



STAFF REPORT

DATE: 06/18/2025
TO: Honorable Mayor and City Council Members
FROM: Finance Department

2025-241

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RESOLUTIONS LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2026 FOR SEVERAL BONDED COMMUNITY FACILITIES DISTRICTS

EXECUTIVE SUMMARY:

This staff report asks the City Council to adopt Resolution No. 2025-047, No. 2025-048, No. 2025-049, No. 2025-050, No. 2025-051, No. 2025-052, No. 2025-053, No. 2025-054, No. 2025-055, No. 2025-056, No. 2025-057, No. 2025-058, No. 2025-059, and No 2025-078. Adopting the recommended resolutions will allow the City to levy and collect Fiscal Year 2026 special taxes for several bonded Community Facilities Districts.

RECOMMENDED ACTION:

That the City Council:

- a. Adopt Resolution No. 2025-047, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bond of Community Facilities District No. 2000-1 (Eagle Glen II), 2020 Special Tax Refunding Bond, and the administrative expenses with respect to the bond.
- b. Adopt Resolution No. 2025-048, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bond of Community Facilities District No. 2001-2 (Cresta-Grande), 2020 Special Tax

Refunding Bond (Improvement Area No. 1), and the administrative expenses with respect to the bond.

- c. Adopt Resolution No. 2025-049, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bond of Community Facilities District No. 2001-2 (Cresta-Grande), 2020 Special Tax Refunding Bond (Improvement Area No. 2), and the administrative expenses with respect to the bond.
- d. Adopt Resolution No. 2025-050, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2002-1 (Dos Lagos), 2017 Special Tax Refunding Bonds, and the administrative expenses with respect to the bonds.
- e. Adopt Resolution No. 2025-051, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2002-1 (Dos Lagos), Improvement Area 1, 2017 Special Tax Refunding Bonds, and the administrative expenses with respect to the bonds.
- f. Adopt Resolution No. 2025-052, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2002-4 (Corona Crossings), 2017 Special Tax Refunding Bonds, and the administrative expenses with respect to the bonds.
- g. Adopt Resolution No. 2025-053, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bond of Community Facilities District No. 2003-2 (Highlands Collection) 2020 Special Tax Refunding Bond, and the administrative expenses with respect to the bond.
- h. Adopt Resolution No. 2025-054, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bond of Community Facilities District No. 2004-1 (Buchanan Street) 2020 Special Tax Refunding Bond, and the administrative expenses with respect to the bond.
- i. Adopt Resolution No. 2025-055, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2016-2 (Terrassa), 2018 Special Tax Bonds, Special Tax A, and the administrative expenses with respect to the bonds.
- j. Adopt Resolution No. 2025-056, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2017-2 (Valencia/Seville), 2018 Special Tax Bonds, Special Tax A, and the administrative expenses with respect to the bonds.

- k. Adopt Resolution No. 2025-057, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2018-1 (Bedford) Improvement Area No. 1, 2018 Special Tax Bonds and 2020 Special Tax Bonds, Special Tax A, and the administrative expenses with respect to the bonds.
- l. Adopt Resolution No. 2025-058, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District 2018-1 (Bedford) Improvement Area No. 2, 2024 Special Tax Bonds, Special Tax A, and the administrative expenses with respect to the bonds.
- m. Adopt Resolution No. 2025-059, levying special taxes to be collected during Fiscal Year 2026 for the payment of the principal and interest on the outstanding bonds of Community Facilities District No. 2018-2 (Sierra Bella), 2022 Special Tax Bonds, Series A, Special Tax A, and the administrative expenses with respect to the bonds.
- n. Adopt Resolution No. 2025-078, levying special taxes to be collected during Fiscal Year 2026 for the payment of administrative expenses incurred in connection with the levy and collection of special taxes, the establishment of the reserve fund, and the collection and accumulation of funds for the acquisition or construction of certain public facilities within Community Facilities District No. 2018-1 (Bedford) Improvement Area No. 4, Special Tax A.

BACKGROUND & HISTORY:

Pursuant to the Mello-Roos Community Facilities Act of 1982, the Community Facilities Districts (the “Districts”) listed under the Recommended Action section were formed to finance the construction and acquisition of public improvements and facilities within the Districts.

ANALYSIS:

The City has covenanted for the benefit of the owners of the bonds to fix and levy the amount of special taxes within the Districts required for the payment of the principal and interest on the bonds becoming due and payable during the ensuing year. Any necessary replenishment or expenditure of the Reserve Funds and any amount estimated to be sufficient to pay administrative expenses during the year are also included in the levy. The special taxes levied will not exceed the authorized amounts as provided in the Rate and Method of Apportionments (the “RMA”) for the Districts. A summary of Fiscal Year 2026 estimated special tax levies for the Districts is presented in Exhibit 1.

The Assigned Tax rates in the RMA, which were set at the District’s formation, are the maximum allowable assessment rates for each property category in the Districts. Each District’s number represents the year and order in which it was established. Through the years, the City was able to find refinancing opportunities for almost all the Districts, which

allowed for the tax rates to be reduced, and the savings were passed on to the property owners. Therefore, most of these Districts are being levied at much less than 100% of the Assigned Tax Rates. The newer Districts will continue to be levied at the full Assigned Tax rate until they are fully developed and there are sufficient reserves available to cover any potential delinquencies.

FINANCIAL IMPACT:

The special tax revenues and related debt service and administration expenditures are included in the Districts' Fiscal Year 2026 budgets. Expenditures in Fiscal Year 2026 are being recovered in full.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely sets the special taxes to be levied and collected within the Districts for Fiscal Year 2026, and there is no possibility that adopting the resolution will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: ERMA MONTANO, SENIOR FINANCIAL ANALYST

REVIEWED BY: KIM SITTON, FINANCE DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Summary of Estimated Special Tax Levies
2. Exhibit 2 – Boundary Map for Resolution No. 2025-047
3. Exhibit 3 – Resolution No. 2025-047
4. Exhibit 4 – Boundary Map for Resolution No. 2025-048
5. Exhibit 5 – Resolution No. 2025-048
6. Exhibit 6 – Boundary Map for Resolution No. 2025-049
7. Exhibit 7 – Resolution No. 2025-049
8. Exhibit 8 – Boundary Map for Resolution No. 2025-050
9. Exhibit 9 – Resolution No. 2025-050
10. Exhibit 10 – Boundary Map for Resolution No. 2025-051
11. Exhibit 11 – Resolution No. 2025-051
12. Exhibit 12 – Boundary Map for Resolution No. 2025-052
13. Exhibit 13 – Resolution No. 2025-052
14. Exhibit 14 – Boundary Map for Resolution No. 2025-053
15. Exhibit 15 – Resolution No. 2025-053
16. Exhibit 16 – Boundary Map for Resolution No. 2025-054

17. Exhibit 17 – Resolution No. 2025-054
18. Exhibit 18 – Boundary Map for Resolution No. 2025-055
19. Exhibit 19 – Resolution No. 2025-055
20. Exhibit 20 – Boundary Map for Resolution No. 2025-056
21. Exhibit 21 – Resolution No. 2025-056
22. Exhibit 22 – Boundary Map for Resolution No. 2025-057
23. Exhibit 23 – Resolution No. 2025-057
24. Exhibit 24 – Boundary Map for Resolution No. 2025-058
25. Exhibit 25 – Resolution No. 2025-058
26. Exhibit 26 – Boundary Map for Resolution No. 2025-059
27. Exhibit 27 – Resolution No. 2025-059
28. Exhibit 28 – Boundary Map for Resolution No. 2025-078
29. Exhibit 29 – Resolution No. 2025-078