



DATE: November 19, 2024

TO: Mayor and City Council

FROM: Director of Development Services

SUBJECT: Eden Village III: Approval of Final Map of Tract 8670, a 12-Lot Residential Subdivision at 24764 and 24656 Mohr Drive (Assessor's Parcel Numbers 441-0074-009-00 and 441-0074-009-00; Eden Village III), to Allow the Construction of Twelve (12) Single-Family Small Lot Detached Residential Units and Related Site Improvements; Applicant/Owner: Jason Creek Ventures, LLC, Application No. MTA-23-0001

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) to approve the Final Map for Tract 8670 (Attachment III), find it in substantial conformance with the approved Vesting Tentative Tract Map (Attachment IV), and authorize the City Manager to execute the Subdivision Agreement, related other documents and take appropriate administrative actions to effectuate the improvements required by the Conditions of Approval.

SUMMARY

The Final Map for Tract 8670 (Eden Village III) is a twelve-lot/five-parcel subdivision on a 1.45-acre site at 24764 and 24656 Mohr Drive allowing the construction of twelve (12) single-family small lot detached residential units with a private street and other site improvements. In addition to the twelve lots, Parcels A through E are to be owned and maintained by the Homeowners Association of Tract 8670 and are reserved for access, open space, utilities, wall/fence maintenance, drainage, stormwater treatment, and/or landscaping purposes with Parcel A specifically being for new private street Wonderland Court. The Council is also requested to authorize the City Manager to execute a Subdivision Improvement Agreement to complete all required improvements.

The Final Map and Improvement Plans are based on the Vesting Tentative Map, which was approved by the City Council on January 23, 2024¹. The City Engineer, in coordination with other potentially affected departments, has reviewed the Final Map and Improvement Plans and has determined these documents to be in substantial compliance with the City approved

¹ [City Council Minutes 01232024](#)

Vesting Tentative map, applicable City Standards and addressing the City's conditions of map approval.

BACKGROUND

Tentative Map - Per State law, Tentative and Final maps are required for subdivision of real property into five or more parcels. The Planning Application (No. MTA-23-0001) showing the proposed subdivision into twelve (12) residential lots and five (5) parcels allowing the construction of twelve (12) small-lot single family residences, private street Wonderland Court, and related site improvements, along with preliminary plans and documents describing the proposed development was reviewed and approved by City Council on January 23, 2024, subject to certain Conditions of Approval.

The City Council approved the Vesting Tentative Map of Tract 8670, a Zone Change to Planned Development (PD) District, and an Environmental Consistency Checklist in a public meeting after considering comments from the public and public agencies. The City Council also considered compliance with the Subdivision Map Act, the California Environmental Quality Act (CEQA), PD guidelines, the City Subdivision Ordinance, Zoning Code, Building Regulations, the *Hayward 2040 General Plan*, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. The twelve (12) single-family residential units proposed in the subdivision will fulfill several goals and objectives of the City's General Plan by providing in-fill development, increasing housing diversity and incorporating Compete Streets elements.

DISCUSSION

Final Map and Improvements Plans - After Vesting Tentative Map approval, the subdivider has submitted the Final Map and Improvement Plans. The City Engineer has reviewed and determined these documents to be in substantial compliance with the City approved Vesting Tentative Map, applicable City Standards and addressing the City's conditions of the map approval.

Improvement Agreement and Securities - The subdivider has requested the City's approval of the Final Map before all required improvements are completed as provided for in the State Subdivision Map Act Section 66462². The subdivider has agreed to execute an agreement with the City to complete the improvements required for the subdivision in a timely manner as per the improvement plans approved by the City Engineer and as stipulated in the Hayward Municipal Code Section 10-3.330 (a). Securities for the required improvements have been posted as per the Hayward Municipal Code Section 10-3.332(a)³.

New improvements will include extension of the City's sewer and water service to each new unit; private street Wonderland Court with six on-street parking spaces and a hammerhead; an open space area centered around a 77-inch diameter preserved redwood; and site lighting,

² [California Code, GOV 66462](#)

³ [Hayward Municipal Code 10-3.332](#)

landscaping, and stormwater treatment facilities to be maintained by the Homeowners Association (HOA). All utilities within the subdivision will be underground.

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.

ENVIRONMENTAL REVIEW

The environmental review was completed when the Vesting Tentative Map was approved in 2024. 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.

ECONOMIC AND FISCAL IMPACT

The Final Map, by itself, will not have a fiscal or economic impact. The development created by approval of the final map will redevelop an underutilized site in an existing residential setting. The development would connect to existing public utilities and services and is not expected to have a negative result on the City regarding public utilities or public services. Furthermore, the project would result in new residents moving into Hayward, which should generate demand for goods and services, thereby providing stimulus for new or existing jobs and services in the City's economy. The Final Map approval is consistent with the approved project.

STRATEGIC ROADMAP

Approval of the Final Map supports the Strategic Priority of Preserve, Protect and Produce Housing for All, however, it is not tied to implementation of any specific projects.

SUSTAINABILITY FEATURES

The project includes sustainability features to improve energy efficiency, reduce greenhouse gas emissions and conserve water. All the residences will be fully electric in accordance with Hayward's Reach Code (also known as the 2022 All-Electric & Electric-Ready Ordinance). Rooftop solar panels will be installed on all the residences. The solar panels will exceed the kilowatt hour requirement of the 2022 California Energy Code by 15 to 20 percent. Furthermore, an electric vehicle charger will be installed in all residence's garages exceeding Hayward's Electric Vehicle Charging Infrastructure requirements.

As noted previously, the proposed landscaping will be drought resistant in accordance with the Bay Friendly Water Efficient Landscape Ordinance and all the residents will be provided with two 55-gallon rain barrel located at the rear of unit that connects to the gutter downspout. The rain barrels will capture water that can be used to irrigate planting areas and reduce water runoff. The common open space and driveways will have permeable pavement to further reduce water runoff. The site will be graded to ensure the majority of water runoff will be diverted to the three bioretention stormwater treatment areas.

NEXT STEPS

If the Council approves the Final Map, the applicant will have the Final Map recorded after executing the Subdivision Improvement Agreement. Occupancy permits for the new units will be issued only after the required improvements are completed as per the plans approved by the City and a HOA is incorporated for the maintenance and repair of the new common use improvements within the subdivision.

Prepared by: Cathleen Terentieff, Development Services Engineer

Recommended by: Sara Buizer, AICP, Development Services Director

Approved by:



Dustin Clausen, Interim City Manager