



Agenda Report

File #: 19-0893

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. 2019-088, 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. 14).

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-088, 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. 14).

ANALYSIS:

The development is comprised of one detached residential parcel totaling 0.61 acres, Parcel 1 of Parcel Map (PM) 37357 located north of Othello between Lincoln Ave and Buena Vista Ave. The gross acreage for the entire property in the boundary area is approximately 6.80, as described in Exhibit "A" ("Subject Parcel") of Resolution No. 2019-088. The property owner proposes to construct a single-family residence on Parcel 1 while the existing Northpoint Evangelical Church will remain on a separate lot within the Subject Parcel.

As a condition of approval for PM 37357, 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 public landscaping, street lighting, streets, parks, and graffiti abatement. The owner of the Subject Parcel, Northpoint Evangelical Church, 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. 2019-088, 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. 2019-088 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 15 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, streets, parks, and graffiti abatement. This annexation will bring \$1,080 in revenue from the planned residential unit at build-out.

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 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. 2019-088