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Title: RESOLUTION - Approving the Final Map of Tract No. 6104 and accepting dedicated public uses offered therein-south side of E. Fancher Creek Drive, between S. Sunnyside Avenue and S. Purdue Avenue (Council District 5)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Resolution - Tract No. 6104.pdf, 2. Final Map of Tract No. 6104.pdf

Date	Ver.	Action By	Action	Result
3/17/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

March 17, 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. 6104 and accepting dedicated public uses offered therein-south side of E. Fancher Creek Drive, between S. Sunnyside Avenue and S. Purdue Avenue (Council District 5)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6104 and accepting the dedicated public uses offered therein.

EXECUTIVE SUMMARY

The Subdivider, JPF Fancher Creek, LLC., a Delaware Limited Liability Company, (Joshua Peterson, President), has filed for approval, the Final Map of Tract No. 6104, for a 28-lot single family residential planned unit development subdivision with modified property development standards, located on the South side of East Fancher Creek Drive, between South Sunnyside Avenue and South Purdue Avenue on 4.20 net acres.

BACKGROUND

The Fresno City Planning Commission on November 18, 2015 adopted Resolution No. 13347 approving Vesting Tentative Map No. 6104 (Tentative Map) for a 28-lot single family residential planned unit development subdivision with modified property development standards on 4.20 net acres at an overall density of 6.67 units per acre. The Fresno City Planning Commission on May 20, 2015 adopted Resolution No. 13346 approving Conditional Use Permit Application No. C-15-136 authorizing the development of a 28-lot single family residential planned unit development with modified property development standards. 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. 6104 will expire on November 18, 2017. The Final Map is technically correct and conforms to the approved Tentative Map, the Fresno Municipal Code and the Subdivision Map Act. 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 and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$10,171.60. Covenants have been executed to defer eligible development impact fees totaling \$244,484.02 to the time of issuance of building permit and final occupancy of each unit, for annual CFD-11 assessment notification and for maintenance of landscape improvements for certain lots. The City Attorney's Office has approved all documents as to form.

MAINTENANCE DISTRICT: A condition of approval of the Tentative Map is to maintain the concrete alley channel, alley paving and decorative alley lights 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 Community Facility District No. 11 (CFD-11) on February 25, 2016.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and 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 \$53.58 per lot with an annual 3% adjustment plus the increase, if any, in the construction cost index for the San Francisco Region.

This Final Map is also within the boundaries of Annexation No. 14 and shall share the costs for all services provided by Community Facilities District No. 11 approved with the Final Map of Tract No. 5232.

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 5. 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. 6104