



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
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## Cover Memo

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**File #:** CONS 20-479, **Version:** 1

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**DATE:** October 6, 2020

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Adopt a Resolution Approving a Final Map of Tract 8518, Stonebrae Clubhouse Villas, Subdividing a 20-Acre Site Into Ten (10) Lots For Single-Family Homes, One Common Use Lot For The Ten Lots And Two Large Remainder Lots, Including Portions of Existing Driving Range And Open Space And Authorize the City Manager to Execute a Subdivision Agreement. Tract 8518 is the Planned and Phased Development of The Country Club Complex Approved in The Blue Rock Country Club (Stonebrae) Vesting Tentative Tract Map 5354 - Applicant/Owner - Stonebrae L.P.

That Council adopts a resolution (Attachment II) to approve the Final Map for Tract 8518 and find it in substantial conformance with the approved Vesting Tentative Tract Map 5354 and, authorize the City Manager to execute a Subdivision Agreement and such other documents and take administrative actions to effectuate the required improvements in compliance with the tract Conditions of Approval.

### **SUMMARY**

Clubhouse Villas Tract 8518 would subdivide an existing lot shown on the Vesting Tentative Map 5354 into ten lots for development of single-family homes on Navan Lane, one lot for utilities, landscaping, and other common uses for the ten lots, and two remainder lots for the driving range and open space along Walpert Ridge. The City's approval of the Tentative Tract Map came after the determination that the proposed development would comply with the California Environmental Quality Act and the City's Planned Development guidelines, Subdivision Ordinance, Zoning Ordinance, General Plan and Specific/Neighborhood Plans, and the site-specific requirements of the Planning, Public Works, Fire, and Police Departments. This action would approve the Final Map for the Tract.

### **ATTACHMENTS**

|                |              |
|----------------|--------------|
| Attachment I   | Staff Report |
| Attachment II  | Resolution   |
| Attachment III | Vicinity Map |
| Attachment IV  | Site Map     |
| Attachment V   | Final Map    |