



Legislation Details (With Text)

File #: ID 21-305 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 2/16/2021 **In control:** City Council
On agenda: 3/4/2021 **Final action:**
Title: Actions pertaining to Final Map of Tract No. 5551

RESOLUTION - Approving the Final Map of Tract No. 5551, of Vesting Tentative Tract Map No. 5551, and accepting dedicated public uses offered therein- south side of North Salinas Avenue between North Figarden Drive and West Corona Avenue (Council District 2).

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 21-305 Resolution, 2. 21-305 Final Map of Tract No. 5551

Date	Ver.	Action By	Action	Result
3/4/2021	1	City Council	continued	

REPORT TO THE CITY COUNCIL

March 4, 2021

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SUBJECT

Actions pertaining to Final Map of Tract No. 5551

RESOLUTION - Approving the Final Map of Tract No. 5551, of Vesting Tentative Tract Map No. 5551, and accepting dedicated public uses offered therein- south side of North Salinas Avenue between North Figarden Drive and West Corona Avenue (Council District 2).

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 5551 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, Platinum Development LLC, a California Limited Liability Company, has filed for approval, the Final Map of Tract No. 5551, of Vesting Tentative Map No. 5551, for a 28-lot single-family residential subdivision with two outlots for a private street, utility purposes, and for open space located on the south side of North Salinas Avenue between North Figarden Drive and West Corona Avenue on 4.46 gross acres. The Final Map is technically correct and conforms to the approved Tentative Map, the Subdivision Map Act and the Fresno Municipal Code.

BACKGROUND

The Fresno City Planning Commission on August 30, 2006 approved Vesting Tentative Map No. 5551 (Tentative Map) for a 28-lot single-family residential subdivision on 4.46 gross acres. The Tentative Map was approved consistent with the Fresno General Plan and complies 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 that 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 conditions of approval by completing the public improvements and landscaping prior to recording the final map. A subdivision agreement is not being processed and bonds are not required because all improvements are in place. The Subdivider has paid development impact fees due as a condition of approval for the Final Map in the amount of \$189,813.15. Covenants have been executed to defer eligible development impact fees totaling \$151,569.06 to the time of issuance of building permit and final occupancy of each unit, acknowledging right-to-farm law, and for relinquishing access rights for certain lots. The City Attorney's Office has approved all documents as to form.

MAINTENANCE DISTRICT: The streets and utilities within this map are private. A homeowner's association has been formed to maintain the private streets and the landscaping on the Salinas Avenue frontage.

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 2. 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. 5551