



STAFF REPORT
6/11/2025

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Interim Development Services Director

SUBJECT: Approve Resolution No. 2025-28 declaring its intention to authorize the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2025/2026; setting a public hearing date as July 9, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the attached Resolution No. 2025-28 declaring its intention to authorize the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2025/2026; setting a public hearing date as July 9, 2025.

EXECUTIVE SUMMARY:

Resolution No. 2025-28 declares the intent to establish an updated levy of the special taxes in the Community Facilities District (CFD) 2005-1 and the Annexation Areas in the current tax year at the new rate reflecting the annual Consumer Price Index adjustment for the special taxes. This an annual City Council action item which triggers the certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the levy with updated amounts to be levied on each parcel. These will be compiled by the City's consultant and the levy for the current tax year will be sent to the County Auditor-Controller in order for the City to collect the assessments for the 2025/2026 fiscal year.

Through adoption of Resolution No. 2025-28, the City Manager is authorized to determine the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2025/2026. Additionally, the City Manager is authorized to prepare the Fiscal Year 2025/2026 Certified List and to submit such list to the County Auditor on or before August 10, 2025.

BACKGROUND:

The City Council initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic

Services), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29, 31, 32 and 33 of the 2005-1 CFD, all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982.”

Commencing with Fiscal Year 2005/2006 and for each following Fiscal Year, the City Council has levied the Special Tax at the Maximum Special Tax on all Developed Single Family Residential Property and Developed Multi-Family Residential Property for which a building permit for the construction of residential units are issued prior to June 30 of the prior fiscal year.

DISCUSSION/ANALYSIS:

A review of new building permits issued by the City’s Building Division for the current Fiscal Year 2024/2025 reveals that there were ninety-three (93) new qualifying “residential dwellings unit” permits issued within the Community Facility District 2005-01 boundaries or annexation areas, compared to one hundred forty-two (142) for Fiscal Year 2023/2024. The City issued permits for these homes inside the Pyramid Ranch community (Tract 38557) developed by Pulte Homes and Rancho Mariposa (Tract 30831) developed by Monte Vista Homes.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

Attachment 1: Resolution No. 2025-28

Attachment 2: New Dwelling Unit Permits 2024/2045

Attachment 3: Map of 2024/2025 CFD Assessed Tracts