

OAKLEY



CALIFORNIA

Agenda Date: 1/10/2017

Agenda Item: 3.6

STAFF REPORT

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Date: Tuesday, January 10, 2017
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer
SUBJECT: Postponing the Election and Ratification of the Election to create Zone 161 within the Oakley Special Police Tax Area Minor Subdivision MS 16-979 (Southwest corner of Laurel Road and Empire Avenue)

Background and Analysis

On August 9, 2016, the City Council adopted Resolution No. 127-16 which conditionally approved the Tentative Map for Minor Subdivision MS 16-979 (Assessor Parcel Number 053-071-053) to construct a self-storage facility including a convenience store with a six multi-product dispenser fueling station with canopy located at 3979 Empire Road (southwest corner of Empire Avenue and Laurel Road) consisting of two proposed parcels.

The Conditions of Approval for Minor Subdivision MS 16-979 require the property owners to augment the financial impact that their development project has on the City's police services budget. The City of Oakley previously formed the Oakley Special Police Tax Area District that authorizes the levy of an annual special tax on parcels to augment their financial impact to the City's police services budget. The property owners for Minor Subdivision MS 16-979 have requested that the City assist with annexing Minor Subdivision MS 16-979 into the Oakley Special Police Tax Area.

On December 13, 2016, the City Council adopted Resolution No. 182-16 creating Oakley Special Police Tax Area Zone 161 and introduced Ordinance No. 24-16 setting an election date for January 10, 2017 to be conducted by the City Clerk via a mail ballot election. The vote was then to be ratified at the January 24, 2017 regular City Council meeting, at which time the ordinance would have taken effect assuming a favorable vote.

Assessor Parcel Number (APN) 053-071-053 is currently owned by the Contra Costa County Water District. The property owners developing the two proposed parcels expect to finalize the purchase of the property (APN 053-071-053) in February of 2017 and have requested that the election date and the Council meeting ratifying the election be tentatively postponed to dates soon thereafter in March of 2017.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicants have funded all costs associated with the annexation of Zone 161 to the Oakley Special Police Tax Area. The FY 2016-17 special tax rate for both use code 32 (small grocery store) and use code 55 (public storage) is \$3,006.56/parcel. Therefore, successful creation of the zone is expected to provide up to \$6,013.12 (in FY 2016-17 dollars) in revenue annually. The taxes can be collected on the property tax rolls commencing in FY 2017-18.

Recommendation

Staff recommends that the election date and City Council meeting ratifying the election that were previously set for January 10, 2017 and January 24, 2017 respectively, be tentatively postponed to dates in March of 2017 to allow the property owners developing Minor Subdivision MS 16-979 time to finalize the purchase of APN 053-071-053.

Conclusion

In order to proceed with the successful creation of Zone 161 within the Oakley Special Police Tax Area, staff recommends that the election date and City Council meeting ratifying the election that were previously set for January 10, 2017 and January 24, 2017 respectively, be tentatively postponed to dates in March of 2017 to allow the property owners developing Minor Subdivision MS 16-979 time to finalize the purchase of APN 053-071-053.

Attachments

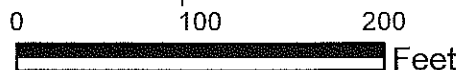
1. Exhibit A - Diagram

EXHIBIT A - BOUNDARY MAP
CITY OF OAKLEY SPECIAL POLICE TAX AREA ZONE 161
CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



Laurel Rd

Assessor Parcel Number
053-071-053

Empire Ave



Legend

-  Zone 161 Boundary
-  Parcel Lines