



City of San Juan Bautista

The “City of History”

Office of the City Manager

May 25, 2023

REVISED

All Property Owners

(Refer to link for Formation Report)

Copperleaf Neighborhood

San Juan Bautista, CA 95045

SUBJECT: Invitation to Discuss the Community Facility District and the Annual Assessment with the City Manager

All property owners in the Copperleaf neighborhood are invited to a special community meeting Wednesday May 31, 2023 by Zoom or in person, **at the Copperleaf Park**. The purpose is to discuss the Mello Roos “Community Facilities District 2018-01” that each property owner pays into when they pay their property tax. This meeting will last approximately 90-minutes, with time for questions.

Attached is an Agenda. To learn about what this District was created to pay for, you can find the original documents at this link on the City Web Site: https://www.san-juan-bautista.ca.us/departments/city_engineer.php#revize_document_center_rz2323 .

The Mello Roos Community Facilities Act of 1982 provides for property owners to tax themselves forming a “district”, (Community Facilities District- “CFD”) to maintain their neighborhoods for the maintenance and repair of special assets unique to the neighborhood above and beyond normal City services. The District pays to maintains the park, landscaping, retention pond and other shared amenities. The details are found in the “Formation Report,” at the web-site link. The most recent staff report describes in more details the history of this District, Zone 1 (Rancho Vista is Zone 2).

This Assessment program is required to be renewed annually after conducting a public hearing. Property owners can be heard and their concerns recorded as part of the record. If more than half the property owners protest the renewal of the District, it can be terminated with approval from the City Council.

Please join us for an informative and lively conversation about your neighborhood. If you have any questions or concerns, or cannot attend but would like to submit written questions, please contact me at citymanager@san-juan-bautista.ca.us.

We look forward to meeting with you. Thank you,

Don Reynolds

City Manager

cc: City Council



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COPPERLEAF COMMUNITY MEETING

May 31, 2023

6:00 PM @ the Copperleaf Park

This meeting is being conducted "in-person"

1. Status of various developments in and around the District
2. City Manager's Overview of the CFD Zone 1
 - a. Review the 2018 Formation Report
 - b. Review the Cost Estimate to develop improvements in the District
3. Questions and Answers (this meeting will end at 7:30 PM)

At the time the District was formed, a "maximum special tax" for each tax area was calculated. They are currently set at these maximum rates and are increased by the Cost of Living Index every year:

The maximum assessment is currently \$986.80 for Fiscal Year 2023/24

The actual assessment levied in FY 21/22 and FY 22/23 was \$487.68, and is recommended to increase \$27.30 this year to \$514.98 this year. This is an increase of 5.6%, which is slightly less than the Cost of Living which is 5.9%.