

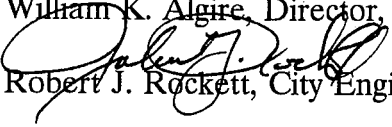
CITY OF SAN LEANDRO

MEMORANDUM

DATE: December 7, 1995

TO: Stephen Emslie, Planning Manager

FROM: William K. Algire, Director, Engineering & Transportation Department

BY: 
Robert J. Rockett, City Engineer

SUBJECT: CITY ENGINEER'S REPORT FOR VESTING TENTATIVE MAP FOR TRACT 6665, A 124-UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, ROBERTS LANDING, PHASE 2A

The City Engineer's Report and Conditions of Approval for the Vesting Tentative Map for Tract 6665 is attached to this memorandum as Exhibit "A".

Tract 6665 is bounded by Roberts Landing Phase 1A (Tract 6636) to the south, Phase 2B (Tract 6809) to the west, Phase 3 (Tract 6810) to the north, and Southern Pacific Railroad tracks and the Sandev mobile home park to the east.

The project includes 124 buildable lots and 4 non-buildable lots. The non-buildable lots encompass the private street system, landscaping and walkways. The street system and the storm drain system will be owned and maintained by the homeowners' association for the project. Sanitary sewer service will be provided by the Oro Loma Sanitary District. Water service will be provided by the East Bay Municipal Utility District.

Most of the Conditions of Approval for the approved General Development Plan (GDP), and the approved Precise Development Plan for Phases 1A and 1B, will continue to apply to the current PDP proposal. The attached recommended Conditions of Approval are to be applied in conjunction with those previous approvals as modifications necessary to represent the current development proposal.

The Planning Commission will consider the subject vesting tentative map and the associated Precise Development Plan (PDP) requests concurrently. In addition to the conditions of approval for the PDP, the City Engineer recommends that the Conditions of Approval listed in Exhibit A be placed on the Vesting Tentative Map for Tract 6665.

WKA:RJR:AG:KJV:mc

cc: B. Algire
A. Gaber

EXHIBIT "A"

CITY ENGINEER'S REPORT
AND
CONDITIONS OF APPROVAL
FOR
VESTING TENTATIVE TRACT MAP 6665
ROBERT'S LANDING, PHASE 2A

FINDINGS

Pursuant to the provisions of Section 7-1-315 of the San Leandro Municipal Code, I have examined the Vesting Tentative Map for Tract 6665 and find that it is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act upon completion of the conditions of approval listed below.

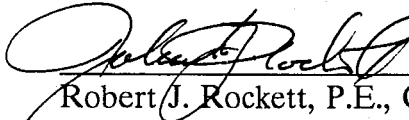
CONDITIONS OF APPROVAL

I recommend the following conditions of approval for Vesting Tentative Tract Map 6665 in addition to all applicable PD-91-3 General Development Plan and Precise Development Plan Conditions:

A. GENERAL CONDITIONS:

1. Prior to, or concurrent with, the approval of the first final map, a public access easement shall be provided over Bayfront Drive to allow for public pedestrian and vehicular ingress, egress and parking for access to the Shoreline Trail and the Interpretive Center located in development Phase 2B.
2. This vesting tentative map is a general plan of development. All details of construction, including on-site pavement slopes, pavement section design, illumination, drainage, etc., are subject to the approval of the City Engineer.

12/8/95
Date


Robert J. Rockett, P.E., City Engineer