ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Intention to Annex Chapa-De South Placer Clinic into Community Facilities District No. 5

Date: April 8, 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. 76) and to Authorize the Levy of Special Taxes Therein (Chapa-De South Placer Clinic).

Background:
Chapa-De South Placer Clinic, Assessor's Parcel Numbers 378-010-013-000, 378-010-014-000, and 378-010-015-000, is a business professional development property located at the northwest corner of the intersection of West Stanford Ranch Road and Wildcat Boulevard. The annexation map is included as Attachment 3. The development of Chapa-De South Placer Clinic 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 May 13, 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