

**PETITION TO THE CITY COUNCIL OF THE CITY OF SAN BERNARDINO  
REQUESTING ANNEXING TERRITORY INTO A COMMUNITY FACILITIES DISTRICT  
NO. 2019-1 OF THE CITY OF SAN BERNARDINO AND A WAIVER WITH RESPECTS  
TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY  
FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES  
THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE  
COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of San Bernardino, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2019-1 (Maintenance Services) (the "Community Facilities District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District as described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the creation of the Community Facilities District or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2019-1 of the portion of the incorporated area of the

City of San Bernardino or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 20<sup>th</sup> day of October, 2022.

Pacific West Company

Ann Lau, Individual

By: 

Name:

Title:

Faye Lee  
General Partner

OWNER'S PROPERTY: Tract No. 20495

OWNER'S MAILING ADDRESS:

26621 Lightfoot Place  
Rancho Palos Verdes, CA 90275

By: 

Name: Ann Lau

Title: Owner / Authorized Signer

OWNER'S PROPERTY: Tract No. 20495

OWNER'S MAILING ADDRESS:

4093 Yale St, Yorba Linda CA  
92886

Hanhxing Li, Individual

Chenmei Cheng, Individual

By: 

Name: Hanhsing Li

Title: Owner / Authorized Signer

OWNER'S PROPERTY: Tract No. 20495

OWNER'S MAILING ADDRESS:

29310 Richardson Ct, Highland CA 92346

By: 

Name: Chenmei Cheng

Title: Owner / Authorized Signer

OWNER'S PROPERTY: Tract No. 20495

OWNER'S MAILING ADDRESS:

332 Maydee St, Monrovia CA 91016

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
SAN BERNARDINO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of San Bernardino

**INSERT EXHIBIT A: BOUNDARY DESCRIPTION**

Ptn. E.1/2, Sec.29, T.1N.,R.3W., S.B.B.&M.

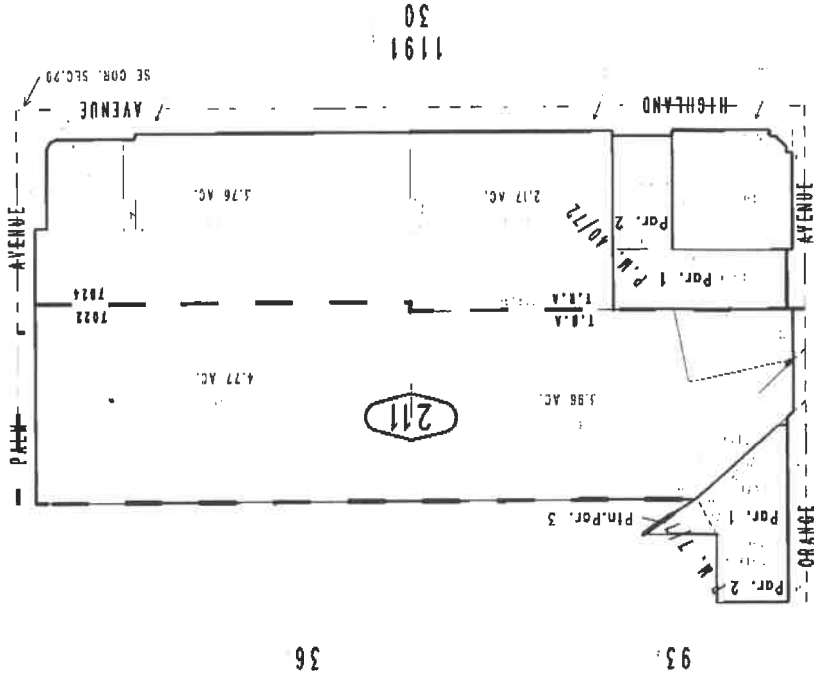
City of San Bernardino 0285-21  
Tax Rate Area  
7022,7024

