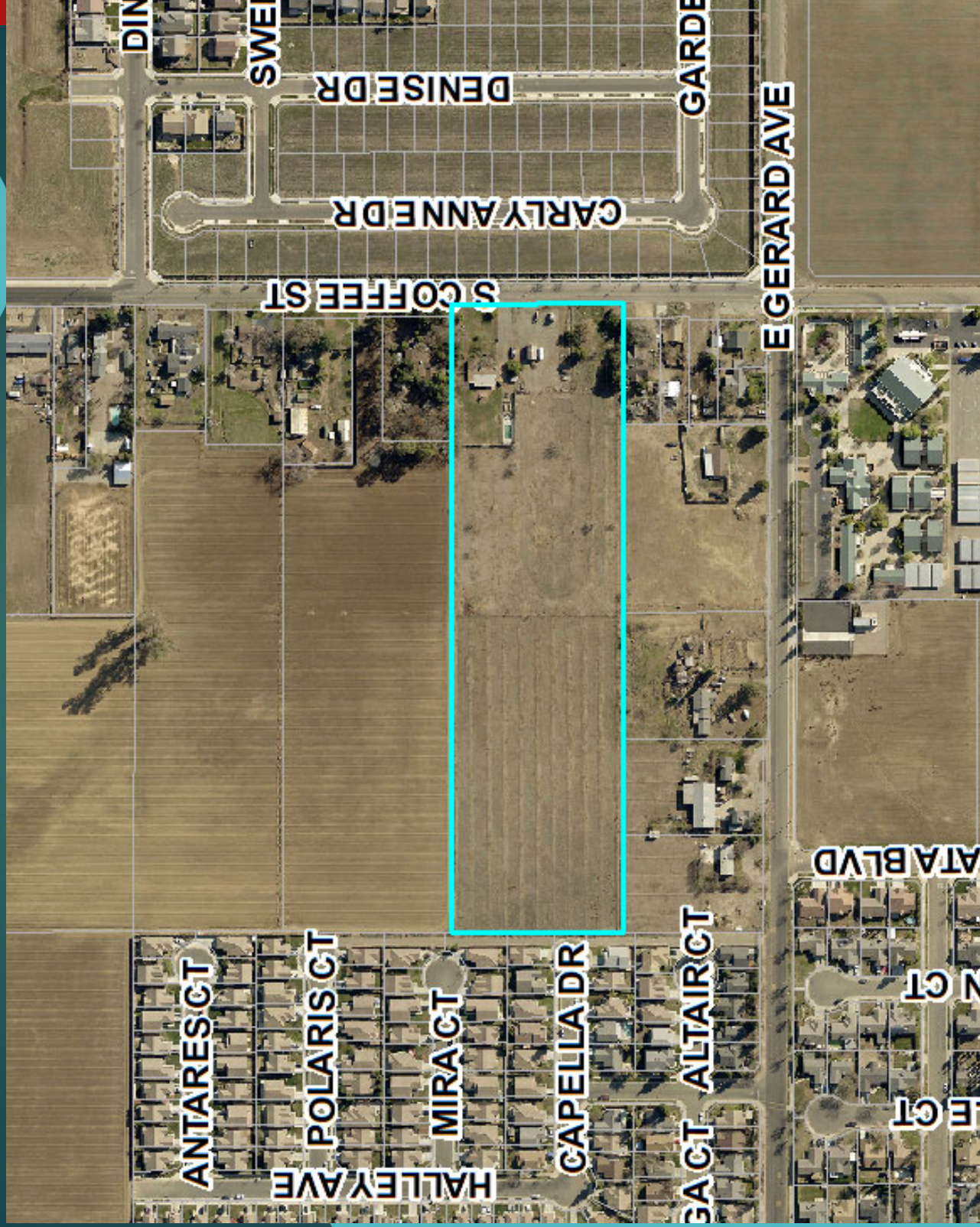


# Community Facilities District (CFD) 2003-2 (Services)

**ANNEXATION NO. 26 --**

**CAPELLA ESTATES-- GENERALLY LOCATED WEST OF COFFEE  
STREET, 300 FEET NORTH OF GERARD AVENUE**

# Annexation Area



# Annexation Area

**COMMUNITY FACILITIES DISTRICT NO. 2003-2 (SERVICES)  
OF THE CITY OF MERCED  
ANNEXATION NO. 26  
(IMPROVEMENT AREA NO. 51)**

