

CFD 2016-1 (Public Services) Annexation Application



CITY OF CORONA
400 South Vicentia Avenue
Corona, CA 92882
(951) 736-2400
www.CoronaCA.gov

In order to Annex territory into Community Facilities District No. 2016-1 (Public Services), the following steps and information must be provided.

PLEASE SUBMIT THE FOLLOWING INFORMATION LISTED BELOW:

- ☐ Cover Letter
- ☐ CFD 2016-1 Annexation Application
- ☐ CFD 2016-1 Signed Petition / Waiver Form (Notarized)
- ☐ Approved Tract Map or Parcel Map for Project
- ☐ Conditions of Approval for the Project
- ☐ Legal Description
- ☐ Title Report prepared within three months of the submittal date
- ☐ Check Payable to the City of Corona;
For the fee requirement amount, please contact Planning and Development Department - Land Development Division
Email: DSCounter@CoronaCA.gov
Phone: (951) 736-2259
Website: <https://www.coronaca.gov/government/departments-divisions/finance-division/property-tax-information/special-district-annexations>
- ☐ Include a CD or digital copy of the application

In order to process your application, please submit by mail the notarized petition accompanied with a check payable to the City of Corona. The remainder of the application documents can be submitted via email submission or in a CD. Failure to complete these steps will result in a determination of incomplete application and will delay the processing of your application.

If you have questions please contact our Special Tax Consultant, Spicer Consulting Group at (866) 504-2067.

Thank you,
City of Corona
Planning and Development Department - Land Development Division

Mr. Chris Horn
Senior Engineer
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

RE: Community Facilities District No. 2016-1 (Public Services) Annexation
Tract No. / Project No. _____
Assessor's Parcel Number (APN) _____

Dear Mr. Horn,

We are submitting the attached Application Form and supporting materials in connection with our request to annex territory into Community Facilities District No. 2016-1 (Public Services). This would provide the following services including but not limited to: all necessary service, operations, administration and maintenance to provide police protection services, including but not limited to criminal justice services, fire protection and suppression services in the area surrounding the subject project.

Enclosed with this letter are the following documents required to initiate the annexation process:

- Annexation Application
- Signed Petition / Waiver Form (**Notarized**)
- Approved Tract Map or Parcel Map for Project
- Conditions of Approval for the Project
- Legal Description
- Title Report prepared within three months of the submittal date
- Check Payable to the City of Corona

We appreciate your consideration of our application and look forward to proceeding with the proposed Public Services CFD Annexation with the City of Corona. In the meantime, if you have any questions or need additional information, please do not hesitate to contact me at (XXX) XXX-XXXX ext. XXX.

Sincerely,

John Doe

John Doe
Project Manager

ANNEXATION APPLICATION



Proposed Name of Project: _____

SPICER CONSULTING GROUP USE ONLY

Date Received: _____

Amount: _____

Proposed Special District Number: _____

FEE REQUIREMENT

*For the fee requirement amount please contact Planning and Development Department - Land Development Division
Email: DSCounter@CoronaCA.gov,
Phone: (951) 736-2259
Website: <https://www.coronaca.gov/government/departments-divisions/finance-division/property-tax-information/special-district-annexations>*

1. IDENTIFICATION OF SUBJECT PROPERTY

Description of Property (include N, S, E &/or W, borders, acreage & tract number)

A. APN(s) and/or Master Parcel Number
Attach Backup (if needed)

Include all Assessor Parcel Numbers to be included in the Special District
in their entirety (XXX-XXX-XXX-X)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

B. Tract/Tentative Tract Map Number
Enclose copy of map

C. Recorded Lot Line Adjustments
Enclose copy of document(s)

D. Mapping Status

☐ Approved

☐ Tentative

E. Environmental Permits Required

☐ Yes

☐ No

F. Status of Permits

☐ Application in Process

G. Conditions of Approval Required

☐ Yes

☐ No

By Whom

H. Status of Conditions

☐ In Process

☐ Completed

2. PROPERTY OWNER INFORMATION (Attach Grant Deed)

- A. Landowner Name(s)
Attach Backup (if needed) _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

3. CONSULTANT/APPLICANT INFORMATION

- A. Company Name _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

4. ENGINEERING INFORMATION

- A. Company Name _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

5. PROJECT LAND USE (Per Improvement Area or Zone, When Applicable)

- A. Number of Taxable Units _____
- B. Proposed Product Mix See below
- C. Base Sale Price Information See below
- D. Number of Taxable Acres
Attach Backup _____
- E. Number of Exempt Acres
Attach Backup _____
- F. Desired Tax Rate Burden _____ %
- G. Anticipated Absorption _____ *per month*

6. COMPOSITION OF DEVELOPABLE ACREAGE

Attach Additional Backup (if needed)

	Acreage	Commence Occupancy (Quarter & Year)
Residential		
Commercial-Retail		
Business Park		
School Site		

PROPOSED RESIDENTIAL PRODUCT MIX

Plan Number	1	2	3	4
Apartment, Attached, or Detached				
Number of Units				
Average Lot Size per Tract	sq. ft.			
Prices				
Square Footage of Living Area				

Occupancies (See Table Below)

Quarter & Year	Plan 1	Plan 2	Plan 3	Plan 4

Questions? Contact our Special Tax Consultant, Spicer Consulting Group at 866-504-2067. Thank you.

PETITION TO THE CITY COUNCIL OF THE CITY OF CORONA REQUESTING
ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC SERVICES) OF PROPERTY WITHIN THE CITY OF CORONA AND A
WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE
LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE
PROVIDED BY THE COMMUNITY FACILITIES DISTRICT

1. The undersigned requests that the City Council of the City of Corona, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of territory to Community Facilities District No. 2016-1 (Public Services) of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the Community Facilities District.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance to provide police protection services, including but not limited to criminal justice services, fire protection and suppression services in the area surrounding the subject project.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed annexation into Community Facilities District No. 2016-1. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the meeting on annexing territory into Community Facilities District No. 2016-1 or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2016-1 of the portion of the incorporated area of the City of Corona or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this ____ day of _____, 20____.

[NAME OF LANDOWNER]

By: _____

Name:

Title:

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. _____

OWNER'S MAILING ADDRESS:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF CORONA THIS
____ DAY OF _____, 20____.

City Clerk of the City Council of the
City of Corona

INSERT EXHIBIT A: BOUNDARY DESCRIPTION

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP