



**DATE:** April 9, 2019

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10454,  
186 East Middlefield Road**

### **RECOMMENDATION**

Adopt a Resolution Approving the Final Map of Tract No. 10454, 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 May 17, 2016, the City Council adopted Resolution No. 18051 conditionally approving a vesting tentative map to subdivide land at 186 East Middlefield Road, creating two lots and eight condominium units. The Subdivision Committee granted a one-year extension of the vesting tentative map on May 17, 2018.

### **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. The developer paid subdivision fees, including the map check fee, plan check fee, and construction inspection fees, and Park Land Dedication In-Lieu Fee.

5. The developer has offered to dedicate public street and utility easements for the on-site utilities on the map.
6. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
7. All on-site telephone, electric, and cable television services shall be placed underground.
8. The developer signed an improvement agreement to construct public improvements and submitted the required bonds and insurance.
9. The Public Works Department approved the improvement plans for the public and private improvements.
10. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
11. The map is consistent with the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit, Application No. 011-15-PUD, conditions of approval.
12. The vesting tentative map was approved on May 17, 2016 and extended on May 17, 2018. The final map is recommended for approval within 12 months of the extended date, meeting the requirements of the Subdivision Map Act.

### **FISCAL IMPACT**

The developer, Grandwell, LLC, paid \$199,159 in subdivision fees, including \$130,500 in Park Land Dedication In-Lieu 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.

Prepared by:

Lauren Kopper  
Associate Engineer

Reviewed by:

Quynh Byrer  
Senior Civil Engineer

Approved by:

Michael A. Fuller  
Public Works Director

Audrey Seymour Ramberg  
Assistant City Manager/  
Chief Operating Officer

LK/TS/2/CAM  
943-04-09-19CR  
190260

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

cc: Mr. Kevin DeNardi  
Grandwell, LLC  
3835 Phoenix Court  
San Jose, CA 95130

ZA, APWD–Solomon, SCE–Byrer, PA–Li, PCE–Macaraeg, USM, PCE–  
Arango, [cmvgis@mountainview.gov](mailto:cmvgis@mountainview.gov), File (Tract No. 10454, 186 East Middlefield  
Road)