



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to Annex Final Parcel Map No. 2016-02 as Annexation No. 26 to the City of Fresno Community Facilities District No. 9 and to Authorize the Levy of Special Taxes; and setting the public hearing for December 5, 2019, at 10:00 am (northwest corner of North Willow and East Shepherd Avenues) (Council District 6)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. 19-11490 Location Map.pdf, 2. 19-11490 Resolution of Intention.pdf

Date	Ver.	Action By	Action	Result
11/7/2019	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

November 7, 2019

FROM: SCOTT L. MOZIER, PE, Director
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THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
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SUBJECT

RESOLUTION - Of Intention to Annex Final Parcel Map No. 2016-02 as Annexation No. 26 to the City of Fresno Community Facilities District No. 9 and to Authorize the Levy of Special Taxes; and setting the public hearing for December 5, 2019, at 10:00 am (northwest corner of North Willow and East Shepherd Avenues) (Council District 6)

RECOMMENDATION

Adopt Resolution of Intention to annex Final Parcel Map No. 2016-02 as Annexation No. 26 to the City of Fresno Community Facilities District No. 9 ("CFD No. 9").

EXECUTIVE SUMMARY

The landowner has petitioned the City of Fresno ("City") to have Final Parcel Map No. 2016-02 (The ROW development) annexed to CFD No. 9 to provide funding for the Services pertaining to certain above ground public improvements associated with this Development. The total cost set for these Services for the public improvements totals \$97,167 annually for fiscal year 2019-2020. Annexation No. 26 is located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, December 5, 2019, at 10:00 am, and defines the steps required to complete the annexation (Reference attached location map).

BACKGROUND

New commercial, industrial, and multi-family subdivisions and parcel maps have different needs and standards than those of a standard single-family residential subdivision. Commercial, industrial and multi-family subdivisions are traditionally self-maintained with different proprietary requirements for landscaping, signage and general designs. CFD No. 9 is designed to accommodate these requirements by providing funding for services for certain required public improvements along the perimeters of these developments. On December 16, 2008, the Council of the City of Fresno adopted Council Resolution No. 2008-351, forming CFD No. 9 to provide funding for the Services for certain public improvements located within and adjacent to public streets on the perimeter of commercial, industrial and multi-family subdivisions as described and permitted pursuant the Goals and Policies for CFD No. 9 and the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3 of the Fresno Municipal Code ("City Law") 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).

The landowner has petitioned the City to have Final Parcel Map No. 2016-02 annexed to CFD No. 9 to provide funding for the operation and reserves for maintenance ("Services") pertaining to certain above ground public improvements located within the City public street easements and official City Multi-Purpose Trails located on City Property adjacent to this development. These improvements may include landscaping, trees, and irrigation systems; concrete curbs and gutters, valley gutters, traffic and median island curbing and hardscaping, sidewalks and curb ramps; trail amenities, traffic signal, decomposed granite, street lighting, and local street paving as associated with this development. (Reference attached Exhibit C, page C-3 of the Resolution of Intention.)

The attached Resolution initiates the annexation process, sets the public hearing for Thursday, December 5, 2019, at 10:00 am, sets the Maximum Special Tax at a total of \$97,167 to be apportioned proportionately for each assessor's parcel within Final Parcel Map No. 2016-02 annually for fiscal year 2019-2020, and that the maximum special tax may be adjusted annually at the discretion of the City 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. 9
- 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 hearing 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 will be borne by the landowner as set by Exhibit D of the Resolution of Intention attached herein.

Attachments:

Location Map

Resolution of Intention