



Agenda Report

File #: 19-0289

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. 2019-009, 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. 11).

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-009, 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. 11).

ANALYSIS:

The development is comprised of one parcel totaling 6.05 acres, located west of the corner of Lemmon Grove Lane and Seven Oaks Drive. Gross acreage is approximately 2.15 acres, as shown in Exhibit "A" ("Subject Parcel"). The developer proposes to construct two additional detached single-family residences and leave the existing single-family residence on a separate lot on the Subject Parcel.

As a condition of approval for PM 30844, 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, streets, parks, parkways, graffiti, maintenance and operation of storm drainage facilities in the area, the owner of the Subject Parcel, Padilla Family Trust, has 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. 2019-009, 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. 2019-009 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 12 within CFD No. 2016-3. The Subject Parcel will be assessed as Single Family Residential and will benefit from the existing and future landscaping, street lighting, drainage, streets, parks, and graffiti abatement maintenance services for this area.

The proposed annexation will result in approximately \$1,810 in revenue from the planned two residential units at build-out, based on the annual rate of \$905 per residential unit.

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.

PREPARED BY: LIEN-CHI CANTUBA, FINANCIAL ANALYST III

REVIEWED BY: JENNIFER SCHAEFER, FINANCE MANAGER

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

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER