



Council Meeting: September 20, 2011

SUBJECT: Approval of Final Map (Tract No. 10081) – Seven-unit single family homes at 408 Flora Vista Avenue

BACKGROUND

Tract No. 10081 is a seven-unit single family home project. The tentative map was approved by City Council on June 10, 2008. The revised tentative map was approved by Community Development Department with a Miscellaneous Plan Permit #2011-7423 on August 1, 2011.

DISCUSSION

The final map for Tract No. 10081, consisting of seven-unit single family homes on seven residential lots, was examined by the Public Works Department staff and found to be in conformance with Sunnyvale Municipal Code Title 18 *Subdivision*, the State of California “Subdivision Map Act” and the tentative map as modified by the MPP. The developer will execute the subdivision agreement and provide improvement securities (\$55,000 for faithful performance and \$55,000 for labor and materials) to guarantee completion of public improvements.

RECOMMENDATION

City staff recommends that the City Council approve the final map for Tract No. 10081; authorize the Mayor to sign the subdivision agreement upon: developer’s signatures, submittal of improvement securities, payment of development fees, and submittal of other documents deemed necessary by the Director of Public Works; direct the City Clerk to sign the City Clerk’s Statement; and direct the City Clerk to forward the final map for recordation.

Reviewed by:

Kent Steffens, Director of Public Works
Prepared by: Eric Gonzales, Civil Engineer

Approved by:

Gary M. Luebbers, City Manager

Attachment

Final Map for Tract No. 10081

OWNER'S STATEMENT

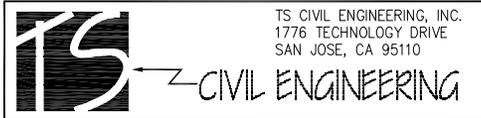
WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

SOUTH BAYVIEW, LP BY JUSTIN MOZART, PRESIDENT _____ DATE _____

TRACT NO. 10081

421 S. BAYVIEW DRIVE

RESUBDIVISION OF PARCEL A OF PARCEL MAP RECORDED IN BOOK 846 OF MAPS AT PAGES 23-25, SANTA CLARA COUNTY RECORDS; ALSO BEING PORTIONS OF LOTS 21 AND 22, BLOCK 14, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF ENCINAL", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 25, 1898 IN BOOK I OF MAPS AT PAGES 88 AND 89 AND LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA



TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

AUGUST 2011

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JUSTIN MOZART ON MAY 2011. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE JAN. 1, 2012; AND THAT THE MONUMENTS AREA, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

HARVEY F. BLOMQUIST _____ DATE: _____
PLS NO. 3885
PLS EXPIRES: 06/30/12



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10081; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____ BY: _____
MARK E. ROGGE
ASSISTANT DIRECTOR OF PUBLIC WORKS
R.C.E. NO. 56888, EXPIRES: 09-30-13
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____ BY: _____
ROGER D. HIGDON
R.C.E. NO. 21755, EXPIRES: 09-30-11

SOILS REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, "SOUTH BAYVIEW RESIDENTIAL DEVELOPMENT", DATED DEC. 22, 2010, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

MULTIPLE FINAL MAPS NOTE

THIS MAP IS THE LAST FINAL MAP OR THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL AT THEIR MEETING ON JUNE 10, 2008 WITH A SPECIAL DEVELOPMENT PERMIT # 2007-0463.

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 20____, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO.10081 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE: _____ BY: _____
KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2011, AT _____ A.M./P.M., IN BOOK _____ OF MAPS, AT PAGES _____ AND _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF TS CIVIL ENGINEERING, INC.
FILE NO. _____
FEE: \$ _____

REGINA M. ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

Xref: BAYVIEW_05-263 Broudy1_SC-Detail
N:\2010 JOBS\10-230\DWG\FINAL MAP 110621-10-230-TRACT MAP 10081.DWG 06/24/11 11:32

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

ON _____ BEFORE ME, _____ A
NOTARY PUBLIC, PERSONALLY APPREARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

ON _____ BEFORE ME, _____ A
NOTARY PUBLIC, PERSONALLY APPREARED

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PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

xref: BAYVIEW, 05-283 Boundry, SC-Detail
 N:\2010 JOBS\10-230-DWG\FINAL MAP\110621-10-230-TRACT MAP 10081.DWG 06/24/11 11:32

TRACT NO. 10081

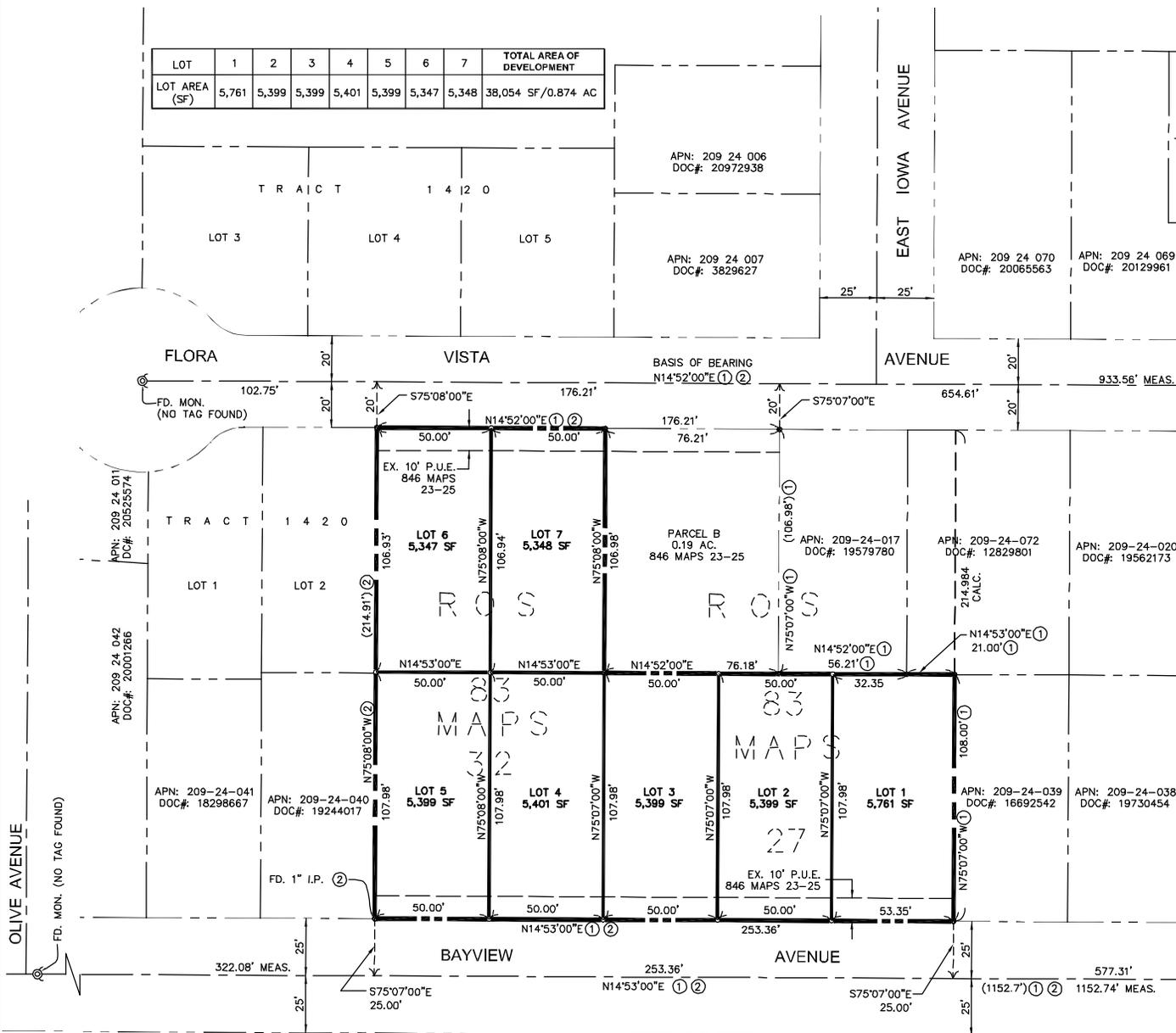
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AUGUST 2011

LOT	1	2	3	4	5	6	7	TOTAL AREA OF DEVELOPMENT
LOT AREA (SF)	5,761	5,399	5,399	5,401	5,399	5,347	5,348	38,054 SF/0.874 AC



NOTES AND LEGEND:

- - SET 3/4" IRON PIPE W/ PLUG L.S. 3885
- - FD 3/4" IRON PIPE (AS NOTED)
- ⊙ - FOUND STANDARD CITY MONUMENT
- () - RECORD DISTANCE PER REFERENCE
- P.U.E. - PUBLIC UTILITY EASEMENT
- AC. - ACRES
- BK - BOOK
- FD. - FOUND
- I.P. - IRON PIPE
- MEAS. - MEASURED DISTANCE
- CALC. - CALCULATED DISTANCE
- MON. - MONUMENT
- ROW - RIGHT OF WAY
- SF - SQUARE FOOTAGE

- SUBDIVISION BOUNDARY
- PARCEL LINES
- EXISTING PROPERTY LINE
- STREET CENTER LINE
- EASEMENT LINE
- TIE LINE

REFERENCE TABLE

- ① RECORD OF SURVEY BK 83 MAPS 27
- ② RECORD OF SURVEY BK 83 MAPS 32
- ③ PARCEL MAP BK 846 MAPS 23-25

BASIS OF BEARINGS

THE BEARING N14°52'00"E OF THE SOUTHEASTERLY LINE OF FLORA VISTA AVENUE AS SHOWN ON THE MAP OF KIRKVALE COURT, TRACT NO. 1420, AS RECORDED IN BOOK 54 OF MAPS AT PAGES 44 AND 45 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

