



Legislation Details (With Text)

File #: 16-291 **Version:** 1 **Name:**
Type: Consent Item **Status:** Passed
File created: 6/23/2016 **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency
On agenda: 7/18/2016 **Final action:** 7/18/2016

Title: SUBJECT: Acceptance of the Petition for Annexation of a 5.92-Acre Parcel Located at the Southeast Corner of Mercy Avenue and Mansionette Drive into Community Facilities District (CFD) No. 2003-2 (Services) (Annexation #9).

REPORT IN BRIEF

This report is a request to accept the Petition to Annex into CFD No. 2003-2 (Services) from ME-5 Merced, Inc., for 5.92 acres of land located at the southeast corner of Mercy Avenue and Mansionette Drive (Mansionette Estates No. 5).

RECOMMENDATION

City Council - Adopt a motion accepting the Petition for the Initiation of Proceedings for Annexation into Community Facilities District (CFD) No. 2003-2 (Services) from ME-5 Merced, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att 1 - Location Map_aerial_reduced.pdf, 2. Attachment 2 of Petition for Annexation to CFD - Petition signed by applicant.pdf

Date	Ver.	Action By	Action	Result
7/18/2016	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass

Report Prepared by: Julie Nelson, Associate Planner

SUBJECT: Acceptance of the Petition for Annexation of a 5.92-Acre Parcel Located at the Southeast Corner of Mercy Avenue and Mansionette Drive into Community Facilities District (CFD) No. 2003-2 (Services) (Annexation #9).

REPORT IN BRIEF

This report is a request to accept the Petition to Annex into CFD No. 2003-2 (Services) from ME-5 Merced, Inc., for 5.92 acres of land located at the southeast corner of Mercy Avenue and Mansionette Drive (Mansionette Estates No. 5).

RECOMMENDATION

City Council - Adopt a motion accepting the Petition for the Initiation of Proceedings for Annexation into Community Facilities District (CFD) No. 2003-2 (Services) from ME-5 Merced, Inc.

ALTERNATIVES

1. Approve as recommended by staff; or,
2. Approve, subject to modifications as conditioned by Council; or,
3. Deny the request; or,
4. Refer back to staff for reconsideration of specific items as requested by Council; or,
5. Continue item to a future Council meeting (date and time to be specified in City Council motion).

AUTHORITY

City Charter Section 1105 and Merced Municipal Code Section 3.04.110.

DISCUSSION

At the City Council meeting on June 20, 2016, the City Council approved Final Map #5356 for Mansionette Estates, Unit 5 at the southeast corner of Mercy Avenue and Mansionette Drive (Attachment 1). Prior to recordation of the Final Map, the property must be annexed into Community Facilities District No. 2003-2 (Services). This Community Facilities District was formed in 2003 to cover the costs for landscape and storm drain maintenance as well as costs for Police and Fire services. The CFD authorizes a special tax to be levied on the property to cover the maintenance and services costs previously mentioned.

The property owners, ME-5 Merced, Inc., have submitted a petition to initiate the proceedings for annexation into CFD 2003-2 (Services) (Attachment 2). This is the first step in the annexation process. City Council is being asked to accept the petition to allow the annexation to proceed.

In a later action during this meeting (under "Reports"), the City Council will be asked to adopt a Resolution of Intent, approve a Deposit and Reimbursement Agreement, and set a public hearing for the election for the annexation into CFD No. 2003-2 (Services). A revised Rate and Method of Apportionment detailing the methodology used and the calculation of the special tax is provided with the Administrative Report for the adoption of the Resolution of Intent.

IMPACT ON CITY RESOURCES

The annexation of this property into CFD No. 2003-2 (Services) would cover the costs for the landscape and storm drain maintenance for this development and pay a portion of the costs for Police and Fire services to the development.

ATTACHMENTS

1. Location map for Mansionette Estates Unit 5
2. Petition to Initiate Proceedings for Annexation into CFD No. 2003-2 (Services)