



STAFF REPORT
3/22/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Resolution No. 2023-17 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 (Placita Dolores Huerta– Phase 1 Parcel Map No. 37833).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No. 2023-17 stating the intention to annex property located at 84-900 Bagdad Avenue 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 18 years have been established.

DISCUSSION/ANALYSIS:

The Planning Commission and City Council approved the Coachella Valley Apartments project, which includes demolition of 50 older apartment dwellings and the phased construction of a new 110-unit multifamily residential community on 5.76 acres located at 84-900 Bagdad Avenue. The project was renamed Placita Dolores Huerta in 2022. The developer is Community Housing Opportunities Corporation (CHOC). According to the conditions of approval, the subject site must be annexed into the Community Facilities District No. 2005-01 and the City will be able to levy the special tax on an annual basis for each of the proposed 56 apartment units in phase 1 out of 110 total apartment dwellings.

Attached to this staff report is the Resolution of Intention setting a future public hearing date on April 26, 2023 for the District Annexation No. 32 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. 32. On December 8, 2021, the City Council adopted Resolution No. 2021-78 approving a prepayment and loan agreement to prepay law enforcement, fire and paramedic services.

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 District.

ALTERNATIVES:

1. Adopt Resolution No. 2023-17 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 \$1,348.10 per dwelling unit within the District starting in the 2023/2024 fiscal year. This Annexation will result in a new annual assessment of \$75,493.60 for the project.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as stated above.

Attachments:

1. Resolution No. 2023-17
Exhibit A - Rate and Method (CFD 2005-01)
2. CFD Annexation No. 32 Map