



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO:	1B
COUNCIL MEETING	03/27/14
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

March 27, 2014

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

BY: SCOTT TYLER, PE, City Traffic Engineer/Interim Assistant Director
Public Works Department, Traffic and Engineering Services Division \$

^{AL}
ANN LILLIE, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Resolution of Intention to annex Assessor's Parcel Number 403-070-53, Parcel B of Parcel Map No. 2001-01, Annexation No. 6, to City of Fresno Community Facilities District No. 9 (northeast corner of North Chestnut and East Nees Avenues) (Council District 6)

RECOMMENDATION

Adopt Resolution of Intention to annex Assessor's Parcel Number 403-070-53, Parcel B of Parcel Map No. 2001-01, 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 Assessor's Parcel Number 403-070-53, Parcel B of Parcel Map No. 2001-01 ("APN 403-070-53") annexed to CFD No. 9 to provide funding for the operation and reserves for maintenance ("Services") pertaining to certain above ground improvements within the City rights-of-way; to include concrete curbs and gutters, sidewalks, curb ramps and median capping, and street lighting associated with APN 403-070-53. The cost for the Services for these improvements is \$0.004413/square foot (totaling \$1,922.00) annually. APN 403-070-53 is located entirely in the Fresno City Limits. The Resolution of Intention begins the process, sets the required public hearing for April 24, 2014 at 10:00 a.m., and defines the steps required to complete the annexation. (See 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 ("City") adopted Resolution No. 2008-351 forming CFD No. 9 to provide funding for the Services for certain public improvements located within and adjacent to public

REPORT TO THE CITY COUNCIL

Resolution of Intention for Annexation No. 6 to Community Facilities District No. 9

March 27, 2014

Page 2

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 developer of Conditional Use Permit No. 2013-086, Assessor's Parcel Number 403-070-53, Parcel B of Parcel Map No. 2001-01, is proposing a multi-family apartment community with requirements for certain public above ground improvements.

The landowner has petitioned the City to have APN 403-070-53 annexed into CFD No. 9 to provide funding for the Services pertaining to certain above ground improvements within the City rights-of-way; to include concrete curbs and gutters, sidewalks, curb ramps and median capping, and street lighting associated with APN 403-070-53. There are no shared Services with this development. (See attached location map.)

The attached Resolution initiates the annexation process, sets the public hearing for April 24, 2014 at 10:00 a.m., sets the Maximum Special Tax at \$0.004413/square foot (totaling \$1,922), to be apportioned annually for FY2013-14 and sets the annual adjustment of the maximum special tax 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.

