

RESOLUTION NO. 4387-2021

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING PARCEL MAP FOR MINOR DIVISION 1-20 (DIV 1-20); CARLOS AND HEATHER FRANCO (OWNER/APPLICANT); MINOR SUBDIVISION OF A 22,989 SQUARE FOOT PARCEL INTO THREE PARCELS OF 7,515, 7,793, AND 7,681 SQUARE FEET AND ACCEPTING THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON THE PARCEL MAP

WHEREAS, The Fort Bragg Planning Commission conditionally approved the Tentative Map for Minor Subdivision 1-20 on November 12, 2020, with the following Special Conditions:

1. Prior to final of the building permit issued to relocate the existing residence, applicant shall install a fire hydrant at the end of Halsey Way, at a location to be approved by the Public Works Director.
2. Prior to occupancy of any residential unit in this subdivision, address numbers shall be placed in such a manner as to be visible from Halsey Way, and shall be placed on each residential unit in such a manner as to be visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background.
3. Prior to final of the building permit issued to relocate the existing residence, the applicant shall construct sidewalk across Halsey Way along the entire width of Halsey Way, as shown on the Tentative Map. An encroachment permit is required to construct the frontage improvements.
4. Prior to final of the building permit issued to relocate the existing residence, the applicant shall construct a permeable paved 22-foot driveway. An encroachment permit is required to construct the frontage improvements.
5. A private, non-exclusive easement for the shared driveway shall be shown on the recorded Parcel Map. Maintenance Agreements for the private driveway shall be recorded as part of the deed for each parcel.
6. Water, sewer, and drainage capacity fees (Municipal Code section 12.14.030) for each lot shall be paid prior to issuance of the first building permit for said lot, and a note stating such shall appear on the face of the Parcel Map for recordation.
7. Applicant shall pay all water and sewer connection fees in order to connect to the public utilities (Municipal Code section 14.14.020). Connection fees shall be paid and connections shall be made prior to finalization of the building permit issued to relocate the existing residence.

8. Private, non-exclusive utility easements for the private utilities shall be shown on the recorded Parcel Map. Maintenance Agreements for the private utilities shall be recorded as part of the deed for each parcel.
9. Prior to recordation of the Parcel Map, applicant must submit a Final Stormwater Control Plan, along with associated calculations and worksheets, to be approved by the Public Works Director or his/her designee.
10. Stormwater runoff shall be minimized via the incorporation of the selected site design measures in accordance with the approved Final Stormwater Control Plan.
11. Private Maintenance Agreements for the on-site storm water facilities shall be recorded as part of the Deed for each parcel. Drafts of these documents shall be submitted and approved prior to approval of the Parcel Map.
12. Prior to approval of a Final Map, the applicant shall submit a landscape plan for the approval of the Community Development Director that identifies an area for the planting of native, drought-tolerant trees or shrubs that will provide an equivalent quantity of habitat. The area of planting shall be based on the ultimate canopy/growth size of the specimens proposed. The area of planting may be split into multiple locations throughout the project site of no less than 300 SF each. Plantings proposed by the approved landscape plan shall be complete/installed prior to final inspection of a building permit on parcels where the plantings are proposed.

WHEREAS, in order for the City to access the Fire Hydrant required by Special Condition 1 and its connection to the Public Water System, a Public Utility Easement is necessary; and

WHEREAS, the applicant is dedicating the required 10 foot wide Public Utility Easement on the Parcel Map; and

WHEREAS, the Public Works Director has determined that all conditions of approval required prior to recordation have been met;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby accept the Public Utility Easement as shown on the Parcel Map; and

BE IT FURTHER RESOLVED that the City Council of the City of Fort Bragg does hereby approve Parcel Map 1-20 and authorizes the City Clerk to execute same.

The above and foregoing Resolution was introduced by Councilmember Peters, seconded by Councilmember Rafanan, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 10th day of May, 2021, by the following vote:

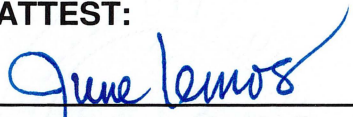
AYES: Councilmembers Morsell-Haye, Rafanan, Peters.
NOES: None.
ABSENT: Councilmember Albin-Smith.
ABSTAIN: None.

RECUSED: Mayor Norvell.



BERNIE NORVELL
Mayor

ATTEST:



June Lemos, CMC
City Clerk