



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to annex Final Tract Map No. 6158 as Annexation No. 87 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes (northeast of the intersection of East Kings Canyon Road and North Fowler Avenue); and setting the public hearing for May, 10, 2018 at 10:00 a.m. (Council District 5)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 18-0348 Location Map.pdf, 2. 18-0348 Feature Map.pdf, 3. 18-0348 Resolution of Intention.pdf

Date	Ver.	Action By	Action	Result
3/22/2018	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

March 22, 2018

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

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

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

SUBJECT

RESOLUTION - Of Intention to annex Final Tract Map No. 6158 as Annexation No. 87 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes (northeast of the intersection of East Kings Canyon Road and North Fowler Avenue); and setting the public hearing for May, 10, 2018 at 10:00 a.m. (Council District 5)

RECOMMENDATION

Adopt Resolution of Intention to annex Final Tract Map No. 6158 to City of Fresno Community Facilities District No. 11 ("CFD No. 11").

EXECUTIVE SUMMARY

The landowner has petitioned the City of Fresno to have Final Tract Map No. 6158 annexed to CFD No. 11 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 Outlots; the concrete curbs and gutters, valley gutters, median curbs and hardscaping, traffic calming curbs and hardscaping, sidewalks and curb ramps, Outlot amenities, hardscaping and walkways, street name signage, street lighting, and local street paving associated with this subdivision. The cost for the Services for these improvements is \$864.88 per lot annually for Fiscal Year 2017-2018. Final Tract Map No. 6158 is located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, May 10, 2018, at 10:00 a.m., and defines the steps required to complete the annexation. (See attached location and feature maps.)

BACKGROUND

On November 15, 2005, the Council of the City of Fresno adopted Council Resolution No. 2005-490 forming CFD No. 11 to fund public maintenance of landscaping, open spaces, local streets, local street lights and street furniture, curbs, gutters, sidewalks, street trees and other public facilities and services as defined by the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3 of the Fresno Municipal Code (“City Law”).

The landowner has made a request to the City of Fresno to have Final Tract Map No. 6158 annexed to CFD No. 11 to provide funding for the Services pertaining to the landscaping, trees and irrigation systems within the street rights-of-way, landscape easements and Outlots; the concrete curbs and gutters, valley gutters, median curbs and hardscaping, traffic calming curbs and hardscaping, sidewalks and curb ramps, Outlot amenities, hardscaping and walkways, street name signage, street lighting, and local street paving associated with this subdivision. (See attached location and feature maps.)

Final Tract Map No. 6158 is Phase II of a larger area known as Tentative Tract Map No. 5232, is located entirely in the Fresno City Limits, and is to share equally in the maintenance of all facilities associated with Final Tract Map No. 6158 and 6159, Phase II and Phase III of Tentative Tract Map No. 5232.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, May 10, 2018, at 10:00 a.m., sets the Maximum Special Tax at \$864.88 annually per residential lot for Fiscal Year 2017-2018 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. 11
- 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 of Intention