



## **Report to City Council**

**To:** Honorable Mayor and Members of the City Council

**From:** Grant Yates, City Manager

**Prepared by:** Jason Simpson, Assistant City Manager

**Date:** February 28, 2017

**Subject:** Lake Elsinore Community Facilities District No. 2015-1 (Safety Services) Declaring Its Intention to Consider Annexing Territory Tract Nos. 28214-6, -7, and -8. Annexation No. 2

### **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 and Discussion**

The Annexation consists of Tract Nos. 28214-6, 28214-7, and 28214-8 and is located east of Lake Street and south of Alberhill Ranch Road. KB Home California, LLC, is the landowner within the Annexation (the "Developer"). The development within the District includes approximately 82 single-family residences at build-out.

The Developer has agreed to annex its property into CFD 2015-1 (Safety Services) (the "Annexation"). The property is currently in CFD 2003-1 (Law Enforcement, Fire and Paramedic Services). In connection with the Annexation, the City of Lake Elsinore will cancel the existing special tax lien of CFD 2003-1. Adoption of the Resolution is the first step in annexing the property to CFD 2015-1 and sets a public hearing on the annexation for April 11, 2017.

Approval of the attached resolution sets a public hearing on the annexation of the property to CFD 2015-1 for April 11, 2017.

### **Fiscal Impact**

The Annexation will result in property owners paying a tax of \$685 per unit for single-family residential property vs. the CFD 2003-1 rate of \$395.84, subject to annual adjustment per the rate and method of apportionment.

**Exhibits:**

- A. Resolution
- B. Description of Territory
- C. Description of Authorized Services
- D. Rate and Method
- E. Annexation Map
- F. Petition Form
- G. Notice of Public Hearing
- H. Special Tax Ballot