Regular Council Meeting

August 28, 2025

FRESNO CITY COUNCH



Supplement Packet

ITEM(S)

2-AA (ID 25-1110)

RESOLUTION - Approving the Final Map of Tract No. 6246, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the north side of Alicante Drive west of Willow Avenue (Council District 6)

Contents of Supplement: Revised Final Map of Tract No. 6246

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

RECORD TITLE INTEREST STATEMENT:
HE UNDERSONED, BEING ALL PARTIES HAWNG AW RECORD TITLE
HIS SUBDIVISION, HERBERY CONSENT TO HE PREVACION AND RECORD TITLE
FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EXELENTIS S
FOR PUBLIC USE TOWN HE PURPOSES SPECIFIED HERBIN. Undersicned, Being all Paries Hanne any record the interest in the Land within I Subdivision, Herery Consent to the Preparation and Recordation of this Map and offer Edication for Public use the Parcels and Easiments Specified on Said Map as intended Public use for the Eparcess's Specified Therein.

COPPER RIVER RANCH VILLAGES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

L & M DEVELOPERS, INC., A CALIFORNIA CORPORATION GARY MCDONALD PRESIDENT

NOTARY ACKNOWLEDGMENT:

GARY MCDONALD

PRESIDENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE YERRIES ONLY THE DENNITY OF THE INDONDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE SATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

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

WITNESS MY HAND

MY COMMISSION NUMBER MY COMMISSION EXPIRES COUNTY OF

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERHEES ONLY THE DEVAMENT OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

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

MY COMMISSION EXPIRES.
MY COMMISSION NUMBER COUNTY OF _ SIGNATURE

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. SAID LAND LES WITHIN THE BOUNDARES OF THE FRESHO METROPOLITIM FLOOD CONTROL DISTRICT AND IS SUBJECT TO THE POTENTIAL OF THE PAYMENT OF DRAWNAGE FEED MAJOR THE ROUBLEAUT OF CONSTRUCTION OF DRAWNAGE FEED MAJOR THE ROUBLEAUT OF CONSTRUCTION OF DRAWNAGE FEED MAJOR THE ROUBLEAUT OF SOME

NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 15 FORMATION, RECORDED AUGUST 2016 AS DOCUMENT NO. 2016-0103643, FRESNO COUNTY RECORDS.

- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT AND RIGHT OF WAY, RECORDED APRIL 23, 1896 AS DOCUMENT NO. 96051708, FRESNO COUNTY RECORDS.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT ENCROACHMENT AGREEMENT, RECORDED APRIL 23, 1996 AS DOCUMENT NO. 96051720, FRESNO COUNTY RECORDS.
- RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000988, FRESNO COUNTY RECORDS.
- RIGHT TO FARM COVENANT, RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 2012-0000989, FRESHO COUNTY RECORDS.
- TERMS OF ENCROACHMENT UPON EASEMENTS, RECORDED FEBRUARY 8, 1996 AS DOCUMENT NO. 96017466, FRESNO COUNTY RECORDS.

IRAGT Z () 6246

PHASE I OF VESTING TENTATIVE MAP NO. 6246
A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST & NORTHEAST QUARTER OF ECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS SHEET ONE OF FOUR SHEETS

LEGAL DESCRIPTION:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2019—16, AS DOCUMENT NUMBER 2019—0087850, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B OF LOT LINE ADJUSTMENT NO. 2019—06, AS DOCUMENT NUMBER 2019—0057496, OF OFFICIAL RECORDS OF FRESHO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.

REDANNA AT THE KORTHAST COMERG OF SUID PARCE T; THERE SOUTH OF TAXOTHEST, LOUIS THE ESST HE OF SUID PARCE, T, A DISTANCE OF TAXLE TET, THERE KORTHE METATINEST, A DISTANCE OF 264 HE TET, THENCE KORTH STATICH THEST, A DISTANCE OF 1000 TETT, THENCE KORTH LOCATINEST, A DISTANCE OF SADAT RETT. THENCE KORTH STATICH THEST, A DISTANCE OF 14000 TETT, OTHER METRICITION WITH THE KORTH HAVE OF SADA PARCEL T; THENCE KORTH STATICH THE STATICH SADA NORTH LINE, A DISTANCE OF BLOSS TEET TO THE POINT OF BEDWANN. EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1, DESCRIBED AS FOLLOWS:

Together with that portion of parcel 4 of parcel map no. 7473, recorded in Book 57 of parcel maps, at page 15, Fresno county records, described as follows:

