



**STAFF REPORT**  
**5/10/2023**

**TO:** Honorable Mayor and City Council Members

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Community Facilities District (CFD No. 2005-01) Annexation 32 – (Placita Dolores Huerta– Phase 1 Parcel Map No. 37833)

**SPECIFICS:** Ordinance No. 1202 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 32 Annexed to Said District (2nd Reading)

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council take the following action:

- 1) Adopt Ordinance No. 1202 Authorizing the Levy of a Special Tax within Annexation Area No. 32 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 17 years. The annexation areas consist of new residential subdivisions and multifamily residential development projects.

On March 22, 2023, the City Council adopted Resolution No. 2023-17 stating its intention to annex certain property (84914 Bagdad Avenue), consisting of Placita Dolores Huerta– Phase 1 Parcel Map No. 37833 (“Annexation Area No. 32”) into the District pursuant to the Act. A copy of Resolution No. 2023-17 which includes a description and map of Annexation Area No. 32, 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 Architectural Review No. 19-10, which approved demolition of 50 older apartment units with architectural plans for a 110 unit multi-family residential community, the project site must be annexed into the City-wide Community

Facilities District (CFD No. 2005-01). The City Council took the first step in this process by adopting a resolution of intention on March 22, 2023 (Resolution No. 2023-17) describing the property in question for the first phase consisting of 56 apartment units. The second phase of the development will be part of a separate CFD annexation area and special election. The City Council canvassed the results of the special election on April 26, 2023 and the property owner voted in favor of annexing into the CFD 2005-1 and therefore approved Ordinance No. 1202 on first reading to authorize the levy of the special tax for Annexation Area No. 32. The City Council must take action to adopt Ordinance No. 1202 by second reading in order to levy the special tax within Annexation 32.

**FISCAL IMPACT:**

The ordinance action would pave the way to annex the Placita Dolores Huerta site (Annexation No. 32) into the City-wide CFD which would collect an annual assessment that pays for Law Enforcement, Fire and Paramedic Services. The current rate and apportionment method would collect \$1,348.10 for every dwelling unit that is constructed within the developed multifamily residential project. Ultimately, these funds will be used to augment the operating costs for police, fire, and paramedic services in the City of Coachella.

**ALTERNATIVES:**

1. Adopt the attached resolutions and introduce Ordinance 1202 (2<sup>nd</sup> Reading)
2. Continue this item and provide staff with direction.
3. Take no action.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Ordinance No. 1202 (2<sup>nd</sup> Reading)
2. Exhibit A - Rate and Method (CFD 2005-01)
3. Exhibit B - CFD Annexation Map 32