



Legislation Details (With Text)

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Title: Actions pertaining to Final Map of Tract No. 6335:
1. RESOLUTION - Approving the Final Map of Tract No. 6335, Phase 2 of Vesting Tentative Tract Map No. 6235, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - northeast corner of Olive Avenue and Armstrong Avenue (Council District 4).

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 21-891 Resolution Approving the Final Map of Tract No. 6335, 2. 21-891 Final Map of Tract No. 6335

Date	Ver.	Action By	Action	Result
12/2/2021	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

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SUBJECT

Actions pertaining to Final Map of Tract No. 6335:
1. RESOLUTION - Approving the Final Map of Tract No. 6335, Phase 2 of Vesting Tentative Tract Map No. 6235, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - northeast corner of Olive Avenue and Armstrong Avenue (Council District 4).

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6335 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.

EXECUTIVE SUMMARY

The Subdivider, Wilson Premier Homes, Inc., a California corporation (Leo Wilson, Manager), has filed for approval, the Final Map of Tract No. 6335, of Vesting Tentative Map No. 6235, for a 60-lot single-family residential subdivision with two outlots for landscaping purposes, open space, utility purposes, located on the northeast corner of Olive Avenue and Armstrong Avenue on 9.92 gross acres.

BACKGROUND

The Fresno City Planning Commission on January 8, 2020, approved Vesting Tentative Map No. 6235 (Tentative Map) for a 122-lot single-family residential subdivision on 19.65 gross acres. The Tentative Map was approved consistent with the Fresno General Plan and complies with the provisions of the Subdivision Map Act. 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 that a final map that is in substantial compliance with the approved tentative map be approved by the City Council.

The Subdivider has satisfied all other conditions of approval by executing the Subdivision Agreement for Tract No. 6335, submitted securities in the total amount of \$2,572,000 to guarantee the completion and acceptance of the public improvements and \$1,286,000 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 \$509,217.43. Covenants have been executed to defer eligible development impact fees totaling \$244,379.09 to the time of issuance of building permit and final occupancy of each unit, for annual CFD-11 assessment notification, for deferring payment of the Fowler interim fee surety to the time of occupancy, acknowledging right-to-farm law, and for relinquishing access rights for certain lots. 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 the pocket park, the perimeter landscaping, the concrete curbs and gutters, valley gutters, sidewalks and curb ramps, and street lighting associated with 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 CFD-11 on September 30, 2021.

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 \$634.40 per lot with an annual 2% 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 Approving the Final Map of Tract No. 6335

Final Map of Tract No. 6335