



Agenda Report

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File #: 20-0564

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 07/01/2020

TO: Honorable Mayor and City Council Members

FROM: Administrative Services Department

**SUBJECT:**

City Council consideration of Resolution No. 2020-079 levying special taxes to be collected during Fiscal Year 2021 for Community Facilities District No. 2016-3 (Maintenance Services).

**RECOMMENDED ACTION:**

**That the City Council** adopt Resolution No. 2020-079 levying special taxes to be collected during Fiscal Year 2021 for the payment of the annual cost of maintenance services within Community Facilities District No. 2016-3 (Maintenance Services).

**ANALYSIS:**

It is necessary that the City Council levy special taxes for the payment of annual cost of maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use, including, but not limited to, maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of water quality improvements and storm drain systems, and public street sweeping within and in the area of Community Facilities District No. 2016-3 (the "District"), pursuant to Section 53340 of the Government Code. Special taxes within the District are levied in an amount necessary to satisfy the Operation and Maintenance Special Tax Requirement, as defined in the District's Rate and Method of Apportionment (the "RMA"). Any necessary replenishment or expenditure of the reserve funds and an amount estimated for administrative expenses during the year are included in the levy. The special taxes levied will not exceed the authorized amounts as provided in the RMA.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

This item supports the City's Strategic Plan Goal 6: Improve Communications with Our Community; Objective a: Commit to transparency in all City actions. The recommended action will help achieve these goals by providing concise, forthright information regarding the annual special taxes that will be levied on each subject parcel within the District.

**FISCAL IMPACT:**

The following is a summary of the FY 2021 budgeted revenues and expenditures for the District:

CFD Issue	Estimated Operating Costs	Estimated Assessments	Estimated Excess/(Deficit)	Percentage of Maximum Tax	Average Change per Parcel
CFD No. 2016-3 Zone 2	\$ 16,431	\$ 59,209	\$ 42,778	100.00%	\$ 8
CFD No. 2016-3 Zone 3	\$ 1,492	\$ 2,580	\$ 1,088	100.00%	\$ 40
CFD No. 2016-3 Zone 4	\$ 3,601	\$ 10,604	\$ 7,003	100.00%	\$ 207
CFD No. 2016-3 Zone 6	\$ 4,899	\$ 40,037	\$ 35,138	100.00%	\$ 30
CFD No. 2016-3 Zone 8	\$ 680	\$ 3,647	\$ 2,967	100.00%	\$ 14
CFD No. 2016-3 Zone 13	\$ -	\$ 19,444	\$ 19,444	63.78%	N/A
CFD No. 2016-3 Zone 15	\$ -	\$ 1,102	\$ 1,102	100.00%	N/A

The estimated operating excess will be accumulated in the reserve account to pay for current and future capital replacement projects. Pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), an adequate amount is retained in the reserve account to maintain the financial stability of the District.

**ENVIRONMENTAL ANALYSIS:**

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the action is not subject to CEQA. This action merely sets the special taxes to be levied and collected within the District for Fiscal Year 2021, and there is no possibility that adopting the resolution will have a significant effect on the environment.

**PREPARED BY:** LIEN-CHI CANTUBA, FINANCIAL ANALYST III

**REVIEWED BY:** JENNIFER SCHAEFER, FINANCE MANAGER III

**REVIEWED BY:** KIM SITTON, ACTING ADMINISTRATIVE SERVICES DIRECTOR

**SUBMITTED BY:** JACOB ELLIS, CITY MANAGER

**Attachments:**

1. CFD No. 2016-3 District Map
2. Resolution No. 2020-079