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### **City Manager's Report**

**December 12, 2023, City Council Meeting**

**Prepared by: Melissa McConnell, Interim City Engineer**

**Item #: 7.5**

**Subject:** Waive the second reading and introduce by title only an Ordinance Authorizing the Levy of Special Taxes for the City of Placerville Community Facilities District No. 2023-1 for Cottonwood Park Phases 4 & 6 Maintenance and Services.

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**Recommendation:** Waive the second reading and introduce by title only an Ordinance Authorizing the Levy of Special Taxes for the City of Placerville Community Facilities District No. 2023-1 for Cottonwood Park Phases 4 & 6 Maintenance and Services.

**Purpose:** To establish the City of Placerville Community Facilities District 2023-1 for the purposes of maintenance and services of the Cottonwood Park Planned Development Phases 4 & 6 in accordance with the project conditions of approval.

**Strategic Plan Strategy:** Infrastructure – Update and Maintain City Owned Infrastructure.

**Background:** Tentative Subdivision Map (TSM) 05-01 was approved by the City Council on October 26, 2010, that allowed the owner to merge and re-subdivide three parcels (Assessor's Parcel Numbers 002-051-027, 002-071-033, and 002-071-034) totaling approximately 6.2 acres into two phases: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels. The Final Map was approved for recording by the City Council on September 12, 2023. With that action and upon recording of the final map, the City of Placerville will be acquiring ownership of select infrastructure constructed by the project and as a condition to said project, creation of a Community Facilities District is required to support and maintain this new infrastructure.

At its regularly scheduled meeting held on September 26, 2023, the City Council adopted the Resolution Declaring Intention to establish said Community Facilities District and authorization to levy special taxes therein for Phase 4 and Phase 6 of the Cottonwood Park Subdivision. As part of that item, the Rate and Apportionment Method was also considered.

On November 14, 2023, by Resolution No. 9255 the City Council passed a resolution establishing the formation of the City of Placerville Community Facilities District No. 2023-1 for Cottonwood Park Phases 4 & 6 Maintenance and Services. Additionally, the City Council approved Resolution No. 9256 declaring the results of a special election for Community Facilities District No. 2023-1, providing for the levy of a special tax lien. The City Council also waived the first reading and introduced by title only an Ordinance Authorizing the Levy of Special Taxes of said Community Facilities District.

A Notice of Special Tax Lien was filed with the El Dorado County Office of the Recorder on

November 27, 2023.

**Discussion:** City staff has been working with both its consultant and property owner/future home builder for the Cottonwood Park Phases 4 and 6 Subdivision. The creation of this facilities district is a requirement of the project in accordance with the conditions of approval.

Staff respectfully requests for the City Council to waive the second reading and introduce by title only an Ordinance Authorizing the Levy of Special Taxes of said Community Facilities District to complete the process to create the CFD.

**Options:**

1. Introduce the Ordinance, as recommended by staff.
2. Direct staff to take other action.

**Environmental:** The creation of a Community Facilities District is a ministerial process and is Statutorily Exempt from environmental review pursuant to Section 15268(b)(3) of the CEQA Guidelines.

**Cost:** None.

**Budget Impact:** The projected revenues to be generated through establishment of a Community Facilities District for Cottonwood Phases 4 & 6 are anticipated to cover maintenance and services of the publicly owned improvements recently constructed with the project and will be included in the future Fiscal Year 2024-2025 Operating Budget.



M. Cleve Morris, City Manager



Melissa McConnell, Interim City Engineer

Attachments:

- A) Ordinance Authorizing the Levy of Special Taxes in the Community Facilities District