

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, ANNEXING TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 9 AND
AUTHORIZING THE LEVY OF A SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 9

ANNEXATION NO. 8

WHEREAS, on May 14, 2015, the Council of the City of Fresno ("Council") adopted Council Resolution No. 2015-73 to Annex Assessor's Parcel Numbers 440-220-037, 440-220-060 and 440-220-061 to the City of Fresno, Community Facilities District No. 9 ("CFD No. 9") and to Authorize the Levy of Special Taxes, pursuant to the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3, of the Fresno Municipal Code ("City Law"); and

WHEREAS, Council Resolution No. 2015-73, incorporating a map of the area proposed for annexation to CFD No. 9, and stating the Services to be provided, the estimated maximum cost of providing such Services, and the rate and method of apportionment of the special tax to be levied within Annexation No. 8 of CFD No. 9 to finance the Services with respect to Annexation No. 8 of CFD No. 9, is on file with the City Clerk of the City of Fresno ("City Clerk"), and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on this date, this Council held a noticed public hearing, as required by City Law and Council Resolution No. 2015-73, concerning the annexation of territory to CFD No. 9; and

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval:

Resolution No.



WHEREAS, at the hearing all interested persons desiring to be heard on the annexation of territory to CFD No. 9, the Services to be provided therein and the levy of said special tax were heard and a full fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this Council on the proposed annexation before it, including a report by the Public Works Director ("District Report") as to the Services to be provided through CFD No. 9 and the costs thereof, and a copy of the District Report is on file with the City Clerk; and

WHEREAS, the City Clerk or designee did not receive written protests with respect to the proposed annexation, the types of Services, or the rate and method of apportionment of the special taxes filed by 50 percent (50%) or more of the registered voters residing within the territory proposed to be annexed or the owners of one-half (½) or more of the area of land within the territory proposed to be annexed and not exempt from the Special Tax; and

WHEREAS, the Special Tax proposed to be levied upon the territory proposed for annexation, to pay for the proposed Services to be financed therein, as set forth in Exhibit A Page A-2 and A-3 hereto, have not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory proposed for annexation or the owners of one-half (½) or more of the area of land within the proposed annexation and not exempt from the special tax.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Fresno as follows:

1. **Recitals.** The foregoing recitals are true and correct.

2. **No Majority Protest.** The proposed special tax to be levied within the proposed annexation has not been precluded by majority protest pursuant to City Law.

3. **Prior Proceedings.** The Council duly considered all prior proceedings for the proposed annexation and the levy of the special tax therein, and finds and determines that the proceedings are valid and conform to the requirements of City Law. This Council hereby finds and determines that the proposed annexation conforms to the Goals and Policies that this Council adopted respecting the formation of CFD No. 9.

4. **Boundaries Described.** The boundaries of the proposed annexation, set forth in the map of the area proposed for annexation to CFD No. 9, recorded in the Fresno County Recorder's Office in Book 44 at page 37 of Maps of Assessment and Community Facilities Districts, are approved, incorporated herein by reference, and shall be the boundaries of Annexation No. 8.

5. **Services.** The types of public Services proposed to be financed by Annexation No. 8 of CFD No. 9 and pursuant to City Law shall consist of those items listed as Services on Exhibit A and Exhibit C in the District Report on file with the City Clerk (the "Services"), which also are attached hereto and incorporated herein by this reference.

6. **Special Taxes.** Except to the extent that funds are otherwise available to CFD No. 9 to pay for the services, a special tax sufficient to pay the costs thereof, secured by a continuing lien against all non-exempt real property in CFD No. 9, will be levied annually within CFD No. 9, and collected in the same manner as ordinary ad valorem property taxes or in any other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate

and method of apportioning the special tax among the parcels of real property within the territory of the proposed annexation, in sufficient detail to allow each landowner within the territory of the proposed annexation to estimate the probable maximum amount such owner will have to pay, are described in the District Report on file with the City Clerk and attached hereto as Exhibit B and incorporated herein by this reference.

7. **Tax Collection Authority.** The Public Works Director of the City of Fresno, 2600 Fresno Street, Fresno, California 93721 telephone number (559) 621-1492 is the officer who will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and estimating future special tax levies pursuant to City Law.

8. **Tax Lien.** Upon recordation of a Notice of Special Tax Lien, pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the proposed annexation area. This lien shall continue in force and effect until the special tax obligation ceases and the lien canceled in accordance with law or until collection of the tax by the City of Fresno ceases.

