



## Agenda Report

---

**File #:** 19-0639

---

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

**DATE:** 7/17/2019

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

**FROM:** Administrative Services Department

**SUBJECT:**

City Council consideration of Resolution No. 2019-067 levying special taxes to be collected during Fiscal Year 2019-20 for Community Facilities District No. 2018-2 (Sierra Bella) Special Tax B.

**RECOMMENDED ACTION:**

That the City Council adopt Resolution No. 2019-067 levying special taxes to be collected during Fiscal Year 2019-20 for the payment of annual cost of maintenance services within Community Facilities District No. 2018-2 (Sierra Bella) Special Tax B.

**ANALYSIS:**

It is necessary that the City Council levy special taxes for the payment of annual cost of maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of traffic signals, maintenance and operation of water quality improvements, public street sweeping and reserve fund for replacement within Community Facilities District No. 2018-2 Special Tax B (the "District"), pursuant to Section 53340 of the Government Code. Special taxes within the District are levied in an amount necessary to satisfy the Operation and Maintenance Special Tax Requirement, as defined in the District's Rate and Method of Apportionment (RMA). Any necessary replenishment or expenditure of the reserve funds and an amount estimated for administrative expenses during the year are included in the levy. The special taxes levied will not exceed the authorized amounts as provided in the RMA.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

This item supports the City's Strategic Plan Goal 6: Improve Communications with Our Community; Objective a: Commit to transparency in all City actions. The recommended action will help achieve these goals by providing concise, forthright information regarding the annual special taxes that will be levied on each subject parcel within the District.

**FISCAL IMPACT:**

The following is a summary of the FY 2019-20 budgeted revenues and expenditures for the District:

District	Estimated Operating Costs	Estimated Assessments	Estimated Excess	Percentage of Maximum Tax	Average Change per Parcel
CFD 2018-2 Tax B	\$11,877	\$29,944	\$18,067	100%	Not applicable*

\*Fiscal Year 2019-20 is the first year of levy.

The estimated operating excess will be accumulated in the reserve account to pay for current and future capital replacement projects. Pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), an adequate amount is retained in the reserve account to maintain the financial stability of the District.

**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 activity in question may have a significant effect on the environment, the action is not subject to CEQA. This action merely sets the special taxes to be levied and collected within the District for Fiscal Year 2019-20, and there is no possibility that adopting the resolution will have a significant effect on the environment.

**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, ACTING CITY MANAGER

**Attachments:**

1. District Map
2. Resolution No. 2019-067



**RESOLUTION NO. 2019-067**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CORONA, CALIFORNIA, LEVYING SPECIAL TAXES TO  
BE COLLECTED DURING FISCAL YEAR 2019-20 FOR THE  
PAYMENT OF ANNUAL COST OF MAINTENANCE  
SERVICES WITHIN COMMUNITY FACILITIES DISTRICT  
NO. 2018-2 (SIERRA BELLA) SPECIAL TAX B**

**WHEREAS**, the City Council of the City of Corona (“City Council”) previously established Community Facilities District No. 2018-2 (Sierra Bella) of the City of Corona, County of Riverside, State of California (the “District”) pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (“Act”) to levy special taxes identified as Special Tax B in Resolution No. 2018-095 for the payment of the annual cost of maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of traffic signals, maintenance and operation of water quality improvements, public street sweeping and reserve fund for replacement (collectively, “Improvements”), within the District and the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

**WHEREAS**, pursuant to Section 53340 of the Government Code, the City Council may by resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

**WHEREAS**, the City Council, by Ordinance No. 3283, adopted on October 17, 2018, has authorized the special tax to pay for the costs and expenses related to the District during all future fiscal years to be levied by resolution, and the City Council desires to establish the specific rate of the special tax to be collected for the 2019-20 Fiscal Year; and

**WHEREAS**, the special taxes will be levied for Fiscal Year 2019-20 on all parcels in each category of developed property in the District on the same basis and at the same rate to pay annual cost of maintaining, servicing, cleaning, repairing and/or replacing the Improvements within the District; and

**WHEREAS**, the rates of the special taxes that will be levied on such parcels for Fiscal Year 2019-20 will not exceed the rates previously approved by the qualified electors of the District.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:

**SECTION 1. Levy of Special Taxes.** Special taxes identified as Special Tax B in Resolution No. 2018-095, the resolution establishing the District, shall be and are hereby levied

for the Fiscal Year 2019-20 on all parcels of real property within the District which are subject to taxation, which are identified in Exhibit “A” attached hereto, and in the amount set forth for each such parcel in said Exhibit “A”. Pursuant to said Sections 53340 and 53358, such special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

**SECTION 2. Transmittal to County.** The City Clerk shall immediately following adoption of this resolution transmit a copy hereof to the Board of Supervisors and the County Auditor of the County of Riverside together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit “A” hereto, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

**PASSED, APPROVED AND ADOPTED** this 17th day of July 2019.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

**CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at an adjourned meeting thereof held on the 17th day of July 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 17th day of July 2019.

---

City Clerk of the City of Corona, California

[SEAL]

## Exhibit "A"

### City of Corona Community Facilities District 2018-2 Special Tax B Fiscal Year 2019-20

APN	Preliminary Levy
101480005	\$788.00
101480006	\$788.00
101480007	\$788.00
101480010	\$788.00
101480011	\$788.00
101480012	\$788.00
101480014	\$788.00
101480015	\$788.00
101480016	\$788.00
101490001	\$788.00
101490002	\$788.00
101490003	\$788.00
101490004	\$788.00
101490005	\$788.00
101490006	\$788.00
101500005	\$788.00
101500006	\$788.00
101500007	\$788.00
101500010	\$788.00
101500011	\$788.00
101500012	\$788.00
101500013	\$788.00
101490020	\$788.00
101490021	\$788.00
101490022	\$788.00
101490023	\$788.00
101490024	\$788.00
101490025	\$788.00
101480017	\$788.00
101480018	\$788.00
101530003	\$788.00
101530004	\$788.00
101530005	\$788.00
101530006	\$788.00
101530011	\$788.00
101530012	\$788.00
101530013	\$788.00
101530014	\$788.00
<b>Total</b>	<b>\$29,944.00</b>