



## Legislation Details (With Text)

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**On agenda:** 5/19/2016      **Final action:** 5/19/2016  
**Title:** RESOLUTION - Approving the Final Map of Tract No. 6087 and accepting dedicated public uses offered therein - northwest corner of North Chestnut Avenue and East Copper Avenue (Council District 6)  
**Sponsors:** Public Works Department  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Resolution - Tract No. 6087.pdf, 2. Final Map of Tract No. 6087.pdf

Date	Ver.	Action By	Action	Result
5/19/2016	1	City Council	approved	Pass

## REPORT TO THE CITY COUNCIL

**May 19, 2016**

**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  
Public Works Department, Traffic and Engineering Services Division

## SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6087 and accepting dedicated public uses offered therein - northwest corner of North Chestnut Avenue and East Copper Avenue (Council District 6)

## RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6087 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 Ridge Estates, LLC, a California Limited Liability Company, (Gary McDonald, President), has filed for approval, the Final Map of Tract No. 6087 of Vesting Tentative Map No. 6087, for a 44-lot single-family residential planned development subdivision with one outlot for private street, streetscape, open space, storm drain purposes and public utility easement purposes, one outlot for bicycle and pedestrian trail purposes and three outlots for landscape and open space purposes, located on the northwest corner of North Chestnut Avenue and East Copper Avenue on 13.84 net acres.

## BACKGROUND

The Fresno City Planning Commission on July 15, 2015 adopted Resolution No. 13334 approving Vesting Tentative Map No. 6087 (Tentative Map) for a 44-lot single-family residential planned development subdivision with one outlot for private street, streetscape, open space, storm drain purposes and public utility easement purposes, one outlot for bicycle and pedestrian trail purposes and three outlots for landscape and open space purposes on 13.84 net acres at an overall density of 3.17 dwelling units per acre. The Fresno City Planning Commission on July 15, 2015 adopted Resolution No. 13333 approving Conditional Use Permit Application No. C-15-048 authorizing a gated development with private streets and modified property development standards. 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. 6087 will expire on July 15, 2017. 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. 6087, submitted securities in the total amount of \$894,000.00 to guarantee the completion and acceptance of the public improvements and \$447,000.00 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 \$243,884.65. Covenants have been executed to defer eligible development impact fees totaling \$540,525.21 to the time of issuance of building permit and final occupancy of each unit, for annual CFD-15 assessment notification, for temporary storm drainage facilities and for temporary street facilities. 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, public trails, hardscaping and amenities, traffic calming structures, decorative stamped concrete, local street paving, project entry features, pedestrian access connections to public trails, public parks, hardscaping, equipment and amenities, concrete curbs and gutters, valley gutters, curb ramps and sidewalks, street name signage, street lighting, street signs, monument signs, median island curbs, capping and maintenance band, storm water management ponds and traffic signals and any special items as approved by the Public Works Department within 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. 15 (CFD-15) on February 25, 2016.

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 \$742.32 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 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. 6087