9. **Appropriations Limit.** In accordance with City Law, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the proposed annexation, is hereby preliminarily established at \$500,000.00 and said appropriations limit shall be submitted to the voters of the proposed annexation as hereafter provided. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of City Law.

10. **Election.** Pursuant to the provisions of City Law, the levy of the special tax and the proposition to establish the appropriations limit specified above shall be submitted to the qualified electors of the proposed annexation at an election the time, place and conditions of which election shall be as specified by a separate resolution of this Council.

11. **Effective Date.** This Resolution shall take effect upon its adoption.

Attachments:

Exhibit A - Description of Services and Operations to be Financed by Community Facilities District No. 9

Exhibit B - Rate and Method of Apportionment of Special Tax

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO)ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2015.

AYES:
NOES:
ABSENT:
ABSTAIN:

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Raj Singh Badhesha, Deputy City Attorney

EXHIBIT A

CITY OF FRESNO

Community Facilities District No. 9 Formation

Description of Services currently financed by Community Facilities District No. 9

The services and operations ("Services") that are to be financed by Community Facilities District No. 9 ("CFD No. 9") are described below and are permitted by City of Fresno Special Tax Financing Law (Chapter 8, Division 1, Article 3 of the Fresno Municipal Code) and the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 commencing with Section 53311, of Part 1, Division 2, Title 5 of the California Government Code.)

- I. Services may include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing all landscaping facilities (including reserves), including stamped concrete paving in medians and landscaped areas in public street rights-of-way, public trails, and, in instances where a required sound wall abuts a local City street and public landscape easements are officially dedicated for public use.

General maintenance will include, without limitation, mowing, edging, fertilizing, seeding, aerating, and watering grass areas; repairing and replacing irrigation systems as necessary; staking, pruning, replacing and spraying of trees and shrubs; repairing and replacing paths, walkways and trails; repairing and replacing stamped concrete paving and removing litter, debris, and garbage.

- II. Services may include all costs attributable to cleaning, maintaining, servicing, repairing and/or replacing all local ground level street infrastructures (including reserves) within local street rights-of-way. Such facilities may include, without limitation, street paving, curbs and gutters, sidewalks, street lighting, hydrants, inlets, street trees, street signage and street furniture.

Maintenance costs will also include a proportionate share of all other expenses that the City may incur in administering the CFD No. 9.

All Services shall be provided by the City of Fresno, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Fresno.

Nothing in this exhibit or any other exhibit or provision of this Resolution shall be construed as committing the City or CFD No. 9 to provide all of the authorized Services or to provide for the payment of or reimbursement for all of the authorized incidental expenses. The provision of Services and/or payment or reimbursement of incidental expenses shall be subject to the continued existence of CFD No. 9 and the availability of sufficient proceeds of special taxes within the District.

EXHIBIT A

CITY OF FRESNO

Community Facilities District No. 9 Annexation No. 8

Description of Services and Operations to be Financed by Community Facilities District No. 9 For Annexation No. 8, Conditional Use Permit No. 2008-157, 2012-032 and 2014-121

The services and operations described below (“Services”) to be financed by Community Facilities District No. 9 (“CFD No. 9”) for the development associated with Conditional Use Permit No. 2008-157, 2012-032 and 2014-121 (commonly known as the “Fresno 40 Development”), Assessor’s Parcel Numbers 402-220-037, 402-220-060 and 402-220-061, Annexation No. 8 are generally as described below and herewith Exhibit A, page A-3.

Services shall include all costs attributable to cleaning, maintaining, servicing, repairing and/or replacing certain ground level infrastructure (including reserves for replacement) within the public easements associated with this development. Such facilities include, without limitation, concrete curbs and gutters, entrance median curbs, caps and pedestrian access walkways, sidewalks and curb ramps, traffic signal and street lighting. Such facilities also include, without limitation, concrete trail, Sugar Pine Trail concrete trail connections and bench pads, and benches as required and associated with this development.

Services shall include all costs attributable to street lighting services.

Maintenance costs will also include a proportionate share of all other expenses that the City may incur in administering the CFD No. 9.

All Services shall be provided by the City of Fresno, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Fresno.

Nothing in this exhibit or any other exhibit or provision of this Resolution shall be construed as committing the City or CFD No. 9 to provide all of the authorized Services or to provide for the payment of or reimbursement for all of the authorized incidental expenses. The provision of Services and/or payment or reimbursement of incidental expenses shall be subject to the successful annexation of Annexation 8 to CFD No. 9 and the availability of sufficient proceeds of Special Taxes within CFD No. 9.