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY



1199  
08

1199



19

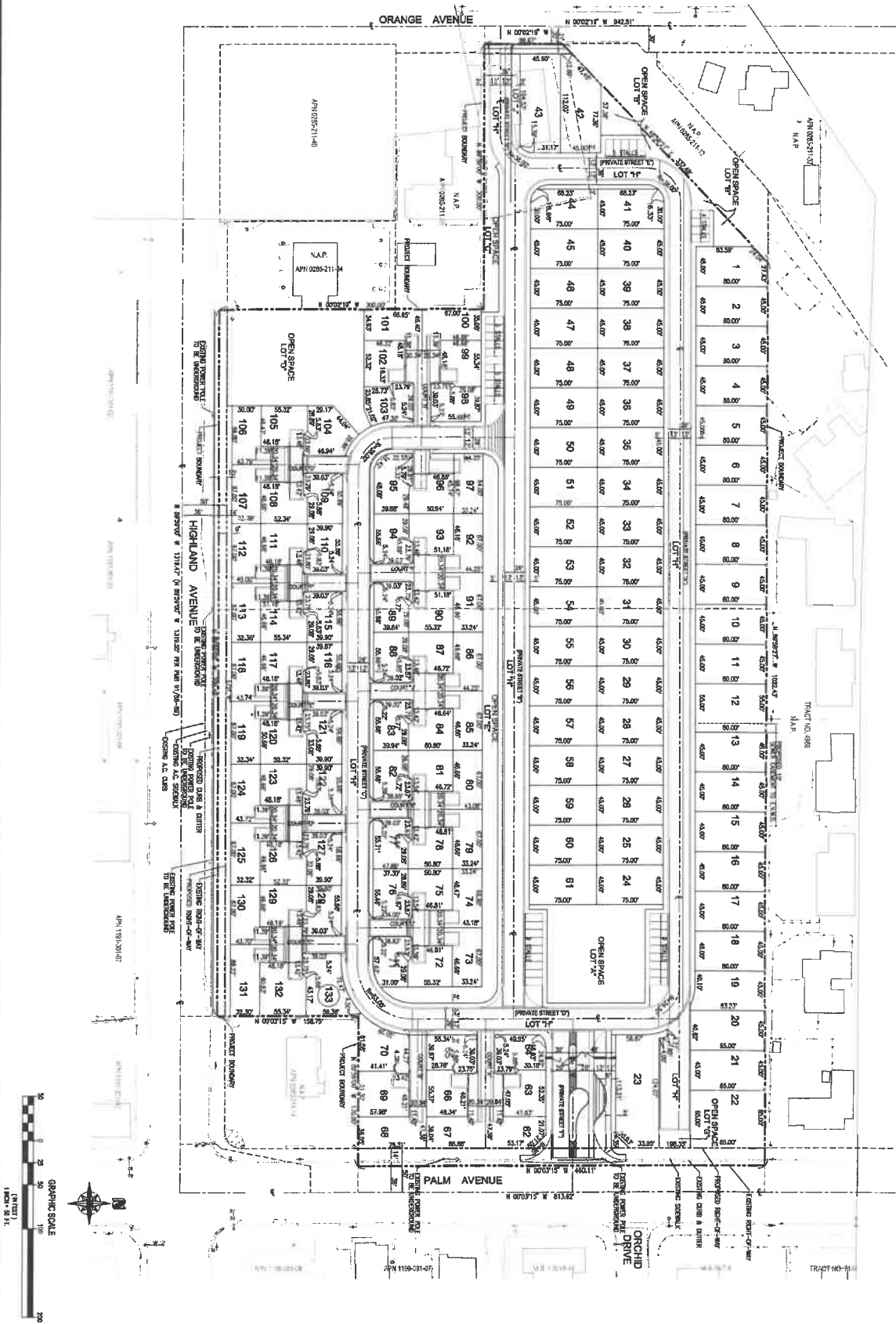
REVISED  
