



City of Morgan Hill

Legislation Details (With Text)

File #: 16-692 **Version:** 1 **Name:**
Type: Staff Report **Status:** Consent Calendar
File created: 10/7/2016 **In control:** City Council
On agenda: 10/19/2016 **Final action:**
Title: FINAL MAP APPROVAL FOR CONNEMARA PHASE 2 - TRACT NO. 10357
Sponsors:
Indexes:
Code sections:
Attachments: 1. Staff Report Site Map, 2. Resolution Final Map Approval Tract 10357, 3. Resolution Exhibit A - Final Map, 4. Resolution Exhibit B - Subdivision Improvements Agreement (SIA), 5. Resolution Exhibit C - Stormwater BMP Operation and Maintenance Agreement

Date	Ver.	Action By	Action	Result
10/19/2016	1	City Council	approved	Pass

CITY COUNCIL STAFF REPORT MEETING DATE: OCTOBER 19, 2016

PREPARED BY: Charlie Ha, Senior Engineer/Public Works Department
APPROVED BY: City Manager

FINAL MAP APPROVAL FOR CONNEMARA PHASE 2 - TRACT NO. 10357

RECOMMENDATION(S)

Adopt Resolution approving the following actions:

1. Approve Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with MH Connemara 2013 LLC;
3. Authorize the City Manager to execute a Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement pending review and approval by the City Attorney; and
4. Authorize the recordation of the Final Map and the Subdivision Improvements Agreement.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Protecting the environment

2016 Focus Areas

Developing Our Community

REPORT NARRATIVE:

Connemara Phase 2 - Tract No. 10357 is a 14 lot subdivision located on the southerly side of Watsonville Road at the south end of La Alameda (see attached site map). The developer, MH Connemara 2013 LLC, has completed all the conditions specified by the Planning Commission in the

approval of the Tentative Map on May 12, 2015.

The developer has furnished the City with the necessary documents to complete the processing of the Final Map and has made provisions with a Title Company to provide the City with the required fees, security, and insurance prior to recordation of the Final Map. Staff recommends that City Council authorize the City Manager to sign a Subdivision Improvements Agreement on behalf of the City and sign a Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

COMMUNITY ENGAGEMENT: Involve

May 12, 2015 - Planning Commission approved Tentative Map. Residents within a 300 feet radius were informed of Planning Commission's intent to approve the tentative map for the project, in which a public hearing was held to give residents an opportunity to voice their concerns or comments of the tentative map requirements.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

June 17, 2015 - City Council Approved Development Agreement Amendment.

FISCAL AND RESOURCE IMPACT:

Development review costs for this project are paid for from development processing fees.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

Mitigated Negative Declaration was adopted on April 3, 2013.

LINKS/ATTACHMENTS:

Staff Report Site Map

Resolution

Resolution Exhibit A - Final Map

Resolution Exhibit B - Subdivision Improvements Agreement

Resolution Exhibit C - Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement