



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 6247, Phase 2 of Vesting Tentative Tract Map No. 5592, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - Southwest corner of East Shields Avenue and North Locan Avenue (Council District 4)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. 20-00429 Resolution, 2. 20-00429 Final Map of Tract No 6247 final

Date	Ver.	Action By	Action	Result
4/9/2020	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

April 9, 2020

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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. 6247, Phase 2 of Vesting Tentative Tract Map No. 5592, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - Southwest corner of East Shields Avenue and North Locan Avenue (Council District 4)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6247, 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, BMCH California, LLC, a Delaware Limited Liability Company (W. Allen Bennett, Division President, Central Valley Division), has filed for approval, the Final Map of Tract No. 6247, Phase 2 of Vesting Tentative Map No. 5592, for a 131 lot single-family residential planned development subdivision with four outlots for open space, park, landscaping and pedestrian purposes, located on the southwest corner of East Shields Avenue and North Locan Avenue on 25.45 acres.

BACKGROUND

The Fresno City Planning Commission on February 22, 2006, adopted Resolution No. 12411, approving Vesting Tentative Map No. 5592 (Tentative Map) for a 258-lot single-family residential planned development subdivision on 53.55 acres. The Planning and Development Department approved a revision to the Tentative Map on May 14, 2018. The Tentative Map was approved consistent with the Fresno General Plan and the McLane Community Plan to comply with the provisions of the Subdivision Map Act. 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. 6247, submitted securities in the total amount of \$1,617,000.00 to guarantee the completion and acceptance of the public improvements and \$808,500.00 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 \$497,336.37. Covenants have been executed to defer eligible development impact fees totaling \$1,073,466.17 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 for certain lots, for deferring payment of the Fowler Sewer Trunk Line interim fee to the time of occupancy, acknowledging right-to-farm law, for temporary storm drainage facilities 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 located within Outlots A through D, including the entrance medians, concrete curbs and gutters, valley gutters, entrance median curb, Shields Avenue median capping and maintenance band, sidewalks and curb ramps, hardscaping and park amenities, local street paving, street name signage and street lights associated with 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 CFD-11 on July 26, 2018.

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 \$731.47 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

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. 6247