



STAFF REPORT
4/13/2022

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Resolution No. 2022-38 Stating the Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and Authorize the Levy of a Special Tax Within Annexation Area No. 33 (Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No. 2022-38 stating the intention to annex property located at the southeast corner of Avenue 50 and Calhoun Street into Community Facilities District No. 2005-01 (CFD 2005-01, Police, Fire and Paramedic Services) and setting a public hearing date for the same.

BACKGROUND:

On September 14, 2005, the City Council adopted Resolution No. 2005-93 establishing the City of Coachella Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) pursuant to the Mellow-Roos Community Facilities Act of 1982, as amended. The District and numerous annexations of subdivisions and new multifamily residential developments over the past 17 years have been established.

DISCUSSION/ANALYSIS:

The City recently sold the 37.3 acre property with 155 entitled lots to DR Horton of which 24 lots were provided to Coachella Valley Housing Construction for future development of single family residences. DR Horton received building permits in early April to begin home construction at the site and is required through conditions of the Architectural Review approval to annex the property in the citywide CFD No. 2005-01 prior to issuance of certificate of occupancy and the City will be able to levy the special tax on an annual basis for each of the proposed 155 residences.

Attached to this staff report is the Resolution of Intention setting a future public hearing date for the District Annexation No. 33 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. 33.

The other attachment to this report is a copy of the CFD Annexation Map for the subject property (37.3 acres located at the southeast corner of Avenue 50 and Calhoun Street) and the “Rate and Method” for the District.

ALTERNATIVES:

1. Adopt Resolution No. 2022-38 stating the intention to annex property into Community Facilities District No. 2005-01 (CFD 2005-01, Police, Fire and Paramedic Services) and setting a public hearing date for the same
2. Take no action.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

The City expects to collect an annual assessment of \$1,249.40 per dwelling unit within the District starting in the 2022/2023 fiscal year. This Annexation will result in a new annual assessment of \$193,657 for the project.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as stated above.

Attachments:

1. Resolution No. 2022-38
Exhibit A - Rate and Method (CFD 2005-01)
2. CFD Annexation No. 33 Map