



DATE: June 14, 2016

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Final Map Approval, Tract No. 10317,
400 Pacific Drive (Antenna Farm)**

RECOMMENDATION

Adopt a Resolution Approving the Final Map of Tract No. 10317, 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 October 28, 2014, the City Council adopted Resolution No. 17901 conditionally approving a vesting tentative map to subdivide an existing 2-acre site at 400 Pacific Drive (Antenna Farm), creating 16 residential lots and 5 common lots for private streets and open space.

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, utility fees, and Park Land Dedication In-Lieu fees.
6. The developer has offered to dedicate a street easement along Pacific Drive for public street purposes on the map.
7. The developer has offered to dedicate public utility easements for the on-site utilities and an emergency vehicle access easement on the map.
8. The developer has offered to dedicate a public service easement to the Santa Clara Valley Transportation Authority (VTA) for the Class 1 bike path and pedestrian traffic adjacent to the light rail tracks via a separate instrument prior to recordation of the map.
9. The developer has offered to dedicate a public utility easement for an existing fire service serving the adjacent property east of the VTA tracks on the map via a separate instrument prior to recordation of the map.
10. All existing easements that are or will no longer be needed will be vacated prior to issuance of the building permit.
11. Covenants, Conditions, and Restrictions (CC&Rs) have been submitted by the developer and approved by the City Attorney and the Community Development Department.
12. All on-site telephone, electric, and cable television services shall be placed underground.
13. The developer signed an improvement agreement to construct public and private improvements and submitted the required bonds and insurance.
14. The Public Works Department approved the improvement plans for the public and private improvements.
15. The development complies with the relevant provisions of Chapters 27 and 28 of the Mountain View City Code and City's Standard Design Criteria.
16. The map is consistent with the Planned Community Permit and Heritage Tree Removal Permit, Application No. 039-13-PPA, conditions of approval.

17. The tentative map was approved on October 28, 2014, 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, SummerHill N. Whisman, LLC, paid \$771,627.02 in subdivision fees, including \$531,360 in Park Land Dedication In-Lieu 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.

Prepared by:

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Approved by:

Michael A. Fuller
Public Works Director

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City Manager

JC/TS/7/CAM
949-06-14-16CR-E

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

cc: Ms. Ellen Huynh, Associate Development Manager
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ZA, APWD–Solomon, PCE–Arango, File (Tract No. 10317, 400 Pacific Drive),
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