



Legislation Text

File #: 2023-0923, Version: 1

Report to Mayor and City Council

Tuesday, December 05, 2023

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER RESOLUTION NO. 23-188, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 17 (SANDHILL WAREHOUSE AT FORMER YOPLAIT) FOR PROPERTY LOCATED AT 1055 SANDHILL AVENUE (APN: 7319-001-034) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

I. SUMMARY

On November 7, 2018, the City Council adopted Resolution No. 18-119 establishing the City of Carson Community Facilities District No. 2018-01 ("CFD No. 2018-01") (Maintenance and Services) and Future Voluntary Annexation Areas. With the formation of CFD No. 2018-01 complete, projects in the city-wide Future Voluntary Annexation Areas are now able to be annexed into CFD No. 2018-01. This action would authorize the annexation of the Sandhill warehouse (former Yoplait plant location) project at 1055 Sandhill Avenue (APN: 7319-001-034) ("Property") into CFD No. 2018-01 by unanimous consent of the property owner.

II. RECOMMENDATION

TAKE the following actions:

1. **OPEN** the public hearing, **TAKE** public testimony and accept any written and/or oral communications, and **CLOSE** the public hearing.
2. **WAIVE** further reading and **ADOPT** Resolution No. 23-188, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 17 (WAREHOUSE AT FORMER YOPLAIT PLANT) FOR PROPERTY LOCATED AT 1055 SANDHILL WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)", **AND**

3. RECEIVE and FILE the Unanimous Approval Consent Letter from Rexford Industrial - 1055 Sandhill, LLC

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

Project Description

The Property has historically been an industrial property. General Mills used the property from 1978 until March 2020 as a refrigerated yogurt production plant. The warehouse building includes approximately 119,500 square feet of warehouse space with 6,512 square feet of office space. The project involves the complete demolition and removal of the existing food processing facility and seven other associated structures currently existing on the site. The project was approved by the City Council on May 17, 2022, by adoption of Resolution No. 22-092.

CFD Annexation Discussion

When the City formed CFD No. 2018-01, certain properties including 1055 Sandhill Avenue (APN: 7319-001-034) were identified on the boundary map as being within the Future Voluntary Annexation Area. Pursuant to the Mello-Roos Community Facilities Act of 1982, Section 53311, et seq. of the California Government Code (the "Act"), this prior hearing allowed the Property to be annexed by unanimous consent of affected landowners of the Properties without holding a second public hearing and election of property owners.

On, November 8, 2023, the owner of the Property, Rexford Industrial - 1055 Sandhill, LLC, signed the Unanimous Approval Consent Letter (Exhibit No. B to Resolution No. 23-188) with the City for annexation into the CFD No. 2018-01. This City Council action would allow the Property to annex into the CFD No. 2018-01 to pay for ongoing services associated with the development. These ongoing services include all City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks. Should Council adopt Resolution No. 23-188 (Exhibit No. 1), the City Clerk, or designee, would be directed to record the Amendment No. 17 to Notice of Special Tax Lien (Exhibit No. 2) with the Los Angeles County Recorder's Office to effectuate the levying of special taxes on the property.

The Property will be taxed in accordance with Tax Zone No. 19 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to \$19,854.89 (\$3,429.17 per acre) annually. The amount is consistent with the calculation methodology used to determine the "Industrial Zone 1 - Local Truck / Truck Oriented Routes" rate from the city-wide Fiscal Impact Analysis report prepared by the City's CFD Consultant, NBS Government Finance Group.

V. FISCAL IMPACT

Annexation of the Property into CFD No. 2018-01 will increase the City's revenues by approximately \$3,429.17 per acre, which amounts to \$19,854.89 annually. The cost for the annexation is paid by the developer/owner pursuant to the City's Deposit System (Development Application Process). As a result, there is no immediate impact to the City's General Fund.

VI. EXHIBITS

1. Resolution No. 23-188 (pgs. 4-26)
2. Amendment No.17 to Notice of Special Tax Lien (pgs. 27-37)

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