CITY OF MERCED, COUNTY OF MERCED  
JANUARY 2024

STATE OF CALIFORNIA,  
SHEET 1 OF 1

**CITY CLERK STATEMENT**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MERCED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CITY CLERK  
CITY OF MERCED

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF MERCED COMMUNITY FACILITIES DISTRICT NO. 2003-2 (SERVICES) OF THE CITY OF MERCED, ANNEXATION NO. 26 (IMPROVEMENT AREA #1), IN THE CITY OF MERCED AND THE COUNTY OF MERCED, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MERCED AT A REGULAR MEETING THEREOF, HELD ON THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2024, BY ITS RESOLUTION NO. \_\_\_\_\_.

\_\_\_\_\_  
CITY CLERK  
CITY OF MERCED

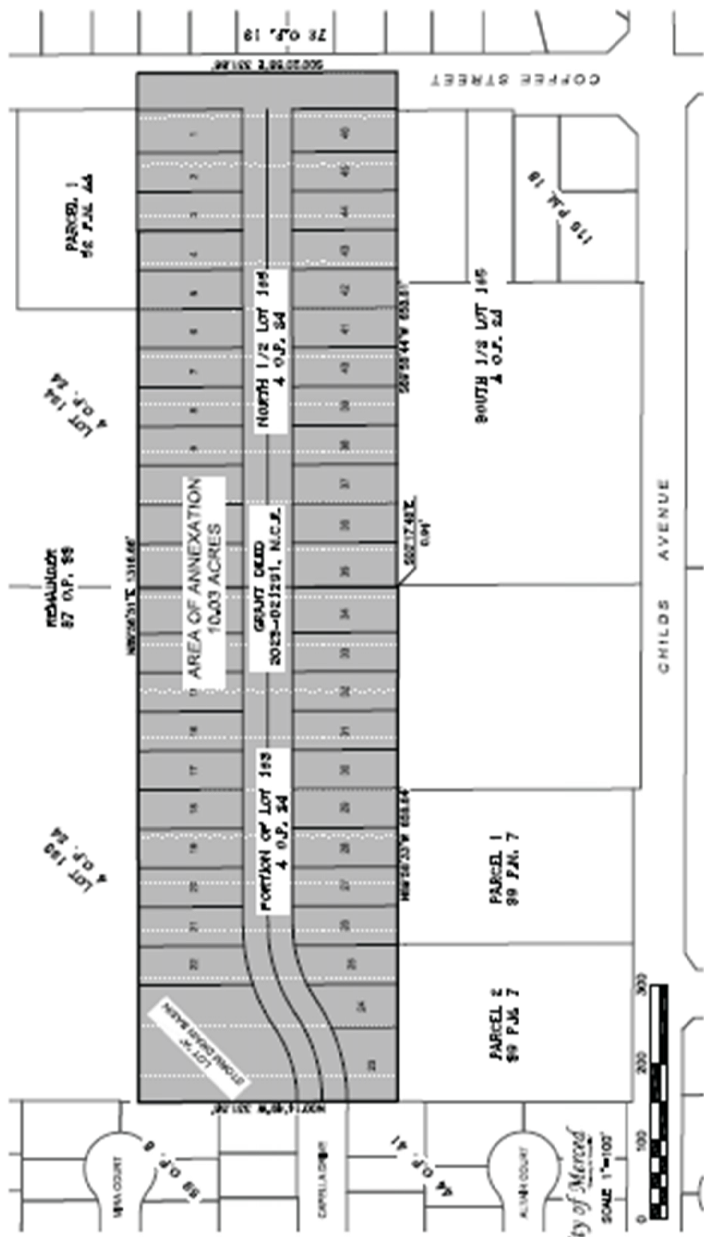
**CITY ENGINEER**

\_\_\_\_\_  
MICHAEL A. WIGLEY, R.C.S. 43339  
INTERIM CITY ENGINEER  
CITY OF MERCED

**CITY SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT ON \_\_\_\_\_, 2024.

\_\_\_\_\_  
JESSE M. CARBONELL, P.L.L.C. 43339



**RECORDER'S STATEMENT**

I HAVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE \_\_\_\_\_ OF \_\_\_\_\_ OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGES \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF MERCED, STATE OF CALIFORNIA.

