



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII.A.
COMMISSION MEETING 10/27/10

October 27, 2010

APPROVED BY

FROM: JERRY D. BISHOP, Assistant Director 
Planning and Development Department

DEPARTMENT DIRECTOR

THROUGH: MIKE SANCHEZ, Planning Manager 
Planning Division

BY: WILL TACKETT, Planner III 
Planning Division

SUBJECT: CONSIDERATION OF PROPOSED AMENDMENT TO THE CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 5461/UGM.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- 1. REFER BACK TO STAFF.

EXECUTIVE SUMMARY

The City of Fresno, Department of Public Utilities and UCP Montecito, LLC., subdivider, have requested authorization to amend the Conditions of Approval for Vesting Tentative Tract Map No. 5461/UGM; pertaining to approximately 66.40 net acres of property located on the north side of East Dakota Avenue between North Armstrong and North Temperance Avenues.

Approval of the proposed amendment to the Conditions of Approval for Vesting Tentative Tract Map No. 5461/UGM will facilitate construction of surface water delivery facilities for the master planned 3-million gallon water storage tank and package surface water treatment facility (T-3 Facility) in southeast Fresno.

For this purpose, the City of Fresno Department of Public Utilities proposes to rescind previous conditions of approval related to: (1) The acquisition of a well site and construction and dedication of a water supply well; (2) The construction of wellhead treatment facilities (if required); and, (3) The dedication of a water supply and treatment site for installation of the aforementioned aboveground water storage and treatment facility (to be constructed by the City), in favor of the imposition of requirements for: (1) The design and construction of a raw water pipeline and appurtenant facilities for the delivery of surface water from the Gould No. 97 Canal to the City of Fresno water storage and treatment facility site; (2) The restriction of annual occupancy approvals for Tract 5461 until either the water storage tank or the pipeline connecting the City of Clovis is completed and operational; and, (3) Provisions for reimbursement of related construction costs.

The subdivider has requested that this item be referred back to staff until such time that they have been provided sufficient time to review and negotiate any terms respective to the proposed First Amendment to the Restated and Amended Subdivision Agreement prepared for the Final Map of Tract No. 5461 for the purpose of outlining obligations, responsibilities and agreements between interests for the purpose of the project.