Legislation Details (With Text)

File #:	2020-686	**Version:**	1	**Name:**	
Type:	Consent			**Status:**	Agenda Ready
File created:	9/27/2020			**In control:**	City Council
On agenda:	10/20/2020			**Final action:**	
Title:	CONSIDER RESOLUTION NO. 20-157, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 6 OF PROPERTY LOCATED AT THE 24100 BROAD STREET (APN: 7404-012-015) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit No. 1 - Executed Unanimous Approval Letter, 2. Exhibit No. 2 - Resolution No. 20-157, 3. Exhibit No. 3 - Amendment No. 6 to Notice of Special Tax Lien				

Date	Ver.	Action By	Action	Result

Report to Mayor and City Council

Tuesday, October 20, 2020

Consent

SUBJECT:

CONSIDER RESOLUTION NO. 20-157, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 6 OF PROPERTY LOCATED AT THE 24100 BROAD STREET (APN: 7404-012-015) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

I. SUMMARY

On November 7, 2018, the City adopted Resolution No. 18-119 establishing the City of Carson Community Facilities District No. 2018-01 (“CFD No. 2018-01”) (Maintenance and Services) and Future Voluntary Annexation Areas. With the formation of CFD No. 2018-01 complete, projects in the city-wide Future Voluntary Annexation Areas are now able to be annexed into CFD No. 2018-01. This action would authorize the annexation of the 24100 Broad Street Property (“Property”) into CFD No. 2018-01 by unanimous consent of the property owner.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-157, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 6 OF PROPERTY LOCATED AT 24100 BROAD STREET (APN: 7404-012-015) WITHIN THE FUTURE ANNEXATION AREA."

2. RECEIVE and FILE the Unanimous Approval Consent Letter from Bayshore Partners LLC.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

The 24100 Broad Street Project consists of construction of a 31,222 square foot addition to an existing warehouse. This Project was approved by the Planning Commission on August 21, 2019.

When the City formed CFD No. 2018-01, certain properties including the 24100 Broad Street Property were identified on the boundary map as being within the Future Voluntary Annexation Area. Pursuant to the Mello-Roos Community Facilities Act of 1982, Section 53311, et seq. of the California Government Code (the "Act"), this prior hearing allowed the 24100 Broad Street Property to be annexed by unanimous consent of affected landowners of the Properties without holding a second public hearing and election of property owners.

On October 9, 2020, the property owner of the 24100 Broad Street Property, *Bayshore Partners LLC,* submitted an Executed Unanimous Approval Consent Letter (Exhibit No. 1) with the City for annexation into the CFD No. 2018-01. This Council action would allow the 24100 Broad Street Project to annex into the CFD No. 2018-01 to pay for ongoing services associated with the development. These ongoing services include all City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks. Should Council adopt Resolution No. 20-157 (Exhibit No. 2), the City Clerk, or designee, would be directed to record the Amendment No. 6 to Notice of Special Tax Lien (Exhibit No. 3) with the Los Angeles County Recorder's Office to effectuate the levying of special taxes on the property.

The 24100 Broad Street Project will be taxed in accordance to Tax Zone No. 8 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to $16,359.62 ($5,722.15 per acre) annually. The amount is consistent with the calculation methodology used to determine the *"Industrial Zone No. 2"* rate from the city-wide Fiscal Impact Analysis report prepared by the City's CFD Consultant, NBS Government Finance Group, and

powered by Legistar™

approved by the City Council on April 2, 2019.

V. FISCAL IMPACT

Annexation of the 24100 Broad Street Project into CFD No. 2018-01 will increase the City's revenues by approximately $5,722.15 per acre, which amounts to $16,359.62 annually. The cost for the annexation is paid by the developer/owner pursuant to the City's Deposit System (Development Application Process). As a result, there is no immediate impact to the City's General Fund.

VI. EXHIBITS

1. Executed Unanimous Approval Consent Letter from Bayshore Partners LLC (pgs. 4-18)
2. Resolution No. 20-157 (pgs. 19-40)
3. Amendment No. 6 to Notice of Special Tax Lien (pgs. 41-52)

Prepared by: Saied Naaseh, Director of Community Development;
James Nguyen, Project Manager