



## Legislation Details (With Text)

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**On agenda:** 11/15/2018      **Final action:**  
**Title:** RESOLUTION - Of Intention to annex Final Tract Map No. 6165 and the territory known as Assessor's Parcel Number 404-500-62 and 404-500-63 as Annexation No. 90 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes; and setting the public hearing for December 13, 2018 at 10:00 a.m. (north side of East Church Avenue between South Fowler and Sunnyside Avenues) (Council District 5)  
**Sponsors:** Public Works Department  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 18-1347 Feature Map.pdf, 2. 18-1347 Location Map.pdf, 3. 18-1347 Resolution of Intention.pdf

Date	Ver.	Action By	Action	Result
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## REPORT TO THE CITY COUNCIL

**November 15, 2018**

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## SUBJECT

**RESOLUTION** - Of Intention to annex Final Tract Map No. 6165 and the territory known as Assessor's Parcel Number 404-500-62 and 404-500-63 as Annexation No. 90 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes; and setting the public hearing for December 13, 2018 at 10:00 a.m. (north side of East Church Avenue between South Fowler and Sunnyside Avenues) (Council District 5)

## RECOMMENDATION

Adopt Resolution of Intention to annex Final Tract Map No. 6165 and the territory known as Assessor's Parcel Number 404-500-62 and 404-500-63 as Annexation No. 90 to City of Fresno Community Facilities District No. 11 ("CFD No. 11").

## EXECUTIVE SUMMARY

The landowners have petitioned the City of Fresno to have Final Tract Map No. 6165, Assessor's Parcel Number 404-500-62, and 404-500-63 annexed to CFD No. 11 to provide funding for the operation and reserves for maintenance ("Services") pertaining certain required public improvements within the street rights-of-way, landscape easements and Outlot A. Assessor's Parcel Number 404-500-62, and 404-500-63 will share in the costs of Outlot A upon development as determined by the CFD administrator. The cost for the Services for these improvements totals \$185,660.00 annually for Fiscal Year 2018-2019. Final Tract Map No. 6165, Assessor's Parcel Number 404-500-62 and 404-500-63 are located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, December 13, 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 of Final Tract Map No. 6165 has made a request to the City of Fresno to annex to CFD No. 11 to provide funding for the Services pertaining to certain required public improvements within the street rights-of-way, landscape easements and Outlot A associated with Final Tract Map No. 6165. These improvements include landscaping, trees, irrigation systems, concrete curb & gutter, sidewalks, curb ramps, and median curb and hardscaping, street name signage, street lights, and local street paving. Facilities within Outlot A will also include, without limitations, a StormTech drainage system, Outlot A park amenities, basketball court, exercise equipment, and hardscaping. The landowners of Assessor's Parcel Number 404-500-62, and 404-500-63 have also made a request to annex to CFD No. 11 to share with the costs for all Services for Outlot A of Final Tract Map No. 6165 upon development this territory. The City of Fresno has agreed to allow these two parcels to share in the costs upon development as defined in Exhibit D, Rate and Method of Apportionment of Special Tax, attached to the Resolution of Intention.

Final Tract Map No. 6165 is not a phased map, and along with Assessor's Parcel Number 404-500-62, and 404-500-63 is located entirely in the Fresno City Limits. (See attached location and feature maps.)

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, December 13, 2018, at 10:00 a.m., sets the total Maximum Special Tax to be levied at \$185,660.00 annually for Fiscal Year 2018-2019 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