



Legislation Details (With Text)

File #: ID 24-818 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 6/6/2024 **In control:** City Council
On agenda: 6/27/2024 **Final action:** 6/27/2024
Title: Actions pertaining to Final Map of Tract No. 6250;
RESOLUTION - Approving the Final Map of Tract No. 6250, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the west side of North Portofino Drive between East Copper Avenue and North Alicante Drive. (Council District 6)
Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 24-818 Resolution, 2. 24-818 Final Map of Tract No. 6250, 3. 24-818 Location Map

Date	Ver.	Action By	Action	Result
6/27/2024	1	City Council	ADOPTED	Pass

REPORT TO THE CITY COUNCIL

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Public Works Department, Land Planning & Subdivision Inspection Section

SUBJECT

Actions pertaining to Final Map of Tract No. 6250;
RESOLUTION - Approving the Final Map of Tract No. 6250, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the west side of North Portofino Drive between East Copper Avenue and North Alicante Drive. (Council District 6)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6250 and accepting the dedicated public uses offered therein, and to authorize the Public Works Director or his designee to execute the subdivision agreement on behalf of the City.

EXECUTIVE SUMMARY

The Subdivider, Granville Homes, has filed for approval of the Final Map of Tract No. 6250, a 27-lot single-family gated residential subdivision on the west side of North Portofino Drive between East Copper Avenue and North Alicante Drive on 7.80 acres.

BACKGROUND

The Fresno City Planning Commission on December 21, 2022 approved Vesting Tentative Map No. 6250 (Tentative Map) for a 52-lot single-family residential subdivision on 15.85 acres (see attached map). The Tentative Map was approved consistent with the Fresno General Plan to comply with the provisions of the Subdivision Map Act. Tract No. 6250 the first of two phases.

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. 6250, submitted securities in the total amount of \$466,000 to guarantee the completion and acceptance of the public improvements and \$233,000 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 \$143,298.95. Covenants have been executed to defer eligible development impact fees totaling \$743,806.05 to the time of final occupancy of each unit, and 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 concrete curbs and gutters, valley gutters, sidewalks and curb ramps, landscaping, street name signage, local street paving, hardscaping, park amenities, 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-15 on August 9, 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 \$742.32 per unit and shall be adjusted annually by 3% plus the increase, if any, in the construction cost index (CCI) for the San Francisco Region for the prior 12 month period as published in the Engineering News Record (as applicable).

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.

Attachments:

Resolution

Final Map of Tract No. 6250

Location Map