



Legislation Details (With Text)

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Title: HEARING to adopt Resolutions and Ordinance to annex territory and levy a Special Tax regarding City of Fresno Community Facilities District Number 18, Annexation Number 002 (T6212, located on the southwest corner of North Parc West Drive and North Grantland Avenue; T6276, located on the northwest corner of North Parc West Drive and North Grantland Avenue; T6350, located on the northeast corner of North Parc West Drive and West Holland Avenue) (District 1)

1. ***RESOLUTION - to Annex Territory to Community Facilities District No. 18 and Authorizing the Levy of a Special Tax for Annexation No. 002 (Subject to Mayor's Veto)
2. ***RESOLUTION - Calling Special Mailed-Ballot Election (Subject to Mayor's Veto)
3. ***RESOLUTION - Declaring Election Results (Subject to Mayor's Veto)
4. ***BILL - (For introduction and adoption) - Levying a Special Tax for the Property Tax Year 2022-2023 and Future Tax Years Within and Relating to Community Facilities District No. 18, Annexation No. 002 (Subject to Mayor's Veto)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 23-809 Location Map, 2. 23-809 Resolution Annex-Levy, 3. 23-809 Resolution Calling Election, 4. 23-809 Resolution Declaring Results, 5. 23-809 Ordinance

Date	Ver.	Action By	Action	Result
5/25/2023	1	City Council	ADOPTED	Pass

REPORT TO THE CITY COUNCIL

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

BY: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic Engineering Division

ADRIAN GONZALEZ, Senior Engineering Technician
Public Works Department, Land Planning Section

SUBJECT

HEARING to adopt Resolutions and Ordinance to annex territory and levy a Special Tax regarding City of Fresno Community Facilities District Number 18, Annexation Number 002 (T6212, located on the southwest corner of North Parc West Drive and North Grantland Avenue; T6276, located on the northwest corner of North Parc West Drive and North Grantland Avenue; T6350, located on the northeast corner of North Parc West Drive and West Holland Avenue) (District 1)

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RECOMMENDATIONS

1. Adopt Resolution to Annex Territory to Community Facilities District No. 18 and Authorizing the Levy of a Special Tax for Annexation No. 002,
2. Adopt Resolution Calling Special Mailed-Ballot Election,
3. Adopt Resolution Declaring Election Results, and
4. Adopt Ordinance Levying a Special Tax for the Property Tax Year 2022-2023 and Future Tax Years Within and Relating to Community Facilities District No. 18, Annexation No. 002.

EXECUTIVE SUMMARY

On April 20, 2023, 2022 the Council of the City of Fresno (Council) adopted Council Resolution No. 2023-102 with the intent to annex territory to Community Facilities District No. 18 (CFD No. 18) at the request of the landowners (Lennar Homes and Granville Homes) of Final Tract Map No. 6212 (84 Lot Single-Family Home Subdivision), 6276 (83 Lot Single-Family Home Subdivision), and 6350 (73 Lot Single-Family Home Subdivision). This is the noticed public hearing to consider annexing Final Tract Map No. 6212, 6276, and 6350 as Annexation No. 002 to CFD No. 18 to provide funding for the Services (as hereafter defined) pertaining to police and fire safety/protection/suppression services associated within the planned developments. The annual maximum cost for these Services for the Fiscal Year 2022-2023 is \$164.00 per lot. If approved, the recommended resolutions and ordinance will levy a Special Tax on the properties in Final Tract Map No. 6212, 6276, and 6350 for identified Services. (See attached location map)

BACKGROUND

Subdivision: 6212, 6276, and 6350

Developer: Lennar Homes and Granville Homes

Number of Lots: 84, 83, and 73

Maximum Special Tax Per Lot: \$164.00

Services: Police and fire safety/protection/suppression services

Under the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3, of the Fresno Municipal Code (City Law), the City Council, as the legislative body for the CFDs and any annexations thereto, has the authority to establish a CFD and annex property to a CFD.

The landowners of Final Tract Map No. 6212, 6276, and 6350 have petitioned the City of Fresno to be annexed into CFD No. 18 to provide the funding for the operation and reserves for police and fire safety/protection/suppression services (Services). Pursuant to this petition, the Council adopted Council Resolution No. 2023-102, declared its intention to annex Final Tract Map No. 6212, 6276, and 6350 to CFD No. 18, and set the public hearing for formal consideration. (See attached Location map.)

Council Resolution No. 2023-102 also directed the preparation of a District Report describing the

Services and the costs of those services and this report is on file with the City Clerk of the City of Fresno.

If adopted by the Council, the attached ordinance would levy the proposed maximum special tax of \$164.00 per lot annually for Fiscal Year 2022-2023. The Maximum Special Tax will 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.

The levy of the special tax is subject to approval by the qualified electors through a special election. Two additional resolutions are attached for Council consideration pertaining to this special election.

Today's public hearing has been duly noticed and the attached resolutions and ordinance have 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 tracts.

Attachment(s):

Location Map

Resolution Annex-Levy

Resolution Calling Election

Resolution Declaring Results

Ordinance