



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-8900

MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Executive Officer

DATE: October 7, 2015

SUBJECT: **Agenda Item VII: Public hearing regarding the establishment of Community Facilities District 2015-1 (Sterling West Hills), Dayton Canyon, City of Los Angeles.**

Staff Recommendation: That the Governing Board of the Mountains Recreation and Conservation Authority (MRCA) hold a public hearing on the establishment of Community Facilities District No. 2015-1 (Sterling West Hills) and the proposed rate and method of apportionment, and manner of collection of the special tax at 2:00pm, or as soon thereafter as practicable, on Wednesday, October 7, 2015, at the meeting place of the Governing Board, 403 West Hillcrest Drive, Thousand Oaks, California.

Background: On September 2, 2015, the Governing Board adopted Resolution 15-131 declaring its intention to establish Community Facilities District (CFD) 2015-1 (Sterling West Hills) and authorize the levy of special taxes within said CFD pursuant to California Government code Section 53311 et seq. And set the date and time for a public hearing on the proposed CFD.

Notice of this hearing, including a summary of the resolution, was published in the Los Angeles Daily News on September 16, 2015 in accordance with all applicable requirements of Government Code Section 53322.

The Sterling West Hills project is located in the Simi Hills southeast of MRCA-owned Sage Ranch Park and by the southwest corner of the Chatsworth Reservoir Nature Preserve. The proposed open space area includes approximately 290 acres enveloping the development area and a conservation easement that connects Simi Hills core habitat to Valley Circle Boulevard across from the Chatsworth Reservoir Nature Preserve. A section of Dayton Creek is also part of the fee simple open space dedication. Public access to the open space area will include a trailhead and public parking area at Valley Circle Boulevard, which will be developed by Centex Homes and managed by MRCA.

The proposed CFD will provide funding to maintain, improve, protect, and preserve open space and natural lands to be owned and maintained by the MRCA in Dayton Canyon as a result of the Sterling West Hills project. The MRCA would essentially maintain open space, retention basins, trails, and even an emergency access road within the housing tract as well as for the adjoining approximately 290 acres. The complete description of services proposed to be financed by the CFD and the rate and method of apportionment of special tax to be levied within the CFD are on file with the Board Secretary.

The CFD proposes for a special tax (Special Tax A) to be levied annually in perpetuity unless terminated earlier by the MRCA. Upon full build out of the Sterling West Hills project, Special Tax A would generate a maximum annual rate of \$1,408 per parcel. A separate special tax (Special Tax B) will be levied annually as needed (five years) to maintain the Native Plant Establishment Area (required as part of the project) to be owned or managed by the MRCA. Special Tax B would generate a maximum annual rate of \$697 per parcel. Both special taxes would generate \$301,003.

The maximum Special Tax A and maximum Special Tax B shall be increased annually, commencing July 1, 2017, based on the percentage increase in the Consumer Price Index with a maximum annual increase of three percent (3%) and a minimum annual increase of one percent (1%) of the maximum Special Tax in effect in the previous Fiscal Year.

Pursuant to Government Code Section 53321.5, a report (the Public Hearing Report) of the proposed services has been prepared and filed with the Board Secretary. The Public Hearing Report presents 1) a description of the services which will be required to adequately meet the needs of the CFD, and 2) an estimate of the fair and reasonable cost of the services and the cost of incidental expenses in connection therewith. The Public Hearing Report has been made part of the record of the public hearing specified in Section 8 of Resolution 15-131, adopted by the Governing Board on September 2, 2015.

Pursuant to Government Code Section 53323, at the public hearing, the Governing Board must hear testimony of all interested persons or taxpayers for or against the establishment of the CFD, the extent of the CFD or the furnishing of the specified types of public facilities. At the hearing, protests against the establishment of the CFD, the extent of the CFD, or the furnishing of the specified types of public facilities or services within the CFD may be made orally or in writing by any interested person. However, any protests pertaining to the regularity or sufficiency of the proceedings must be in writing and must be filed with the Board Secretary. The Governing Board may waive any irregularities in the form or content of any written protest and at the hearing may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing.

Pursuant to Government Code Section 53324, if 50 percent (50%) or more of the qualified voters residing within the territory proposed to be included in the CFD, or the owners of

one-half ($\frac{1}{2}$) or more of the area of the land in the territory proposed to be included in the CFD and not exempt from the special tax, file written protests against the establishment of the CFD, and such protests are not withdrawn so as to reduce the value of the protests to less than such a majority, no further proceedings to establish the CFD or to levy such special tax shall be taken for a period of one (1) year from the date of the public hearing, except that if the majority protests of the qualified voters or the landowners are only against providing a specified type or types of any of the services proposed for the CFD, those protested services must be eliminated from the resolution of formation of the CFD.

If the Governing Board proceeds with formation of the CFD, by adopting a resolution of formation, the special tax may be submitted to a vote of qualified voters within the proposed CFD in a special tax election. The number of votes of each qualified voter shall be based upon the number of acres of land or portion thereof which he or she owns within the CFD. In order for the special tax to pass, at least two-thirds of the votes cast on the proposition must be in favor of the special tax.