



Legislation Details (With Text)

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Title: RESOLUTION - Of Intention to Annex Final Tract Map No. 6276 as Annexation No. 144 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, June 22, 2023, at 10:00 am (located on the northwest corner of North Parc West Drive and North Grantland Avenue) (Council District 1)

Sponsors: Public Works Department

Indexes:

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Attachments: 1. 23-697 Location Map, 2. 23-697 Feature Map, 3. 23-697 Resolution of Intention

Date	Ver.	Action By	Action	Result
5/11/2023	1	City Council	ADOPTED	Pass

REPORT TO THE CITY COUNCIL

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SUBJECT

RESOLUTION - Of Intention to Annex Final Tract Map No. 6276 as Annexation No. 144 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, June 22, 2023, at 10:00 am (located on the northwest corner of North Parc West Drive and North Grantland Avenue) (Council District 1)

RECOMMENDATION

Adopt Resolution of Intention to Annex Final Tract Map No. 6276 to City of Fresno Community Facilities District No. 11 (CFD No. 11).

EXECUTIVE SUMMARY

The landowner (Lennar Homes) has petitioned the City of Fresno to have Final Tract Map No. 6276

(83 Lot Single-Family Home Subdivision) 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 \$1,183.73 per lot annually for Fiscal Year 2022-2023, which includes Final Tract Map No. 6276's share of the Services provided to Parc West Drive. Final Tract Map No. 6276 is located entirely within City limits. The Resolution of Intention begins the process, sets the required public hearing for Thursday, June 22, 2023, at 10:00 am, and defines the steps required to complete the annexation. (See attached Location and Feature Maps.)

BACKGROUND

Subdivision: 6276

Developer: Lennar Homes

Number of Lots: 83

Maximum Special Tax Per Lot: \$1,183.73

Features: Certain required above ground public improvements; including Landscaping and irrigation systems; concrete and hardscape improvements, paving, street lighting, park hardscaping and amenities.

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 lighting 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. 6276 annexed to CFD No. 11 to provide the funding for the operation and reserves for maintenance (Services) pertaining to certain required above ground public improvements within the dedicated City public easements and outlots; this includes the landscaping, trees and irrigation systems; concrete curbs, gutters, valley gutters, major street median capping and maintenance band, sidewalks and curb ramps, street name signage, street lighting, and local street paving associated with this subdivision. (See attached Location and Feature Maps.)

Final Tract Map No. 6276 is not a phased map and is located entirely within City limits. This Annexation is Phase III of the larger Parc West Development.

The attached Resolution initiates the annexation process, sets the public hearing on this matter for Thursday, June 22, 2023, at 10:00 am, sets the Maximum Special Tax at \$1,183.73 annually per residential lot for Fiscal Year 2022-2023 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), if it exceeds 2% 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

Pursuant to the definition in California Environmental Quality Act Guidelines Section 15378, this action is not a project.

LOCAL PREFERENCE

Local preference was not implemented, as 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.

Attachment(s):

Location Map

Feature Map

Resolution of Intention