



DATE: June 27, 2017

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10364, 2296 Mora Drive**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10364, 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 February 2, 2016, the City Council adopted Resolution No. 18024 conditionally approving a vesting tentative map to subdivide an existing 5.15-acre site at 2296 Mora Drive, creating 14 single-family lots, 11 condominium lots for 61 residential units, 12 common lots for private streets and open space, and 1 lot to be dedicated as a 0.45-acre public park at 2296 Mora Drive. The City will design and construct the park improvements.

ANALYSIS

The developer has met all conditions of approval relating to the final map (Attachment 2), and the disposition of these conditions (Attachment 3) is as follows:

1. The final map was reviewed and is ready for approval and recordation.
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 (Attachment 2).

5. The developer paid subdivision fees, including the map check fee, plan check fee, and construction inspection fee.
6. The developer has offered to dedicate in fee 0.45-acre of land to the City for the purpose of a public park in accordance with Chapter 41 of the City Code.
7. As a condition to the City accepting the public park land, the developer: (1) provided a written report to disclose all known hazardous materials and contaminants on the park site to the City and status of any remediation activities on the site, including documentation from the California Department of Toxic Substance Control (DTSC); (2) provided written approval by DTSC for the use of the site as a public park; (3) prepared and provided funding to the City to implement a Site Management Plan (SMP) with specific protocols for the park construction, operation, and ongoing maintenance that must be reviewed and approved by DTSC (the applicant has provided this funding); (4) shall be responsible for removing or remediating hazardous materials and contaminants found on the site, including any hazardous materials and contaminants found during construction of the park improvements, so that the site is suitable for use as an open space park site; and (5) has signed an Indemnity Agreement to protect, indemnify, and hold harmless the City, its directors, officers, employees, and agents.
8. The developer has acquired the vacated street easement from the City per the terms of the executed purchase and sale agreement and offers to dedicate a new 56' wide public street easement.
9. The developer has offered to dedicate public access easements on private roadways to provide bicycle and pedestrian access from Ortega Avenue, through the project site, for a future connection with College Avenue.
10. The developer has offered to dedicate a street easement along Ortega Avenue for public street and utility purposes.
11. The developer has offered to dedicate public and private utility easements for the on-site utilities and an emergency vehicle access easement on the map.
12. The developer has offered to dedicate private wall easements for retaining wall maintenance by the homeowners association.

13. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
14. All on-site telephone, electric, and cable television services shall be placed underground.
15. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
16. The Public Works Department approved the improvement plans for the public improvements.
17. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
18. The map is consistent with the Planned Community Permit, Application No. 260-14-PCZA, conditions of approval.
19. The vesting tentative map was approved on February 2, 2016, 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, Lennar Homes of California, Inc., a California corporation, paid \$550,047 in subdivision fees.

ALTERNATIVES

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

PUBLIC NOTICING – Agenda posting.

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JC/TS/7/CAM
996-06-27-17CR-E-1

Attachments: 1. Resolution
2. Final Map
3. Tentative Map Conditions

cc: Kelley Stough, Director of Forward Planning
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