



**STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: November 3, 2025
REPORT # Public Works-2025-57**

AGENDA ITEM: A RESOLUTION APPROVING THE ANNEXATION OF THE ANNOTTI LANDING SUBDIVISION, TRACT 363 INTO COMMUNITY FACILITIES DISTRICT #4 ANNEXATION NO. 64 (PUBLIC FACILITIES SERVICES)

DEPARTMENT: Public Works

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Dillon Albert, Assistant Engineer

RECOMMENDED ACTION: Adopt a resolution approving the annexation of the Annotti Landing Subdivision, Tract 363 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 Community 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 Annotti Landing Subdivision will be included in Community Facility District No. 4 under this streamlined process. This is the 64th project to be annexed to CFD No. 4 since its creation in 2014.

The Annotti Landing Subdivision was approved by the planning commission with a condition of approval that the developer consents to the annexation of the subdivision into the City's Community Facility District No. 4. The final map that was recorded includes an owner's consent statement with regard to their participation with the Community Facilities District No. 4. The developer / owners have each executed a "Unanimous Approval" 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 8 shall be \$138.38 per single family dwelling unit and \$86.98 per multifamily dwelling unit. The project consists of 14 multifamily dwelling units. 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:

August 27, 2020 – Planning Commission approved Vesting Tentative Map 2020-1 (PC Resolution 2020-15)

August 27, 2020 – Planning Commission approved Site and Architectural Review 2020-9 (PC Resolution 2020-16)

September 22, 2022 – Planning Commission approved a one-year extension for Vesting Tentative Map 2020-1 (PC Resolution 2022-16)

February 22, 2024 – Planning Commission approved appeal number 2024-1 related to the expiration of Site and Architectural Review 2020-9

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 Annotti Landing CFD 4
2. Annotti Landing CFD 4 Documents signed