07/27/03 L4  
07/27/03 L4-MC

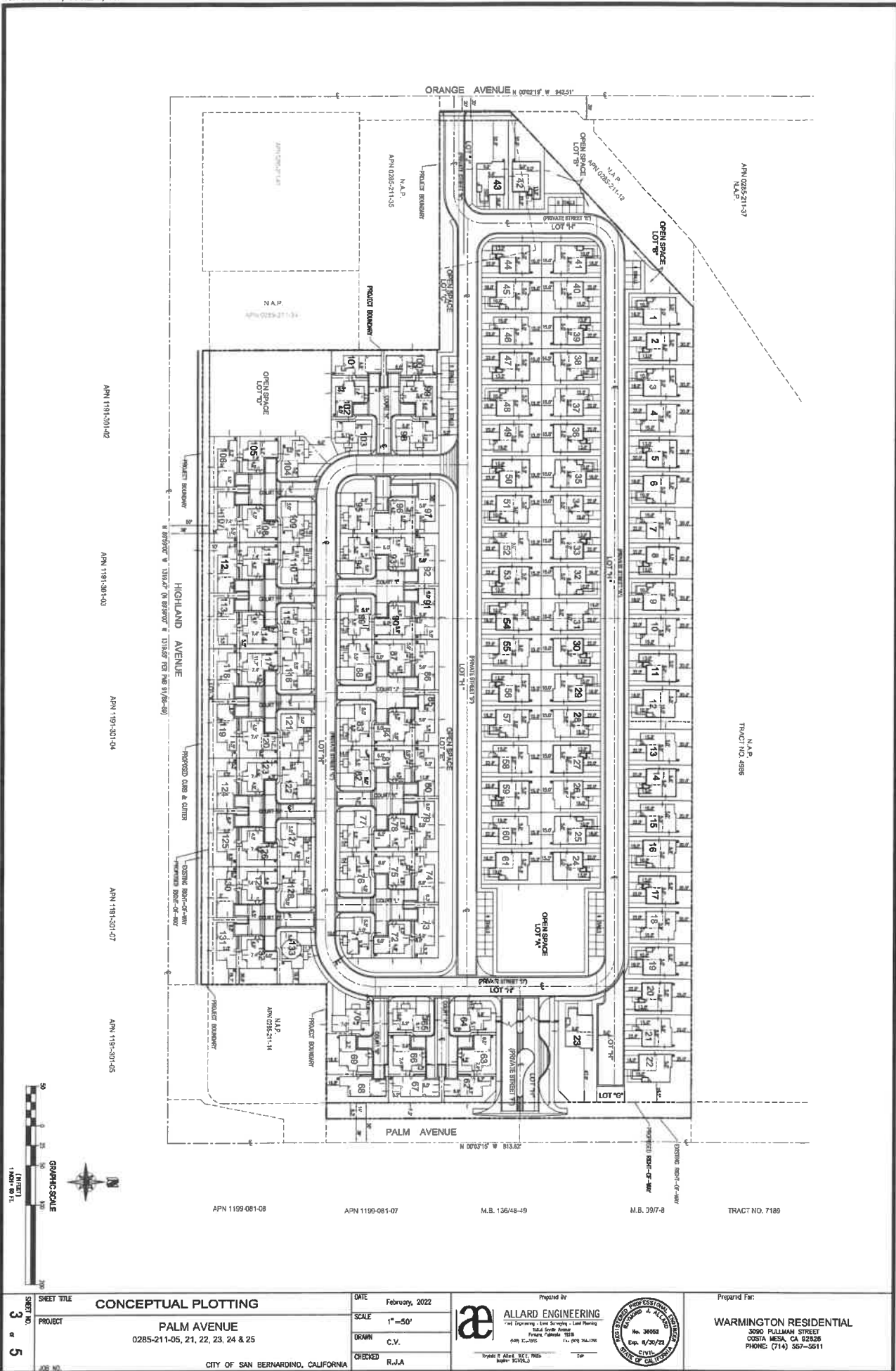
Assessor's Map  
Book 0285 Page 21  
San Bernardino County

