



**STAFF REPORT  
HOLLISTER CITY COUNCIL  
MEETING DATE: November 3, 2025  
REPORT # Public Works-2025-58**

**AGENDA ITEM: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED BOUNDARY OF THE ANNOTTI LANDING SUBDIVISION, TRACT 363 FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 5 ANNEXATION NO. 27 (POLICE AND FIRE 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#5.

**DISCUSSION:** On June 18, 2018, the Council of the City of Hollister passed, approved and adopted Resolution No. 2018-197, establishing the formation of Community Facilities District No. 5 (“CFD No. 5” or the “District”). Per the Resolution of Formation of CFD No. 5, the types of public services, including all expenses incidental thereto, authorized to be financed with special tax proceeds of the District are described as follows:

Police protection services to protect and safeguard life and property and fire protection and suppression services, including obtaining, furnishing, operating and maintaining fire suppression and police equipment or apparatus and the payment of salaries and benefits of firefighting and police personnel, or both, to the extent that they are in addition to those provided in the territory of the District before the District was created.

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 (CFD) at special tax rates sufficient to fund maintenance to the annexed area and with the unanimous approval of property owners in the area to be annexed. This change introduced an economical, streamlined and creative solution to providing public services for development projects. The Annotti Landing Subdivision will be included in Community Facility District No. 5 under this streamlined process. This is the 27<sup>th</sup> project to be annexed to CFD No. 5 since its creation in 2018.

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. 5. The final map that was recorded includes an owner’s consent statement with regard to their participation with the Community Facilities District No. 5. 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. 5, and the special taxes collected by CFD No. 5 will pay for Police and Fire Services for the subdivision. 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 which may be levied is \$990.44 per single family unit and \$811.52 per multifamily unit. The project consists of 14 multifamily dwelling units. On July 1, 2026, and each July 1 thereafter, the maximum special tax for Developed Residential units 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 5
2. Annotti Landing CFD 5 Documents signed