

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
3.8  
(ID # 8938)

**MEETING DATE:**

Tuesday, February 26, 2019

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Receive and File the Statement of the Election Official, Adoption of Resolution No. 2019-039 Declaring the Results of a Consolidated Special Election, Introduction of Ordinance No. 948 Authorizing the Levy of a Special Tax within CFD 18-2M (Golden Sunset) District 3; [\$0] (Clerk of the Board to Record Notice of Special Tax)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. With regard to the formation of Community Facilities District No. 18-2M (Golden Sunset) of the County of Riverside, receive and file the Statement of the Election Official regarding the Canvas of the Election for the Communities Facilities District;
2. Adopt Resolution No. 2019-039, a Resolution of the Board of Supervisors of the County of Riverside Declaring the Results of Consolidated Special Elections Within Community Facilities District No. 18-2M (Golden Sunset) of the County of Riverside;
3. Introduce, read title and waive further reading of proposed Ordinance No. 948, An Ordinance of the County of Riverside Authorizing the Levy of a Special Tax within Community Facilities District No. 18-2M (Golden Sunset) of the County of Riverside; and
4. Direct the Clerk of the Board to certify and record the Notice of Special Tax with the County Clerk.

**ACTION:Policy**

Robert Field, Assistant County Executive Officer/ECD 2/13/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: February 26, 2019  
xc: Transp., Recorder, COB

Kecia Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> CFD 18-2M (Golden Sunset) (100%)			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2019/2020

**C.E.O. RECOMMENDATION:** Approved

**BACKGROUND:**

**Summary**

The State Legislature enacted the Mello-Roos Act of 1982 to assist public agencies in financing certain public services and maintenance requirements. On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled "Land Secured Financing Districts" to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD). WFP Partners 2, LLC is the Developer of Tract 31632-1 (Developer) and requested that the County of Riverside Economic Development Agency (EDA) assist them in forming a district for the County of Riverside (County) to cover the costs associated with the maintenance of public improvements within the district. A special tax shall be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with services for the administration, inspection and maintenance of storm water facilities and BMPs, street lighting maintenance including energy charges, operation, maintenance, and administrative costs of streetlights, and landscape maintenance, including streetscape which may include, but is not limited to, all landscaping materials such as ground cover, shrub, trees, plants, irrigation, trash removal, weed control, water costs, and other abatements, electricity, repair/replacement and inspection.

Each new CFD is created for a specific residential development or developments when facilities are requested to be maintained by the County. A special tax is levied according to a Rate and Method of Apportionment (RMA) developed to the specific features within that District, and a special tax levy is annually placed on the tax roll for each Assessor Parcel Number (APN) noted in the CFD Boundary Map. Developer has petitioned the County to include their property into Community Facilities District 18-2M (Golden Sunset). The boundaries of CFD 18-2M (Golden Sunset) will encompass the entire Tract Map 31632-1 and is projected to include 78 assessable single family dwelling units.

On November 6, 2018, the County of Riverside Board of Supervisors approved agenda item 3.12, Resolution No. 2018-197, a resolution of intention as the initial step for forming the CFD and declaring the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer. The Resolution also directed that the Board of Supervisors hold a public hearing

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

and submit the formation of the proposed CFD 18-2M (Golden Sunset) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

On December 11, 2018, per agenda item 9.1, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2018-205, a Resolution of the Board of Supervisors of the County of Riverside of Formation of Community Facilities District 18-2M (Golden Sunset) of the County of Riverside, Authorizing the Levy of a Special Tax within Said District to Pay for Certain Landscaping and Street Lighting Services; Calling a Special Election to submit to the Respective Qualified Voters the Question of Levying Such Special Tax and Establishing an Appropriations Limit for Said District; and Designating the Election Official For Such Matters. Under the same agenda item, the required CFD report, Certificate of Registrar of Voters stating there are fewer than twelve registered voters, and Concurrence of Election Official in Date of Special Election were all received and filed.

