



SUBJECT: Annexation #16 to Community Facilities District No. 5.

DEPARTMENT: Engineering

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

TITLE/RECOMMENDATION

Adopt a Resolution approving Annexation #16 Boundary Map for City of Brentwood ("City") Community Facilities District ("CFD") No. 5.

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 August 13, 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 \$177,412 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



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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#16 is shown as Exhibit "A" to the attached resolution. The annexation includes 63 single-family homes developed by Trumark Homes south of Apricot Way (Trailside Trumark), 94 single-family homes developed by Meritage Homes along Hanson Lane, 5 single-family homes developed by Leeanne and Joseph Alfaro along Lone Tree Way (Trinity Estates), and 23 commercial acres developed by Costco.

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 August 13, 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.



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ALTERNATIVE OPTION(S)

1. Do not approve the Annexation #16 Boundary Map to include the four new 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.

ATTACHMENT(S)

1. Previous Action
2. Citywide CFD Exhibit
3. Resolution Approving Annexation #16 with Boundary Map
4. Resolution of Intention to Annex Territory and set Public Hearing