



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to Annex Final Tract Map No. 6235 as Annexation No. 114 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, October 22, 2020, at 10:00 am (northeast corner of North Armstrong and East Olive Avenues) (Council District 4)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. 20-001153 Location Map, 2. 20-001153 Feature Map, 3. 20-001153 Resolution of Intention

Date	Ver.	Action By	Action	Result
9/17/2020	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

September 17, 2020

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

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

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SUBJECT

RESOLUTION - Of Intention to Annex Final Tract Map No. 6235 as Annexation No. 114 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, October 22, 2020, at 10:00 am (northeast corner of North Armstrong and East Olive Avenues) (Council District 4)

RECOMMENDATION

Adopt Resolution of Intention to Annex Final Tract Map No. 6235 to City of Fresno Community Facilities District No. 11 (CFD No. 11) and to Authorize the Levy of Special Taxes.

EXECUTIVE SUMMARY

The landowner has petitioned the City of Fresno to have Final Tract Map No. 6235 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 \$684.24 per lot annually for Fiscal Year 2020-2021. Final Tract Map No. 6235 is located entirely within City limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, October 22, 2020, at 10:00 a.m., and defines the steps required to complete the annexation. Please 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.

The landowner has made a request to the City of Fresno to have Final Tract Map No. 6235 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; concrete curbs, gutters, valley gutters, sidewalks and curb ramps, street name signage, street lighting, and local street paving associated with this subdivision. Please see attached Location and Feature Maps.

Final Tract Map No. 6235 is the first phase of Tentative Tract Map 6235 (TT6235), is located entirely within City limits, and is to share equally in the maintenance of all facilities associated with TT6235.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, October 22, 2020, at 10:00 a.m., sets the Maximum Special Tax at \$684.24 annually per residential lot for Fiscal Year 2020-2021 and sets the annual adjustment of the Special Tax to be adjusted upward annually by 2% or by the rise of the Construction Cost Index (CCI) for the San Francisco Region, if it exceeds 2%.

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

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378 this action does not qualify as a "project" and is therefore exempt from CEQA 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