The attached Statement of the Election Official regarding the Canvass of the Election declares the election results which were 20 'YES' votes for Proposition A and Proposition B as described in Section 14 of Resolution 2018-205 (Agenda Item 9.1 on 12/11/2018). Adoption of proposed Resolution No. 2019-039 a Resolution of the Board of Supervisors of the County of Riverside will declare the results of the Consolidated Special Election within the boundary of Community Facilities District 18-2M (Golden Sunset). Proposed County Ordinance No. 948 would authorize and levy special taxes within the boundaries of Community Facilities District 18-2M (Golden Sunset).

**Reference**

The CFD Rate and Method of Apportionment (RMA) is consistent with the Mello-Roos Act of 1982. In November 1996, California voters passed Proposition 218, Right to Vote on Taxes Act which added Articles XIII C and XIII D to the California Constitution. The County may levy taxes within this CFD after complying with the requirements of the Mello-Roos Act of 1982 and the provisions of Proposition 218 Right to Vote on Taxes Act. The formation of the CFD adheres to Board Policy B-12 entitled "Land Secured Financing Districts" which was revised on January 27, 2015 to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD).

**Impact on Residents and Businesses**

Only the parcels with Assessor Parcel Numbers (APN) within the boundaries of the CFD which are represented by the Recorded Boundary Map are impacted by the special tax. By setting up this mechanism for the maintenance of certain infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon public funding sources. By specifically collecting and using the special tax revenue within the boundary of the CFD, there is a financial mechanism in place to insure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or

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bond obligations and is solely for the purposes of funding the maintenance of Developer installed and County required infrastructure, particularly, storm water facilities, landscaping and streetlights. The Developer shall and is obligated to provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

**SUPPLEMENTAL:**

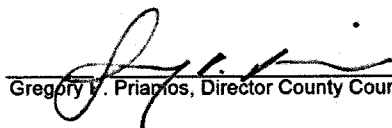
**Additional Fiscal Information**

The budget for fiscal year 2019-2020, as reflected in the Rate and Method of Apportionment, will result in a Maximum Special Tax of \$665 per taxable unit annually for a Single Family Property and \$3,578 per acre annually for Multi-Family Residential and Non-Residential property (as defined in the Rate and Method of Apportionment attached as Exhibit A to the Ordinance). The Maximum Special Tax amount may be adjusted by the minimum of 2% or a maximum of 6% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U) in effect in the previous Fiscal Year, as it stands as of March of each year over the base index for March of 2020. There are no General Funds used in this project.

**ATTACHMENTS:**

- Recorded CFD Boundary Map (reference only)
- Statement of the Election Official regarding the Canvass of the Election for the CFD
- Resolution No. 2019-039
- Proposed Ordinance No. 948

  
Rohini Dasika, Principal Management Analyst 2/19/2019

  
Gregory V. Priamos, Director County Counsel 2/14/2019

**STATEMENT FROM THE ASSISTANT DIRECTOR OF EDA (ACTING AS ELECTION OFFICIAL) TO THE BOARD OF SUPERVISORS AS TO THE CANVASS OF BALLOTS VOTED IN AND THE RESULTS OF THE CONSOLIDATED SPECIAL ELECTIONS FOR COMMUNITY FACILITIES DISTRICT NO. 18-2M (GOLDEN SUNSET) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HELD ON DECEMBER 11, 2018**

I, Suzanne Holland, Assistant Director of EDA of Riverside County, acting as the election official pursuant to Resolution No. 2018-205 adopted by the Board of Supervisors of Riverside County ("Board of Supervisors") on December 11, 2018, make the following statements regarding the consolidated special elections held within and for Community Facilities District No. 18-2M (GOLDEN SUNSET) of the County of Riverside, State of California (the "Community Facilities District"), on December 11, 2018, on (i) the proposition with respect to the annual levy of special taxes on taxable property within the Community Facilities District to fund, pay for, and finance authorized maintenance services for streets, roads, parks, parkways and open space and to pay expenses incidental thereto and (ii) the proposition with respect to establishing an appropriations limit for the Community Facilities District:

(1) I have received a signed written waiver entitled "Petition, Waiver, and Consent" from the owner of all the land within the Community Facilities District ("Owner").

