



**STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: May 19, 2025
REPORT # Public Works-2025-30**

AGENDA ITEM: A RESOLUTION APPROVING THE ANNEXATION OF THE 1940 AIRWAY DRIVE PROJECT INTO COMMUNITY FACILITIES DISTRICT #4 ANNEXATION NO. 61 (PUBLIC FACILITIES SERVICES)

DEPARTMENT: Public Works

DEPARTMENT HEAD: William Via, Public Works Director

STAFF CONTACT: Dillon Albert, Assistant Engineer

RECOMMENDED ACTION: Adopt a resolution approving the annexation of the 1940 Airway Drive Project into CFD#4.

DISCUSSION: In 2014, Section 53340 of the Mello-Roos Act (the “Act”) was amended to allow parcels to be annexed into an existing Communities Facilities District with the unanimous approval of property owners in the impacted area. The change introduced an economical, streamlined, and creative solution to providing public improvement maintenance services for development projects. The 1940 Airway Drive Project will be included in Community Facility District No. 4 under this streamlined process. This is the 61st project to be annexed to CFD No. 4 since its creation in 2014.

The 1940 Airway Drive Project was approved by the planning commission with a condition of approval that the owner consents to include the project in the City’s CFD No. 4. The owner has executed a “Unanimous Approval” document agreeing to this action.

FISCAL IMPACT: The property owners will pay all costs associated with including their project in CFD No. 4, and the special taxes collected by CFD No. 4 will pay for maintenance of the public facilities for the project. Rates may vary by project as the actual cost of services for and services provided to each annexation area may be different. The maximum Special Tax for Fiscal Year 2024-25 for all parcels of Developed Property in Tax Zone 1 shall be \$1,890.60 per acre. The project site is 1.63 acres and the estimated revenue for Fund 712 is \$3,081.67. On July 1, 2025, and each July 1 thereafter, the maximum special tax for Developed Property shall be increased by the amount equal to the percentage change in the Consumer Price Index.

PREVIOUS COUNCIL OR COMMISSION ACTION:

February 25, 2021 – Planning Commission approved Site and Architectural Review 2020-10 (PC Resolution 2021-4)

February 25, 2021 - Planning Commission approved Conditional Use Permit 2021-1 (PC Resolution 2021-5)

CEQA: This Annexation does not constitute a project under the California Environmental Quality Act (CEQA) and review under CEQA is not required.

ATTACHMENTS:

1. Resolution 1940 Airway Drive Project CFD 4
2. Power of Attorney
3. 1940 Airway Dr. CFD 4 Documents