



DATE: April 14, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10517, 2005 Rock Street**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10517, 2005 Rock Street, Accepting Dedications, and Making Findings as Required by the City Code, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On December 11, 2018, the City Council adopted Resolution No. 18289 conditionally approving a Vesting Tentative Map to create 15 townhouse lots and four common lots at 2005 Rock Street (Application No. PL-2018-023).

ANALYSIS

The developer has met all conditions of approval relating to the final map (Exhibit A to Attachment 1), and the disposition of these conditions (Attachment 2) is as follows:

1. The final map was reviewed and is ready for approval and recordation. The map is in substantial conformance with the Vesting Tentative Map.
2. The subdivision guarantee, County Tax Collector's letter regarding unpaid taxes for assessment, and subdivision security were submitted to the City.
3. A soils report was prepared and referenced on the final map. The developer, through its registered soils engineer/geologist, has certified that the project complies with the requirements of the State Seismic Hazard Map Act.
4. A copy of the final map is attached to this report (Exhibit A to Attachment 1).

5. The developer paid subdivision fees, including the map check fee, plan check fee, construction inspection fee, and water capacity charge.
6. The developer has offered to dedicate public and private utility easements for the on-site utilities and access on the map which were approved by Public Works, AT&T, PG&E, and Comcast.
7. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
8. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
9. The Public Works Department approved the improvement plans for the public and private improvements.
10. All on-site telephone, electric, and cable television services shall be placed underground.
11. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
12. The map is consistent with the Planned Unit Development Permit and Development Review Permit, Application No. PL-2018-022, and conditions of approval.
13. The Vesting Tentative Map was approved on December 11, 2018, and the final map is recommended for approval within 24 months of that date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, MV Cantera 2019 Inc., a California corporation, paid \$138,890 in subdivision fees.

ALTERNATIVES

Determine that the tract map is not consistent with the tentative map or applicable codes and do not approve the tract map and dedication.

PUBLIC NOTICING – Agenda posting.

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Attachments: 1. Resolution and Final Map
2. Vesting Tentative Map Conditions

cc: Joshua Vrotsos, Director of Acquisitions
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