



STAFF REPORT
7/24/2024

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Resolution No. 2024-40 Declaring its Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and to Authorize the Levy of a Special Tax Within Annexation Area No. 36 (Sevilla II – Pyramid Ranch).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No. 2024-40 stating the intention to annex property located generally west of Van Buren Street and south of Avenue 50 into Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and setting a public hearing date.

BACKGROUND:

On September 14, 2005, the City Council of the City of Coachella (the “City”) adopted Resolution No. 2005-93 establishing the Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (“CFD 2005-1”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended. Over the past 19 years, the CFD has annexed 35 new subdivisions and multi-family residential developments.

DISCUSSION/ANALYSIS:

The Planning Commission and City Council approved the Pyramid Ranch project (previously known as Sevilla II), which includes construction of a new 204 single family residential community on 39.35 acres generally located west of Van Buren Street and south of Avenue 50. The developer is Pulte Home Company, LLC. The conditions of development of the project requires it to be annexed into CFD 2005-1 to provide funding to offset the increased cost of police services, fire and paramedic services.

Attached to this staff report is the Resolution of Intention setting a future public hearing date on September 11, 2024 for Annexation No. 36 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. 36. 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 CFD.

ALTERNATIVES:

1. Adopt Resolution No. 2024-40 stating the intention to annex property into Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and setting a public hearing date.
2. Take no action.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

The City expects to collect an annual special tax of \$1,516.52 plus CPI per dwelling unit within the CFD beginning the fiscal year after they are issued a building permit in accordance with the Rate and Method of Apportionment. This Annexation will result in a new annual special tax of \$309,370.08 for 204 single family residential parcels, subject to annual inflationary adjustment, for the project.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as stated above.

Attachments:

1. Resolution No. 2024-40
Exhibit A - Rate and Method (CFD 2005-01)
2. CFD Annexation No. 36 Map