



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 6004 and accepting dedicated public uses offered therein - southeast corner of North Maple Avenue and East Copper Avenue (Council District 6)
Sponsors: Public Works Department
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Code sections:
Attachments: 1. Resolution - Tract 6004.pdf, 2. Final Map of Tract 6004.pdf

Date	Ver.	Action By	Action	Result
7/17/2014	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

July 17, 2014

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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6004 and accepting dedicated public uses offered therein - southeast corner of North Maple Avenue and East Copper Avenue (**Council District 6**)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6004 and accepting the dedicated public uses offered therein.

EXECUTIVE SUMMARY

The Subdivider, Copper/Maple No. 4, Inc., a Delaware Corporation, (Robert A. McCaffrey, Chief Executive Officer, Brent M. McCaffrey, President), has filed for approval, the Final Map of Tract No. 6004, Phase 2 of Vesting Tentative Map No. 6003 for a 51-lot single-family residential, gated, private street planned development subdivision with one outlot for private street and public utility easement purposes and three outlots for private landscaping, private walkway and recreation purposes, located on the southeast corner of North Maple Avenue and East Copper Avenue on 7.44 acres.

BACKGROUND

The Fresno City Planning Commission on July 25, 2012 adopted Resolution No. 13168 approving Vesting Tentative Map No. 6003 (Tentative Map) for a 118-lot single-family residential, gated, private street planned development subdivision with five outlots for private street and common open space purposes on 16.79 acres at an overall density of 8.53 units per acre. The Development and Resource Management Department on April 3, 2013 approved a revision to Vesting Tentative Map No. 6003 reducing the number of lots from 118 to 105. The Tentative Map was approved consistent with the 2025 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. 6003 will expire on July 25, 2016. 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 and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$155,928.91. Covenants have been executed to defer eligible development impact fees totaling \$497,748.26 to the time of issuance of building permit and final occupancy of each unit and for annual CFD-11 assessment notification. 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 landscaping, trees, irrigation systems and median edging within the median island in North Maple Avenue and the concrete curbs, gutters and valley gutters along East Copper Avenue and North Maple Avenue frontages within and adjacent to 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 Community Facility District No. 11 (CFD-11) on March 21, 2013.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and 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 \$34.22 per lot with an annual 3% adjustment plus the increase, if any, in the construction cost index for the San Francisco Region.

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act Guidelines Section 15378 this item does not qualify as a "project" and is therefore exempt from the California Environmental Quality Act requirements.

LOCAL PREFERENCE

Local preference is not applicable to this item.

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. 6004