



County of Fresno

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Fresno, California
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Legislation Text

File #: 17-0633, **Version:** 1

DATE: June 20, 2017
TO: Board of Supervisors
SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning
SUBJECT: Tract No. 6057 (Lou Telesmanic)

RECOMMENDED ACTION(S):

1. Consider and take the following actions for Tract No. 6057:

- (a) Approve and accept the final map;**
- (b) Approve and authorize Chairman to execute the Subdivision Agreement;**
- (c) Place on file the securities to guarantee completion of the tract facilities; Performance and Maintenance (\$60,500), Labor and Materials (\$10,000), and Monumentation Bond (\$1,000);**
- (d) Accept the offer of road right-of-way dedication of W. Bullard Avenue for public use as shown on the final map.**
- (e) Accept the offer of the relinquishment of direct vehicular access to W. Bullard Avenue as shown on the final map.**
- (f) Accept the offer of dedication for public utility easement as shown on the final map.**

Tract No. 6057, if recorded, will result in a 13-lot subdivision (12 single-family residential lots and one common use lot) in an R-2 (Single Family Residential, 6,600 square foot minimum parcel size) Zone District. Adoption of the recommended actions will provide for the recordation of the Final Map and construction of the infrastructure facilities. All fees have been paid, Conditions of Approval have been met or have been addressed by separate agreement, and requested documents have been provided. The Subdivider has posted security in the form of a Performance and Maintenance Bond to guarantee completion of the tract improvements, a Labor and Materials Bond to guarantee payment to all contractors and material suppliers, and a Monumentation Bond to ensure the placement of all required survey monuments. The recommended actions were all required either directly as or through the fulfillment of the Conditions of Approval associated with the tract map or Mitigation Measures adopted and/or approved through the associated Initial Study Application.

ALTERNATIVE ACTION(S):

Consider and deny any or all of the recommended actions identified above. Denial will require your Board to identify the action or actions they are denying and direct staff accordingly. As stated above, the actions were all required either directly as or through the fulfillment of Conditions of Approval associated with the tract map or Mitigation Measures adopted and/or approved through the associated Initial Study Application.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The Subdivider has paid an Agreement Administration Fee and Final Map Fee for this Agenda Item as required by the County Master Schedule of Fees. Plan Check and Inspection Fees have also been paid for the subdivision improvements.

DISCUSSION:

On September 16, 2014, the Board of Supervisors adopted the Mitigated Negative Declaration (MND) prepared for Initial Study (IS) Application No. 6659; and approved of General Plan Amendment (GPA) Application No. 538, Amendment Application (AA) No. 3796, Vesting Tentative Tract Map Application (TTM) No. 6057, Classified Conditional Use Permit Application No. 3399 and Site Plan Review Application No. 7900 to allow the subject 12 lot (one common-use) Planned Unit Development on a 1.19 acre parcel located on the north side of W. Bullard Avenue approximately 1,000 feet east of N. West Avenue.

Upon completion of the on-site and off-site infrastructure facilities identified on the Improvement Plans approved by the Department and whose schedule of construction is outlined on the Subdivision Agreement recommended for approval, the Subdivider is required per said Agreement to do the following: (1) provide maintenance of the private roads for a period of one year after completion and acceptance of the work; and (2) correct any deficiencies in these improvements that occur during the warranty periods identified above. Successful maintenance for the periods identified above will fulfill the Subdivider's obligation and qualify the release of the securities posted to guarantee maintenance of said work. Release of the securities requires future Board action.

This Tract is developing approximately 435 linear feet of private road, which will not be added to the County's maintained mileage list, that connects to W. Bullard Avenue, a public road maintained by the County of Fresno, by a single access point. Once the Subdivider has completed the maintenance obligations for the private road, permanent maintenance will be provided through a homeowners association, as stated in the Subdivision Agreement.

REFERENCE MATERIAL:

BAI # 10, September 16, 2014

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibits A - C
On file with Clerk - Subdivision Agreement

CAO ANALYST:

John Hays