



Agenda Report

File #: 19-0288

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/3/2019

TO: Honorable Mayor and City Council Members

FROM: Administrative Services Department

SUBJECT:

City Council consideration of Resolution No. 2019-008, 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. 10).

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-008, 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. 10).

ANALYSIS:

The proposed development is comprised of one parcel totaling 3.95 acres, located southwest of the intersection of Green River Road and Paseo Grande, in the City of Corona, County of Riverside, State of California, as shown in Exhibit "A" ("Subject Parcel") of the Resolution No. 2019-008. The developer proposes to construct twelve detached single-family residences on the one Subject Parcel.

As a condition of approval for TR 36701, the Subject Parcel is 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 landscaping, lighting, traffic signals, parks, parkways, streets, roads and open spaces, maintenance and operation of storm drainage facilities in the area, the owners of the Subject Parcel, MVV, LP, have submitted a petition to the City requesting that the Subject Parcel 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 Parcel to CFD No. 2016-3 is for the City Council to adopt Resolution No. 2019-008, which declares the City's intention to conduct proceedings for the proposed annexation and set the public hearing for May 15, 2019. Should Resolution No. 2019-008 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 11 within CFD No. 2016-3. The Subject Parcel will be assessed as Single Family Residential and will benefit from the existing and future street lighting, streets, parks, and graffiti abatement maintenance services for this area.

This annexation will bring \$3,780 revenue from the planned twelve residential units at build-out, based on the annual rate of \$315 per residential unit for City maintenance services.

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

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.

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REVIEWED BY: JENNIFER SCHAEFER, FINANCE MANAGER

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

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER