



Public Hearing

CFD No. 2019-1 Annexation No. 21:

The Landing @ San Manuel (SBABP IV, LLC)

APN 0136-371-36, -37, -40, -43

Presented by Alex Qishta, City Engineer



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Recommended Action

1. City Council initiate annexation of territory to City of San Bernardino Community Facilities District No. 2019-1 (Maintenance Services) ("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 an Ordinance 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 January 18, 2023.



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Discussion

- The Property Owner, SBABP IV, LLC, has requested the City assist them in annexing territory into CFD No. 2019-1 to cover the costs associated with the maintenance of Public Improvements.
- The area proposed within Annexation No. 21 includes four parcels, APNs 0136-371-36, -37, -40, -43.
- On October 19, 2022, the City Council adopted Resolution No. 2022-223, a Resolution of Intention to annex these properties into CFD No. 2019-1 and to hold the Public Hearing on December 7, 2022.



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Discussion (Cont.)

- The proposed maximum annual tax of \$807 per acre will be included in CFD No. 2019-1 as Tax Zone 22.
- The maximum annual tax is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2%.



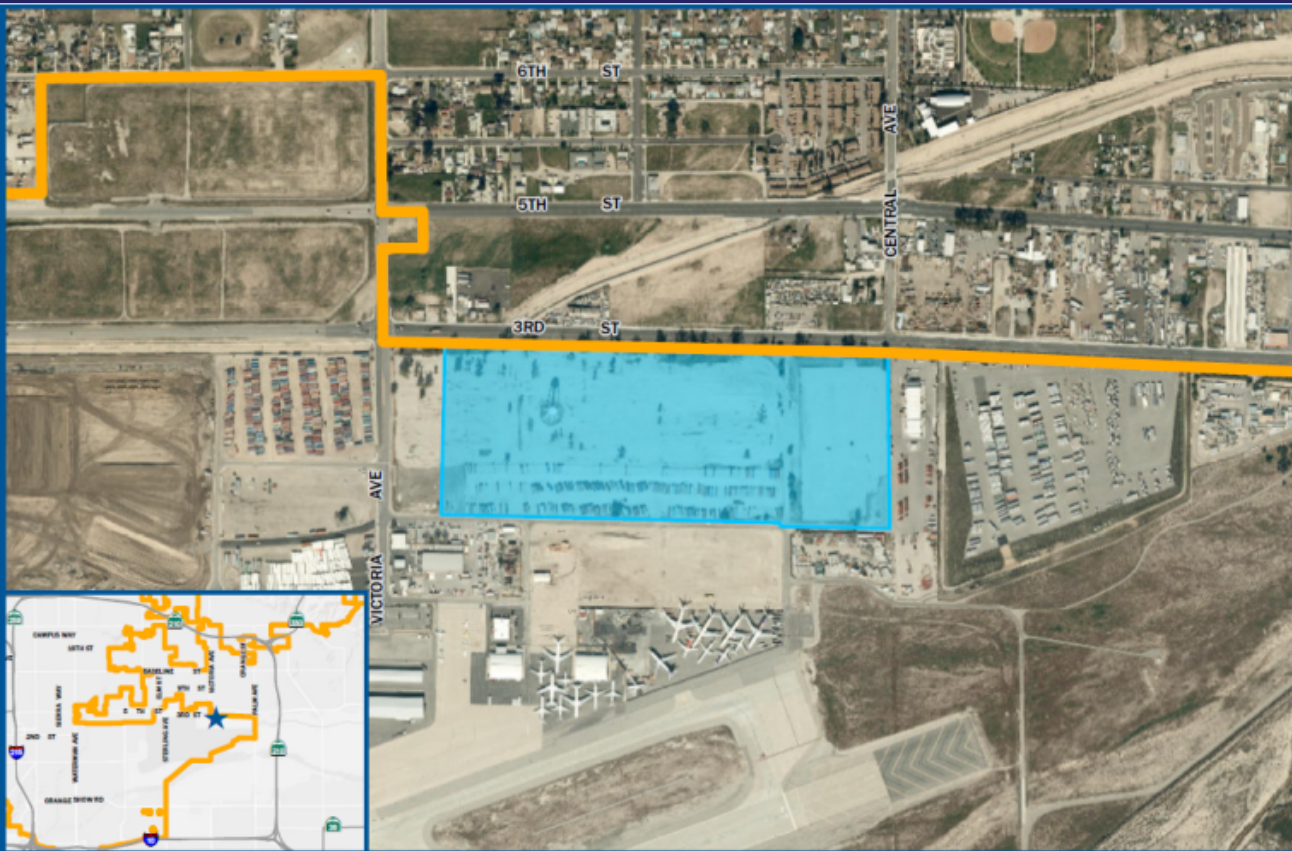
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Discussion (Cont.)

- The services, which may be funded with proceeds of the special tax include:
 - All costs attributable to Maintenance of median landscaping and other public improvements installed within the public rights-of-way
 - Public lighting including street lights 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





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Fiscal Impact

- It is anticipated that at build-out the total Special Tax revenues to pay for maintenance costs will be approximately \$22,400. All costs associated with the annexation is borne by the Developer. There is no fiscal impact to the City's General Fund.



Questions?