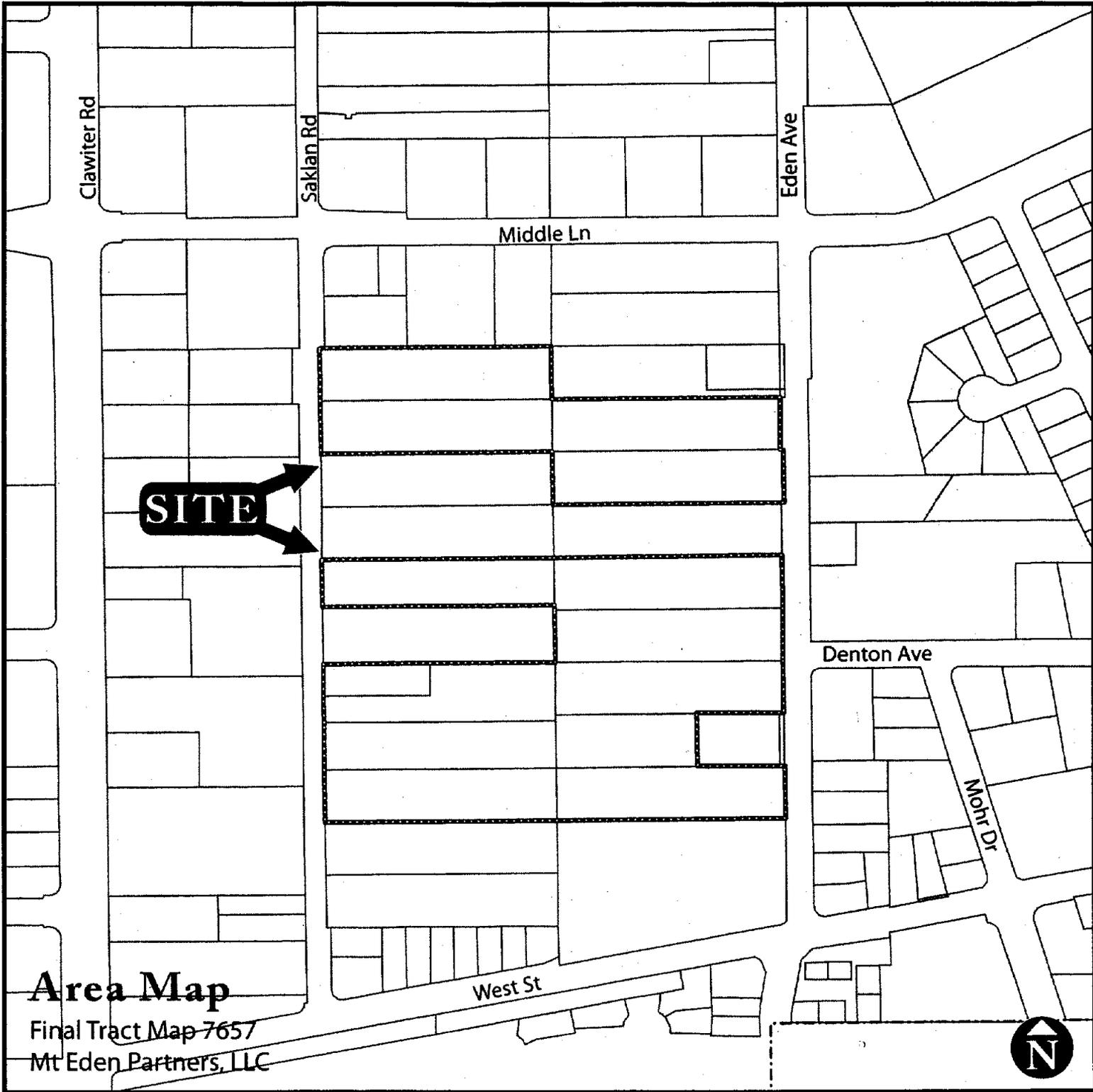


Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

6.21.07



Area Map

Final Tract Map 7657
Mt Eden Partners, LLC



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