



**DATE:** April 11, 2017

**TO:** Mayor and City Council

**FROM:** Development Services Director

**SUBJECT** Approval of Final Map Tract 8266 (Amaral), associated with the previously approved vesting tentative tract map and proposed development of 42 single-family homes on a 3.2-acre site located at 81 Fagundes Court (APNs 443-0080-027-01, 443-0080-027-02, and 443-0085-009-03); KB Home(Applicant/Owner)

## **RECOMMENDATION**

That the City Council adopts the attached Resolution (Attachment II) to approve Final Map 8266 and find it in substantial conformance with the approved Vesting Tentative Tract Map 8266 and the Conditions of Approval thereof, and authorize the City Manager to take other administrative actions and execute a Subdivision Agreement and such other documents as are appropriate to effectuate the required improvements for the development at 81 Fagundes Court.

## **BACKGROUND**

Per State law, Tentative Tract and Final maps are required for all subdivisions creating five or more parcels. A Tentative Tract Map is required to ensure that any proposed development complies with the Subdivision Map Act, the California Environmental Quality Act, Planned Development guidelines, the City Subdivision Ordinance, Zoning Ordinance, Building Regulations, the Hayward General Plan and Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Utilities, Fire, and Police Departments.

After the Tentative Map and Precise Plan are approved, the developer submits the Final Subdivision Map and Improvement Plans for review and approval by the City Engineer (and subsequent recordation of the Final Map after Council review and approval) before proceeding with obtaining grading and building permits for the construction of improvements. The developer is also required to file a Tentative Map and Final Map so that the 42 single-family residential lots may be sold individually.

On May 24, 2016, the Hayward City Council approved the Vesting Tentative Tract Map application to subdivide the properties and construct 42 single-family homes. The Vesting Tentative Map expires on May 24, 2019.

In July 2016, the applicant submitted preliminary Improvement Plans and the Final Map to the City for review and approval.

## **DISCUSSION**

Tract 8266 is located on a 3.2-acre parcel at 81 Fagundes Avenue (see Attachment III- Vicinity Map). The project proposes 42 new single-family homes located within an existing single-family residential neighborhood with industrial uses to the north. The Subdivision Improvement Plans and Final Map were reviewed by the City Engineer and were found to be in substantial compliance with the Vesting Tentative Map, and in conformance with the Subdivision Map Act and Hayward's subdivision regulations. There have not been any significant changes to the Final Map as compared to the approved Vesting Tentative Tract Map.

The City Council's approval of the Final Map shall not become effective until and unless the developer enters into a Subdivision Agreement with the City for the construction of improvements and other obligations required per conditions of approval of the Vesting Tentative Tract Map.

The development of Tract 8266 was previously reviewed under a Mitigated Negative Declaration adopted for the development by the Hayward City Council via Resolution 16-092 on May 24, 2016. No additional environmental review is required for approval of the project Final Map.

## **ECONOMIC AND FISCAL IMPACT**

The Final Map approval is consistent with the approved project and the Final Map, by itself, will not have a fiscal or economic impact.

## **PUBLIC CONTACT**

A public hearing is not required for the filing of the Final Map for Tract 8266. Public hearings were already conducted as part of the approval of Vesting Tentative Map application for Tract 8266.

## **NEXT STEPS**

If the City Council approves the Final Map, the applicant will have the final map recorded, obtain construction permits and commence the construction of improvements shown on the approved Improvement Plans.

*Prepared by:* Allen Baquilar, PE, Development Review Engineer

*Recommended by:* David Rizk, AICP, Development Services Director

Approved by:



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Kelly McAdoo, City Manager