



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 6275 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. 20-001154 Resolution, 2. 20-001154 Final Map of Tract No 6275

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

September 17, 2020

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: RANDY GUILL, Supervising Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6275 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. 6275 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 Ranch Villages, LLC, a California Limited Liability Company, (Gary McDonald, President), has filed for approval, the Final Map of Tract No. 6275 of Vesting Tentative Map No. 6275, for a 38-lot single-family residential planned development subdivision with one outlot for private street, streetscape, and public utility easement purposes, one outlot for common area and open space purposes and one outlot to be dedicated to the adjacent owner, located South of the intersection of North Alicante and North Crestview Drive, within the Copper River Ranch planned community on 10.01 net acres.

BACKGROUND

The Fresno City Planning Commission on March 4, 2020 approved Vesting Tentative Map No. 6275 (Tentative Map) for a 38-lot single-family residential planned development subdivision with one outlot for private street, streetscape, and public utility easement purposes, one outlot for common area and open space purposes and one outlot to be dedicate to the adjacent owner on 10.01 net acres at an overall density of 3.80 dwelling units per acre. The Fresno City Planning Commission on March 4, 2020 adopted Resolution No. 13333 approving Conditional Use Permit Application No. P19-04842 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. 6275 will expire on March 4, 2022. 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. 6275, submitted securities in the total amount of \$250,000.00 to guarantee the completion and acceptance of the public improvements and \$125,000.00 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 \$68,140.56. Covenants have been executed to defer eligible development impact fees totaling \$658,867.51 to the time of issuance of building permit and final occupancy of each unit. 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. 6275