CITY OF CARSON

Legislation Details (With Text)

File #:	2022-646	**Version:** 1	**Name:**	
Type:	Special Order		**Status:**	Agenda Ready
File created:	7/18/2022		**In control:**	City Council
On agenda:	8/2/2022		**Final action:**	

Title: PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-155, 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. 11 (CENTERPOINT WAREHOUSE) OF PROPERTY LOCATED AT 16627-35 AVALON BOULEVARD (APN: 6126-011-021, 6126-011-023, 6126-011-024) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit No. 1 - Resolution No. 22-155v2, 2. Exhibit No. 2 - Amendment No. 11 to Notice of Special Tax Lien

Date	Ver.	Action By	Action	Result

Report to Mayor and City Council

Tuesday, August 02, 2022

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-155, 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. 11 (CENTERPOINT WAREHOUSE) OF PROPERTY LOCATED AT 16627-35 AVALON BOULEVARD (APN: 6126-011-021, 6126-011-023, 6126-011-024) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

I. SUMMARY

On November 7, 2018, the City 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 CenterPoint warehouse project at 16627-35 Avalon Blvd (APN: 6126-011-021, 6126-011-023, 6126-011-024) ("Property") into CFD No. 2018-01 by unanimous consent of the

property owner.

II. RECOMMENDATION

TAKE the following actions:

1. **OPEN** the public hearing.

2. **TAKE** public testimony and accept any written and/or oral communications.

3. **CLOSE** the public hearing.

4. **WAIVE** further reading and ADOPT Resolution No. 22-155, "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. 11 (CENTERPOINT WAREHOUSE) OF PROPERTY LOCATED AT 16627-35 AVALON BOULEVARD (APN: 6126-011-021, 6126-011-023, 6126-011-024) WITHIN THE FUTURE ANNEXATION AREA"

5. **RECEIVE and FILE** the Unanimous Approval Consent Letter from CenterPoint Properties Trust.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

Project Description

The CenterPoint project includes demolishing the existing on-site buildings, carport, and parking areas. The existing on-site buildings consists of three light industrial buildings, constructed between 1959 and 1962 and associated parking areas. All previous tenants vacated the buildings in the fall of 2021.

The project was administratively approved on December 14, 2021 and will entail the construction of an approximately 39-foot-high, 112,223-square-foot warehouse building with associated surface parking and landscaping. Specifically, the building would consist of a 107,223-square-foot warehouse area and 5,000-square-foot office space. Twenty-three (23) truck loading docks would be located along the northern end of the building, and forty-six (46) trailer stalls would be provided in the northwestern corner of the site.

CFD Annexation Discussion

When the City formed CFD No. 2018-01, certain properties including the 16627-35 Avalon Blvd (APN: 6126-011-021, 6126-011-023, 6126-011-024) 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 July 11, 2022, the owner of the Property, CenterPoint Properties Trust, submitted an Executed Unanimous Approval Consent Letter (Exhibit No. B to Resolution No. 22-155) 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. 22-155 (Exhibit No. 1), the City Clerk, or designee, would be directed to record the Amendment No. 11 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. 11 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to $21,526.84 ($3,204.83 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 $3,204.83 per acre, which amounts to $21,526.84 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. 22-155 (pgs. 4-24)

2. Amendment No. 11 to Notice of Special Tax Lien (pgs. 25-35)

Prepared by: James Nguyen, Project Manager / Saied Naaseh, Director of Community Development