December 2004

**INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP**




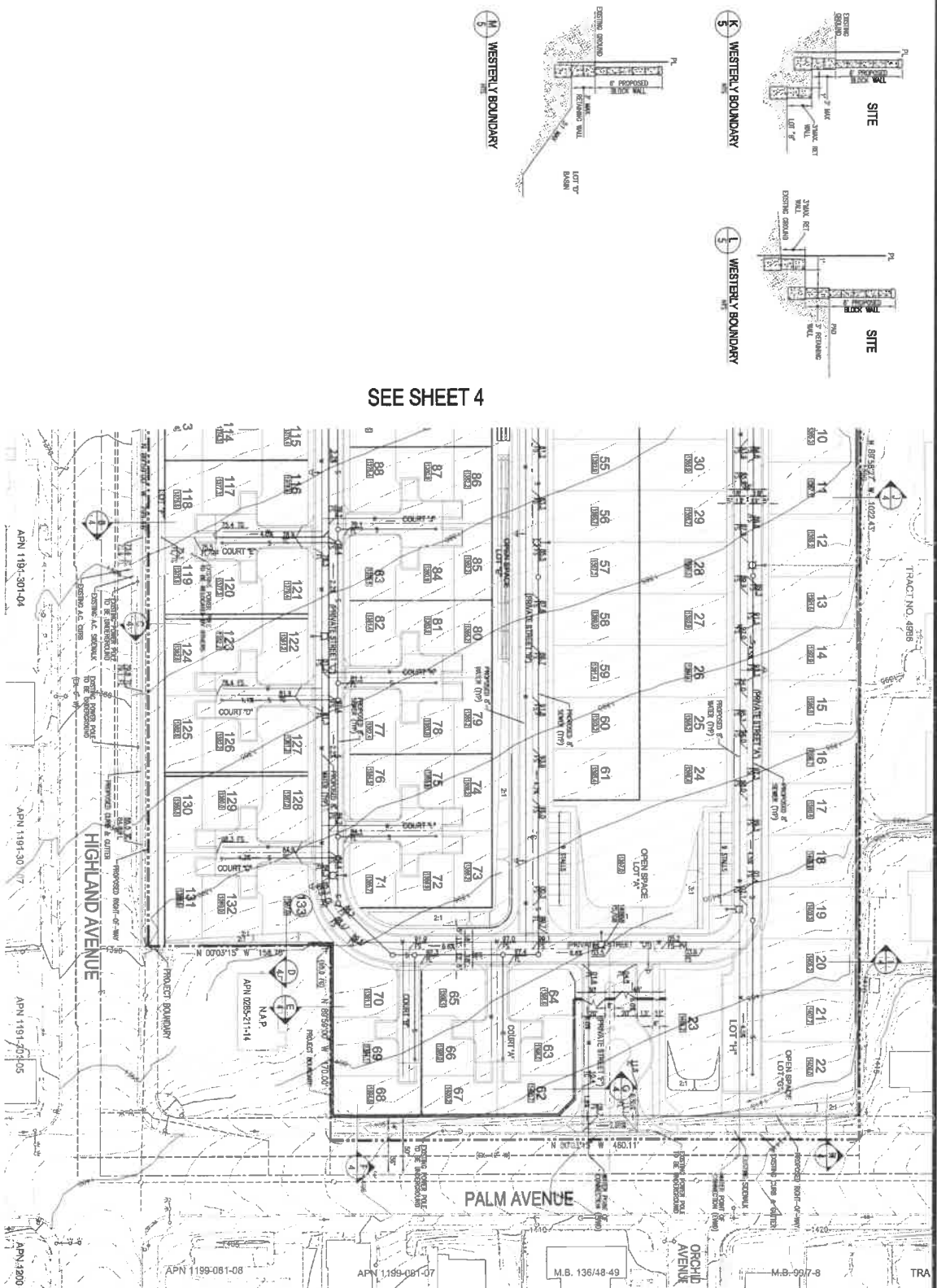




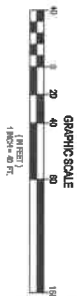




SHEET NO. <b>4</b> OF <b>5</b>	SHEET TITLE <b>CONCEPT GRADING &amp; UTILITY</b>	DATE February, 2022	Prepared By:  <b>ALLARD ENGINEERING</b> Civil Engineering - Land Surveying - Land Planning 1644 South Arroyo Avenue Pasadena, California 91105 (818) 799-1515 Fax: 799-254-1795		Prepared For:
	PROJECT <b>PALM AVENUE</b> <b>0285-211-05, 21, 22, 23, 24 &amp; 25</b>	SCALE <b>1"=40'</b>			<b>WARMINGTON RESIDENTIAL</b> 3000 PULLMAN STREET COSTA MESA, CA 92626 PHONE: (714) 957-5511
	CITY OF SAN BERNARDINO, CALIFORNIA	DRAWN C.V.	CHECKED R.J.A.		



SEE SHEET 4



SHEET TITLE: CONCEPT GRADING & UTILITY

PROJECT: PALM AVENUE  
0285-211-05, 21, 22, 23, 24 & 25

CITY OF SAN BERNARDINO, CALIFORNIA

DATE: February, 2022  
SCALE: 1"=40'  
DRAWN: C.V.  
CHECKED: R.J.A.



ALLARD ENGINEERING  
1421 E. Highway 91 - Suite 200 - San Bernardino, CA 92415  
Tel: 951-261-1111 Fax: 951-261-1112



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