



City Council Staff Report

Subject: Annexation Into Community Facilities District No. 1 (Maverik Gas Station, APN 017-283-047-000)

Date: September 12, 2023

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

Department: Administrative Services - Finance

Recommendation:

- A. Conduct a Public Hearing to consider testimony.
- B. Adopt a Resolution of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (Annexation No. 78), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Maverik Gas Station, APN 017-283-047-000).
- C. 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. 78) (Maverik Gas Station, APN 017-283-047-000).

Background:

On August 8, 2023, the City Council adopted Resolution No. 2023-119, a Resolution of Intention to Annex Territory to Rocklin Community Facilities District (CFD) No. 1 (Annexation No. 78) and to Authorize the Levy of Special Taxes Therein to Amend the Rate and Set a Public Hearing Date regarding Maverik Gas Station, a retail commercial property located on the westerly side of the intersection of Sunset Boulevard and Lonetree Boulevard (Assessor's Parcel Number 017-283-047-000). A map of the annexation area is included as Attachment 3. A Notice of Public Hearing was published in the Placer Herald on August 17, 2023.

The development of Maverik Gas Station is conditioned on, among other things, annexation into CFD No. 1. CFD No. 1 finances the operation and maintenance of fire protection and suppression services and ambulance and paramedic services.

There are two resolutions for City Council consideration. The first resolution (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 the

second resolution (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. 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 - Levy of Special Taxes](#)
2. [Resolution - Annexation Election](#)
3. [Annexation Map](#)