FRESNO 40
 CONDITIONAL USE PERMIT NO. 2008-157,
 2012-032 AND 2014-121

ASSESSOR'S PARCEL NUMBERS 402-220-037, 060 & 061



PUBLIC WORKS DEPARTMENT
 TRAFFIC AND ENGINEERING SERVICES DIVISION

FEATURES TO BE ADDED BY ANNEXATION NO. 8
 COMMUNITY FACILITIES DISTRICT NO. 9



CONCRETE IMPROVEMENTS:
 CURB & GUTTER = 3,547 LF
 SIDEWALK & CURB RAMPS = 21,913 SF
 AUDUBON TRAIL = 16,074 LF
 ENTRANCE MEDIAN CURB = 220 LF
 MEDIAN CAPPING = 1,273 SF
 PEDESTRIAN WALK = 120 SF

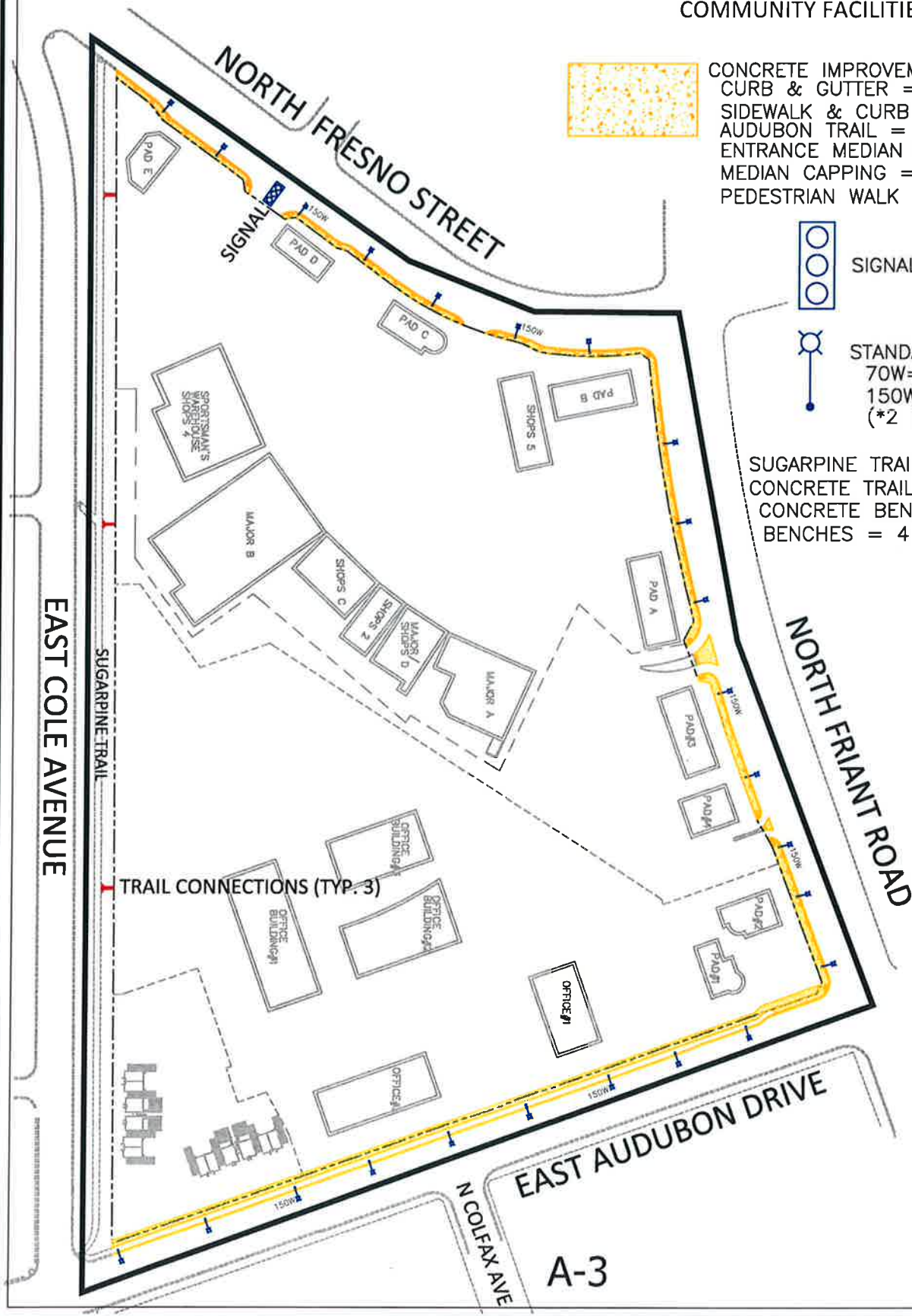


SIGNAL = 1 EA



STANDARD STREET LIGHTS:
 70W = 18 EACH
 150W = 10 EACH
 (*2 ON TRAFFIC SIGNALS)

