



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 XIV: Consideration of resolution to form Community Facilities District 2018-1 (Santa Susana Mountains).**

Staff Recommendation: That the Governing Board adopt the attached resolution to form Community Facilities District No. 2018-1 (Santa Susana Mountains).

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.

On April 20, 2018, a notice was published in the Los Angeles Daily News indicating that a public hearing is to be held on May 2, 2018 regarding the formation of the CFD. It is expected that the public hearing will be held by the Board and the proposed special tax to be levied within the CFD shall not be precluded by majority protest.

If the attached resolution of formation is approved, the special tax would be submitted to a vote of the qualified voters within the proposed CFD in XV.

The Rate and Method of Apportionment, as set forth in Exhibit B of the resolution, provides for a maximum annual special tax (Special Tax A) of \$304.00 per parcel to be levied annually in perpetuity unless terminated earlier by the MRCA. A

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separate maximum annual special tax (Special Tax B) of \$80.47 per parcel shall be levied annually as needed (ten years). The CFD, if approved by two-thirds or more of qualified voters within the CFD, would generate \$123,030.

The maximum Special Tax A and maximum Special Tax B 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.