



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 5466 and accepting dedicated public uses offered therein - both sides of E. Church Avenue between S. Minnewawa Avenue and S. Clovis Avenue (Council District 5)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. Resolution - Tract No. 5466.pdf, 2. Final Map of Tract No. 5466.pdf

Date	Ver.	Action By	Action	Result
7/16/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

July 16, 2015

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

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

BY: JONATHAN BARTEL, Supervising Engineering Technician
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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 5466 and accepting dedicated public uses offered therein - both sides of E. Church Avenue between S. Minnewawa Avenue and S. Clovis Avenue (Council District 5)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 5466 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, KB Home Central Valley Inc., a California Corporation, (Leo Pantoja, Director of Forward Planning), has filed for approval, the Final Map of Tract No. 5466, for a 40-lot single-family residential subdivision with two outlots for open space purposes, one outlot for pedestrian and bike path purposes and two outlots to be deeded in fee to the Fresno Irrigation District, located on the both sides of East Church Avenue between South Minnewawa Avenue and South Clovis Avenue on 13.11 acres.

BACKGROUND

The Fresno City Planning Commission on August 17, 2005 adopted Resolution No. 12267 approving Vesting Tentative Map No. 5466 (Tentative Map) for a 40-lot single-family residential subdivision with five outlots on 13.11 acres at an overall density of 3.8 units per acre. The Tentative Map was approved consistent with the 2025 General Plan and the Roosevelt Community Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 5466 will expire on August 17, 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. 5466, submitted securities in the total amount of \$1,217,000.00 to guarantee the completion and acceptance of the public improvements and \$608,500.00 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 \$52,686.95. Covenants have been executed to defer eligible development impact fees totaling \$53,144.17 to the time of issuance of building permit and final occupancy of each unit, for annual CFD-11 assessment notification, for special solid waste disposal services and for relinquishing access rights for certain lots. 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 all landscaped areas, trees and irrigation systems within the public street rights-of-way, landscape easements and outlots A, B and E; including concrete curbs and gutters, valley gutters, sidewalks and curb ramps, local street paving, street name signage and street lights within 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 June 4, 2015.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and as a condition of the Subdivision Agreement, 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 \$1,083.80 per lot with an annual 3% adjustment plus the increase, if any, in the construction cost index for the San Francisco Region.

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 5. 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. 5466