

**City of Imperial**  
**Community Facilities District (“CFD”) No. 2004-1 (Victoria Ranch)**

**Summary:**

CFD No. 2004-1 (Victoria Ranch) is a special taxing district which was formed in 2004 by the City of Imperial at the request and with cooperation of the property owners and is comprised of two components: a Special Tax for Facilities and a Special Tax for Services (together “the Special Taxes”). CFD No. 2004-1 (Victoria Ranch) is generally located east of Cross Road, south of Aten Road, and west of Dogwood Road.

**What does the annual Special Tax for Facilities pay for?**

The Special Tax for Facilities is used to pay for debt service on Bonds that were issued by the City in 2015 in the original principal amount of \$5,465,000, to provide funds including but not limited to the following:

- City of Imperial Infrastructure including Development Impact Fees
- Drainage
- Sewer and Water Facility Fees & Infrastructure
- Public Park, Recreation or Open Space Facilities
- Landscaping of Public Streets, Right-of-Ways, Storm Drain Facilities, Slopes, Mitigation Monitoring and Appurtenant Facilities

**What does the annual Special Tax for Services pay for?**

The Special Tax for Services is used to pay for the following:

- Public Safety Services (Police & Fire)
- Maintenance of Parks, Parkways, and Open Space

**How are the Special Tax Rates calculated?**

Each fiscal year (a fiscal year is from July 1 – June 30), the Special Taxes are calculated and placed on the County property tax bill. The annual Special Tax rates are a per-unit rate. The special taxes were established when CFD No. 2004-1 (Victoria Ranch) was formed and is included in the Rate and Method of Apportionment (“RMA”).

**Do the Special Taxes increase each year?**

There is no escalation factor for the Special Tax for Facilities. The Special Tax for Services shall adjust annually based on the percentage change in the Consumer Price Index published by the U.S. Department of Labor Statistics for all urban consumers in the Los Angeles-Riverside-Orange County area.

**How long will the Special Taxes be levied?**

The annual Special Tax for Facilities is expected to be levied annually through Fiscal Year 2035/2036 when the bonds are paid off, and will not be levied past the legal end date of Fiscal Year 2043/2044.

The annual Special Tax for Services shall continue indefinitely at the discretion of the City, for as long as the City provides the services to the CFD.

**Is there an option to prepay the Annual Special Taxes? If so, what is the process for prepayment?**

There is an option to prepay the annual Special Tax for Facilities. To request a prepayment quote, the property owner should contact the City's Special Tax Administrator, Koppel & Gruber Public Finance, at (888) 510-0290. Please have the following information available:

- APN (Assessor's Parcel Number),
- The description listed on your property tax bill next to the charge, and
- The CFD Number (in this case, No. 2004-1).

There is no prepayment option for the annual Special Tax for Services.

**If you have any further questions, please contact the City's Special Tax Administrator at the following:**

Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078  
(888) 510-0290  
[info@kgpf.net](mailto:info@kgpf.net)