



Legislation Details (With Text)

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On agenda: 6/11/2020 **Final action:**
Title: RESOLUTION - Of Intention to Annex Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) as Annexation No. 110 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes; and setting the public hearing for Thursday, July 16, 2020, at 10:00 a.m. (north side of West Providence Avenue between North Cornelia and Lodi Avenues) (Council District 3)
Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 20-00670 Location Map, 2. 20-00670 Feature Map, 3. 20-00670 Resolution of Intention

Date	Ver.	Action By	Action	Result
6/11/2020	1	City Council	continued	

REPORT TO THE CITY COUNCIL

June 11, 2020

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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. 2018-04 (Parcels A to E, and the Remainder Parcel) as Annexation No. 110 to the City of Fresno Community Facilities District No. 11 and to Authorize the Levy of Special Taxes; and setting the public hearing for Thursday, July 16, 2020, at 10:00 a.m. (north side of West Providence Avenue between North Cornelia and Lodi Avenues) (Council District 3)

RECOMMENDATION

Adopt Resolution of Intention to Annex Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) to City of Fresno Community Facilities District No. 11 (CFD No. 11).

EXECUTIVE SUMMARY

The landowner has petitioned the City of Fresno (City) to have Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) annexed to CFD No. 11 to provide funding for the Services (as hereafter defined) pertaining to certain required above ground public improvements associated with this subdivision. The cost for the Services for these improvements is \$565.84 per lot annually for Fiscal Year 2020-2021. Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) is located entirely within City Limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, July 16, 2020, at 10:00 am, 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 to have Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) annexed to CFD No. 11 to provide the funding for the operation and reserves for maintenance (Services) pertaining to the landscaping, trees and irrigation systems; the concrete curbs and gutters, valley gutters, traffic calming curbs and hardscaping, sidewalks and curb ramps, street lighting, and local street paving associated with this subdivision. (See attached location and feature maps.)

Final Parcel Map No. 2018-04 (Parcels A to E, and the Remainder Parcel) is not a phased map and, is located entirely within City Limits.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, July 16, 2020, at 10:00 am, sets the Maximum Special Tax at \$565.84 annually per residential lot for Fiscal Year 2020-2021 and sets the maximum annual adjustment of the Special Tax at three percent (+3%), or at the construction cost index for the San Francisco Region if it exceeds three percent.

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 (CEQA) Section

15378 this action does not qualify as a “project” and is therefore exempt from CEQA.

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