

HAYWARD CITY COUNCIL

RESOLUTION NO. 25-_____

Introduced by Council Member _____

RESOLUTION APPROVING THE FINAL MAP OF TRACT 8600, ACCEPTING THE EASEMENTS AND RIGHTS-OF-WAY DEDICATED THEREON FOR PUBLIC USE; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT AND RELATED OTHER DOCUMENTS; AND FINDING THAT THE ACTION IS EXEMPT FROM CEQA REVIEW

WHEREAS, Vesting Tentative Tract Map No. 8600 was approved by the City Council of the City of Hayward on March 19, 2024; and

WHEREAS, the Final Map for Tract 8600 has been presented to the City Council of the City of Hayward for development of twenty-two (22) townhouse condominium units with a private street and other site improvements located on one existing parcel (Assessor's Parcel Number 453-0090-014-00), 27865 Manon Avenue; and

WHEREAS, the City Engineer has determined the map substantially complying with its Vesting Tentative Map and the City Surveyor has determined the map technically correct; and

WHEREAS, the City Engineer has also determined the Tract 8600 Improvement Plans acceptable and conforming to the City's Conditions of Approval of the Vesting Tentative Map for Tract 8600; and

WHEREAS, the Subdivider has requested the City Council approval of Tract Map 8600 before its required improvements are completed and has agreed to complete the same within the time limits specified in an agreement with the city and post securities required therefor; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 8600 is in substantial compliance with its approved Vesting Tentative Tract Map and does hereby approve the said Final Map and accepts on behalf of the public all easements and rights-of-way dedicated for public use thereon, subject to the subdivider entering into a subdivision agreement for the completion of improvements and other obligations, as required by the conditions of approval of the Vesting Tentative Tract Map for Tract 8600, and that the approval of the Final Map for Tract 8600 shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED, that the environmental review for the project was completed when the Zone Change, Site Plan Review, and Density Bonus Application was first approved in 2022. There is no substantial change proposed in the Project or in its environmental setting, nor is there any new information which would require additional environmental review. Approval of the final map is a ministerial act not involving the exercise of discretionary powers, and is therefore not an action subject to CEQA review pursuant to CEQA Guidelines section 15060(c)(3).

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to negotiate and execute, for and on behalf of the City of Hayward, a subdivision agreement in a form approved by the City Attorney.

IN CITY COUNCIL, HAYWARD, CALIFORNIA _____, 2025

ADOPTED BY THE FOLLOWING VOTE:

AYES: CITY COUNCIL MEMBERS:
MAYOR:

NOES: CITY COUNCIL MEMBERS:

ABSTAIN: CITY COUNCIL MEMBERS:

ABSENT: CITY COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward