



## Agenda Report

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**File #:** 19-0892

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 10/16/2019

**TO:** Honorable Mayor and City Council Members

**FROM:** Administrative Services Department

**SUBJECT:**

City Council consideration of Resolution No. 2019-087, declaring intention to annex territory to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona, and adopting a map of the area proposed to be annexed thereto (Annexation No. 13).

**RECOMMENDED ACTION:**

That the City Council adopt Resolution No. 2019-087, declaring intention to annex territory to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona, and adopting a map of the area proposed to be annexed thereto (Annexation No. 13).

**ANALYSIS:**

The two developments being annexed are comprised of four existing parcels totaling 5.28 gross acres, as described in Exhibit "A" ("Subject Parcels") of Resolution No. 2019-087. One development is located on the west side of Lester Avenue, north of Golden Harvest Drive, and is being processed under Tentative Parcel Map (TPM) waiver application 37521 with the City. The second development is located west of Lester Avenue and south along Golden Harvest Drive and is being processed under TPM waiver application 37765 with the City. Due to the proximity and similar nature of improvements, these developments are being annexed into the same CFD zone.

TPM waiver 37521 will create three lots from two existing parcels, totaling 3.00 acres, for the development of a detached single-family residence on a new 1.00 acre lot abutting Lester Avenue. Once the TPM waiver is approved and a Certificate of Compliance is recorded to establish the boundary of the three lots, the two westerly lots will be excluded from the CFD, as shown on Appendix "C" of Resolution No. 2019-087. TPM waiver 37765 also creates three lots from two existing parcels, totaling 2.28 acres, for development of a new detached single-family residence on a new 0.78 acre lot. The remaining two lots containing existing single-family residences will be excluded from the CFD once the TPM waiver is approved and a Certificate of Compliance is recorded to establish the boundary of the three lots.

As a condition of approval for TPM 37521 and TPM 37765, the Subject Parcels are required to be annexed into Community Facilities District No. 2016-3 ("CFD No. 2016-3") in order to pay for the maintenance of master-planned lighting, streets, parks, graffiti abatement, and operation of storm drainage facilities in the area, the owners of the Subject Parcel, Betzalel and Anat Louk, TPM 37521, and Dennis Armstrong and Garnet Hobbs, TPM 37765, have submitted petitions to the City requesting that the Subject Parcels be annexed to CFD No. 2016-3.

CFD No. 2016-3 was formed by the City Council on December 7, 2016 pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 ("Act"). The initial step in the process to annex the Subject Parcels to CFD No. 2016-3 is for the City Council to adopt Resolution No. 2019-087, which declares the City's intention to conduct proceedings for the proposed annexation and set the public hearing for November 20, 2019. Should Resolution No. 2019-087 be approved, and annexation process proceed, the City Council will be presented with more information regarding the special taxes to be levied on the Subject Parcel, and the maintenance services to be provided by CFD No. 2016-3 at the public hearing.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The proposed annexation will establish Tax Zone 14 within CFD No. 2016-3. The Subject Parcels will be assessed as Single Family Residential and will benefit from the existing and future street lighting, streets, parks, graffiti abatement, and storm drainage services for this area. This annexation will bring \$1,529 in revenue from the planned two residential units at build-out, based on the annual rate of \$765 per residential unit.

The total annexation cost including City Attorney fees, assessment engineer fees, publication, and City staff time is borne by the property owners.

**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 general rule 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 adoption of the resolutions may have a significant effect on the environment, the action is not subject to CEQA. This action merely declares the City's intent to annex the Subject Parcel to CFD No. 2016-3 and there is no possibility that adopting the above resolution will have a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** LIEN-CHI CANTUBA, FINANCIAL ANALYST III

**REVIEWED BY:** JENNIFER SCHAEFER, FINANCE MANAGER III

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** MITCHELL LANSDELL, INTERIM CITY MANAGER

**Attachments:**

1. Exhibit 1 - Project Map
2. Resolution No. 2019-087