

RESOLUTION 2026-

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
ACCEPTING THE FINAL MAP FOR TRACT NO. 10657 (THE SOLANA PROJECT LOCATED
AT 50 LOS GATOS-SARATOGA ROAD), AUTHORIZING THE EXECUTION OF A
SUBDIVISION IMPROVEMENT AGREEMENT AND RELATED DOCUMENTS, AND
MAKING FINDINGS IN SUPPORT THEREOF**

WHEREAS, SummerHill 50 LGSR LLC, a California Limited Liability Company (“Subdivider”), has submitted for approval a Final Map entitled “Tract 10657” (the “Final Map”), covering approximately 8.0 acres located at Los Gatos-Saratoga Road and Alberto Way, Town of Los Gatos, County of Santa Clara, State of California; and

WHEREAS, The Final Map is consistent with the Town’s General Plan, any applicable Specific Plan, the Town’s Subdivision Ordinance (Chapter 24 of the Los Gatos Municipal Code), and the Subdivision Map Act (Government Code Section 66433-66443); and

WHEREAS, the Planning Commission of the Town of Los Gatos recommended project approval on February 12, 2025, including a Vesting Tentative Map for Condominium Purposes subject to conditions of approval; and

WHEREAS, the Town Engineer has reviewed the Final Map and certified that it is technically correct and substantially in compliance with the approved Vesting Tentative Map and applicable laws; and

WHEREAS, the Subdivider has agreed to enter into a Subdivision Improvement Agreement (“Improvement Agreement”) with the Town to guarantee the installation of required public improvements, and to provide improvement security as required by law; and

WHEREAS, the Subdivider has also agreed to execute and/or record the following associated agreements and documents, as applicable:

- Stormwater Treatment Facilities Maintenance Agreement,
- Landscape Maintenance Agreement,
- Multi-Use Pathway Maintenance Agreement,
- Offers of Dedication for emergency vehicle access easements, public access easements, and public utility easements,
- Any other agreements required by the conditions of approval; and

WHEREAS, the Town Council has considered the Final Map and all related reports and recommendations.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does hereby declare, determine, and order as follows:

Section 1. Findings.

The Town Council hereby finds that:

1. The Final Map is in substantial compliance with the previously approved Vesting Tentative Map and all conditions of approval.
2. The Final Map complies with applicable provisions of the Subdivision Map Act and the Los Gatos Municipal Code.
3. The required public improvements are secured by the Improvement Agreement and accompanying bonds or other approved security.
4. The project complies with the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183: Streamlining Process, since the proposed project's environmental impacts were adequately addressed in the 2020 General Plan EIR and/or 2040 General Plan EIR, as applicable.

Section 2. Approval of Final Map.

The Final Map for "Tract 10657 - The Solana Project" is hereby approved, subject to satisfaction of all conditions of approval.

Section 3. Acceptance of Offers of Dedication.

The Town Council hereby accepts, on behalf of the public, the offers of dedication shown on the Final Map for:

- Public utility easements
- Emergency Vehicle Access Easements,
- Public Access Easements

Such acceptance shall become effective upon recordation of the Final Map, except for any offers specifically rejected or accepted subject to future improvement.

Section 4. Authorization to Execute Agreements.

The Town Manager is hereby authorized and directed to execute the Subdivision Improvement Agreement and any related agreements referenced herein, in substantially the form presented and subject to approval as to form by the Town Attorney.

The Town Clerk is authorized to attest to such documents, and the Town Manager, Town Engineer, and other appropriate officials are authorized to take all actions necessary to implement this Resolution.

Section 5. Recordation.

The Town Clerk is authorized and directed to transmit the approved Final Map to the County Recorder for recordation upon execution of the Improvement Agreement and receipt of required securities and fees.

Section 6. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the ____ of _____, 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA