



STAFF REPORT
7/22/2026

TO: Honorable Mayor and City Council Members

FROM: Gustavo Romo, City Manager

PREPARED BY: Kendra Reif, Community Development Director
Anahi Fernandez, Management Analyst

SUBJECT: Adopt Resolution No. 2026-45 Declaring its Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and to Authorize the Levy of a Special Tax Within Annexation Area No. 37 (Casa Sienna).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No. 2026-45 stating the intention to annex property located generally south-east of 6th Street and north-east of Tripoli Avenue into Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and setting a public hearing date.

BACKGROUND:

On September 14, 2005, the City Council of the City of Coachella adopted Resolution No. 2005-93 establishing the Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) ("CFD 2005-1") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended. Over the past 21 years, the CFD has annexed 36 new subdivisions and multi-family residential developments.

On April 23, 2025, the City Council of the City of Coachella adopted Resolution No. 2025-16 authorizing a Conditional Loan Commitment for the Casa Sienna (formerly known as Sixth Street) Senior Apartments Affordable Housing Project for CFD 2005-1 Special Assessment District. Pursuant to this conditional loan commitment, repayment will occur at the sooner of refinance, transfer of ownership, sale of the property, or at the end of 55 years.

DISCUSSION/ANALYSIS:

The Planning Commission and City Council approved the Casa Sienna project, which includes construction of a new 53-unit senior multi-family residential community on 0.86 acres. The developer is 6th Street Seniors CIC, LP. Pursuant to the Conditions of Approval placed upon the

project at the time of project approval, the subject site must be annexed into CFD 2005-01 to provide funding to offset the increased cost of police services, fire, and paramedic services.

Attached to this staff report is the Resolution of Intention setting a future public hearing date on September 9, 2026 for Annexation No. 37 final actions, which will include a special election, canvassing of the results, and an ordinance authorizing the levy of the special tax within Annexation No. 37. The other attachment to this report is a copy of the CFD Annexation Map for the subject property and the “Rate and Method” for the CFD.

FISCAL IMPACT:

The City expects to assess \$1,570.51 plus CPI per dwelling unit within the CFD beginning the fiscal year after they are issued a building permit in accordance with the Rate and Method of Apportionment. This Annexation will result in a new annual special tax of \$83,237.25 for 53 multi-family residential units, subject to annual inflationary adjustment, for the project and further subject to any City Council approved tax deferral agreements between the city and the developer. Including the City’s agreement with 6th Street Seniors CIC, LP.

ENVIRONMENTAL REVIEW:

The recommended action to annex the Casa Sienna Senior Apartments project into the existing CFD is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 because it is an administrative activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as stated above.

ALTERNATIVES:

1. Adopt Resolution No. 2026-45 stating the intention to annex property into Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and setting a public hearing date.
2. Take no action.
3. Continue this item and provide staff with direction.

ATTACHMENTS:

1. Resolution No. 2026-45
Exhibit A - Rate and Method (CFD 2005-01)
2. CFD Annexation No. 37 Map