



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: May 2, 2018

SUBJECT: **Agenda Item XII: Consideration of resolution modifying resolution declaring intention to establish Community Facilities District 2018-1 (Santa Susana Mountains) and approving amended and restated description of services and rate and method of apportionment.**

Staff Recommendation: That the Governing Board adopt the attached resolution to modifying resolution declaring intention to establish Community Facilities District 2018-1 (Santa Susana Mountains) and approving amended and restated description of services and rate and method of apportionment.

Background: On March 7, 2018, the Governing Board adopted Resolution 18-50 declaring its intention to establish Community Facilities District (CFD) No. 2018-1 (Santa Susana Mountains) as a result of development of 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. The complete description of services proposed to be financed by the CFD and the rate and method of apportionment of special tax are on file with the Board Secretary and are attached to the resolution as Exhibit A and Exhibit B.

After its adoption the District and the property owner agreed to adding additional services to maintain the area where trees are to be installed surrounding the new water tank that will serve the residential property in the CFD ("Native Plant Area"). These additional services are anticipated to cost an additional \$45,000 for the first 10 years and an additional \$20,000 for ongoing maintenance after the plant establishment period.

Special Tax A would be levied annually to provide funding for ongoing Services. Special Tax B would be levied annually to provide funding for additional

Agenda Item XII
May 2, 2018
Page 2

maintenance and water in the Native Plant Area required because it cannot survive on annual rainfall as determined by the District. The addition of these Services results in an additional \$20,000 per year in Special Tax A costs, an additional \$62.50 per parcel, and the addition of Special Tax B Services results in an additional \$25,750 per year in Special Tax B costs, an additional \$80.47 per parcel. Refer to the Amended Resolution of Intention section of the attached Public Hearing Report for detailed costs.