FISCAL IMPACT

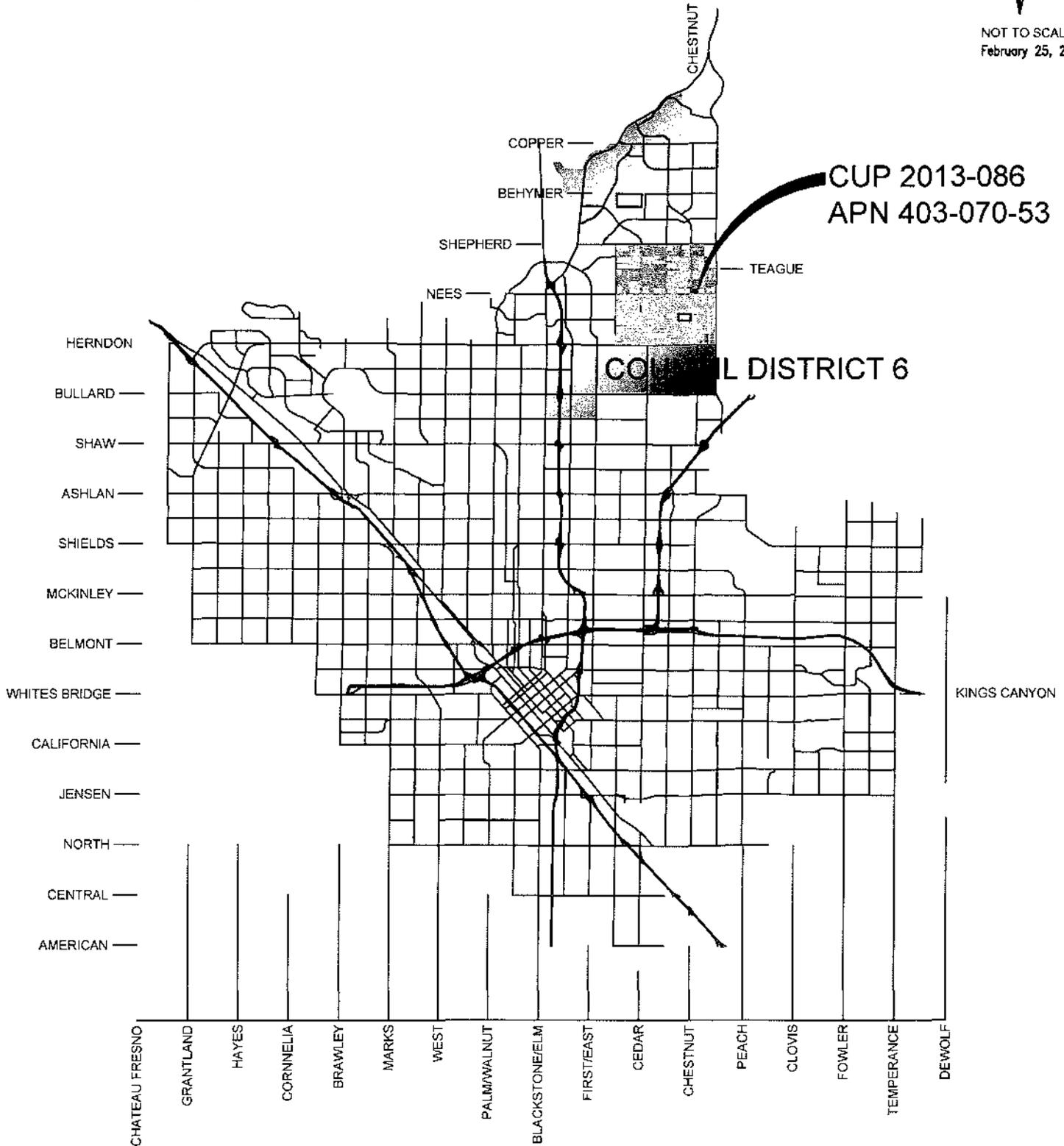
No City funds will be involved. All costs will be borne by the landowner as set by Exhibit D of the Resolution of Intention attached herein.

Attachments: Location Map
 Resolution

CITY OF
FRESNO
 PUBLIC WORKS DEPARTMENT
 TRAFFIC AND ENGINEERING SERVICES DIVISION



NOT TO SCALE
 February 25, 2014



LOCATION MAP
ANNEXATION NO. 6
COMMUNITY FACILITIES DISTRICT NO. 9

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RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, OF THE INTENTION TO ANNEX ASSESSOR'S PARCEL NUMBER 403-070-53, PARCEL B OF PARCEL MAP 2001-01, AS ANNEXATION NO. 6 TO THE CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 9 AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES

WHEREAS, the City of Fresno ("City") is a charter city and municipal corporation duly created and existing under the Constitution and laws of the State of California; and

WHEREAS, under the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3, of the Fresno Municipal Code ("City Law"), the Council of the City of Fresno ("Council"), as the legislative body for the community facilities district and any annexation thereto, has the authority to establish a community facilities district and annex property to the community facilities district; and

WHEREAS, on December 16, 2008, the Council adopted Resolution No. 2008-351 establishing the City of Fresno Community Facilities District No. 9 ("CFD No. 9"); and

WHEREAS, the original boundaries of CFD No. 9 are as shown on the Boundary Map of City of Fresno Community Facilities District No. 9, recorded December 4, 2008, at Book 42, Page 100 of Assessment and Community Facilities Districts in the Office of the Recorder, County of Fresno, California, a copy of which is on file in the Office of the City Clerk of the City of Fresno ("City Clerk"); and

WHEREAS, the territory encompassing the existing CFD No. 9 is attached hereto as Exhibit A and incorporated herein by this reference; and

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: SP

WHEREAS, the landowner of assessor's parcel number 403-070-53, Parcel B of Parcel Map No. 2001-01, (APN 403-070-53) has formally petitioned the City to annex APN 403-070-53 to CFD No. 9, and the area proposed for annexation to CFD No. 9 is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, the types of services and operations provided in the existing CFD No. 9 ("Services") are specified in the document attached hereto as Exhibit C, Page C-1 and incorporated herein by this reference; and

WHEREAS, the types of Services to be provided to Annexation No. 6 are specified in the document attached hereto as Exhibit C, Pages C-2 and C-3 and incorporated herein by this reference; and

WHEREAS, CFD No. 9 and Annexation No. 6 will share costs proportionately for Services provided by the City; and

WHEREAS, APN 403-070-53, Annexation No. 6 is located entirely within the limits of the City of Fresno; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. **Recitals.** The forgoing recitals are true and correct.
2. **Proposed Annexation No. 6 Boundaries.** The proposed boundaries of Annexation No. 6 are as shown on the map (copy attached as Exhibit B) on file in the Office of the City Clerk of the City of Fresno ("City Clerk"). The boundaries, shown in Annexation Map No. 6, for the territory proposed to be annexed, are preliminarily approved. The City Clerk is directed to record Annexation Map No. 6, or cause it to be

recorded, in the Office of the Recorder, Fresno County, California within ten days after the adoption date of this resolution.

