



DATE: April 17, 2018

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10361,
277 Fairchild Drive**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10361, 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 June 9, 2015, the City Council adopted Resolution No. 17955, conditionally approving a vesting tentative map to create four (4) lots for detached units, twenty-two (22) condominium lots and four (4) common lots for attached units, and two (2) common lots for internal streets and open areas at 277 Fairchild Drive.

A two (2) year Permit Extension for the previously approved Planned Community Permit, Vesting Tentative Map, and Heritage Tree Removal Permit (064-14-PCZA and 065-14-TM) was approved by the Administrative Zoning/Subdivision Committee on June 14, 2017.

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, construction inspection fee, water and sewer capacity fees, and Park Land Dedication In-Lieu fees.
6. The developer has offered to dedicate street easements along Fairchild Drive and Evandale Avenue for public street purposes on the map.
7. The developer has offered to dedicate private irrevocable storm drain easements for the common storm drainage system on the private lots.
8. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
9. All on-site telephone, electric, and cable television services shall be placed underground.
10. The developer signed an Improvement Agreement to construct public and private improvements and submitted the required bonds and insurance.
11. The Public Works Department approved the improvement plans for the public and private improvements.
12. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
13. The map is consistent with the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit, Application No. 064-14-PCZA conditions of approval.
14. The vesting tentative map was initially approved on June 9, 2015, and an extension was approved on June 14, 2017. The final map is recommended for approval within 24 months of that extension date, meeting the requirements of the Subdivision Map Act.

FISCAL IMPACT

The developer, Warmington Fairchild Associates, a Delaware limited liability company, paid \$747,950 in subdivision fees, including \$532,800 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:

Ariel Morales
Project Manager

Edward Arango
Principal Civil Engineer

Approved by:

Michael A. Fuller
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager

AM-EA/JA/2/CAM
937-04-17-18CR-E

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

cc: Mr. David Agee
Warmington Fairchild Associates, LLC
2400 Camino Ramon, Suite 234
San Ramon, CA 94583

ZA, APWD – Solomon, PCE – Arango, cmvgis@mountainview.gov, PA – Li,
PCE – Macaraeg, USM, File (Tract No. 10361, 277 Fairchild Drive), Chron