

RESOLUTION CC 2025-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, MAKING CERTAIN FINDINGS, CERTIFYING THE RESULTS OF AN ELECTION AND ADDING PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES), ANNEXATION NO. 37

WHEREAS, the City Council of the City of Covina (the “City Council”), has previously formed a Community Facilities District pursuant to the provisions of the “Mello-Roos Community Facilities Act of 1982”, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, said Article 3.5 thereof. The existing Community Facilities District being designated as Community Facilities District No. 2007-1 (Public Services) (hereafter referred to as CFD No. 2007-1); and

WHEREAS, the City Council initiated proceedings to annex certain territory to Community Facilities District No. 2007-1 (Public Services), Annexation No. 37 (hereafter referred to as “Annexation No. 37”); and

WHEREAS, at this time the unanimous consent to the annexation of Annexation No. 37 has been received from the property owner or owners of such territory; and

WHEREAS, twelve (12) or more registered voters have not resided within the territory of Annexation No. 37 for each of the ninety (90) days preceding June 3, 2025, therefore, pursuant to the Act the qualified electors of Annexation No. 37 shall be the “landowners” of Annexation No. 37 as such term is defined in Government Code Section 53317(f) and each such landowner who is the owner of record, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that she or he owns within; and

WHEREAS, the time limit specified by the Act for conducting an election to submit the levy of the special taxes on the property within Annexation No. 37 to the qualified electors of Annexation No. 37 and the requirements for impartial analysis and ballot arguments have been waived with the unanimous consent of the qualified electors of Annexation No. 37; and

WHEREAS, the City Council adopted on June 3, 2025, a resolution entitled “Resolution of the City Council of the City of Covina, California, Calling a Special Election and Submitting to the Voters of Annexation No. 37 of City of Covina Community Facilities District No. 2007-1 (Public Services) Propositions Regarding the Annual Levy of Special Taxes within Annexation No. 37 to Finance Public Services, and the Establishment of an Appropriations Limit” (the “Resolution Calling Election”), calling for a special election (the “Special Election”) of the qualified electors within Annexation No. 37; and

WHEREAS, pursuant to the terms of said resolution, which are by this reference incorporated herein, the Special Election was held on June 3, 2025, and the City Clerk has on file a Certificate of Election Official and Statement of Votes Cast (the “Certificate”), a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, the measures voted upon did receive the favorable 2/3's vote of the qualified electors, and the City Council desires to declare the results of the Special Election; and

WHEREAS, a map showing the territory to be annexed and designated as Annexation No. 37 (hereafter referred to as the "Annexation Map"), a copy of which is attached as Exhibit B hereto and incorporated herein by this reference, and a list of Properties to be annexed and landowners, a copy of which is attached as Exhibit C hereto and incorporated herein by this reference, has been submitted to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Findings. This City Council does hereby determine as follows:

(a) The unanimous consent to the annexation of Annexation No. 37 to CFD No. 2007-1 has been given by all of the owners within Annexation No. 37 and such consent shall be kept on file in the Office of the City Clerk.

(b) Twelve (12) or more registered voters have not resided within the territory of Annexation No. 37 for each of the ninety (90) days preceding June 3, 2025, therefore, pursuant to the Act the qualified electors of Annexation No. 24 shall be the "landowners" of such Annexation No. 37 as such term is defined in Government Code Section 53317(f).

(c) Pursuant to the Certificate, the qualified electors of Annexation No. 37 have unanimously voted in favor of the levy of special taxes within Annexation No. 37 upon its annexation to CFD No. 2007-1 and the establishment of an appropriations limit for Annexation No. 37.

SECTION 3. Annexed Area. The boundaries and parcels of territory within Annexation No. 37 and on which special taxes will be levied in order to pay for the costs and expenses of authorized public services are shown on the Annexation Map as submitted to and hereby approved by this City Council.

SECTION 4. Declaration of Annexation. The City Council does hereby determine and declare that Annexation No. 37 is now added to and becomes a part of CFD No. 2007-1. The City Council, acting as the legislative body of CFD No. 2007-1, is hereby empowered to levy the authorized special tax within Annexation No. 37.

SECTION 5. Notice. Immediately upon adoption of this Resolution, notice shall be given as follows:

An Amendment to the Notice of Special Tax Lien (Notice of Annexation) shall be recorded in the Office of the County Recorder no later than fifteen (15) days after the date of adoption of this Resolution.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **PASSED** this 3rd day of June, 2025.

City of Covina, California

BY:

VICTOR LINARES, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2025-48 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 3rd day of June 2025, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

EXHIBIT A

CERTIFICATE OF ELECTION OFFICIAL AND STATEMENT OF VOTES CAST


EXHIBIT B

ANNEXATION MAP

SHEET 1 OF 1

ANNEXATION MAP NO. 37
COMMUNITY FACILITIES DISTRICT NO. 2007-1
(PUBLIC SERVICES)

CITY OF COVINA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____
DAY OF _____, 202__.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF ANNEXATION NO. 37 TO
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC
SERVICES), CITY OF COVINA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, WAS APPROVED BY THE CITY
COUNCIL OF THE CITY OF COVINA AT A REGULAR
MEETING THEREOF HELD ON THE _____ DAY OF
_____, 202__, BY ITS RESOLUTION NO. _____.

FABIAN VELEZ, CHIEF DEPUTY CITY CLERK
CITY OF COVINA


FILED THIS _____ DAY OF _____, 202__, AT THE
HOURS OF _____ O'CLOCK _____ M. IN THE BOOK
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, PAGE(S) _____ AND AS INSTRUMENT NO. _____
IN THE OFFICE OF THE COUNTY
RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA.

BY DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA


REFERENCE IS MADE TO THAT BOUNDARY MAP OF
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC
SERVICES) OF THE CITY OF COVINA RECORDED WITH
THE LOS ANGELES COUNTY RECORDER'S OFFICE ON
MAY 18, 2007, AS DOCUMENT NO. 20071218337 IN THE
BOOK OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS.


THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL
SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND
DIMENSIONS AS SHOWN ON THE LOS ANGELES COUNTY
ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE LOS ANGELES COUNTY ASSESSOR'S MAPS SHALL
GOVERN FOR ALL DETAILS CONCERNING THE LINES AND
DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND

 ANNEXATION BOUNDARY

 MAP REFERENCE NUMBER

MAP REFERENCE		ASSESSORS	
NUMBER		PARCEL NUMBER	
1		8444-010-010	




EXHIBIT C
LIST OF PROPERTIES TO BE ANNEXED

LIST OF PROPERTIES TO BE ANNEXED

ANNEXATION NO. 37

ASSESSOR PARCEL NO(S) 8444-010-010

Vesting Tract No.

N/A

Address

**270 W. Dexter Street
Covina, Ca 91723**

Landowner

**Longcong Ke & Meiqin Ke
270 W. Dexter Street
Covina, Ca 91723**