3. **Services.** The Services proposed to be financed in Annexation No. 6 are listed on Pages C-2 and C-3 of Exhibit C, which is attached to and made part of this resolution.

4. **Special Taxes.** Except to the extent that funds are otherwise available to CFD No. 9 to pay for the Services in Annexation No. 6, a special tax sufficient to pay the costs ("Special Tax") thereof, secured by recording a continuing lien against all nonexempt real property in Annexation No. 6, will be levied annually within Annexation No. 6, and collected in the same manner as ordinary ad valorem property taxes, or in any other manner as this Council or its designee shall determine, including direct billing of the effected property owners. The proposed Rate and Method of Apportionment of the Special Tax among the real property parcels within Annexation No. 6, in sufficient detail for each landowner within Annexation No. 6 to estimate the maximum amount each owner will have to pay, are described in Exhibit D, attached and incorporated herein by reference.

5. **District Annexation Report.** The Director of Public Works Department, as the officer having charge and control of the services in and for CFD No. 9, or his designee, is directed to study the proposed Services and to make, or cause to be made, and filed with the City Clerk a report of the study for Annexation No. 6 in writing ("District Report") presenting the following:

- a. A description of the Services required to adequately meet the needs of CFD No. 9, Annexation No. 6.

b. An estimate of the fair and reasonable cost of the Services including the cost of acquiring land, rights-of-way and easements, costs of any physical services required in conjunction therewith, and incidental expenses in connection therewith.

c. Describe any plan for Services that will be provided in common with the existing district and/or any territory that may be annexed.

d. If the Special Tax levied within the territory proposed to be annexed is higher or lower than the existing CFD No. 9, identify the extent and reasons why the costs to provide Services in that territory are higher or lower than those provided in the existing CFD No. 9. Specify any alteration in the Special Tax rate levied within the existing community facilities district because of the proposed annexation.

e. The District Report shall be made a part of the record of the public hearing specified below.

6. **Single Ballot.** The propositions to set the appropriations limit and to approve the levy of the Special Tax shall be combined into a single ballot and submitted to the voters pursuant to City Law.

7. **Annexation Hearing.** Thursday, April 24, 2014 at 10:00 a.m., is fixed as the date and time, in the City Council Chambers, 2600 Fresno Street, Fresno, California, this Council, that this legislative body for CFD No. 9, will conduct a public hearing on the annexation of APN 403-070-53 and will consider and finally determine whether the public interest, convenience and necessity require the annexation and the levy of the Special Tax.

8. **Public Notice.** The City Clerk is directed to cause notice of the public hearing to be given by publication once in a newspaper of general circulation published in the area of CFD No. 9. The publication shall be complete at least seven days before the hearing date set herein. The notice shall be in the form specified by Sections 53339.4 and 53322 of Chapter 2.5 of the California Government Code.

Attachments:

- Exhibit A: Original Boundaries of CFD No. 9
- Exhibit B: Annexation Map No. 6
- Exhibit C: Description of Services
- Exhibit D: Rate and Method of Apportionment of Special Tax

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _ day of _____, 2014.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2014
Mayor Approval/No Return: _____, 2014
Mayor Veto: _____, 2014
Council Override Vote: _____, 2014

