



City Council Staff Report

Subject: Intention to Annex Placer Creek Apartments into Community Facilities District No. 5

Date: August 25, 2026

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. 82) and to Authorize the Levy of Special Taxes Therein (Placer Creek Apartments, APN 017-084-012-000).

Background:

Placer Creek Apartments, APN 017-084-012-000, is a multi-family residential development and is located southeast of the intersection of Whitney Ranch Parkway and University Avenue. The annexation map is included as Attachment 2. The development of Placer Creek Apartments 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 of Intention (Attachment 1). The landowners have submitted petition and waiver letters for CFD No. 5 (Attachment 3), 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 at this meeting, and proceed with the public hearing and election, and order the annexation at its meeting on October 13, 2026.

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 and Exhibit A](#)
- [2. Annexation Map](#)
- [3. Waiver of Notice Letter](#)