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Title: RESOLUTION - Approving the Final Map of Tract No. 6156 and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - Northeast corner of North Millbrook Avenue and East Nees Avenue (Council District 6)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 19-1659 Resolution.pdf, 2. 19-1659 Final Map of Tract No. 6156.pdf

Date	Ver.	Action By	Action	Result
5/16/2019	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

May 16, 2019

FROM: SCOTT L. MOZIER, PE, Director
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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6156 and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - Northeast corner of North Millbrook Avenue and East Nees Avenue (Council District 6)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6156 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, Millbrook & Nees, LLC, a California Limited Liability Company, (Darius Assemi, President), has filed for approval, the Final Map of Tract No. 6156, for a 1-lot subdivision for condominium purposes, located on the Northeast corner of North Millbrook Avenue and East Nees Avenue on 41.28 acres.

BACKGROUND

The Fresno City Planning Commission on December 7, 2016 approved Vesting Tentative Map No. 6156 (Tentative Map) for a 1-lot subdivision for condominium purposes on 41.28 acres. The Tentative Map was approved consistent with the Fresno General Plan to comply 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 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. 6156, submitted securities in the total amount of \$326,000.00 to guarantee the completion and acceptance of the public improvements and \$163,000.00 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 \$200.00. Covenants have been executed to defer the formulation of the condominium plan, DCC&R and homeowners' association for condominium purposes. 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.

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 6. 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.

Attachment 1 - Resolution

Attachment 2 - Final Map of Tract No. 6156