



**STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: August 4, 2025
REPORT # Public Works-2025-42**

AGENDA ITEM: A RESOLUTION APPROVING THE ANNEXATION OF 1901 LANA WAY PROJECT INTO COMMUNITY FACILITIES DISTRICT #4 ANNEXATION NO. 62 (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 1901 Lana Way 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 1901 Lana Way Project will be included in Community Facility District No. 4 under this streamlined process. This is the 62nd project to be annexed to CFD No. 4 since its creation in 2014.

The 1901 Lana Way 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 2025-26 for all parcels of Developed Property in Tax Zone 1 shall be \$1,941.44 per acre. On July 1, 2026, 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:

September 22, 2022 – Planning Commission approved Site and Architectural Review 2021-12 (PC Resolution 2022-14)

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 1901 Lana Way Project CFD 4
2. 1901 Lana Way CFD 4 Documents