



Legislation Details (With Text)

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Title: CONSIDER RESOLUTION NO. 20-185, 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. 7 (MOBILE MINI) OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (22632 SOUTH ALAMEDA STREET; APN: 7315-010-005) (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit No. 1 - Executed Unanimous Approval Letter (Mobile Mini), 2. Exhibit No. 2 - Resolution No. 20-185, 3. Exhibit No. 3 - Amendment No. 7 to Notice of Special Tax Lien

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, December 15, 2020

Consent

SUBJECT:

CONSIDER RESOLUTION NO. 20-185, 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. 7 (MOBILE MINI) OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (22632 SOUTH ALAMEDA STREET; APN: 7315-010-005) (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 item includes the annexation of property owned by JHD Alameda LLC and SCMR Properties LLC also commonly referred to as the “Mobile Mini Project”, located at 22632 South Alameda Street (APN: 7343-020-005) (collectively, “Property”) into CFD No. 2018-01.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 20-185, “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. 7 (MOBILE MINI) OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (22632 SOUTH ALAMEDA STREET; APN 7315-010-005)”
2. RECEIVE and FILE the Unanimous Approval Consent Letter from JHD Alameda LLC and SCMR Properties LLC.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

The Mobile Mini Project consists of installation of three (3) new modular offices on permanent foundations to be used by sales, customer service, and management staff; a new maintenance canopy to be used as storage container repair facility; new landscaping, fencing, and new paving for truck loading and unloading container inventory. The project was approved by the City Council on January 14, 2020. On February 25, 2020, Mobile Mini, Inc. and the Property Owner also entered into a Development Impact Fees and Community Facilities District Participation Agreement (“CFD-DIF Agreement”) with the City. If approved by the City Council, the approval would allow the Mobile Mini to annex into the CFD in accordance to the approved CFD-DIF agreement for the property owner(s) of the property to pay for ongoing costs associated with the project.

When the City formed CFD No. 2018-01, certain properties including the subject 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 Property to be annexed by unanimous consent of affected landowners of the Property without holding a second public hearing. The City received the Unanimous Consent Letter to annex the Mobile Mini Property into CFD No. 2018-01, under Tax Zone No. 9, pursuant to the simplified process for annexations under the Act. Should Council adopt Resolution No. 20-185 (Exhibit No. 2), the City Clerk, or designee, would be directed to record the Amendment No. 7 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 for Tax Zone No. 9.

On November 16, 2020, the owners of the Property filed a unanimous approval form with the City Clerk’s Office, which is attached separately here and made a part of the record as

Exhibit No. 1 (“JHD Alameda LLC and SCMR Properties LLC Unanimous Approval Consent Letter”), also attached as Exhibit B to Resolution No. 20-185. The Unanimous Approval Consent Letter requests to have the Property included within the boundaries of the newly formed CFD No. 2018-01, authorizes the levy of special taxes on the Property for the purposes of financing the supplemental services associated with the Mobile Mini Project. The Mobile Mini Project will be taxed in accordance to Tax Zone No. 9 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to \$12,592.47 (\$921.85 per acre) annually. The amount was previously established through a Development Impact Fees and Community Facilities District Participation Agreement with Mobile Mini Inc., JHD Alameda LLC and SCMR Properties LLC.

V. FISCAL IMPACT

Annexation of the Property into CFD No. 2018-01 will increase the City’s CFD revenues by approximately to \$12,592.47 annually. The cost for the annexation will be paid by the developer pursuant to the City’s Deposit System (Development Application Process), and there is no immediate impact to the City’s General Fund as a result these actions.

VI. EXHIBITS

1. Signed JHD Alameda LLC and SCMR Properties LLC Unanimous Approval Consent Letter (pgs. 4-18)
2. Resolution No. 20-185 (pgs. 19-40)
3. Amendment No. 7 to Notice of Special Tax Lien (pgs. 41-52)

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