



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 5631, of Vesting Tentative Tract Map No. 5631, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - East side of North Polk Avenue between West Gettysburg Avenue and the West Ashlan Avenue. (Council District 1)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 20-00672 Resolution, 2. 20-00672 Final Map of Tract No. 5631

Date	Ver.	Action By	Action	Result
6/11/2020	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

June 11, 2020

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

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

BY: RANDY GUILL, Supervising Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 5631, of Vesting Tentative Tract Map No. 5631, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - East side of North Polk Avenue between West Gettysburg Avenue and the West Ashlan Avenue. (Council District 1)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 5631 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, Joseph Crown Construction and Development Inc., a California corporation, Its Director (Joseph Donald Crown), has filed for approval, the Final Map of Tract No. 5631, of Vesting Tentative Map No. 5631, for a 16 lot single-family residential subdivision, located on the East side of North Polk Avenue between West Gettysburg Avenue and the West Ashlan Avenue on 2.99 acres.

BACKGROUND

The Fresno City Planning Commission on August 16, 2006 approved Vesting Tentative Map No. 5631 (Tentative Map) and approved revised Vesting Tentative Map No. 5631 on April 30, 2018 for a 16-lot single-family residential subdivision on 2.99 acres. The Tentative Map was approved consistent with the Fresno General 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 conditions of approval by the completion and acceptance of the public improvements and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$350,262.60. A Covenant has been executed 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 all landscaping, trees and irrigation systems within the street rights-of-way and landscape easements, the concrete curbs and gutters, valley gutters, entrance median capping and curb, sidewalks and curb ramps, street name signage and street lighting, and local street paving 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 25, 2019.

The Subdivider has executed the covenant for Maintenance of Certain Improvements and as a condition, 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 \$486.19 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 1. 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. 5631