



## 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:** September 12, 2023

**Subject:** Lake Elsinore Community Facilities District No. 2015-1 (Safety Services)  
Declaring Its Intention to Consider Annexing Territory Tract No. 38378  
Annexation No. 14

### **Recommendation**

Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES), DECLARING ITS INTENTION TO CONSIDER ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 OF THE CITY OF LAKE ELSINORE (SAFETY SERVICES).

### **Background**

In 2016, the City formed Community Facilities District No. 2015-1 of the City of Lake Elsinore (Safety Services) ("Community Facilities District No. 2015-1" or the "District") according to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"). The District is authorized to levy a special tax within its boundaries to provide, among others, police protection services, fire protection and suppression services, and paramedic services.

The owner, Vista Emerald, LLC (the "Owner"), owns property containing 191 proposed residential lots within the City and has requested that the City assist them in annexing territory into CFD No. 2015-1 (Safety Services) to cover the costs associated with safety services. Such property is located north of Lemon Street and west of Mission Trail, in the southern part of Lake Elsinore.

The landowner has advised the City that the area described in Exhibit "B" of the Resolution of Intention is to be annexed into CFD No. 2015-1 and that a Rate and Method of Apportionment of the special taxes to be levied as described in Exhibit "C."

The proposed maximum tax rate is \$958.90 per unit annually, starting Fiscal Year 2023-24. The Annual Special Tax rate is proposed to escalate yearly at the greater Consumer Price Index (CPI) or 4%.

The City has agreed to the Annexation into the CFD. The Owners have submitted a "Consent and Waiver" form on file in the City Clerk's Office to initiate and conduct proceedings according to the Mello-Roos Act of 1982, requesting the Annexation of property to CFD No. 2015-1 (Safety Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election.

The next step to annex the property to CFD No. 2015-1 is to publish a notification of the proposed Annexation along with the "Resolution of Intention" and Boundary Map of the proposed Annexation area. A public hearing on the matter will take place on October 24, 2023, and the Council will formally consider approval of Annexation No. 14.

### **Fiscal Impact**

The Owners have made a deposit to pay for the costs of the Annexation. The Annexation will result in property owners paying a tax of \$958.90 per unit for single-family property plus an annual escalation of the greater CPI or 4%.

### **Attachments**

Attachment 1- Project Map

Attachment 2 - Resolution of Intent

Exhibits A-G - To the Resolution