ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Intention to Annex The Harper into Community Facilities District No. 5

Date: February 25, 2025

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

Department: Administrative Services - Finance

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (Annexation No. 74) and to Authorize the Levy of Special Taxes Therein (The Harper).

Background:
The Harper, Assessor's Parcel Numbers 017-281-016-000, 017-281-024-000, and 017-281-025-000, is an apartment community development property located northwest of the intersection of West Oaks Boulevard and Lonetree Boulevard and south of Atherton Road. The annexation map is included as Attachment 3 for reference. The development of The Harper is conditioned on, among other things, annexation into Community Facilities District (CFD) No. 5.

CFD No. 5 finances the operation and maintenance of publicly owned parks, parkways, landscaping and street/parkway lighting. The rate and method of apportionment of the special tax levy to pay for the services provided to the annexation territory is included as Exhibit A to the resolution (Attachment 2).

The landowner has submitted a petition and waiver letter for CFD No. 5 (Attachment 4), which requests the annexation to occur and waives some of the procedural requirements for processing the annexation. With the petitions and waivers, the City Council may adopt the resolution of intention (Attachment 1) at this meeting, and proceed with the public hearing and election, and order the annexation at its meeting on April 8, 2025.

Fiscal Impact:
There is no direct fiscal impact to the General Fund from the staff recommendation. Annexation into CFD No. 5 would allow special taxes to be levied and collected to pay for services provided to the annexation territory.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Rate and Method of Apportionment
3. Annexation Map
4. Waiver of Notice Letter