



Legislation Text

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AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 7/18/2018

TO: Honorable Mayor and City Council Members

FROM: Administrative Services Department

SUBJECT:

City Council consideration to adopt Resolution No. 2018-070 levying special taxes to be collected during Fiscal Year 2018-19 for Community Facilities District No. 2017-2 (Valencia/Seville) Special Tax B.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2018-070 levying special taxes to be collected during Fiscal Year 2018-19 for the payment of annual cost of maintenance services within Community Facilities District No. 2017-2 (Valencia/Seville) Special Tax B.

ANALYSIS:

It is necessary that the City Council levy special taxes for the payment of annual cost of maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of water quality improvements, public street sweeping and reserve fund for replacement within Community Facilities District No. 2017-2 Special Tax B (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 (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 Fiscal Year 2018-19 budgeted revenues and expenditures for the District:

District	Estimated Operating Costs	Estimated Assessments	Estimated Excess	Percentage of Max Tax
CFD 2017-2 Tax B	\$4,311	\$9,726	\$5,415	100%

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 accounts 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 2018-19, and there is no possibility that adopting the resolution will have a significant effect on the environment.

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