



CITY OF MORGAN HILL

CITY COUNCIL STAFF REPORT

MEETING DATE: June 3, 2020

PREPARED BY: Charlie Ha, Supervising Civil Engineer
APPROVED BY: City Manager

APPROVE FINAL MAP FOR MONTECITO ESTATES - TRACT NO. 10535 (DIANA AVE AND LOTUS WAY) AND RELATED SUBDIVISION IMPROVEMENT AND STORMWATER BEST-MANAGEMENT-PRACTICES (BMP) OPERATIONS AND MAINTENANCE AGREEMENTS

RECOMMENDATION(S)

1. Approve the Final Map;
2. Approve and authorize the City Manager to execute and administer the Subdivision Improvements Agreement with D.R. Horton Bay, Inc.;
3. Approve and authorize the City Manager to execute and administer 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, Subdivision Improvements Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

COUNCIL PRIORITIES, GOALS & STRATEGIES

Ongoing Priorities

Protecting the Environment and Preserving
Open Space and Agricultural Land

GUIDING DOCUMENTS

General Plan/Housing Element

REPORT NARRATIVE:

Montecito Estates – Tract No. 10535 is a 24-lot subdivision located at the northeast corner of Diana Avenue and Lotus Way (Attachment 1 – Site Map). The developer, D.R. Horton Bay, Inc., has completed all the conditions specified by the Planning Commission in the approval of the Tentative Map on October 22, 2019.

The City Council is required to approve the map if it conforms to all the requirements of the Subdivision Map Act, and any conditions of approval for the Tentative Map.

The developer has furnished the City with the necessary documents to complete the processing of the Final Map and has made provisions to provide the City with the required fees, security, and insurance prior to recordation of the Final Map. The Final Map (Attachment 2) conforms to the requirements of the Subdivision Map Act, and conditions of approval have been met. Staff recommends that City Council authorize the City Manager to execute a Subdivision Improvements Agreement (Attachment 3),

and a Stormwater BMP Operation and Maintenance Agreement (Attachment 4) pending review and approval by the City Attorney.

COMMUNITY ENGAGEMENT: Involve

On October 22, 2019, the Planning Commission approved the Tentative Map. Residents within a 300 feet radius were informed of the Planning Commission's intent to approve the Tentative Map for the project, in which a public hearing was held to allow the public to be involved and voice their concerns over Tentative Map requirements.

ALTERNATIVE ACTIONS:

There is no feasible alternative action as the developer has met the requirements of the tentative map conditions approved by the Planning Commission to file for a final map approval.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

On December 18, 2019, the City Council approved the Development Agreement.

FISCAL AND RESOURCE IMPACT:

Development review costs for this project are paid for from development processing fees. The Subdivision improvements agreement will provide the City with public benefits estimated at \$868,750 and estimated \$1,504,288 in public work related fees deposited to various applicable funds. Of the total public works fees, \$339,226 is payable at the time of recording of the Final Map and remainder \$1,165,062, payable on pro-rata basis for each individual lot in the Subdivision prior to final inspection of each and every resident.

CEQA (California Environmental Quality Act):

Project – Mitigated Negative Declaration (February 18, 2020)

LINKS/ATTACHMENTS:

1. Site Map
2. Final Map
3. Subdivision Improvements Agreement
4. Stormwater BMP Operation and Maintenance Agreement