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Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, January 13, 2026**

Item Number: 3.1

MEETING DATE: 01/13/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Linda Young

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PUBLIC WORKS - S. LOUPE

(To Be Heard at 9:30 a.m. or soon thereafter as the matter may be heard)

1. Adopt Resolution Approving Annexation No. 24, Tax Zone 13A (Fairview Corners) to annex property located in the Future Annexation Area of Community Facilities District 2018-1 (Residential Services) into CFD 2018-1, approving the annexation of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 into Tax Zone 13A and levying the special tax on the annexed property; and
2. Authorize and direct the Clerk of the Board/Resource Management Agency staff to prepare and record an amended notice of special tax listing the property added to the CFD; and
3. Adopt a map of the newly annexed territory; and
4. Authorize and direct the Clerk of the Board/Resource Management Agency staff to record this map.

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2026-6

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

In 2018, the County Board of Supervisors ("Board") formed Community Facilities District No. 2018-1 (Residential Services) ("CFD") to pay for certain services for the three subdivisions known as Brigantino, the Bluffs, and Fay/Bennett, and established the boundaries a future voluntary annexation area. The CFD formation process included the following Board actions:

On August 7, 2018, the Board adopted a resolution stating its intention to form the CFD and a future voluntary annexation area.

On September 25, 2018, the Board adopted resolutions forming the CFD, calling for a special tax election and then canvassing the results of the special tax election. The Board also approved a description and map of the future area to be annexed into the CFD.

The property owner, For California Development LLC, is in the process of satisfying conditions of approval of a subdivision of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 ("Property"), in the CFD future voluntary annexation area. Annexation of the property into CFD 2018-1 is required as one of the conditions of approval. The property owner has submitted the required application materials, which includes a unanimous approval form approving the annexation signed by the owner. The unanimous approval form allows the owner to waive certain procedural requirements for conducting an election to approve the special tax levied on parcels within the CFD.

On November 21, 2023, the Board adopted Resolution No. 2023-152, approving the annexation of the Property into CFD No. 2018-1 as Tax Zone 13 (Fairview Corners LLC) and levying a special tax for Negative Fiscal Impact (NFI) services only. The property owner now desires to establish a new Tax Zone No. 13A as an overlay to Tax Zone No. 13 and annex territory within Tax Zone No. 13 in order to fund project-specific service costs.

To complete the annexation of the property, the Board must hold the public hearing and consider the following actions:

- 1) adoption of a Resolution approving the annexation of the property into the CFD, approving Tax Zone 13A and levying the special tax on the property;
- 2) authorizing and directing the Clerk of the Board/Resource Management Agency staff to prepare and record an amended notice of special tax listing the property added to the CFD; and
- 3) adopting a map of the newly annexed territory and authorizing and directing the Clerk of the Board/Resource Management Agency staff to record this map.

The Property proposed within Annexation No. 13A will encompass 74 single-family residential parcels totaling 11.09 acres. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 13A.

The cost estimates from the County's Fiscal Impact and Service Level Analysis for a Joint CFD, dated July 2018, and the County Resource Management Agency were used to determine the maximum special tax rate of \$1,785.70 per new single-family detached home for Tax Zone No. 13A. The special taxes for Tax Zone No. 13A will fund only project-specific service costs, including the maintenance of roads, sidewalks, storm drainage systems, streetlights, street signs, entry monuments, landscaping, and park improvements.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Staff respectfully recommends that the Board:

1. Hold a public hearing; and
2. Adopt Resolution Approving Annexation No. 24, Tax Zone 13A (Fairview Corners) to annex property located in the Future Annexation Area of Community Facilities District 2018-1 (Residential Services) into CFD 2018-1, approving the annexation of APN Nos. 025-760-001-000 through 025-760-046-000 and 025-770-001-000 through 025-770-028-000 into Tax Zone 13A and levying the special tax on the annexed property,
3. Authorizing and directing the Clerk of the Board/Resource Management Agency staff to prepare and record an amended notice of special tax listing the property added to the CFD, and
4. Adopting a map of the newly annexed territory and authorizing and directing the Clerk of the Board/Resource Management Agency staff to record this map.

ATTACHMENTS:

[Agenda Fact Sheet -Annexation No. 24 Fairview Corners](#)

[EXH-CFD-FVIEW COR PH1](#)

[Pub Hrg. Notice - CFD 2018-01 Annexation No. 24 \(Fairview Corners\)](#)

[Bd. Resol'n - Approving CFD 2018-01 Annex'n 24 Tax Zone 13A \(Fairview Corners\)](#)

[Fairview Phasing Plan](#)