

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

July 23, 2024

FROM

NOEL CASTILLO, Director, Department of Public Works – Special Districts

SUBJECT

Public Hearing Regarding Annexation No. 15 to Community Facilities District 2010-1 (East Valley) for Streetlight Services

RECOMMENDATION(S)

1. Conduct a public hearing to:
 - a. Adopt **Resolution No. 2024-116** declaring the Board of Supervisor's intention to annex Assessor's Parcel Number 0292-071-61-0000 into Community Facilities District 2010-1 (East Valley).
 - b. Adopt **Resolution No. 2024-117** calling for a special mailed ballot election of the property owner of Assessor's Parcel Number 0292-071-61-0000, in accordance with California Government Code section 53339.7, regarding the proposed annexation of this parcel into Community Facilities District 2010-1 (East Valley).
2. Adopt **Resolution No. 2024-118**:
 - a. Declaring the results of the special mailed ballot election and ordering the annexation of Assessor's Parcel Number 0292-071-61-0000 into Community Facilities District 2010-1 (East Valley), making this parcel subject to the annual special tax for streetlight services.
 - b. Directing the Clerk of the Board of Supervisors to cause the recordation of Annexation No. 15 boundary map with the San Bernardino County Recorder.
 - c. Directing the Clerk of the Board of Supervisors to cause the preparation and recordation of the notice of special tax lien with the San Bernardino County Recorder within 15 days.

(Presenter: Noel Castillo, Director, 387-7906)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost) as First Industrial Realty (Developer) is paying for all costs related to the proposed annexation.

Each parcel annexed into Community Facilities District (CFD) 2010-1 (East Valley) is subject to a special tax in accordance with the rate and method of apportionment of the special tax previously approved for CFD 2010-1. Beginning in 2025-26, the amount of annual revenue from the special tax on Assessor's Parcel Number 0292-071-61-0000 (Property) will be \$2,088. This amount shall increase annually by the percentage increase in the Consumer Price Index for Los Angeles-Riverside-Orange County or by 2.5%, whichever is greater. The special tax will be

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assessed and collected through the annual property tax roll, with the revenue being used to fund the ongoing energy cost of nine LED streetlights.

BACKGROUND INFORMATION

The Department of Public Works – Special Districts (Department) administers several community facilities districts within the county. CFD 2010-1 provides streetlights services for 82 existing parcels in the unincorporated area of the County adjacent to the City of Redlands, known as “the Donut Hole,” north of East Lugonia Avenue between the 210 Freeway and California Street. Costs to operate and maintain the streetlights are funded through special taxes assessed on parcels within CFD 2010-1.

The Developer is the sole owner of the Property and has requested that this parcel be annexed into CFD 2010-1. The parcel, which is within the Donut Hole area, contains 23.33 acres that the Developer would like to develop into a 462,037 thousand square-foot high-cube warehouse and logistics center. The Department has been collaborating with the Developer to ensure that the streetlight planning requirements of the development are met and financing for the streetlight services are provided on a long-term basis. The Developer has executed a waiver and consent form that requests annexation and waives various time periods and mailed ballot voting/election-related requirements in order to expedite approval of this annexation.

Approval of the recommended actions will annex the Property into CFD 2010-1 and subject this parcel to the special tax of CFD 2010-1. These recommendations align with the goal of ensuring development of well-planned, balanced and sustainable county by providing financing of streetlight services for new development that will promote economic growth in the community.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by Auditor-Controller/Treasurer/Tax Collector (Franciliza Zyss, Chief Deputy, 382-3176) on June 21, 2024; County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on June 11, 2024; Finance (Carl Lofton, Administrative Analyst, 387-4222) on July 5, 2024; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on July 8, 2024.

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Hearing Opened
Public Comment: None
Hearing Closed

APPROVED REC. NO. 1

Moved: Joe Baca, Jr. Seconded: Curt Hagman
AYE: Col. Paul Cook (Ret.), Dawn Rowe, Curt Hagman, Joe Baca Jr.
ABSENT: Jesse Armendarez

APPROVED REC. NO. 2

Moved: Joe Baca, Jr. Seconded: Curt Hagman
Ayes: Col. Paul Cook (Ret.), Dawn Rowe, Curt Hagman, Joe Baca, Jr.
Absent: Jesse Armendarez

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 23, 2024



cc: PW/SD – Shiley w/ map & notice of special tax lien for recording
File - Community Facilities Districts/2010-1 East Valley w/
resolutions
JLL 07/25/2024