



City Council Staff Report

Subject: Annexation Into Community Facilities District No. 1 (Vista Oaks, APNs 046-010-007-000 and 046-020-003-000)

Date: August 13, 2024

Submitted By: Megan Bressemer, Management Analyst
Daniel Choe, Deputy Director of Administrative Services

Department: Administrative Services - Finance

Recommendation:

Conduct a Public Hearing and Consider the Following Actions:

- A. Adopt a Resolution of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (Annexation No. 85), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Vista Oaks, APNs 046-010-007-000 and 046-020-003-000).
- B. Adopt a Resolution of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (Annexation No. 85) (Vista Oaks, APNs 046-010-007-000 and 046-020-003-000).

Background:

On June 25, 2024, the City Council adopted Resolution No. 2024-153, a Resolution of Intention to Annex Territory to Rocklin Community Facilities District (CFD) No. 1 (Annexation No. 85) and to Authorize the Levy of Special Taxes Therein to Amend the Rate and Set a Public Hearing Date regarding Vista Oaks, a planned residential development property located along the northern terminus of Monument Springs Drive and western terminus of China Garden Road (Assessor's Parcel Numbers 046-010-007-000 and 046-020-003-000). A map of the annexation area is included as Attachment 3 for reference. A Notice of Public Hearing was published in the Placer Herald on July 12, 2024.

The development of Vista Oaks is conditioned on, among other things, annexation into CFD No. 1. CFD No. 1 provides funding for the operation and maintenance of fire protection and suppression services and ambulance and paramedic services.

There are two resolutions for City Council consideration. Resolution A (Attachment 1) finds that no majority protest exists, orders the annexation, and authorizes the levy of the special tax, subject to approval by a two-thirds vote of the landowners.

In anticipation of approval of the annexation, the election has already occurred, and Resolution B (Attachment 2) approves the canvass of the election, declares the results of the election, and orders the recording of the amended notice of special tax lien, which gives notice that the land within the project area is now subject to the special tax.

Fiscal Impact:

There is no direct fiscal impact to the General Fund from the staff recommendation. Adoption of the attached resolutions will allow special taxes to be levied and collected for CFD No. 1 to pay for services provided to the annexation territory.

ATTACHMENTS:

1. [Resolution A - Levy of Special Taxes](#)
2. [Resolution B - Annexation Election](#)
3. [Annexation Map](#)