SUGARPINE TRAIL IMPROVEMENTS:
 CONCRETE TRAIL CONNECTORS = 3 EA
 CONCRETE BENCH PADS = 4 EA
 BENCHES = 4 EA



NOT TO SCALE
 April 13, 2015

A-3

EXHIBIT B

CITY OF FRESNO

Community Facilities District No. 9 Annexation No. 8

Rate and Method of Apportionment of Special Tax

Cost Estimate

The estimate breaks down the total costs of providing 1 year's Service for FY 2015-2016 for the improvements associated with the development of Assessor's Parcel Numbers 440-220-037, 440-220-060 and 440-220-061, commonly known as Fresno 40, (Conditional Use Permit No. 2008-157, 2012-032 and 2014-121)

ITEM	DESCRIPTION	ESTIMATED COST
1	Other Operational Costs	\$3,453.00
2	Reserve for Replacement	\$10,413.00
3	Incidental Expenses	\$45.00
	Total	<u>\$13,911.00</u>

Subdivision Appropriation Limit

Total Maximum Special Tax for Maintenance	APPROPRIATION LIMIT	SUBDIVIDER
\$13,911.00	\$500,000.00	DeWayne Zinkin Family Partnership, LP

EXHIBIT B

City of Fresno

Community Facilities District No. 9 Annexation No. 8

Rate and Method of Apportionment of Special Tax

A special tax applicable to each assessor's parcel in Community Facilities District No. 9 ("CFD No. 9") shall be levied and collected according to the tax liability determined by the City Council of the City of Fresno, through the application of the appropriate amount or rate for taxable property, as described below. All of the property in CFD No. 9, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 9 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an assessor's parcel map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County of Fresno designating parcels by assessor's parcel number.

"City" means the City of Fresno.

"City Law" means the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3, of the Fresno Municipal Code.

"Commercial/Industrial Subdivisions" means subdivisions zoned for commercial or industrial uses.

"Council" means the City Council of the City of Fresno, acting as the legislative body of CFD No. 9.

"Developable Lot" means a lot that is anticipated development of residential or non-residential uses, and which is not an outlot, remainder parcel or other parcel which is not intended to be developed or which must be further subdivided before being developed.

"Development" means any assessor's parcel within the City of Fresno which is being developed for Industrial, Commercial or Multi-Family purposes and requires a Conditional Use Permit or a Site Plan Review

"Excluded Parcels" means those assessor's parcels identified as ineligible for inclusion in CFD No. 9 as shown in "Attachment 1" of this Rate and Method of Apportionment of Special Tax.

"Final Map" means a final map, or portion thereof, approved by the Council pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates

EXHIBIT B

individual developable lots for which building permits may be issued. The term "Final Map" shall not include any assessor's parcel map or subdivision map or portion thereof, that does not create individual developable lots for which a building permit may be issued, including assessor's parcels that are designated as remainder parcels.

"Fiscal Year" means the period starting April 1 and ending on the following March 31.

"Maximum Special Tax" means the maximum special tax, determined in accordance with Section C, which can be levied in any Fiscal Year.

"Public Property" means any property within the boundaries of CFD No. 9 that is owned by the federal government, State of California or other local governments or public agencies.

"Reserve for Replacement" means a reasonable reserve pursuant to Fresno Municipal Code 8-1-303(e) (4), as a Service cost or expense and not as payment for public facilities under Government Code Section 53321(d).

"Residential Subdivision" means subdivisions zoned for residential multi-family uses.

"Residential Unit" means a multi-family residential dwelling unit and shall include condominiums, town homes, duplex, triplex and fourplex units, and individual apartment units in a multi-family subdivision. For purposes of the levy of special taxes pursuant to Section B below, "Residential Units" shall include dwelling units already built on taxable property in CFD No. 9, as well as dwelling units planned, but not yet built, when the special tax is levied each fiscal year.

"Shared Services" means the costs of services are paid equally by the property owners of two or more subdivisions.

"Special Tax" means any special tax to be levied each fiscal year on assessor's parcels of taxable property to fund the Special Tax Requirement as defined below.

"Special Tax Requirement" means the amount necessary in any fiscal year to (i) pay authorized maintenance and improvement expenses, (ii) pay administrative expenses of CFD No. 9, and (iii) cure any delinquencies in the payment of special taxes levied in prior fiscal years or (based on delinquencies in the payment of special taxes which have already taken place) are expected to occur in the fiscal year in which the tax will be collected.

"Subdivision" means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1351 of the Civil Code, a community apartment project, as defined in Section 1351 of the Civil Code.

"Taxable Property" means all of the assessor's parcels within the boundaries of CFD No. 9 which are not exempt from the special tax pursuant to law or Section E below.

EXHIBIT B

B. CALCULATIONS

COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DEVELOPMENTS/SUBDIVISIONS

On or about April 1 of each fiscal year, the City of Fresno ("City") or its designee shall determine how many square feet of taxable area are in each assessor's parcels within each commercial/industrial/multi-family development/subdivision of CFD No. 9.

For commercial/industrial/multi-family developments/subdivisions, the area to be taxed is the total area within each assessor's parcel of the development/subdivision not designated as public right-of-way and is not to exceed the Maximum Special Tax identified for the development/subdivision in Section C, Table 1 below.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax ("MST") applicable to each assessor's parcel in CFD No. 9 shall be specific to each development/subdivision/portion thereof within CFD No. 9. When additional property is annexed into CFD No. 9, the rate and method adopted for the annexed property shall reflect the MST for the development or subdivision or subdivisions or respective portion thereof then annexed.

The MST applicable to each assessor's parcel in CFD No. 9 shall be the rate that is created at the time of CFD No. 9 annexation expressly for the individual developments or subdivisions or portions thereof being annexed to CFD No. 9 at that time. Beginning in January of each year, the MST may be adjusted upward annually by 3% plus the rise, if any, in the Construction Cost Index (CCI) for the San Francisco Region for the prior 12-month period (December through December) as published in the Engineering News Record, or published in a comparable index if the Engineering News Record is discontinued or otherwise not available. Each annual adjustment of the MST shall become effective on the subsequent July 1.

Subject to the maximum limit set by the MST, the Special Tax for commercial, industrial and multi-family development/subdivision assessor's parcels is calculated by spreading the Special Tax Requirement to the total taxable square footage of the development/subdivision and then apportioned proportionately by area to the individual assessor's parcels within the development/subdivision.

The Maximum Special Tax for Fiscal Year 2015-2016 for Assessor's Parcel Numbers 440-220-037, 440-220-060 and 440-220-061 (Conditional Use Permits 2008-157, 2012-032 and 2014-121, commonly known as Fresno 40) is identified in Table 1 below:

Table 1 Maximum Special Tax (Fiscal Year 2015-2016)*	
<i>Assessor's Parcel Numbers**</i>	<i>Total Maximum Special Tax</i>
440-220-037, 060 and 061	\$13,911.00
** A Special Tax shall be levied on all parcels within an identified subdivision except	

EXHIBIT B

excluded parcels as identified in Attachment 1.

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

Commencing with Fiscal Year 2015-2016, the Special Tax shall be levied on all Assessor's Parcels development/subdivision of taxable property as follows:

Step 1: Determine the Special Tax Requirement (as defined in Section A above) for the fiscal year in which the special tax will be collected;

Step 2: Calculate the total special tax revenues that could be collected from taxable property within CFD No. 9 based on applying the Maximum Special Tax rates determined pursuant to Section C above to each assessor's parcel of taxable property in CFD No. 9;

If the amount determined in Step 1 is greater than or equal to the amount calculated in Step 2, levy the Maximum Special Tax set forth in Table 1 above on all assessor's parcels of taxable property in CFD No. 9;

If the amount determined in Step 1 is less than the amount calculated in Step 2, levy the Special Tax proportionately by area against all assessor's parcels of taxable property up to 100% of the Maximum Special Tax as identified in Table 1, until the amount of the Special Tax levy equals the Special Tax Requirement for that fiscal year.

The Special Tax for CFD No. 9 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 9 may (under the authority of Government Code 53340), in any particular case, bill the taxes directly to the property owner off of the County of Fresno tax roll, and the Special Taxes will be equally subject to penalties and foreclosure if delinquent.

E. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on parcels that have been conveyed to a public agency, except as otherwise provided in City Law. In addition, no Special Tax shall be levied on excluded parcels or parcels that are determined not to be developable lots.

EXHIBIT B

ATTACHMENT "1"

City of Fresno

Community Facilities District No. 9
Annexation 8

Excluded Parcels

**THERE ARE NO EXCLUDED PARCELS WITHIN THE DEVELOPMENT
OF CONDITIONAL USE PERMIT NO. 2008-157, 2012-032 AND 2014-
121, COMMONLY KNOWN AS FRESNO 40**