

# COMMUNITY FACILITIES DISTRICT REPORT

PREPARED FOR



ANNEXATION AREA 31 TO  
COMMUNITY FACILITIES  
DISTRICT NO. 2005-1  
Law Enforcement, Fire and Paramedic Services

Prepared by:  
City of Coachella  
Finance Department

Dated: June 2020

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AGENCY: CITY OF COACHELLA

PROJECT: COMMUNITY FACILITIES DISTRICT NO. 2005-1

## COMMUNITY FACILITIES DISTRICT REPORT

### “MELLO-ROOS COMMUNITY FACILITIES DISTRICT ACT OF 1982”

#### **SECTION I. INTRODUCTION**

**WHEREAS**, the City Council of the CITY OF COACHELLA, RIVERSIDE COUNTY, CALIFORNIA (hereinafter referred to as the “Council”), did, pursuant to the provisions of the “Mello-Roos Community Facilities Act of 1982”, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government code of the State of California, and specifically Section 53321.5 thereof, (the “Act”) expressly ordered the filing of a written “Report” with Council for a proposed Community Facilities District (the “Report”). This Community Facilities District shall be referred to as COMMUNITY FACILITIES DISTRICT NO. 2005-1 Law Enforcement, Fire and Paramedic Services (hereinafter referred to as the “District” and “CFD No. 2005-1”); and,

**WHEREAS**, on August 1, 2005, the Council adopted Resolution No. 2005-79 (the “Resolution”), and the Resolution ordering said Report, did direct that said Report generally contain the following:

- A brief description of the services by type proposed to be financed by CFD No. 2005-1, Law Enforcement, Fire and Paramedic Services;
- An estimate setting forth costs of providing such services;
- The rate and method of apportionment of the special tax in sufficient detail to allow each landowner or resident within the proposed District to estimate the annual amount of payment thereof.

**NOW, THEREFORE**, the undersigned, authorized representative of THE CITY OF COACHELLA, the appointed responsible officer or person directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following data:

#### **SECTION II. DESCRIPTION OF SERVICES**

The services are the operation and maintenance of law enforcement, fire and paramedic services.

Operation means the administration and performance of duties required of law enforcement, fire and paramedic personnel.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance and operation of law enforcement, fire and paramedic facilities and equipment.

Based upon the above, it is my opinion that the services being funded are those that are necessary to meet certain increased demands placed upon the CITY OF COACHELLA, as a result of development occurring within the boundaries of the District.

**SECTION III. COST ESTIMATE**

A cost estimate of the fair and reasonable cost of the proposed services and incidental expenses in connection with said services, including all other related costs is as follows:

The costs to provide law enforcement, fire and paramedic services are estimated at \$1,197.23 per single-family residence, or per developed multifamily residential unit per year. The cost of the services shall include incidental expenses, including the costs associated with forming the District, determination of the amount of the Special Tax, collection of the Special Tax, costs incurred in order to carry out the authorized purposes of the District and any other expenses incidental to the completion of the authorized work.

Dated: \_\_\_\_\_

CITY OF COACHELLA

By: \_\_\_\_\_

NATHAN STATHAM  
FINANCE DIRECTOR  
CITY OF COACHELLA  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA

**SECTION IV. RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

1. The Special Tax allows each property owner within the proposed District to estimate the annual amount that would be required for payment. The rate and method of apportionment of the Special Tax is attached hereto as Appendix A (the "Rate and Method"). The Special

Tax will be collected in the same manner and at the same time as ad valorem property taxes and subject to the same penalties and provisions; however, the

Special Tax may be collected at a different time or in a different manner if necessary for CFD No. 2005-1 to meet its financial obligations.

2. All of the property located within CFD No. 2005-1 Law Enforcement, Fire and Paramedic Services, unless exempted by law or by the rate and method proposed for CFD No. 2005-1, shall be taxed for the purpose of providing necessary services to serve the District. Pursuant to Section 53325.3 of the Act, the tax imposed “is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property.” The Special Tax may be based on benefit received by property, the cost of making the authorized services available or other reasonable basis as determined by the Council, although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.
3. For particulars as to the rate and method of apportionment, see the attached and incorporated Appendix A.

#### **SECTION V. AREA TO BE DEVELOPED**

In addition to the original map and other recorded annexations, the area to be developed includes the following properties.

Tract No. 32074 comprised of the following Assessor’s parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
767	14	007

Tract No. 31698 comprised of the following Assessor’s parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
767	2	001
767	2	004

Tract No. 31550 comprised of the following Assessor’s parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
767	19	003

Tract No. 31551 comprised of the following Assessor’s parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
765	5	001
765	5	006
765	5	005
765	5	007
765	5	016

Tract No. 32075 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
767	2	002
767	2	006

Tract No. 31714 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
765	5	010
765	5	011
765	5	012
765	5	006

Tract No. 31533 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
765	5	025

Tract No. 32264 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
765	44	023
765	44	016
765	44	012

Tract No. 30831 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
603	26	044

Parcel Map 36246 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
768	23	001

Tract No. 37088-1 comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
612	28	018

**SECTION VI. AREA TO BE ANNEXED**

Annexation Map No. 31 (Parcel 2 of Lot Line Adjustment 2018-02) comprised of the following Assessor's parcel Numbers:

<u>BOOK</u>	<u>PAGE</u>	<u>PARCEL</u>
778	8	009

It is my opinion that the special tax rate and method of apportionment, as above set forth, is fair and reasonable.

This Report has been prepared and consolidated by the City of Coachella Finance Department, and is herewith submitted to the Council pursuant to the applicable provisions of the Mello-Roos Community Facilities Act of 1982.

DATED: \_\_\_\_\_ CITY OF COACHELLA

BY: \_\_\_\_\_  
NATHAN STATHAM  
FINANCE DIRECTOR  
CITY OF COACHELLA  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA