



**DATE:** October 12, 2021

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Final Map Approval, Tract No. 10567,  
851 and 853 Sierra Vista Avenue**

### **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Mountain View Approving the Final Map of Tract No. 10567, 851 and 853 Sierra Vista Avenue, 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 January 14, 2020, the City Council adopted Resolution No. 18419 conditionally approving a Tentative Map to create nine residential condominium units and one common lot at 851 and 853 Sierra Vista Avenue (Application No. PL-2019-023).

### **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 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, storm drainage fee, Park Land Dedication Fee, water and sewer capacity fees, and transportation impact fee.
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's Office 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 and the overhead facilities fronting the property 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-2019-022, conditions of approval.
13. The Tentative Map was approved on January 14, 2020, 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, Colony Sierra Homes, LLC, a California limited liability company, paid \$382,371 in subdivision fees, including \$313,200 in Park Land Dedication Fees.

### **ALTERNATIVES**

Determine that the final map is not consistent with the Tentative Map or applicable codes and do not approve the final map and dedication.

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

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Reviewed by:

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SV/EP/6/CAM  
929-10-12-21CR  
201397

Attachments: 1. Resolution with Exhibit A  
2. Tentative Map Conditions

cc: Michael Ahi  
Colony Sierra Homes, LLC  
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Approved by:

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