



# Board Agenda Item 55

DATE: January 21, 2020

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director  
Department of Public Works and Planning

SUBJECT: Final Map for Tract No. 5505 (James Donovan Harris)

RECOMMENDED ACTION(S):

**Approve and accept the Final Map for Tract No. 5505, located on the South Side of Millerton Road approximately one-quarter mile east of the Friant-Kern Canal.**

Approval of the recommended action will provide for the recordation of the final map. Tract No. 5505 is a one-lot subdivision with a remainder. This portion is phase three of Tentative Tract Map (TTM) No. 4321, which was approved by the Board of Supervisors on November 29, 1994. There are no construction requirements for this phase. All fees have been paid, conditions of approval have been met, and requested documents have been provided. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

Your Board may deny the recommended action; however, denial will require your Board to direct staff accordingly.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The Subdivider has paid a Final Map Fee of \$4,899 as required by the County Master Schedule of Fees.

DISCUSSION:

On November 29, 1994, the Board of Supervisors approved General Plan Amendment Application No. 394 (Fourth Cycle, General Plan Amendment adopted December 13, 1994), Amendment Application No. 3565, Classified Conditional Use Permit No. 2535 and Vesting TTM Application No. 4321, the subdivision of a 191-acre parcel located on the south side of Millerton Road, approximately one quarter mile east of the Friant-Kern Canal (see Exhibit A). TTM No. 4321 includes 180-lots and a remainder in the R1-B(c) (Single Family Residential, 12,500 square feet conditional) District limited to a maximum density of one unit per 37,500 square feet (see Exhibit B).

The lot is served by community sewer and water systems operated by Fresno County Water Works District 18. The Subdivider has executed covenants with the Fresno County Fire Protection District that provide for maintenance of on-site fire facilities and assess a fee of \$0.25 per square foot on building permits for the provision of capital improvements and equipment. Traffic impacts resulting from this development are mitigated by a public facility fee paid at the time of recordation of the map.

The Final Map will create a one-lot subdivision and does not require improvements to be constructed, since improvements are accounted for in the construction of the first-phase map Tract No. 4321. Therefore, no bonding is required to secure completion of the improvements or to provide a warranty. Permanent maintenance of the in-tract facilities will be provided by the existing homeowner's association.

CEQA DETERMINATION:

The recommended action is exempt from California Environmental Quality Act (CEQA), pursuant to Section 15162(a) of the CEQA Guidelines based on the previously certified Environmental Impact Report that was prepared for Tract No. 4321.

REFERENCE MATERIAL:

BAI #16, November 29, 1994

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibits A - B

CAO ANALYST:

Sonia M. De La Rosa