

---

**SUBJECT:** Annexation #15 to Community Facilities District No. 5

**DEPARTMENT:** Engineering

**STAFF:** Allen Baquilar, Director of Engineering/City Engineer  
Debra Galey, Senior Analyst

---

### **TITLE/RECOMMENDATION**

Staff recommends the City Council Adopt a Resolution approving Annexation #15 Boundary Map for City of Brentwood ("City") Community Facilities District ("CFD") No. 5.

Staff also recommends the City Council Adopt a Resolution declaring the intent to annex territory to Community Facilities District No. 5, levy a special tax in such territory and set a date of April 9, 2024, at 7:00 p.m., or as soon thereafter as the matter may be heard, for the Public Hearing.

### **FISCAL IMPACT**

Annexation of property will provide approximately \$52,602 in additional revenue (in FY 2023/24 Dollars) for CFD facilities and services on an annual basis, once development occurs. The additional revenue will be transferred annually to the General Fund for public safety services. Funds are deposited with the City by the developers to cover costs associated with the annexation of property into the CFD.

### **BACKGROUND**

Community Facilities Districts ("CFDs") are a funding mechanism for the increased public facilities and services provided by the City resulting from new development. These facilities and services include:

- Public Protection and Safety
- Community Amenities (i.e., community center and library)
- Joint Use School Sites
- Flood and Storm Drainage Improvements
- Roadway Maintenance
- Utility Undergrounding



**CITY COUNCIL AGENDA ITEM NO. F.5  
02/27/2024**

As a Standard Condition of Approval, all new development is required to mitigate the impacts of their project. As such, many property owners elect to annex into the CFD as a means to fund the services and facilities provided to address the additional growth and associated impacts. Funding is collected by the levying of an annual special tax at a rate that was previously set when the CFD was formed (\$891.57/single family residential parcel, \$445.78/multi-family residential unit and \$6,595.61/acre nonresidential parcels (in FY 2023/24 dollars)). Parcels are eligible to be levied the special tax the fiscal year following issuance of a building permit.

The proposed boundary and development project of the area to be annexed under Annexation#15 is shown as Exhibit "A" to the attached resolution and includes 59 single-family units.

The property owners within the annexation boundary will be sent a "Waiver and Consent" form, along with the special election ballot to cast their vote. Consent of the property owners will allow the City to shorten the minimum time requirements relative to the annexation process and procedures. A two-thirds majority vote is required to annex the property and levy the special tax. Prior to the conclusion of the Public Hearing and election on April 9, 2024, all ballots must be cast.

**CITY COUNCIL STRATEGIC INITIATIVE**

Not Applicable.

**PREVIOUS ACTION**

Previous Action by the City Council is included on Attachment 1.

**DATE OF NOTICE**

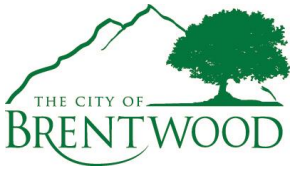
Not Applicable.

**ENVIRONMENTAL DETERMINATION**

Not Applicable.

**ALTERNATIVE OPTION(S)**

1. Do not approve the Annexation #15 Boundary Map to include the two new residential development projects into CFD No.5.
2. Require the development projects to provide an alternate means of funding for City services and facilities provided to additional development.



**CITY COUNCIL AGENDA ITEM NO. F.5  
02/27/2024**

**ATTACHMENT(S)**

1. Previous Action
2. Citywide CFD Exhibit
3. Resolution Approving Annexation #15 with Boundary Map
4. Resolution of Intention to Annex Territory and set Public Hearing