

RESOLUTION NO. ____-2024

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL
APPROVING PARCEL MAP FOR MINOR DIVISION 1-23 (DIV-1-23); CARLOS
AND HEATHER FRANCO (OWNER/APPLICANT); MINOR SUBDIVISION OF A
0.7 ACRE PARCEL INTO THREE PARCELS OF 10,664, 12,119, AND 7,998
SQUARE FEET AND ACCEPTING THE 5-FOOT WIDE PUBLIC UTILITY
EASEMENT AND PARCEL "A" AS SHOWN ON THE PARCEL MAP**

WHEREAS, The Fort Bragg Planning Commission conditionally approved the Tentative Map for Minor Subdivision 1-23 on March 13, 2024, with the following Special Conditions:

1. Applicant shall comply with all requirements in the memorandum prepared by Public Works on January 10, 2024.
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 Dana St. 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 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 approval of the final parcel map, the applicant shall submit a Final Stormwater Control Plan, along with associated calculations and worksheets, to be approved by the Public Works Director or his/her designee.
4. Stormwater runoff shall be minimized via the incorporation of the selected site design measures in accordance with the approved Final Stormwater Control Plan.
5. 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.
6. A Parcel Map, together with all data, information and materials required by Section 18.81.020 shall be submitted to the Director of Public Works. The Parcel Map shall be considered submitted when it is complete and complies with all applicable provisions of this Development Code and the Map Act. After determining that the Parcel Map is in compliance and is technically correct in compliance with Section 18.82.040, the Director of Public Works shall forward the Parcel Map to the Council for approval. If Council approves a Parcel Map, the map shall be transmitted by the Director of Public Works to the County Recorder for filing in compliance with Map Act Section 66450; and

WHEREAS, in order for the City to access the handicap ramp and the fire hydrant located at the corner of Oak and Dana for maintenance, a triangular dedication is needed; and

WHEREAS, the applicant is dedicating the required triangular Parcel "A" on the Parcel Map; and

WHEREAS, in order for the City to access the new utilities placed at the front of the properties, a Public Utility Easement is necessary; and

WHEREAS, the applicant is dedicating the required 5-foot-wide Public Utility Easement on the Parcel Map; and

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

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

BE IT FURTHER RESOLVED that the City Council of Fort Bragg does hereby approve Parcel Map 1-23.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 10 day of June 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

BERNIE NORVELL
Mayor

ATTEST:

Diana Sanchez
City Clerk