



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Executive Officer

DATE: March 7, 2018

SUBJECT: **Agenda Item IX: Consideration of resolution declaring intention to establish Community Facilities District 2018-1 (Santa Susana Mountains) and authorize the levy of special taxes within said Community Facilities District.**

Staff Recommendation: That the Governing Board adopt the attached resolution declaring intention to establish Community Facilities District 2018-1 (Santa Susana Mountains), authorize the levy of special taxes within said Community Facilities District, and direct staff to proceed with the next steps towards establishing the Community Facilities District as outlined in the resolution.

Background: In 2004, the County of Los Angeles approved Tentative Tract Map 53138 for 320 single-family homes in unincorporated Los Angeles County. The Mountains Recreation and Conservation Authority (MRCA) had negotiated an agreement requiring annual ongoing funding for open space maintenance and security services to a portion of the MRCA Property in the Santa Susana Mountains open spaces adjacent to the Tract 53138. The agreement requires the property owner to form a Community Facilities District (CFD) in order to provide an ongoing funding source.

Staff has been working with the property owner, Foremost Companies, and SCI Consulting Group on a description of services and rate and method of apportionment. With a CFD the funding comes directly from the County Tax Collector to MRCA from property taxes. Staff is proposing the formation of CFD 2018-1 (Santa Susana Mountains) pursuant to Government Code Section 53311, et seq. to provide funding for maintenance, servicing, restoration, protection, and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the Santa Susana Mountains.

The Rate and Method of Apportionment (as set forth in Exhibit B in the resolution) provides for a special tax to be levied annually in perpetuity unless terminated earlier by the MRCA. Upon full build out the special tax would generate the following estimated maximum annual revenue: \$241.50 per parcel for a total of \$77,280 per year.

The maximum special tax shall be increased annually, commencing July 1, 2019, 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.

On October 7, 2015, the Governing Board adopted amended local goals and policies concerning the use of the California Government Code Section 53312.7(a) and the Mello-Roos Community Facilities Act as required. These goals and policies provide guidance and conditions for the use of the CFD for services and general improvements. Should the Board adopt the attached resolution of intent to establish the CFD, the next steps in the process of establishing the CFD are as follows:

1. Record the map of the proposed boundary for CFD 2018-1 (Santa Susana Mountains) with the County Recorder.
2. Advertise a notice of the public hearing for the formation of CFD 2018-1 (Santa Susana Mountains).
3. Hold a public hearing for CFD 2018-1 (Santa Susana Mountains) at the Governing Board meeting on May 2, 2018.
4. At the public hearing, the Governing Board adopts a resolution of formation establishing CFD 2018-1 (Santa Susana Mountains), authorizing the levy of special taxes therein.
5. At the public hearing, the Governing Board adopts a resolution calling for a landowner CFD election to be held on May 2, 2018.
6. At the election, the Board Secretary opens the ballot and tallies the vote and announces the results of the election. The Governing Board then adopts the Resolution Declaring Results of Special Election, Determining Validity of Prior Proceedings, and Directing Recording of Notice of Special Tax Lien.