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Raj Singh Badhesha, Deputy

CITY OF FRESNO MAINTENANCE CFD9 ANNEXATION

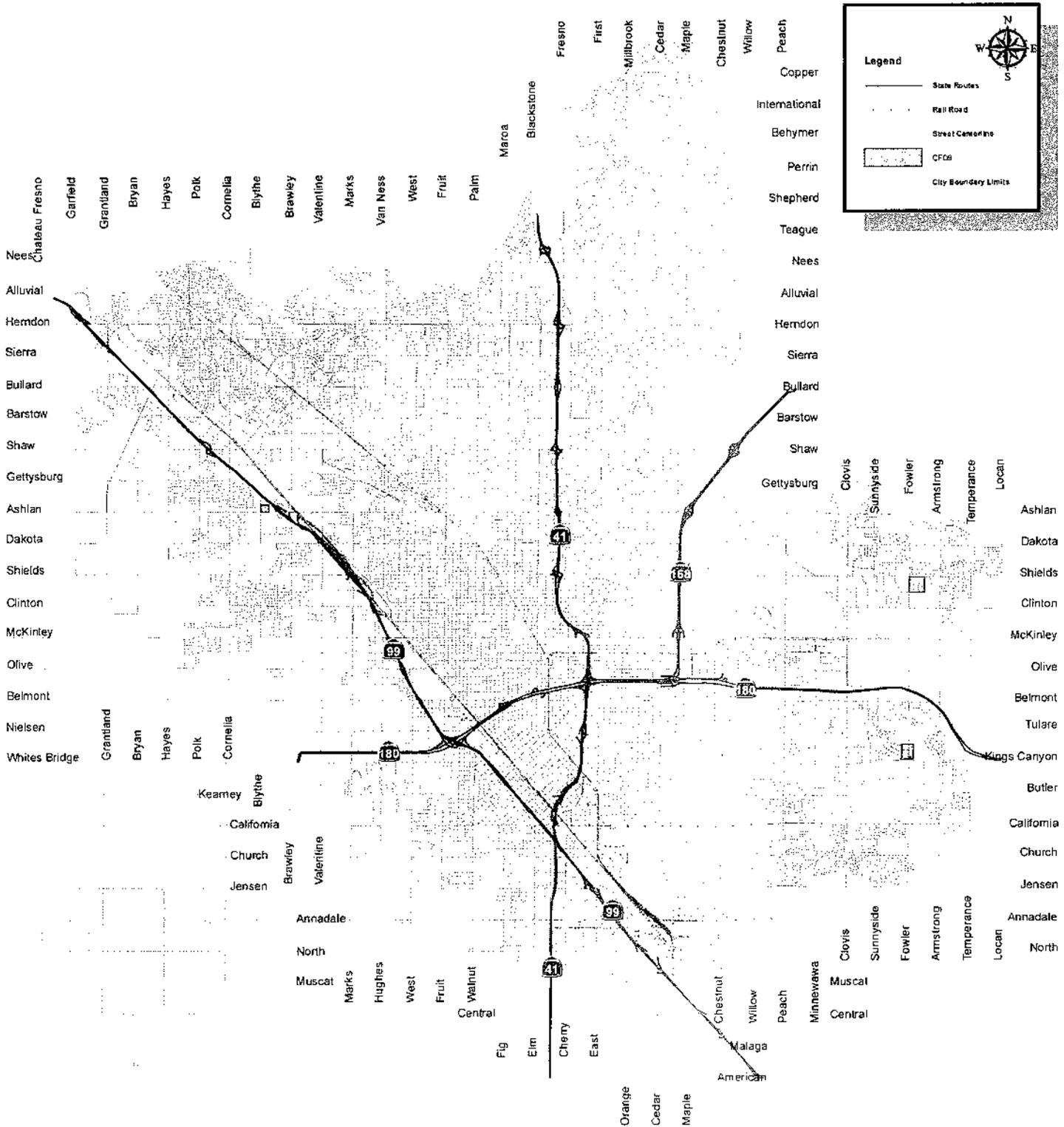
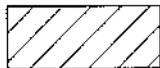


Exhibit A

EXHIBIT B



TERRITORY TO BE ANNEXED TO THE CITY CFD NO. 9



BOUNDARY LINE OF NEW TERRITORY



NOT TO SCALE

DOC. _____

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FRESNO THIS _____ DAY OF _____, 2014.

ATTEST:

YVONNE SPENCE, CMC
CITY CLERK OF THE CITY OF FRESNO

BY: _____
DEPUTY

I HEREBY CERTIFY THAT THE ANNEXATION MAP NO. 6 OF THE COMMUNITY FACILITIES DISTRICT NO. 9, CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA WAS ADOPTED BY THE COUNCIL OF THE CITY OF FRESNO BY RESOLUTION NO. 2014- _____ ON _____, 2014.