SERIMNO AT HE SOUTHINST COMENT OF SUID JARSEL 4, TREMCE NORTH OT 2020 EAST, LANGE THE WEST HER OF SUID JARSEL 4, A DESIGNED OF SUID JARSEL 500 HE SUID JARSEL 500 HE

excepting therefrom that portion of parcel 1 and parcel 4 of parcel map no. 7473, recorded in book 57 of Parcel maps, at page 15, fresno county records, described as follows:

BEGINNING AT HIS CONTINEST COMERT OF SUD PARCEL 1; HERCHE WORTH CHRONOLOGY, LAUNG THE WEST LURE OF SUD PARCEL 1; A DISTANCE OF 973.57 TEET, PROPER PARCEL AND TO THE TABLE OF 100.17 THE T

PANING FOR LOT LINE ADJUSTMENT NO. 2019-16, RECORDED IN BOOK 4 OF MISCELLANEOUS MAPS, AT PAGE 40, FRESNO COUNTY RECORDS.

REMAINDER OF TRACT NO. 6238, ACCORDING TO THE MAP THEREOF FILED FOR RECORD FEBRUARY 13, 2023 IN VOLUME 92 OF PLATS, AT PAGES 79 THROUGH 81, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUED):

- CONSENT AND AGREEMENT RECORDED NOVEMBER 18, 1996 AS DOCUMENT NO. 96154204, FRESNO COUNTY RECORDS. TERMS OF ENGROACHMENT UPON EASEMENTS, RECORDED APRIL 18, 1996 AS DOCUMENT NO. 96049991 FRESNO COUNTY RECORDS.
- LASELMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004—0291147, FRESNO COUNTY RECORDES, AND FIRST, ADDENDUM, RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 2006—0175086, FRESNO COUNTY RECORDS.
- 11. DEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NO. 2004-0291148, FRESNO COUNTY RECORDS.
- DTE EASEMENT AGREEMENT RECORDED FEBRUARY 8, 2005 AS DOCUMENT NO. 2005-0029674, FRESNO COUNTY RECORDS. MEMORANDUM OF BASIN "DE" RELOCATION AGREEMENT, RECORDED JANUARY 19, 2005 AS DOCUMENT NO 2005-0012048, FRESNO COUNTY RECORDS.
- COVENMITS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 2, 2006 AS DOCUMENT 0.006-0115486, RESINO COUNTY RECORDS, AND FIRST MENDMENT RECORDED AUGUST 22, 2006 DOCUMENT NO. 2006-0175087, FRESNO COUNTY RECORDS.

(SEE SHEET TWO FOR CONTINUATION)

SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIRD SUPARY IN CONFORMACE WITH THE REQUIRESTED IT HE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT RECOURST OF CARY MODONALD ON JANUARY 1, 2024. I HEREBY STATE THAT ALL THE MOUNDAND IN JANUARY 1, 2024. I HEREBY STATE THAT HALL THE WOUNDAND AND ADDRESS ON THE OWNER THAT THEY WILL BE SET IN THOSE OF THE CHARACTER AND OCCUPY THE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR MAY THE EXTENSION APPROVED BY THE CITY ENGINEET HE MOUNDAIRTS ARE, OR MILE ESUPERIOR TO ENGEL THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTMITUALLY CONFORMS TO THE CONDITIONALLY APPROVED TRYTHER MAP.

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F OF CALIFORN	S. N. S.	77 .	ELESCOMAL LAND SUBJECT AND SUB	NETIA
I HEREBY STATE THAT I	CITY ENGIN	BRET GIANNETTA, LS		

8177 LIC. EXP. 12-31-26

DATE

ER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTALLY THE SAME AS IT APPEAGED ON THE APPROVED TENTATIVE MAP, AND MY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP OFT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPUED WITH.

	SCOTT L MOZIER, PE 54417 LICENSE EXPIRES 12-31-2025	CITY ENGINEER	DATE
CITY CLIDIVEYOR'S STATEMENT.	CITY SLIBVEYOR'S STAT	TMENT.	

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

LICENSE EXPIRES 12-31-2025	JASON A. CAMIT, LS 8636		
	DATE		

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PLANNING COMMISSION CERTIFICATE:

I HEREK CERTIFY THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLANCE WITH THE APPROVED TENTATIVE MAP AND THE RECURREMENTS IMPOSED BY THE FRESNO CITY PUNNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

JENNIFER CLARK
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION DATE

CITY CLERK'S CERTIFICATE:

I HERERY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION ADOPTED ON THE PUBLIC ALL PARCELS OF LIAND AND EASEMENTS OFFERED FOR DEDICATION FOR CONFORMITY WITH HELE TRANS OF THE OFFER OF EDIDCATION FOR ON BEHALF OF

TODD STERMER, CMC CITY CLERK

FILED THIS DOCUMENT NO. THIS ___DAY OF _______, 2025

_____ M. IN VOLUME ____OF PLATS, AT PAGES
_____ AT THE REQUEST OF BRET A. GANNETTA FEE \$

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER

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IRAGT PHASE I OF VESTING TENTATIVE MAP NO. 6246 A PLANNED UNIT DEVELOPMENT BEING A SUBDINISON OF A PORTION OF THE INSTINESS & NORTHEAST GUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, MORE 20 SEST, MOUNT DIGGLO SEE AND MERDIAN. Z () 6246

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA SURVEYED AND PLATTED IN JANUARY 2024, BY BRET A. GIANNETTA

CONSISTING OF FOUR SHEETS SHEET TWO OF FOUR SHEETS

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STATE OF CALIFORNIA COUNTY OF FRESNO
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BY: GARY L. MGDONALD VICE PRESIDENT
CRD EAST, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY
DY: JOHN LEONARDO SENIOR VICE PRESIDENT
LILES DIRENSHELV, INV., A CALIFORNIA CONFORMION, AS DENEFICIANT
GARY L. McDONALD PR
OMEGA INVESTORS I I C. A CALLEORNIA LIMITED LIABILITY COMPANY AS RENEFICIARY
RECORD TITLE INTEREST STATEMENT: (CONTINUED) THE UNDERSIGNED, BEING ALL PARTIES HAWNG AWY RECORD THE INTEREST IN THE LAWD WITHIN THIS SUBJOINSING, HERERY CONSENT TO THE PREPARATION, AND RECORDINATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND ESCENCIS SPECIFED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PARCESS AND ESCENCIS SPECIFED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PARCESS AND ESCENCIS PRECISED ON SAID MAP AS INTENDED.

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

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

_, BEFORE ME,

NOTARY PUBLIC

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERRIES ONLY THE IDENTITY OF THE MONDRUM WAS GINED THE BOOLMENT TO WHICH THIS CERTIFICATE IS ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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, BEFORE ME,

NOTARY PUBLIC WHO

18. A STATEMENT OF CONDIANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE TRIAL MAP OF TRICK NO. 6245, PHASE I OF MESTING ETRIATINE MAP NO. 6236, RECORDS.

19. A STATEMENT OF CONCINUTS AFFECTING LAND DEPELOPMENT RELINQUISHING ACCESS RIGHTS FOR CEPTIAN LOTS MINIST THE FINAL MAP OF TRACT NO. 6246, PHASE I OF TEXTING ETRIANTEE MAP NO. 6246, PHASE I

 16. A STATEGET OF CHARMET AFFECTING UND DESIGNATED SEFFRENCE CERTAIN SERFE CONNECTION DEVELOPMENT DEFERRANCE PROMISED ON THE FERNAL PLANS UNDER CHARMET SERVICE PROMISED ON THE FERNAL PLANS UNDER CHARMET SERVICE PROMISED OF THE FERNAL PLANS UNDER CHARMET SERVICE PROMISED OF THE FIRST NO. DEVELOPMENT OF THE FIRST NO. DEVELOPMENT NO. 2025.

17. DECUMATION OF CONDIMITS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TRACT NO. 6246, PHASE I OF VESTING TRACT NO. 6246, RECORDED TO STRICT NO. 6246, RECORDED TO STRICT NO. 6246, PRESING COUNTY RECORDS.

15. A SUBDIVISION AGREDIENT FOR THE FINAL MAP OF TRACT NO. 6246, PHASE I OF VESTING TENTATIVE MAP NO. 6246, RECORDED 2023, AS DOCUMENT NO. 2023—

PRESNO COUNT RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING (CONTINUED FROM SHEET ONE):

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERPIES ONLY THE DENTITY OF THE INDUDUOU. WHO SOMED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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MY COMMISSION EXPIRES. COUNTY OF

COMMISSION NUMBER

MY COMMISSION NUMBER MY COMMISSION EXPIRES_ WITNESS MY HAND

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



