



STAFF REPORT
9/9/2026

To: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

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

SUBJECT: Community Facilities District (CFD No. 2005-01) Annexation Area No. 37 – (Casa Sienna)

SPECIFICS:

- a) Resolution No. 2026-53 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 37) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
- b) Resolution No. 2026-55 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 37 (Casa Sienna).
- c) Resolution No. 2026-54 Canvassing The Results of The Election Held Within CFD No. 2005-01 Annexation Area No. 37 (Casa Sienna).
- d) Ordinance No. 1236 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 37 Annexed to Said District (1st Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council open the public hearing and take the following actions:

- 1) Adopt Resolution No. 2026-53 and Direct City Clerk to orally verify proof of publication of notices pursuant to Mello-Roos CFD Act of 1982, and confirm absence of any landowner protest;
- 2) Adopt Resolution No. 2026-55 Calling a Special Election.
- 3) Adopt Resolution No. 2026-54 Canvassing the Results of The Election within CFD No. 2005-01 Annexation Area No. 37 (Casa Sienna).
- 4) Introduce for 1st Reading, by title only, Ordinance No. 1236 Authorizing the Levy of a Special Tax within Annexation Area No. 37 Annexed to CFD No. 2005-01.

BACKGROUND:

On September 14, 2005 the City Council adopted Resolution No. 2005-93 establishing the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended. The District and several annexations of territory have been established in the City of Coachella over the past 19 years. The annexation areas consist of new residential subdivisions and multi-family residential development projects.

On July 22, 2026, the City Council adopted Resolution No. 2026-45 stating its intention to annex certain property (APNs# 778-113-001 and 778-113-002), consisting of the Casa Sienna Project (formerly known as Sixth Street) (“Annexation Area No. 37”) into the District pursuant to the Act. A copy of Resolution No. 2026-45 which includes a description and map of Annexation Area No. 37, and the rate and method of apportionment and manner of collection of the special tax are on file with the City Clerk.

DISCUSSION/ANALYSIS

Pursuant to the conditions of approval imposed on the Casa Sienna Project which includes construction of a new 53-unit senior multi-family residential community on 0.86 acres generally located south-east of 6th Street and north-east of Tripoli Avenue, the project site must be annexed into the City-wide Community Facilities District (CFD No. 2005-01).

The resolution of intention affirmed the Annexation Area No. 37 Map, and the rate and method of tax collection for the annexed property. The CFD special taxes are collected through the annual property tax rolls and, for this project, may be subject to a subsequent Agreement for deferral of special taxes. There is currently one landowner, and they have filed a “Petition and Waiver” with the City Clerk’s Office certifying their desire to annex to the District under shortened timelines. Attached for the City Council’s review and approval are the following resolutions and Ordinance action items:

Resolution 2026-53 of the City Council Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation Area No. 37) in the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services).

Resolution 2026-55 of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) Calling a Special Election within Annexation Area No. 37.

Resolution 2026-54 of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) Canvassing the Results of the Election Held Within Annexation Area No. 37 Annexed to Said District.

Ordinance No. 1236 - An Ordinance of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) Authorizing the Levy of a Special Tax Within Annexation Area No. 37 Annexed to Said District (First Reading).

During the public hearing, staff will provide the Mayor, or designee, with specific instructions on the necessary procedures and public announcements for conducting the above public hearings, and adopting the resolution and ordinance actions.

FISCAL IMPACT:

The attached resolutions and ordinance actions would pave the way to annex the Casa Sienna site (Annexation No. 37) into the City-wide CFD which would collect an annual special tax that pays for Law Enforcement, Fire and Paramedic Services. The current rate and apportionment method would collect \$1,607.23 plus CPI per every dwelling unit that is constructed within the developed single-family residential project. Ultimately, these funds will be used to augment the operating costs for police, fire, and paramedic services in the City of Coachella.

ATTACHMENTS:

1. Resolution No. 2026-53 Determining Validity of Prior Proceedings_
2. Resolution No. 2026-55 Calling Special Election_
3. Resolution No. 2026-54 Canvassing Results
4. Ordinance No. 1236 (1st Reading)
5. Exhibit A - Rate and Method (CFD 2005-01)
6. Exhibit B - CFD Annexation Map 37