ATTEST:

YVONNE SPENCE, CMC
CITY CLERK OF THE CITY OF FRESNO

BY: _____
DEPUTY

THIS ANNEXATION MAP NO. 6 OF THE CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 9, WAS FILED THIS _____ DAY OF _____, 2014 AT THE HOUR OF _____ O'CLOCK _____ M AT BOOK 44, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PAUL DICTOS, C.P.A.
COUNTY RECORDER OF THE COUNTY OF FRESNO

BY: _____

REFERENCE: BOUNDARY MAP OF CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 9, RECORDED DECEMBER 4, 2008 AT BOOK 42, PAGE 100 OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE RECORDER IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTE: FOR PARCEL DIMENSIONS, SEE ASSESSOR'S MAP BOOK PAGES

NORTH CHESTNUT AVENUE

E MUNCIE AVE

APN 403-070-53

PARCEL B, PARCEL MAP NO. 2001-01

EAST NEES AVENUE

CITY OF FRESNO - Public Works Department

ANNEXATION MAP NO. 6 OF COMMUNITY FACILITIES DISTRICT NO. 9 OF THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

CONSTR. ENGR.	OFFICE ENGR.
CITY ENGR.	
DR. ENR. A. LER	SHEET NO. 1
CL. ENR.	OF 1 SHEETS
DATE:	
SCALE:	

EXHIBIT C

CITY OF FRESNO

Community Facilities District No. 9 Formation

Description of Services currently financed by Community Facilities District No. 9

The services and operations (“Services”) that are to be financed by Community Facilities District No. 9 (“CFD No. 9”) are described below and are permitted by City of Fresno Special Tax Financing Law (Chapter 8, Division 1, Article 3 of the Fresno Municipal Code) 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.)

- I. Services may include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing all landscaping facilities (including reserves), including stamped concrete paving in medians and landscaped areas in public street rights-of-way, public trails, and, in instances where a required sound wall abuts a local City street and public landscape easements are officially dedicated for public use.

General maintenance will include, without limitation, mowing, edging, fertilizing, seeding, aerating, and watering grass areas; repairing and replacing irrigation systems as necessary; staking, pruning, replacing and spraying of trees and shrubs; repairing and replacing paths, walkways and trails; repairing and replacing stamped concrete paving and removing litter, debris, and garbage.

- II. Services may include all costs attributable to cleaning, maintaining, servicing, repairing and/or replacing all local ground level street infrastructures (including reserves) within local street rights-of-way. Such facilities may include, without limitation, street paving, curbs and gutters, sidewalks, street lighting, hydrants, inlets, street trees, street signage and street furniture.

Maintenance costs will also include a proportionate share of all other expenses that the City may incur in administering the CFD No. 9.

All Services shall be provided by the City of Fresno, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Fresno.

Nothing in this exhibit or any other exhibit or provision of this Resolution shall be construed as committing the City or CFD No. 9 to provide all of the authorized Services or to provide for the payment of or reimbursement for all of the authorized incidental expenses. The provision of Services and/or payment or reimbursement of incidental expenses shall be subject to the continued existence of CFD No. 9 and the availability of sufficient proceeds of special taxes within the District.

EXHIBIT C

CITY OF FRESNO

Community Facilities District No. 9 Annexation No. 6

Description of Services and Operations to be Financed by Community Facilities District No. 9 For Annexation No. 6

(assessor's parcel number 403-070-53,
Parcel B of Parcel Map 2001-01)

The services and operations described below ("Services") to be financed by Community Facilities District No. 9 ("CFD No. 9") for assessor's parcel number 403-070-53, Parcel B of Parcel Map 2001-01 ("APN 403-070-53"), Annexation No. 6 are generally as described below and herewith Exhibit C, page C-3.

Services may include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing all ground level street infrastructure (including reserves) within the City street rights-of-way. Such facilities may include, without limitation, curbs and gutters, sidewalks, curb ramps and street lighting within North Chestnut and East Nees Avenues; ½ of the concrete median capping in North Chestnut Avenue; and the sidewalk in East Muncie Avenue.

Services shall include all costs attributable to street lighting services.

Maintenance costs will also include a proportionate share of all other expenses that the City may incur in administering the CFD No. 9.

All Services shall be provided by the City of Fresno, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Fresno.

Nothing in this exhibit or any other exhibit or provision of this Resolution shall be construed as committing the City or CFD No. 9 to provide all of the authorized Services or to provide for the payment of or reimbursement for all of the authorized incidental expenses. The provision of Services and/or payment or reimbursement of incidental expenses shall be subject to the successful annexation of Annexation 6 to CFD No. 9 and the availability of sufficient proceeds of Special Taxes within CFD No. 9.

