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Title: RESOLUTION - Approving the Final Map of Tract No. 6067 and accepting dedicated public uses offered therein - east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment (Council District 4)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Resolution - Tract No. 6067.pdf, 2. Final Map of Tract No. 6067.pdf

Date	Ver.	Action By	Action	Result
5/19/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 19, 2016

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

TRHOUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

BY: JONATHAN BARTEL, Supervising Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6067 and accepting dedicated public uses offered therein - east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment (Council District 4)

RECOMMENDATION

Subject to the City Council's action to approve the annexation of the proposed Final Map of Tract No. 6067 into the City's Community Facilities District, which is scheduled on today's agenda, that upon such approval, staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6067 and accepting the dedicated public uses offered therein, to authorize the Public

Works Director or his designee to execute the subdivision agreement on behalf of the City.

Should the Council not approve the annexation of the Final Map of Tract No. 6067 into the City's Community Facilities District, Council's action on the approval of the Final Map must be delayed.

EXECUTIVE SUMMARY

The Subdivider, BNCOPP, L.P., a California Limited Partnership, (John A. Bonadelle, President), has filed for approval, the Final Map of Tract No. 6067 of Vesting Tentative Map No. 6067, for a 101-lot single-family residential subdivision with one outlot for open space and landscape purposes and one outlot to be deeded to the property owner of APN 310-270-09, located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment on 22.68 net acres.

BACKGROUND

The Fresno City Planning Commission on March 4, 2015 adopted Resolution No. 13318 approving Vesting Tentative Map No. 6067 (Tentative Map) for a 101-lot single-family residential subdivision with one outlot for open space and landscape purposes and one outlot to be deeded to the property owner of APN 310-270-09 on 22.68 net acres at an overall density of 4.33 dwelling units per acre. The Tentative Map was approved consistent with the Fresno General Plan and the Roosevelt Community Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 6067 will expire on March 4, 2017. The Final Map is technically correct and conforms to the approved Tentative Map, the Subdivision Map Act and the Fresno Municipal Code. The provisions of Section 66474.1 of the Subdivision Map Act require a final map that is in substantial compliance with the approved tentative map to be approved by the City Council.

The Subdivider has satisfied all other conditions of approval by executing the Subdivision Agreement for Tract No. 6067, submitted securities in the total amount of \$2,147,000.00 to guarantee the completion and acceptance of the public improvements and \$1,073,500.00 for a payment security and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$685,364.47. Covenants have been executed to defer eligible development impact fees totaling \$1,238,726.88 to the time of issuance of building permit and final occupancy of each unit, for annual CFD-11 assessment notification, maintenance of landscape improvements for certain lots, for temporary storm drainage facilities, for deferring payment of the Fowler interim fee surety to the time of occupancy and for acknowledgement of right-to-far law. The City Attorney's Office has approved all documents as to form and the Risk Management Division has approved all security bonds and insurance certificates.

MAINTENANCE DISTRICT: A condition of approval of the Tentative Map is to maintain all landscaping, trees, irrigation systems and ground infrastructure located within the street rights-of-way, landscape easements and Outlot A, the concrete curbs and gutters, valley gutters, block wall within Outlot A, curb ramps and sidewalks, street name signage, street lighting, and local street paving within the Final Map in accordance with the adopted standards of the City. The Subdivider has satisfied the maintenance requirement by annexing the subdivision into the City's Community Facilities District No. 11 (CFD-11) on May 19, 2016.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and as a condition of the Subdivision Agreement, is required to provide every prospective purchaser of each lot of the subdivision the "Notice of Special Tax", in accordance with the provision of Section 53341.5

of the California Government Code. The maximum annual assessment is \$517.94 per lot with an annual 3% adjustment plus the increase, if any, in the construction cost index for the San Francisco Region.

ENVIRONMENTAL FINDINGS

Pursuant to CEQA Guidelines Section 15268(b)(3), approval of final subdivision maps is a ministerial action and is exempt from the requirements of CEQA.

LOCAL PREFERENCE

Local preference was not considered because this resolution does not include a bid or award of a construction or services contract.

FISCAL IMPACT

The Final Map is located in Council District 4. There will be no impact to the City's General Fund. Approval by the Council will result in timely deliverance of the review and processing of the Final Map as is reasonably expected by the Subdivider. Prudent financial management is demonstrated by the expeditious completion of this Final Map inasmuch as the Subdivider has paid the City a fee for the processing of this Final Map and that fee is, in turn, funding the respective operations of the Public Works Department.

Attachments:

Resolution

Final Map of Tract No. 6067