



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to annex Final Tract Map No. 5513, Annexation No. 137, to the City of Fresno Community Facilities District No. 2 (south of East Church Avenue between South Minnewawa and Clovis Avenues); and setting the public hearing for June 22, 2017 at 10:00 a.m. (Council District 5)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 1 T5513 Annex137 Location Map.pdf, 2. 2 P1406 Annex16 Reso Annex-Levy.pdf, 3. 3 T5513 Annex137 ROI Reso.pdf, 4. 4 P1406 Annex16 Reso DeclaringResults.pdf, 5. 5 T5513 Annex137 ROI Exhibit B.pdf, 6. 6 T5513 Annex137 ROI Exhibit C Descrip Services.pdf, 7. 7 T5513 Annex137 ROI Exhibit D RMA.pdf, 8. Supplement Exhibit A and ROI Feature Map.pdf

Date	Ver.	Action By	Action	Result
5/25/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 25, 2017

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

BY: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

ANN LILLIE, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT

RESOLUTION - Of Intention to annex Final Tract Map No. 5513, Annexation No. 137, to the City of Fresno Community Facilities District No. 2 (south of East Church Avenue between South Minnewawa and Clovis Avenues); and setting the public hearing for June 22, 2017 at 10:00 a.m. (Council District 5)

RECOMMENDATION

Adopt Resolution of Intention to annex Final Tract Map No. 5513 to City of Fresno Community Facilities District No. 2 (“CFD No. 2”).

EXECUTIVE SUMMARY

The landowner has petitioned the City of Fresno to have Final Tract Map No. 5513 annexed to CFD No. 2 to provide funding for the operation and reserves for maintenance (“Services”) pertaining to the landscaping, trees and irrigation systems within the street rights-of-way, landscape easements and Outlot A associated with this subdivision. The cost for the Services for these improvements is \$214.70 per lot annually. Final Tract Map No. 5513 is located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, June 22, 2017, at 10:00 a.m., and defines the steps required to complete the annexation. (See attached location and feature maps.)

BACKGROUND

On July 22, 1997, the Council of the City of Fresno adopted Resolution No. 97-155 forming CFD No. 2 consisting of eighteen (18) subdivisions to fund maintenance of landscaped easements along public streets abutting these subdivisions. As a condition of map approval the owners of these subdivisions were required to install perimeter landscaping and agreed to be assessed for the maintenance costs.

Approval of Final Tract Map No. 5513 has been conditioned with similar requirements for landscaping located within street rights-of-way and public easements. The landowner has made a request to the City of Fresno to have Final Tract Map No. 5513 annexed to CFD No. 2 to provide funding for the Services pertaining to the landscaping, trees and irrigation systems within the street rights-of-way, landscape easements and Outlot A associated with this subdivision. (See attached location and feature maps.)

Final Tract Map No. 5513 is the second and final phase of Tentative Tract Map 5171 (TT5171), is located entirely in the Fresno City Limits, and is to share equally in the maintenance of all facilities associated with TT5171.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, June 22, 2017, at 10:00 a.m., sets the Maximum Special Tax at \$214.70 annually per residential lot for FY17-18 and sets the annual adjustment of the Special Tax at +3% plus the increase, if any, in the construction cost index for the San Francisco Region.

Annexations to existing community facilities districts are permitted under City Law. The legislative body must follow certain prescribed procedures as outlined below:

- Adoption of a Resolution of Intention to Annex to CFD No. 2
- Required 7-day minimum Notice of Public Hearing
- Public hearing on Annexation and Levy of Special Tax
- Call a Special Mailed-Ballot Election on the proposed Special Tax
- Declare the Results of the Election
- Formal Adoption of Special Tax Levy (if election passes)

The attached Resolution has been approved as to form by the City Attorney’s Office.

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act Guidelines Section 15378 this item does not qualify as a “project” and is therefore exempt from the California Environmental Quality Act requirements.

LOCAL PREFERENCE

Local preference was not considered since this item does not include a bid or award of a construction or services contract.

FISCAL IMPACT

No City funds will be involved. All costs for services will be borne by the property owners within the subject tract.

Attachments:
Location Map
Feature Map
Resolution