CITY OF



PUBLIC WORKS DEPARTMENT

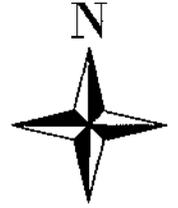
TRAFFIC AND ENGINEERING SERVICES DIVISION

FEATURES TO BE ADDED BY ANNEXATION NO. 6

COMMUNITY FACILITIES DISTRICT NO. 9

CONDITIONAL USE PERMIT NO. 2013-086

PARCEL B OF PARCEL MAP 2001-01



NOT TO SCALE
February 26, 2014

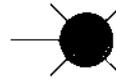
CONCRETE IMPROVEMENTS:

CURB & GUTTER = 1,216 LF

SIDEWALK & CURB RAMPS = 9,001 SF

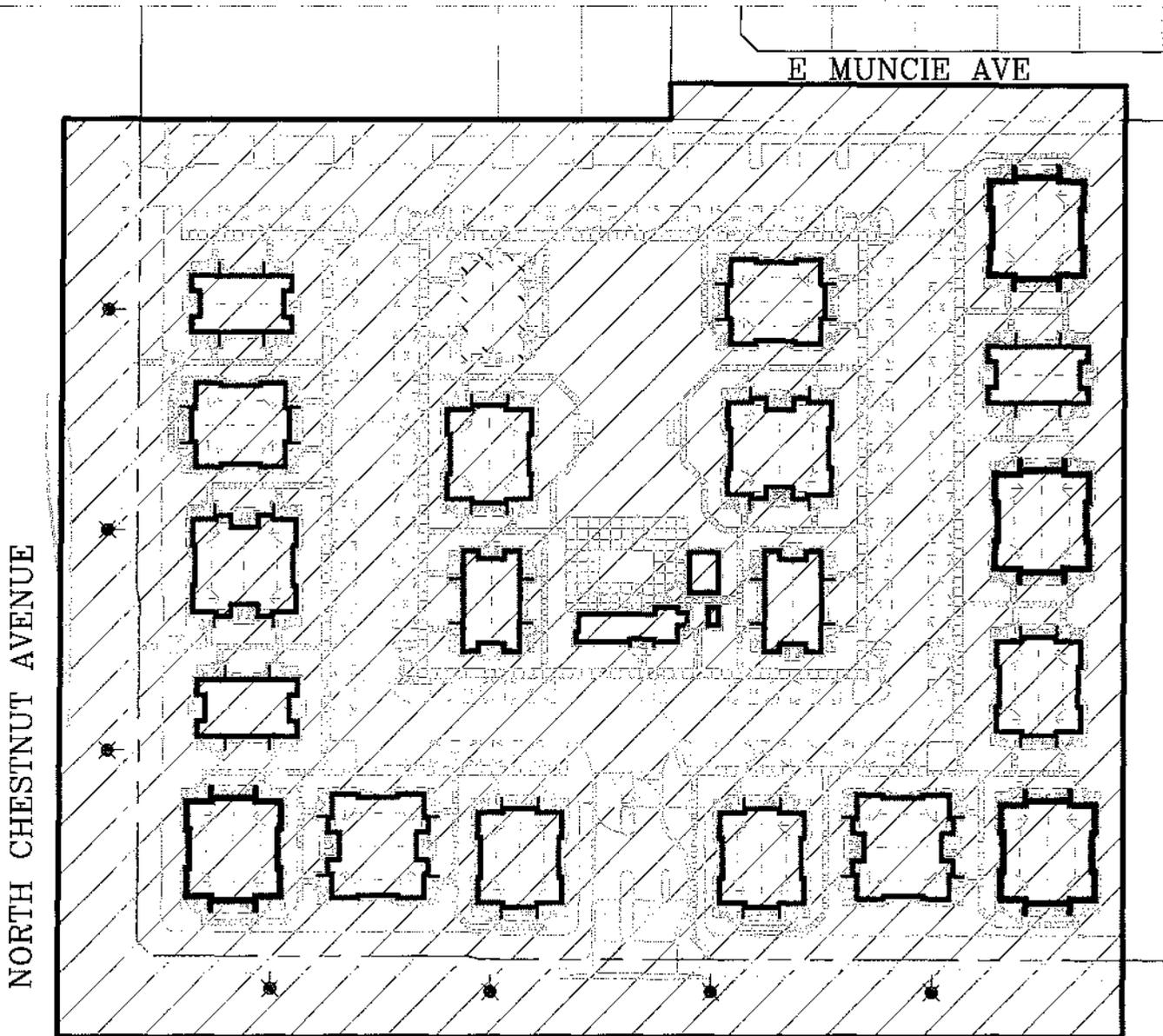
1/2 OF THE CHESTNUT MEDIAN CAP = 1,500 SF

STANDARD STREET LIGHTS:



TOTAL = 7 EACH

NOTE: ALL LANDSCAPING AND IRRIGATION ALONG THE FRONTAGES OF NORTH CHESTNUT, EAST NEES AND EAST MUNCIE AVENUES TO BE MAINTAINED PRIVATELY BY THE PROPERTY OWNER PER MAINTENANCE COVENANT; THIS INCLUDES THE PRIVATE ENTRANCE OFF OF EAST NEES AVENUE.



