



City Council Staff Report

Subject: Annexation Into Community Facilities District No. 5 (Montreo, APNs 030-020-024-000 and 030-010-019-000)

Date: June 24, 2025

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

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. 5 (Annexation No. 78), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Montreo, APNs 030-020-024-000 and 030-010-019-000).
- 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. 5 (Annexation No. 78) (Montreo, APNs 030-020-024-000 and 030-010-019-000).

Background:

On May 13, 2025, the City Council adopted Resolution No. 2025-086, a Resolution of Intention to Annex Territory to Rocklin Community Facilities District (CFD) No. 5 (Annexation No. 78) and to Authorize the Levy of Special Taxes Therein regarding Montreo, a residential development property located on the on the easterly side of Park Drive, north of the intersection of Park Drive and Coldwater Place (Assessor's Parcel Numbers 030-020-024-000 and 030-010-019-000). A map of the annexation area is included as Attachment 3. A Notice of Public Hearing was published in the Placer Herald on May 23, 2025.

The development of Montreo is conditioned on, among other things, annexation into CFD No. 5. CFD No. 5 finances the operation and maintenance of publicly owned parks, parkways, landscaping and street/parkway lighting.

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