



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/06/05

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Map Tract 7470 – Richmond American Homes of California, Inc. (Owners/Subdividers) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7470.

DISCUSSION:

The subject final tract map is for 46 single-family homes located at 26521 Whitman Street. The site, formerly a tree nursery and currently vacant, is located between a two-story apartment building, *Whitman Green*, and the *Fruitwood* single family subdivision. The project was approved by the City Council in July 2004. The final map has 50 parcels, one for each unit, and the others for the common areas, driveways, landscaped areas and streets.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$1,722,900.00 and an equal amount for labor and materials.

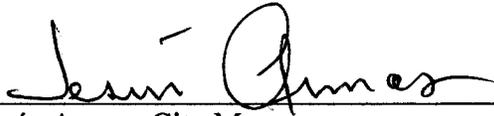
Prepared by:

Andrew S. Gaber, Development Review Engineer

Recommended by:

Sylvia Ehrenthal
Director of Community and Economic Development

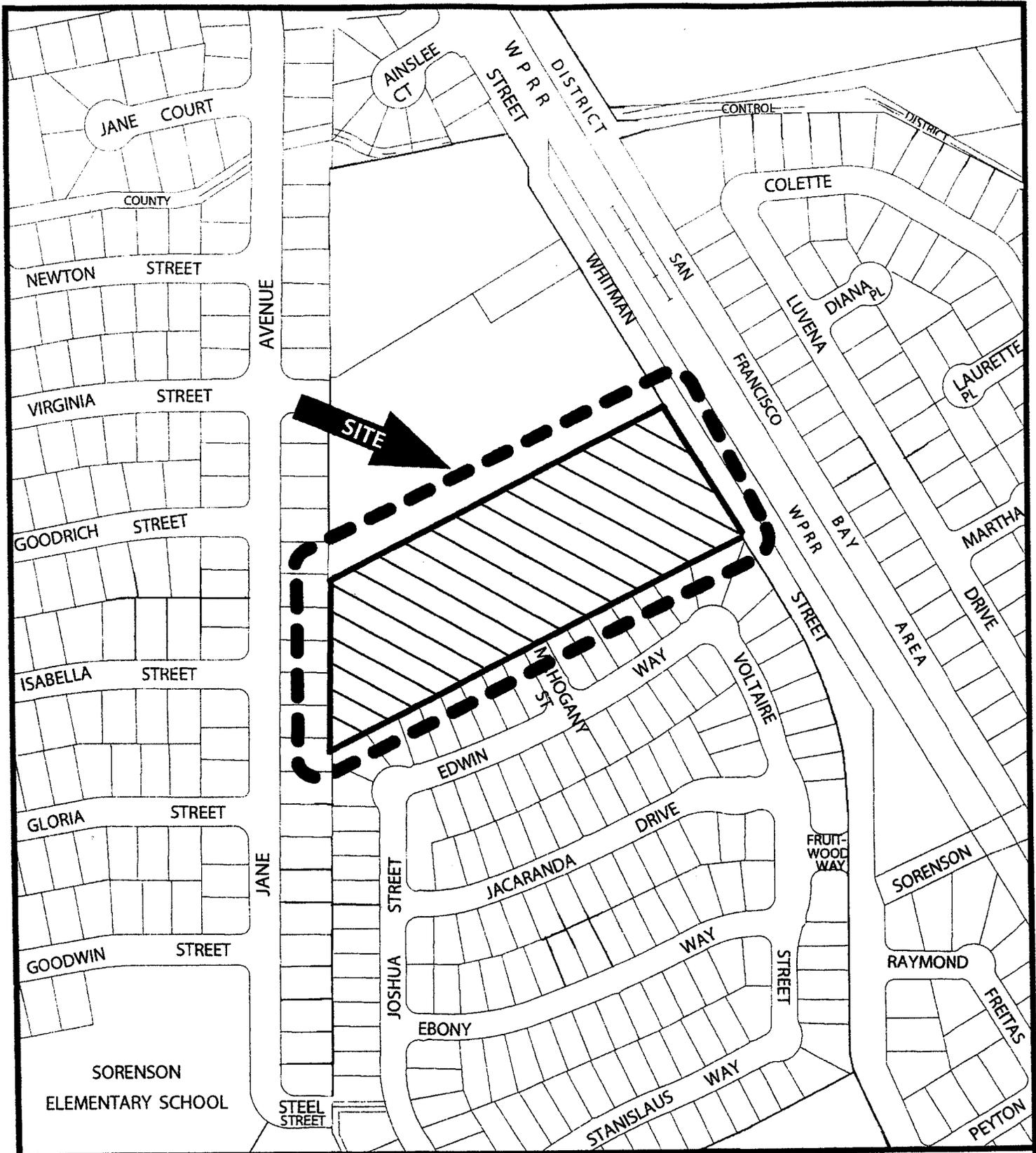
Approved by:

A handwritten signature in black ink, appearing to read "Jesús Armas", written over a horizontal line.

Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
Draft Resolution

8/16/05

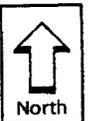


AREA MAP

PL-2003-0534 TTM7470

ADDRESS: 26521 WHITMAN STREET

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC. (SUBDIVIDER)



DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member _____

me
8/23/05

**RESOLUTION APPROVING THE FINAL MAP FOR
TRACT 7470 AND AUTHORIZING THE CITY MANAGER
TO EXECUTE A SUBDIVISION AGREEMENT AND OTHER
NECESSARY DOCUMENTS**

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7470, the final map for 46 single-family homes located at 26521 Whitman Street; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7470 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7470.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7470 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward