SUBJECT: Approval of the Final Map (Tract No. 10200) – 67 Residential Units at 388-394 East Evelyn Avenue and 151-153 South Bayview Avenue by PREG Evelyn Properties, LP

BACKGROUND
A vesting tentative map was conditionally approved by the City Council on March 19, 2013 as a one-lot subdivision for condominium purposes.

DISCUSSION
The final map for Tract No. 10200 was examined by the Public Works staff and found to be in conformance with Sunnyvale Municipal Code Title 18 Subdivision, and the State of California “Subdivision Map Act”. The developer has executed a subdivision agreement and provided improvement securities ($369,000 for faithful performance and $369,000 for labor and materials) to guarantee completion of all public improvements.

ENVIRONMENTAL REVIEW
The City Council considered and approved the Mitigated Negative Declaration on March 19, 2013 of which this project is a part.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City’s web site.

RECOMMENDATION
Staff recommends that Council approve the final map for Tract No. 10200; authorize the Mayor to sign the subdivision agreement upon submittal of other documents deemed necessary by the Director of Public Works; direct the City Clerk to sign the City Clerk’s Statement and 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
A. Final Map for Tract No. 10200
TRACT NO. 10200

IRONWORKS SOUTH
FOR CONDOMINIUM PURPOSES
CONSISTING OF (2) SHEETS

BEING A ONE LOT SUBDIVISION FOR 67 CONDOMINIUM UNITS BEING A PORTION OF LOTS 6 AND 7 IN BLOCK 2, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 25, 1868 IN BOOK "T" OF MAPS, AT PAGES 88 AND 89 AND LYING WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA.

DATE: DECEMBER 2013

Civil Engineering Associates

LEGEND
- DISTRICTED BOUNDARY LINE
- RIGHT OF WAY
- EXISTING LOT LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT TE LINE
- FOUND MONUMENT IN CITY MONUMENT WELL (AS NOTED)
- MON. SEARCHED FOR NOT FOUND
- SET STAINLESS STEEL POST MONUMENT 4" X 4"X 9" STAINLESS STEEL POST MONUMENT 4" X 4"X 9" SET IN CONCRETE IN WELL WITH FOUND FRAME AND COVER
- SET 3/4" IRON PIPE TAGGED R.C. 31954
- SET NAIL WITH TAG R.C. 31954 IN CONCRETE MAP
- RECORD DATA
- EX. EXISTING
- MON. MONUMENT
- P.S.W.E. PUBLIC SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS
THE BEARINGS OF THE MONUMENT LINE OF EAST EVELYN AVENUE, NORTH 89°20' WEST, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP" RECORDED IN BOOK 724 OF MAPS AT PAGE 30, SANTA CLARA COUNTY RECORD WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES
1. ALL DIMENSIONS SHOWN HEREIN ARE IN FEET AND TENTHS.
2. THE AREA WITHIN THE DISTRICTED BORDER = 0.8 ACRES GROSS.

REFERENCES
[1] MAP BK 1 PG 88
[2] PARCEL MAP BK 724 PG 30
[3] TRACT NO. 9552 BK 767 PG 15