



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant City Manager

Date: December 12, 2023

Subject: Public Hearing and Election for Annexation Proceedings for Annexation No. 14 into Community Facilities District No. 2015-1 (Safety Services)

Recommendation

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), AND CALLING ELECTIONS THEREIN; and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF THE CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES) CERTIFYING THE RESULTS OF THE DECEMBER 12, 2023 ANNEXATION AND SPECIAL TAX ELECTIONS.

Background

Vista Emerald, LLC, (the "Owner") owns a vacant residential lot to include 191 residential lots, located north of Lemon Street and west of Mission Trail. In order to adequately mitigate public safety services needed to serve the residential property within TR 38378 the Owners have agreed to annex the property to Community Facilities District No. 2015-1 ("CFD No. 2015-1" or "District") for the purpose of financing police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services ("Safety Services") within the area of CFD No. 2015-1, which is necessary to serve new development within TR 38378. The development within the annexation area will encompass 191 residential properties.

CFD No. 2015-1 was formed by the City Council on March 8, 2016 pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 ("Act"). On October 22, 2019, the City Council, acting as the legislative body of CFD No. 2015-1, adopted a resolution declaring its intention to annex the District into CFD No. 2015-1. The proceedings to undertake at this meeting will complete the proposed Annexation of property to CFD 2015-1.

The attached resolution will certify the results of the election on the annexation of the Property to CFD No. 2015-1.

Discussion

Following the public hearing to be held, approval of the first resolution will call for an election to be held with respect to the Annexation. The City has received a certificate of the Registrar of Voters certifying that there are less than 12 Registered Voters residing with the District during the 90 days prior to the time of the public hearing. Accordingly, the election to be held will be a landowner election pursuant to which the landowners are the sole eligible voters within the District. Vista Emerald, LLC, have also executed a consent and waiver to certain election law requirements and to allow the election to be conducted immediately following the public hearing.

Following the holding of the election, the City Council will be asked to certify the election results and assuming the passage of the propositions, the property within the District will be annexed to CFD No. 2015-1 and the City Clerk will be instructed to record a notice of special tax lien of CFD No. 2015-1 on the property within the District. The property within the District will thereafter be subject to the special tax levy of CFD No. 2015-1.

Fiscal Impact

The Developer has made a deposit to pay for the costs of the Annexation.

CFD No. 2015-1 will annually levy special taxes on all of the taxable property within the District in accordance with the Rate and Method of Apportionment in order to pay for the costs of services and administration of CFD No. 2015-1.

Attachments

Attachment 1 - Project Map
Attachment 2 - Resolution Calling Election
Exhibit A - Rate and Method of Apportionment
Exhibit B - Ballot
Attachment 3 - Resolution Certifying Results
Attachment 4 - Certificate of Registrar of Voters