



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to annex Final Tract Map No. 5571, Annexation No. 64, to City of Fresno Community Facilities District No. 11 (east side of N. Armstrong Avenue between E. Dakota and Shields Avenues) (Council District 4)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. T5571 Annex64 Location Map.pdf, 2. T5571 Annex64 FEATURE MAP.pdf, 3. T5571 Annex64 ROI Resolution.pdf

Date	Ver.	Action By	Action	Result
11/5/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

November 5, 2015

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

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

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

SUBJECT

RESOLUTION - Of Intention to annex Final Tract Map No. 5571, Annexation No. 64, to City of Fresno Community Facilities District No. 11 (east side of N. Armstrong Avenue between E. Dakota and Shields Avenues) (Council District 4)

RECOMMENDATION

Adopt Resolution of Intention to annex Final Tract Map No. 5571 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. 5571 annexed to CFD No. 11 to provide funding for the operation and reserves for maintenance (“Services”) pertaining to all above ground infrastructure within the street rights-of-way; including concrete curbs and gutters, entrance median curbs and hardscaping, traffic circles, valley gutters, curb ramps, sidewalks, street name signage, street lighting and local street paving associated with this subdivision. The cost for the Services for these improvements is \$215.31/lot annually (totaling \$20,885). Final Tract Map No. 5571 is located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, December 10, 2015, at 10:15 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 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. 5571 annexed to CFD No. 11 to provide funding for the Services pertaining to all above ground infrastructure within the street rights-of-way; including concrete curbs and gutters, entrance median curbs and hardscaping, traffic circles, valley gutters, curb ramps, sidewalks, street name signage, street lighting and local street paving associated with this subdivision.
(See attached location and feature maps.)

Final Tract Map No. 5571 is the first phase of a larger area represented by Vesting Tentative Tract Map No. 5571 (TT5571), is located entirely in the Fresno City Limits, and is to share equally in the maintenance of all facilities associated with TT5571.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, December 10, 2015, at 10:15 a.m., sets the Maximum Special Tax at \$215.31 annually per residential lot (totaling \$20,885) for FY15-16 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