\_\_\_\_\_  
MATT AL MAY  
MERCED COUNTY RECORDER

**REFERENCES**

- GRANT DEED TO FORTIS GENERAL CONSTRUCTION, RECORDED IN DOCUMENT NO. 2023-021291, N.C.F.

**LEGEND**

\_\_\_\_\_  
M.C.F.A. - MERCED COUNTY FACILITIES

# CFD 2003-2 (Services)

- ▶ Formed in 2003.
- ▶ Covers the following services:
  - ▶ Police;
  - ▶ Fire;
  - ▶ Maintenance of:
    - ▶ Parks/Open Space
    - ▶ Landscaping
    - ▶ Storm Drain System



New  
Developments  
on vacant land  
are required to  
annex into CFD

# Process for Annexation

- ▶ City's tax consultant, Goodwin & Associates calculates the Rate and Method of Apportionment (RMA) to determine cost per lot (completed).
- ▶ Developer petitions the City to Annex into CFD (accepted on February 20, 2024, by City Council).
- ▶ Deposit and Reimbursement Agreement approved by City Council on February 20, 2024.
- ▶ Council adopts Resolution of Intent (ROI) to annex property into CFD (Resolution #2024-019, adopted on February 20, 2024).

# Public Hearing and Election (March 4, 2024)

- ▶ The Petition to Annex into the CFD included a consent and waiver of the typical 30 days required between the adoption of the Resolution of Intent and the election.
- ▶ The City's outside legal counsel (Maryann Goodkind of Norton Rose Fulbright) mailed the ballot to the property owner.
- ▶ Public hearing will be held tonight (March 4, 2024).
- ▶ If no majority protest is heard at the public hearing, the Election will be held tonight (March 4, 2024).
- ▶ If the proposition passes with at least a 2/3 vote of the qualified voters (the landowner), the property is annexed into CFD and taxes are levied on lots after development has occurred.

# Order of Proceedings for Public Hearing and Election

1. **Staff Presentation.**

2. **The Mayor announces the public hearing:**

*“This is the time and place for the public hearing for the proposed Annexation No. 26 to the Community Facilities District No. 2003-2 (Services) of the City of Merced (the “CFD”), including the proposed levy of special taxes, and all other matters discussed in the Resolution of Intention adopted on February 20, 2024.*

*We will receive comments and questions and any oral protest from any interested persons. When all comments have been received, the hearing will be closed.”*

# Order of Proceedings for Public Hearing and Election (Cont.)

## 3. Assistant City Clerk:

*“Notice of the public hearing was given and the affidavit attesting to publication of such notice is on file in the City Clerk’s office.”*

## 4. Public Hearing Held with Oral Protests or Comments by Public, if any.

## 5. The Mayor closes the Public Hearing.

*“The public hearing is hereby closed.”*

## 6. Questions or discussion by members of the City Council.



# Order of Proceedings for Public Hearing and Election (Cont.)

7. Provided there is no majority protest at the public hearing, the City Council may make a motion to adopt the following resolution:

**Resolution #2024-\_\_** -Determining the Validity of Prior Proceedings, Calling a Special Election within Annexation No. 26 to the Community Facilities District No. 2003-2 (Services) of the City of Merced.

## 8. Hold the Election

The Mayor announces:

*“At this time, I ask the Assistant City Clerk to open the ballots and, after tabulation, announce the results of the election.”*

**Pause or break for Holding Election**

9. The City Clerk opens the ballots and after reconvening the meeting, announces the results of the election. The Assistant City Clerk then completes a Statement of all Votes Cast and the Certificate of the Election Official.

# Order of Proceedings for Public Hearing and Election (Cont.)

10. If the proposition passes with at least **2/3 vote** of the qualified voters (the landowner), the Mayor then announces:

“The results of the election being in favor of the Proposition, we may now proceed with further action for the CFD.”

11. The City Council makes a motion to consider adoption of the following resolutions:

**Resolution #2024-\_\_** --Canvassing the Results of the Election held within Community Facilities District No. 2003-2 (Services) Annexation No. 26.

**Resolution #2024-\_\_** -- Annexing Annexation No. 26 to the Community Facilities District No. 2003-2 (Services) of the City of Merced and Authorizing the Levy of a Special Tax Within said Annexation No. 26.

**End of Item.**