



Council Agenda Report

From: David Athey, City Engineer

Subject: Approve the Annexation of, and Introduce for First Reading an Ordinance Authorizing the Levy of Special Taxes for, River Oaks II Phases 2 through 5 into Community Facilities District No. 2005-1

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 2, 2024

Facts

1. In response to the need for additional funding for public services, the City Council formed the City of Paso Robles Community Facilities District 2005-1 (CFD 2005-1) in 2005, and authorized the levy of special taxes therein, all pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act").
2. In order to impose the special taxes, the City Council called an election of the landowners within the territory of the CFD as required by state law.
3. The landowners approved the formation of the CFD and levy of special taxes with over a two-thirds majority vote.
4. The CFD Future Annexation Area was also adopted, to include the remainder of the City.
5. Vintage River Oaks LLC and River Oaks Reserve, LLC (the "Owners") are developing the River Oaks II project ("Project") within the boundaries of the Future Annexation Area.
6. A condition of the Vesting Tentative Map for the Project is for the subdivided property to be annexed into CFD 2005-1.
7. The Owners now desire said property to be annexed into the CFD in order to obtain approval of the final tract map for the property.
8. The process needed for an annexation of territory within the Future CFD 2005-1 Annexation Area is expedited under the Act, and the adoption of the resolution attached hereto as Attachment 1 is required to annex the territory into CFD 2005-1.
9. Annexation of Phases 2 through 5 will ensure that future subdivision maps for these phases satisfy the Condition of Approval to annex into CFD 2005-1.

Options

1. Approve a resolution annexing the identified property into the CFD, and introduce, for first reading by title only, an ordinance of the City Council of the City of El Paso de Robles, authorizing the levy of special taxes on such property.
2. Refer the item back to staff for additional analysis.
3. Do not approve the resolution or ordinance.

Analysis and Conclusions

Annexation to CFD 2005-1 is necessary to mitigate projected fiscal impacts of new residential development on the City General Fund. The Owners' property is required to be annexed into CFD 2005-1, consistent with City Council Resolution 06-054. Should the City Council approve the resolution, then a first read of the ordinance authorizing the City Council to levy taxes on the annexed property is necessary.

If the City Council does not approve the resolution, then the conditions for approval of the Owners' parcel map have not been met. Therefore, future approvals of Final Maps for River Oaks II will not be able to be approved until the properties are annexed into CFD 2005-1. The owner plans to bring the final map later for approval.

Fiscal Impact

The annexation of the property to the CFD will allow for the levy of special taxes on the property to offset future service impacts to the General Fund. The City will be reimbursed for the costs of the CFD annexation process.

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Recommendation (Option 1)

1. Approve Resolution 24-XXX, approving Annexation No. 62 of territory within the Future Annexation Area to the City's Community Facilities District No. 2005-1; and
2. Introduce for first reading, by title only, Ordinance N.S. XXXX, authorizing the Levy of Special Taxes for River Oaks II Phases 2 through 5 into Community Facilities District No. 2005-1.

Attachments

1. Resolution 24-XXX and Exhibits - Annexation No. 62 to Paso Robles CFD No. 2005-1
2. Ordinance N.S. XXXX – Annexation No. 62 to Paso Robles CFD No. 2005-1