



Public Hearing:

CFD No. 2019-1, Tax Zone 29 Amendment: TR 17329 (Verdemont Ranch 20, LLC)

Presented By: Spicer Consulting Group



Public Hearing on CFD 2019-1 Tax Zone 29 Amendment

Recommended Action:

1. City Council initiate amendment of special tax rates to City of San Bernardino Community Facilities District No. 2019-1 (Maintenance Services) tax zone 29 ("CFD No. 2019-1" or "CFD") by taking the following actions:
 - a. Hold public hearing,
 - b. Adopt a Resolution calling the election,
 - c. Hold a special landowner election and canvass the election,
 - d. Adopt a Resolution declaring results of special landowner election;and
2. Upon approval of the preceding resolutions, Introduce, read by title only, and waive further reading of Ordinance No. MC-_____ amending Ordinance No MC-1522 and levying and apportioning the special tax in CFD No. 2019-1 (as it now exists and will exist in the future); and
3. Schedule the adoption of the Amended Ordinance for September 18, 2024.



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Discussion:

- The Property Owner, Verdemont Ranch 20, LLC, has requested the City assist them in amending the special taxes within CFD No. 2019-1 Tax Zone 29 to cover the additional costs associated with including additional slopes and open space with the maintenance of Public Improvements.
- The proposed project will include 20 detached single-family lots. The development was fully approved on September 22, 2020.
- The area proposed within Annexation No. 28 includes one (1) parcel, APN 0348-111-51.
- On July 17, 2024, the City Council adopted Resolution No. 2024-152, a Resolution of Intention to amend the special tax rates of CFD No. 2019-1 Tax Zone 29 and hold a Public Hearing on September 4, 2024. The property owner consented to waiving certain time restriction and conduct the election the same night. The proposed maximum annual tax of \$954 per unit for Special Tax A will be included in CFD No. 2019-1 as Tax Zone 29.
- The maximum annual tax is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2%.



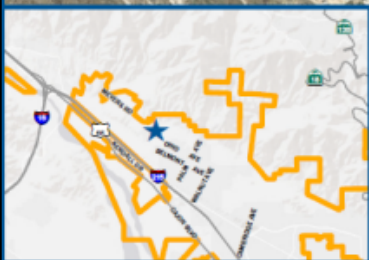
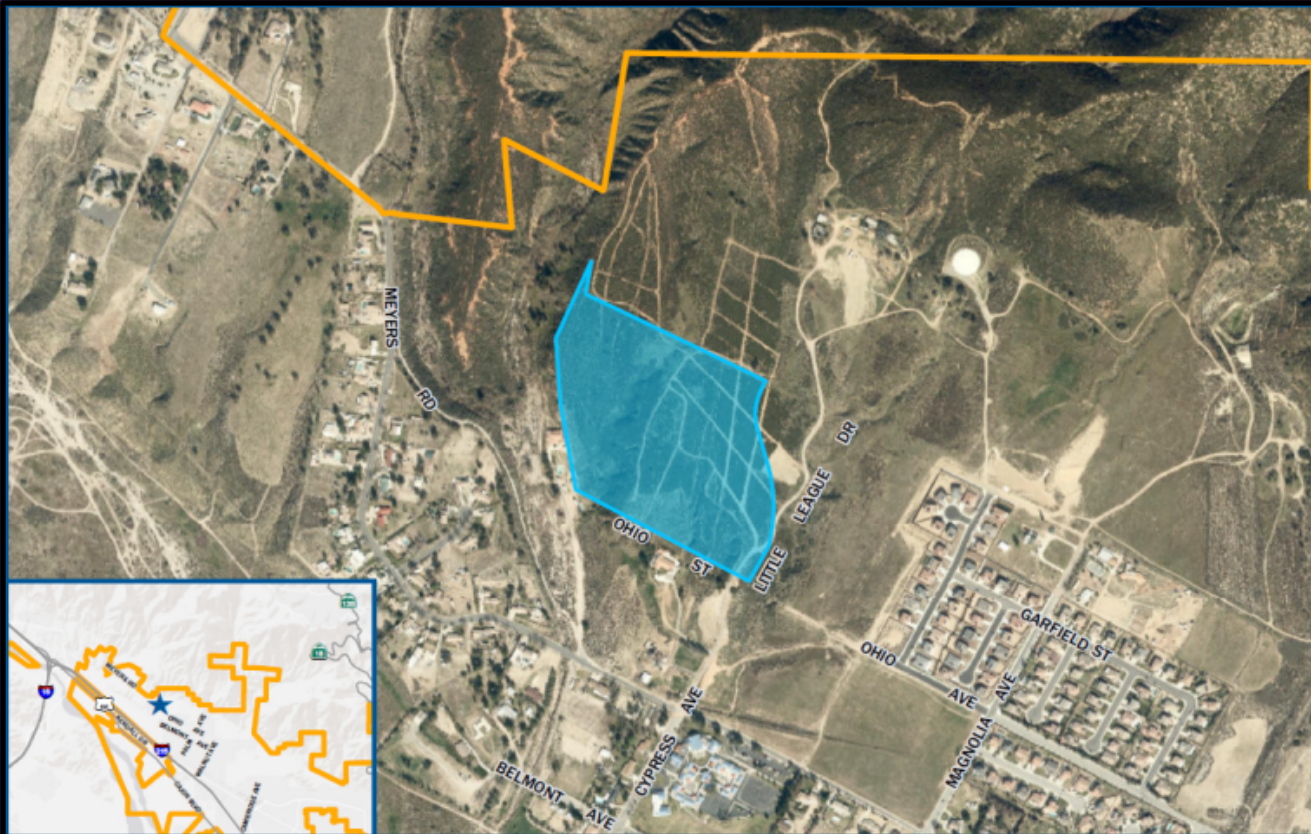
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Discussion (Cont.):

- The services, which may be funded with proceeds of the special tax include but are not limited to:
 - All costs attributable to Maintenance of median landscaping and other public improvements installed within the public rights-of-way
 - Public lighting including streetlights and traffic signals,
 - Maintenance of streets, including pavement management, and street sweeping,
 - Maintenance and operation of water quality improvements including storm drainage and flood protection facilities
 - In addition to the costs of the forgoing services, proceeds of the special tax may be expended to pay administrative expenses and for the collection of reserve funds.



Project Location



- The property is located at the intersection of Ohio Street and N Little League Drive
- Ward: Fifth Ward



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Fiscal Impact:

- It is anticipated that at build-out the total Special Tax A revenues to pay for maintenance costs will be approximately \$19,064. All costs associated with the annexation are borne by the Developer. There is no fiscal impact to the City's General Fund.



Questions?