



### Legislation Details (With Text)

**File #:** ID 24-817      **Version:** 1      **Name:**  
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**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. 6346;  
 RESOLUTION - Approving the Final Map of Tract No. 6346, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the northeast corner of North Fowler Avenue and East Princeton Avenue. (Council District 7)

**Sponsors:** Public Works Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 24-817 Resolution, 2. 24-817 Final Map of Tract No. 6346, 3. 24-817 Location Map

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

### REPORT TO THE CITY COUNCIL

**FROM:** SCOTT L. MOZIER, PE, Director  
 Public Works Department

**BY:** JILL M. GORMLEY, TE, Assistant Director  
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 Public Works Department, Land Planning & Subdivision Inspection Section

### SUBJECT

Actions pertaining to Final Map of Tract No. 6346;  
 RESOLUTION - Approving the Final Map of Tract No. 6346, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the northeast corner of North Fowler Avenue and East Princeton Avenue. (Council District 7)

### RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6346 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, Fowler & Princeton LLC, (Darius Assemi, Manager) has filed for approval of the Final Map of Tract No. 6346 for condominium purposes at northeast corner of North Fowler Avenue and East Princeton Avenue on 5.79 acres.

## **BACKGROUND**

The Fresno City Planning Commission on October 18, 2023 approved Vesting Tentative Map No. 6346 (Tentative Map) for condominium purposes on 5.79 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. 6346 the first and last phase.

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. Covenants have been executed to defer the formulation of the Condominium Plan, and for sanitary sewer capacity in the Fowler Avenue Trunk Sewer and deferring payment of interim fee surety. 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 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-9 on April 21, 2008.

## **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 7. 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. 6346

Location Map