NORTH CHESTNUT AVENUE

E MUNCIE AVE

EAST NEES AVENUE

C-3

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EXHIBIT D

CITY OF FRESNO

Community Facilities District No. 9 Annexation No. 6

Rate and Method of Apportionment of Special Tax

Cost Estimate

The estimate breaks down the costs of providing 1 year's Service for FY 2013-2014

ITEM	DESCRIPTION	ESTIMATED COST
1	Other Operational Costs	\$345.00
2	Reserve for Replacement	\$1,562.00
3	Incidental Expenses	\$15.00
	Total	\$1,922.00

Subdivision Appropriation Limit for Multi-Family Apartment Community

Assessor's Parcel Number	MAX. SPECIAL TAX PER SQUARE FOOT (LUMP SUM TOTAL)	TOTAL TAXABLE SQUARE FEET	APPROPRIATION LIMIT	SUBDIVIDER
403-070-53*	\$0.004413 (\$1,922.00)	435,543	\$500,000.00	Nees Avenue Apartments, LLC

*Parcel B of Parcel Map 2001-01

EXHIBIT D

City of Fresno

Community Facilities District No. 9 Annexation No. 6

Rate and Method of Apportionment of Special Tax

A special tax applicable to each assessor's parcel in Community Facilities District No. 9 ("CFD No. 9") shall be levied and collected according to the tax liability determined by the City Council of the City of Fresno, through the application of the appropriate amount or rate for taxable property, as described below. All of the property in CFD No. 9, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 9 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an assessor's parcel map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County of Fresno designating parcels by assessor's parcel number.

"City" means the City of Fresno.

"City Law" means the City of Fresno Special Tax Financing Law, Chapter 8, Division 1, Article 3, of the Fresno Municipal Code.

"Council" means the City Council of the City of Fresno, acting as the legislative body of CFD No. 9.

"Developable Lot" means a lot that is anticipated development of residential or non-residential uses, and which is not an outlot, remainder parcel or other parcel which is not intended to be developed or which must be further subdivided before being developed.

"Excluded Parcels" means those assessor's parcels identified as ineligible for inclusion in CFD No. 9 as shown in "Attachment 1" of this Rate and Method of Apportionment of Special Tax.

"Final Map" means a final map, or portion thereof, approved by the Council pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual developable lots for which building permits may be issued. The term "Final Map" shall not include any assessor's parcel map or subdivision map or portion thereof, that does not create individual developable lots for which a building permit may be issued, including assessor's parcels that are designated as remainder parcels.

"Fiscal Year" means the period starting April 1 and ending on the following March 31.

EXHIBIT D

“Maximum Special Tax” means the maximum special tax, determined in accordance with Section C, which can be levied in any Fiscal Year.

“Public Property” means any property within the boundaries of CFD No. 9 that is owned by the federal government, State of California or other local governments or public agencies.

“Reserve for Replacement” means a reasonable reserve pursuant to Fresno Municipal Code 8-1-303(e) (4), as a Service cost or expense and not as payment for public facilities under Government Code Section 53321(d).

“Residential Subdivision” means subdivisions zoned for residential multi-family uses.

“Residential Unit” means a multi-family residential dwelling unit and shall include condominiums, town homes, duplex, triplex and fourplex units, and individual apartment units in a multi-family subdivision. For purposes of the levy of special taxes pursuant to Section B below, “Residential Units” shall include dwelling units already built on taxable property in CFD No. 9, as well as dwelling units planned, but not yet built, when the special tax is levied each fiscal year.

“Shared Services” means the costs of services are paid equally by the property owners of two or more subdivisions.

“Special Tax” means any special tax to be levied each fiscal year on assessor’s parcels of taxable property to fund the Special Tax Requirement as defined below.

“Special Tax Requirement” means the amount necessary in any fiscal year to (i) pay authorized maintenance and improvement expenses, (ii) pay administrative expenses of CFD No. 9, and (iii) cure any delinquencies in the payment of special taxes levied in prior fiscal years or (based on delinquencies in the payment of special taxes which have already taken place) are expected to occur in the fiscal year in which the tax will be collected.

