



CITY OF MENIFEE

SUBJECT: Proposed Annexation No. 26, Meniffee Vista, into Community Facilities District 2017-1 (Maintenance Services)

MEETING DATE: May 7, 2025

TO: Mayor and City Council

PREPARED BY: Kristen Jensen, Financial Analyst

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Continue the public hearing for Annexation No. 26, Meniffee Vista, into Community Facilities District 2017-1 (Maintenance Services) to June 4, 2025.

DISCUSSION

On February 19, 2025, the City Council adopted Resolution No. 25-1541, declaring its intent to annex territory to Community Facilities District (CFD) No. 2017-1 and commence the annexation proceedings for the territory to be annexed, also known as Annexation No. 26. A public hearing was subsequently noticed to be held on April 2, 2025, to conduct an election for the landowners and to declare the results of that election. Notice of the public hearing was published in the Press-Enterprise and mailed to the property owner in accordance with the Mello-Roos Act.

Prior to the April 2, 2025, hearing, the City was notified that the ownership of the property in the CFD is in the process of being transferred to Richmond American Homes. The date of transfer had not been finalized, and the public hearing was continued to May 7, 2025. The ownership transfer is still in progress and is now expected to occur before the end of May 2025. The owner of the property in the CFD is the qualified landowner voter in the election to approve the special taxes, and the levy of those special taxes, within the proposed CFD. To properly determine the qualified voter in such election, the public hearing continued to May 7, 2025, is recommended to be continued to June 4, 2025. If the public hearing is continued, the City Council will formally consider approval of the annexation of the CFD for the assessment special taxes on June 4, 2025.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

The individual property owners in the CFD would be responsible for annual payments of special taxes. Upon full completion of the tract development, there would be an annual collection of Special Tax revenues to be used to pay for maintenance costs.

On June 1 of each year, every taxable unit for which a building permit has been issued within the boundaries of the CFD, would be subject to the special tax for the ensuing Fiscal Year. If the anticipated costs of maintaining the facilities in any given Fiscal Year, prior to building out of the project, exceeds the special tax revenues available from parcels for which building permits have been issued, then the special tax may also be applied to property within recorded final subdivision maps, as well as other undeveloped property within the boundaries of the CFD.

All costs associated with annexation into the CFD have been borne by the Owners. By annexing into the CFD, the costs of maintaining improvements located within the development would be financed through special taxes levied on the parcels within CFD No. 2017-1 and not through the City's General Fund.

ATTACHMENTS

None.