



Legislation Details (With Text)

File #: ID#15-392 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 5/5/2015 **In control:** City Council
On agenda: 5/21/2015 **Final action:** 5/21/2015
Title: RESOLUTION - Approving the Final Map of Tract No. 6065 and accepting dedicated public uses offered therein - between N. Friant Road and E. Copper Avenue within the Copper River Ranch Master Planned Community (Council District 6)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. Resolution - Tract No. 6065.pdf, 2. Final Map of Tract No. 6065.pdf

Date	Ver.	Action By	Action	Result
5/21/2015	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

May 21, 2015

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

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6065 and accepting dedicated public uses offered therein - between N. Friant Road and E. Copper Avenue within the Copper River Ranch Master Planned Community (Council District 6)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6065 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, Copper River 74, Inc., a California Corporation, (Darius Assemi, President), has filed for approval, the Final Map of Tract No. 6065, Phase 2 of Vesting Tentative Map No. 6045, for a 51-lot single-family residential subdivision with one outlot for private streets, streetscapes and public utilities, located between North Friant Road and East Copper Avenue, within the Copper River Ranch Planned Community on 10.02 acres.

BACKGROUND

The Fresno City Council on May 1, 2014 adopted Resolution No. 2014-71 approving Vesting Tentative Map No. 6045 (Tentative Map) for a 134-lot single-family residential subdivision with one outlot for private streets, streetscapes and public utility purposes on 21.07 acres at an overall density of 6.35 units per acre. The Fresno City Council on May 1, 2014 adopted Resolution No. 2014-71 approving Conditional Use Permit Application No. C-13-136 for a single family residential planned development with modified property development standards, including lot size, lot coverage and setback requirements. The Development and Resource Management Department on August 21, 2014 approved a minor revision to Vesting Tentative Map No. 6045 for revised conditions from the Solid Waste Division. The Development and Resource Management Department on February 11, 2015 approved a revision to Vesting Tentative Map No. 6045 increasing the number of lots from 134 to 135 (an increase of 1 lot within the private street portion of the map). 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. 6045 will expire on May 1, 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 by executing the Subdivision Agreement for Tract No. 6065, submitted securities in the total amount of \$189,000.00 to guarantee the completion and acceptance of the public improvements, \$94,500.00 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 \$131,807.30. Covenants have been executed to defer eligible development impact fees totaling \$424,110.28 to the time of issuance of building permit and final occupancy of each unit and for special solid waste disposal services. 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 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. 6065