“Subdivision” means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. “Subdivision” includes a condominium project, as defined in Section 1351 of the Civil Code, a community apartment project, as defined in Section 1351 of the Civil Code.

“Taxable Property” means all of the assessor’s parcels within the boundaries of CFD No. 9 which are not exempt from the special tax pursuant to law or Section E below.

B. CALCULATIONS

RESIDENTIAL SUBDIVISIONS

On April 1 of each fiscal year, the City or its designee shall determine how many residential units are built, or allowed to be built, on assessor’s parcels within CFD No. 9. For parcels of undeveloped property zoned for development of multi-family units, the number of residential units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan, or by assigning the maximum

EXHIBIT D

allowable units permitted based on the underlying zoning for the parcel. Once a multi-family building or buildings have been built on an assessor's parcel, the City or its designee shall determine the actual number of residential units contained within the building or buildings, and the special tax levied against the parcel in the next fiscal year shall be calculated by dividing the Special Tax Requirement by the actual number of residential units not to exceed the Maximum Special Tax per residential unit or the Total Maximum Special Tax for the parcel(s) identified for the subdivision in Section C, Table 1 below or.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax ("MST") applicable to each assessor's parcel in CFD No. 9 shall be specific to each subdivision/portion thereof within CFD No. 9. When additional property is annexed into CFD No. 9, the rate and method adopted for the annexed property shall reflect the MST for the subdivision or subdivisions or respective portion thereof then annexed.

The MST applicable to each assessor's parcel in CFD No. 9 shall be the rate that is created at the time of CFD No. 9 annexation expressly for the individual subdivisions/portions thereof being annexed to CFD No. 9 at that time. Beginning in January of each year, the MST shall be adjusted upward annually by 3% plus the rise, if any, in the Construction Cost Index (CCI) for the San Francisco Region for the prior 12-month period (December through December) as published in the Engineering News Record, or published in a comparable index if the Engineering News Record is discontinued or otherwise not available. Each annual adjustment of the MST shall become effective on the subsequent July 1.

Subject to the maximum limit set by the MST, the Special Tax for residential subdivision parcels is calculated by spreading the Special Tax Requirement to the total number of residential units, establishing a unit rate that is apportioned back to the individual parcel(s).

The Maximum Special Tax for Fiscal Year 2013-2014 for Assessor's Parcel Number 403-070-53, Parcel B of Parcel Map No. 2001-01, is identified in Table 1 below:

Table 1 Maximum Special Tax (Fiscal Year 2013-2014)*	
<i>Multi-Family Apartment Community**</i>	<i>Total Maximum Special Tax</i>
Assessor's Parcel Number 403-070-53	\$1,922.00
Parcel B of Parcel Map No. 2001-01	
Conditional Use Permit No. 2013-086	

** A Special Tax shall be levied on all parcels within an identified subdivision except excluded parcels as identified in Attachment 1.

EXHIBIT D

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

Commencing with Fiscal Year 2013-2014, the Special Tax shall be levied on all Parcels of taxable property as follows:

Step 1: Determine the Special Tax Requirement (as defined in Section A above) for the fiscal year in which the special tax will be collected;

Step 2: Calculate the total special tax revenues that could be collected from taxable property within CFD No. 9 based on applying the Maximum Special Tax rates determined pursuant to Section C above to each parcel of taxable property in CFD No. 9;

If the amount determined in Step 1 is greater than or equal to the amount calculated in Step 2, levy the Maximum Special Tax set forth in Table 1 above on all parcels of taxable property in CFD No. 9;

If the amount determined in Step 1 is less than the amount calculated in Step 2, levy the Special Tax proportionately against all parcels of taxable property up to 100% of the Maximum Special Tax for each subdivision as identified in Table 1, until the amount of the Special Tax levy equals the Special Tax Requirement for that fiscal year.

The Special Tax for CFD No. 9 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 9 may (under the authority of Government Code 53340), in any particular case, bill the taxes directly to the property owner off of the County of Fresno tax roll, and the Special Taxes will be equally subject to penalties and foreclosure if delinquent.

E. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on parcels that have been conveyed to a public agency, except as otherwise provided in City Law. In addition, no Special Tax shall be levied on excluded parcels or parcels that are determined not to be developable lots.

EXHIBIT D

ATTACHMENT "1"

City of Fresno

Community Facilities District No. 9
Annexation 6

Excluded Parcels

**THERE IS ONLY ONE PARCEL AFFECTED, THEREFORE
THERE ARE NO EXCLUDED PARCELS**