



Legislation Details (With Text)

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**Title:** RESOLUTION - Approving the Final Map of Tract No. 6185 and accepting dedicated public uses therein except for dedications offered subject to City acceptance of developer installed required improvements - South side of North Alicante Drive, within the Copper River Ranch Planned Community (Council District 6)

**Sponsors:** Public Works Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 18-1039 Resolution.pdf, 2. 18-1039 Final Map of Tract No. 6185.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	adopted	

**REPORT TO THE CITY COUNCIL**

**September 20, 2018**

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

ANDREW J. BENELLI, PE, City Engineer/Assistant Director  
Public Works Department, Traffic Operations and Planning Division

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Public Works Department, Traffic Operations and Planning Division

**SUBJECT**

**RESOLUTION** - Approving the Final Map of Tract No. 6185 and accepting dedicated public uses therein except for dedications offered subject to City acceptance of developer installed required improvements - South side of North Alicante Drive, within the Copper River Ranch Planned Community (Council District 6)

**RECOMMENDATION**

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6185 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, Copper River Ranch Villages, LLC, a California Limited Liability Company, (Gary McDonald, President), has filed for approval, the Final Map of Tract No. 6185 of Vesting Tentative Map No. 6185, for a 26-lot single-family residential planned development subdivision with one outlot for private street, streetscapes, public utility and storm channel easement purposes and one outlot for common area and open space purposes, located on the south side of North Alicante Drive, within the Copper River Ranch Planned Community on 6.85 acres.

## BACKGROUND

The Fresno City Planning Commission on November 1, 2017 adopted Resolution No. 13501 approving Vesting Tentative Map No. 6185 (Tentative Map) for a 26-lot single-family residential planned development subdivision on 6.85 acres at an overall density of 3.8 dwelling units per acre, with a 9.9 acre remainder. The Tentative Map was approved consistent with the Fresno General Plan and the Woodward Park Community Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 6185 will expire on November 1, 2019. 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. 6185, submitted securities in the total amount of \$140,000.00 to guarantee the completion and acceptance of the public improvements and \$70,000.00 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 \$55,379.12. Covenants have been executed to defer eligible development impact fees totaling \$405,835.95 to the time of issuance of building permit and final occupancy of each unit. 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.

**WATER AGREEMENT:** CRD East, Inc., A California Corporation (Developer) has entered into a separate agreement with the City titled, "Copper River Ranch Water Supply Implementation Agreement" approved by the City Council on November 17, 2016 that stipulates the water supply infrastructure that the Developer must construct and place into operation, in accordance with an agreed upon schedule, in order to receive building permits and certificates of occupancy for units associated with any project within the Copper River Ranch Development, including the Final Map. The Developer is aware and acknowledges that the Developer's failure to complete the water supply infrastructure as required in the Copper River Ranch Water Supply Implementation Agreement will be deemed a default condition, and the City will have the right to cease issuing building permits and certificates of occupancy for any lots associated with the Final Map. Per the provisions of the Copper River Ranch Water Supply Implementation Agreement, the Developer has provided a current notarized Water Equivalent Dwelling Unit Allowance Letter in lieu of payment of the water capacity fee and construction of a water well.

**MAINTENANCE DISTRICT:** A condition of approval of the Tentative Map is to maintain the landscaping and irrigation systems within street and landscaping easements, concrete curbs and gutters, valley gutters, entrance median curbs, median island and entrance street decorative

concrete, hardscapes, sidewalks, curb ramps, street lighting, interior street paving, street furniture, pilasters, and street name signage within and adjacent to the Final Map in accordance with the adopted standards of the City. The Subdivider has satisfied the maintenance requirement for this Final Map with the establishment of City's Community Facility District No. 12 (CFD-12) which the City Council approved on July 19, 2006.

## **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. 6185