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COUNTY COUNSEL:
Gregory Priamos

CLERK OF THE BOARD:
Vanessa Delgado

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

Item Number: 2.14

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

1. Adopt Resolution of Intent to Approve Annexation No. 22, Tax Zone 25 (Emama Mar Eshai Shimun XXIII) located at 1401 Orchard Road, Hollister, California 95023 (Assessor's Parcel 016-070-035) currently containing 28.57 acres of Agriculture (A) and Agricultural Productive (AP) land use, to annex property located in the Future Annexation Area of Community Facilities District 2018-1 (Residential Services) into CFD 2018-1 to consist of subdividing the property into three lots of 18.42 acres, 5.00 acres, 5.00 acres and a 0.16 acre road dedication; and
2. Set a Public Hearing for February 24, 2026 regarding approval of the Annexation. The special tax levied within Tax Zone No. 25 is intended solely to fund Negative Fiscal Impact (NFI) services, including but not limited to fire protection, law enforcement, and emergency response service cost.

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2026-4

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

In 2018, the County Board of Supervisors ("Board") formed Community Facilities District No. 2018-1 (Residential Services) ("CFD") to pay for certain service for the three subdivisions known as Brigantino, the Bluffs, and Fay/Bennett and approved 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, Emama Mar Eshai Shimun XXIII, is in the process of satisfying conditions of approval of a subdivision of APN No. 016-070-035-000 ("Property") as outlined in the Planning Commission Resolution 2025-2 attached, in order for the owner to record a final parcel map, in the CFD future voluntary annexation area. 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.

To complete the annexation of the Property, the Board must first adopt a Resolution of Intent to approve the annexation at an initial Board meeting, to be followed by a noticed public hearing held at a future Board meeting at least 30 days following, to consider the following actions:

1. adoption of a Resolution approving the annexation of the property into the CFD, approving Tax Zone No. 25 and levying the special tax on the property;
2. authorizing and directing the 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 Resource Management Agency staff to record this map.

The Property proposed within Annexation No. 22 will encompass the subdivision of one parcel totaling 28.57 acres into three lots of 18.41-acres, 5.00-acres, and 5.00-acres with a 0.16 acre road dedication along Orchard Road. The property currently has two residences, two accessory structures, and is otherwise undeveloped agricultural land. This project proposes no construction. The Property proposed to be annexed into CFD No. 2018-1 will be included in the newly created Tax Zone No. 25. 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 \$943.35 per unit for Tax Zone No. 25. The special taxes for Tax Zone No. 25 fund only the Negative Fiscal Impact (NFI) services, specifically fire, law enforcement, and emergency services, and do not include or cover any project-specific service costs.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

1. Adopt a Resolution of Intent to Approve Annexation No. 22, Tax Zone 25 (Emama Mar Eshai Shimun XXIII), to annex property located in the Future Annexation Area of Community Facilities District 2018-01 (Residential Services), into CFD 2018-1; and
2. Set a public hearing for February 24, 2026, regarding approval and direct staff to publish notice.

ATTACHMENTS:

[Agenda Fact Sheet -Annexation No. 22 Emama Mar Eshai Shimun XXII](#)

Property Owner's Unanimous Approval, CFD 2018-1 Annexation No. 22 (Mar Eshai Shimun
XXIII Emama)
Planning Commission Resolution No. 2025-2 Approving Minor Subdivision PLN40042
CFD Map - Annex'n 22 Tax Zone 25 (Shimun)
1401 Orchard Dr., Hollister, CA 95023
Reso of Int. to Approve CFD-2018-01 Annex'n 22 (Shimun)
Annexation No. 22 - Shimun Presentation