

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

**May 6, 2025**

**FROM**

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

**SUBJECT**

Adoption of Ordinance to Levy Special Tax for Community Facilities District 2025-01 (Commerce Center II)

**RECOMMENDATION(S)**

1. Adopt **Ordinance No. 4486** authorizing the levy of special taxes for Community Facilities District 2025-1 (Commerce Center II), which was introduced on April 29, 2025, Item No. 89.
2. Accept developer deposit of \$178,765.49 for Community Facilities District 2025-1 (Commerce Center II) to fund the initial costs of maintenance operations and services associated with the first phase improvements.

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

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.  
Provide for the Safety, Health and Social Service Needs of County Residents.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). All costs associated with operation and maintenance of the Community Facilities District 2025-1 (Commerce Center II) will be paid for by the developer deposit in the amount of \$178,765.49 to fund the initial costs of maintenance operations and services associated with the first phase improvements. Any additional costs exceeding this amount will be covered by the first-year special tax for the district. The district is expected to collect a total of \$1,826,048.37 between the developer deposit and the 2025-26 special tax assessments.

**BACKGROUND INFORMATION**

The ordinance authorizing the levy of special taxes for Community Facilities District No. 2025-1 (Commerce Center II) was introduced on April 29, 2025 (Item No.89), and a public hearing was held. The recommendation before the Board of Supervisors (Board) is to adopt the ordinance on the Consent Calendar. The ordinance authorizes the levy of a special tax to fund the specific services outlined in Exhibit "B" of the Resolution of Intention No. 2025-16, previously approved by the Board on March 25, 2025 (Item No. 45).

In connection with the formation of the Community Facilities District, the developer will provide a deposit in the amount of \$178,765.49, to fund the initial costs of maintenance operations and services associated with the first phase improvements. This funding will support maintenance activities until sufficient special tax revenues are collected through the Community Facilities District.

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District 2025-01 (Commerce Center II)  
May 6, 2025**

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on April 30, 2025; Finance (Amanda Trussell, Principal Administrative Analyst, 387-4773) on April 16, 2025; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on April 21, 2025.

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District 2025-01 (Commerce Center II)  
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

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

Lynna Monell, CLERK OF THE BOARD

BY  \_\_\_\_\_  
DATED: May 6, 2025



cc:   File - Public Works/Special Districts w/ ordinance  
JLL   05/6/2025