



## STAFF REPORT

**DATE:** October 13, 2020

**TO:** Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

**FROM:** Kevin Rohani, P.E., Public Works Director/City Engineer

**SUBJECT:** Annexation No. 6 (Acacia) to the City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services)

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### **Background and Analysis**

On October 22, 2019, the City Council adopted a resolution approving the Acacia project's General Plan Amendment (GPA 03-18), Vesting Tentative Map (TM 04-18); and Design Review (DR 11-18) to subdivide 13.88 acres into 108 single family residential lots. The project is located at 5360 Main Street and is currently comprised of APNs 033-030-001 and 033-030-027.

The Conditions of Approval for the Acacia project require the property owner to mitigate their project's financial impact on fire protection services, which are currently provided by the East Contra Costa Fire Protection District ("ECCFPD"). On October 23, 2018, the Oakley City Council formed City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services) ("CFD No. 2018-1"). CFD No. 2018-1 authorizes the annual levy of a special tax on parcels located within CFD No. 2018-1 to mitigate their financial impact on the fire protection services budget. The property owner for Acacia project has requested that the City assist them with annexing the project (currently APNs 033-030-001 and 033-030-027) into CFD No. 2018-1 to satisfy their conditions of approval.

Prior to tonight's City Council meeting, the property owner executed the attached Unanimous Approval Form. This form constitutes unanimous approval and a unanimous vote by the property owner in favor of annexing their property to CFD No. 2018-1 including the subsequent annual levy of special taxes to mitigate their project's financial impact on the fire protection services budget.

### **Fiscal Impact**

There will be no financial impact to the City's General Fund. The applicants have funded all costs associated with the annexation of their project to CFD No. 2018-1. The FY 2020-21 maximum special tax rate is \$299.58 per single family parcel. Annexation No. 6 (Acacia) is expected to consist of 108 single family homes at build-

out. Therefore, successful annexation into CFD No. 2018-1 could provide up to \$32,354.64 (FY 2020-21 dollars) in revenue annually when the property is developed. The taxes can be collected on the property tax rolls commencing in FY 2020-21.

### **Staff Recommendation**

The conditions of approval for the Acacia project located at 5360 Main Street requires the property owner to mitigate their project's financial impact on the fire protection services budget. Staff recommends that the City Council:

1. Adopt a Resolution Approving the Annexation (Annexation No. 6) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services)

### **Attachments**

1. Unanimous Approval of Annexation to a Community Facilities District and Related Matters - City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services);
  - a. Exhibit A: Description of Services;
  - b. Exhibit B: Cost Estimate; and
  - c. Exhibit C: Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 2;
2. Resolution Approving the Annexation (Annexation No. 6) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services);
3. Boundary Map – Annexation Map No. 6 to City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services); and
4. Amendment No. 6 to Notice of Special Tax Lien - City of Oakley Community Facilities District No. 2018-1 (Fire Protection Services).