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Title: RESOLUTION - Approving the Final Map of Tract No. 6030 and accepting dedicated public uses offered therein - west side of North Armstrong Avenue between East Shields Avenue and East Clinton Avenue (Council District 4)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Resolution - Tract No. 6030.pdf, 2. Final Map of Tract No. 6030.pdf

Date	Ver.	Action By	Action	Result
5/17/2018	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

May 17, 2018

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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6030 and accepting dedicated public uses offered therein - west side of North Armstrong Avenue between East Shields Avenue and East Clinton Avenue (Council District 4)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6030 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, Fowler Development Company, Inc., a California Corporation, (Darius Assemi, Senior Vice-President), has filed for approval, the Final Map of Tract No. 6030, Phase 2 of Vesting Tentative Map No. 5717, for a 108-lot single-family residential subdivision with three outlots for common open space and pedestrian connection purposes and one outlot for future development, located on the west side of North Armstrong Avenue between East Shields Avenue and East Clinton Avenue on 47.84 gross acres.

BACKGROUND

The Fresno City Planning Commission on July 11, 2007, adopted Resolution No. 12705 approving Vesting Tentative Map No. 5717 (Tentative Map) for a 205-lot single-family residential subdivision on 45.19 net acres and an 8-lot industrial subdivision on 74.27 net acres. The Tentative Map was approved consistent with the Fresno General Plan and the McLane Community Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 5717 will expire on July 11, 2018. 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. 6030, submitted securities in the total amount of \$3,731,000.00 to guarantee the completion and acceptance of the public improvements and \$1,865,500.00 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 \$584,964.55. Covenants have been executed to defer eligible development impact fees totaling \$393,855.26 to the time of issuance of building permit and final occupancy of each unit, for deferring payment of the Fowler interim fee surety to the time of occupancy, for maintenance of landscape improvements for certain lots, for annual CFD-11 assessment notification and for acknowledgement of right-to-farm 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 landscaped areas, irrigation systems, trees, hardscaping, and park amenities located in Outlots A, B and C, concrete curbs and gutters, valley gutters, sidewalks and curb ramps, local street paving, street name signage and street lighting associated with the Final Map in accordance with the adopted standards of the City. The Final Map will share costs for all services in common with all final maps annexed to the Community Facilities District No. 11 (CFD-11) within the Tentative Map. The Subdivider has satisfied the maintenance requirement by annexing the subdivision into the City's CFD-11 on May 10, 2018.

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 \$947.05 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. 6030