

## **YUCAIPA EIFD PUBLIC FINANCING AUTHORITY NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that, pursuant to Government Code Section 53398.66, the Yucaipa EIFD Public Financing Authority ("Public Financing Authority" or "PFA") will hold a Public Hearing in the City Hall Conference Room A located at 34272 Yucaipa Blvd., Yucaipa, CA 92399 at 3:00 P.M. on Monday, April 22, 2024. The Public Financing Authority will meet at the time and place stated above to answer questions and consider written and oral comments and objections related to the proposed Yucaipa Enhanced Infrastructure Financing District ("Yucaipa EIFD") and the draft Infrastructure Financing Plan ("IFP") prepared pursuant to Government Code Section 53398.63. This Public Hearing will be the third and final of three public hearings to consider the draft IFP, and the Public Financing Authority shall conduct a protest proceeding to consider whether the landowners and residents within the EIFD area wish to present oral or written protests against the adoption of the IFP. The Public Financing Authority shall consider all written and oral protests received before the close of the public hearing along with the recommendations, if any, of affected taxing entities, and shall terminate the proceedings or adopt the IFP subject to confirmation by the voters at an election called for that purpose. The Public Financing Authority shall terminate the proceedings if there is a majority protest. A majority protest exists if protests have been filed representing over 50 percent of the combined number of landowners and residents in the area who are at least 18 years of age. An election shall be called if between 25 percent and 50 percent of the combined number of landowners and residents in the area who are at least 18 years of age file a protest, and if less than 25 percent of the combined number of landowners and residents in the area who are at least 18 years of age file a protest, the PFA may adopt the IFP at the conclusion of the third public hearing.

The proposed Yucaipa EIFD is for the purpose of financing public capital facilities and infrastructure, as well as other specified projects of community-wide significance that provide significant benefits and promote economic development within the Yucaipa EIFD or the surrounding community, and for those facilities located outside the boundaries of the Yucaipa EIFD, which also have a tangible connection to the work of the Yucaipa EIFD. The Yucaipa EIFD is proposed to be used to finance public facilities, such as roadway improvements, water, sewer, and other utilities, parks, and/or other public improvements.

The proposed Yucaipa EIFD encompasses approximately 1,400 acres of land, representing approximately 7% of the total acres of land in the City limits. The Yucaipa EIFD includes three primary, non-contiguous development opportunity site areas in (1) College Village Overlay District, (2) Freeway Corridor Specific Plan area, and (3) a grouping of development opportunity parcels adjacent to the Freeway Corridor Specific Plan. The EIFD includes freeway-adjacent vacant land and underutilized parcels with significant potential for private investment where current and planned land use guidance support a diversity of uses promoting economic development of, and enhancement of quality of life within, the boundaries of the EIFD and the surrounding community. As described in the draft IFP, the financial arrangements include the proposed commitment by the City of Yucaipa of future incremental property tax revenues generated within the Yucaipa EIFD (no increase in property taxes or any other taxes for property owners, residents or businesses within or outside the Yucaipa EIFD boundaries). Proposed facilities, financial arrangements, and estimated fiscal impacts are described more specifically in the draft IFP. Documentation related to the Yucaipa EIFD, including a copy of the draft Boundary Map and draft IFP are available to review online at <https://yucaipa.gov/economicdevelopment/> ("EIFD" tab) and in person at City Hall, Office of the City Clerk, 34272 Yucaipa Blvd., Yucaipa, CA 92399. Documentation is also available by emailing [bmatlock@yucaipa.gov](mailto:bmatlock@yucaipa.gov) or calling 909-797-2489 Ext. 261.

All persons having any comments or objections to the draft IFP, the proposed Yucaipa EIFD, or the regularity of any of the prior proceedings, may appear before the Public Financing Authority at the aforementioned time and place to provide written or oral comments or objections to the Public Financing Authority. Each landowner and resident within the EIFD has a right to submit an oral or written protest before the close of the public hearing. *Any person having any comments or objections on the proposed Yucaipa EIFD may do as follows:*

1. *Attend In Person: Members of the public may participate in the PFA hearing by attending in-person at the City Hall Conference Room A located at 34272 Yucaipa Blvd., Yucaipa, CA 92399.*
2. *Submit Written Comments or Objections: Written comments or objections can be submitted to the PFA before or during the PFA hearing. Those written comments or objections will be made a part of the written record. Comments or objections may be submitted via email to [bmatlock@yucaipa.gov](mailto:bmatlock@yucaipa.gov), via mail to ATTN: Ben Matlock, 34272 Yucaipa Blvd., Yucaipa, CA 92399, or dropped off in person at the City Clerk's Office located at City Hall. Please identify "**Yucaipa EIFD**" in your comments.*

*NOTE: All members of the public are invited to attend the PFA hearing at the City Hall Conference Room A.*

This Notice constitutes the notice pursuant to Government Code Sections 53398.66(a), 53398.66(c)(1), and 53398.66(i)(3).

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