(2) The written waiver, among other matters, waived compliance with the provisions of Section 53326 of the Government Code to the effect that a special election with respect to the levy of special taxes within the Community Facilities District must be held at least ninety (90) days, but not more than one hundred eighty (180) days, following the adoption of the resolution of formation establishing the Community Facilities District and consented to the holding of the consolidated special elections on December 11, 2018.

(3) I have received a written certification from the Registrar of Voters of the County of Riverside, stating that there are no registered voters residing within the Community Facilities District. Accordingly, pursuant to Section 53326 of the Government Code, and as determined by the Board of Supervisors in Resolution No. 2018-205, the vote in the consolidated special elections was to be by the landowners of the Community Facilities District, with each landowner having one vote for each acre, or portion thereof, of land that he or she owns within the Community Facilities District.

(4) Pursuant to Resolution No. 2018-205, an Official Ballot together with a Ballot Pamphlet and Instructions to Voter containing Instructions to Landowner Voter, a Sample Ballot, and a copy of Resolution No. 2018-197 adopted by the Board of Supervisors on November 6, 2018 was delivered to the Owner. Also delivered to the Owner was an official identification envelope, with return postage affixed thereto, for returning the voted Official Ballot.

(5) Pursuant to Section 53326 of the Government Code, for purposes of the consolidated special elections, the Owner was entitled to one vote for each acre, or portion thereof, of land within the Community Facilities District which Owner owned.

Based on the approximate acreage of land owned by the Owner within the Community Facilities District, Owner was entitled to the following votes.

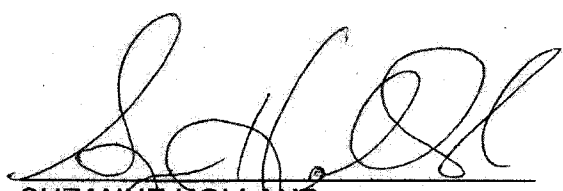
<u>Owner</u>	<u>Acreage</u>	<u>Votes</u>
WFP Partners 2, LLC	19.28	20
Totals	19.28	20

(6) The voted Official Ballot was returned to me by the Owner, sealed in the aforementioned identification envelope, prior to 5:00 p.m. on Dec 11, 2018. Each returned ballot was voted with a cross marked in the box after the word "YES" following each proposition set forth on the ballot and had a signed statement attached that the signer was entitled to vote the ballot on behalf of the Owner named therein, and that it was the intent of that Owner to vote all votes to which it was entitled in the manner marked on the ballot. I have canvassed the ballots returned in the consolidated special elections, being the Official Ballot above referred to, and determined that the results of the elections with respect to each proposition set forth in the Official Ballot are as follows:

- Proposition A: 20 YES votes, 0 NO votes
- Proposition B: 20 YES votes, 0 NO votes

(7) More than two-thirds of the votes cast in the consolidated special elections are in favor of all such propositions.

Dated: January 16, 2019

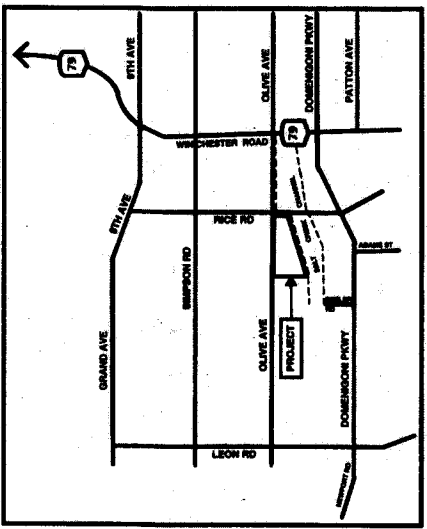
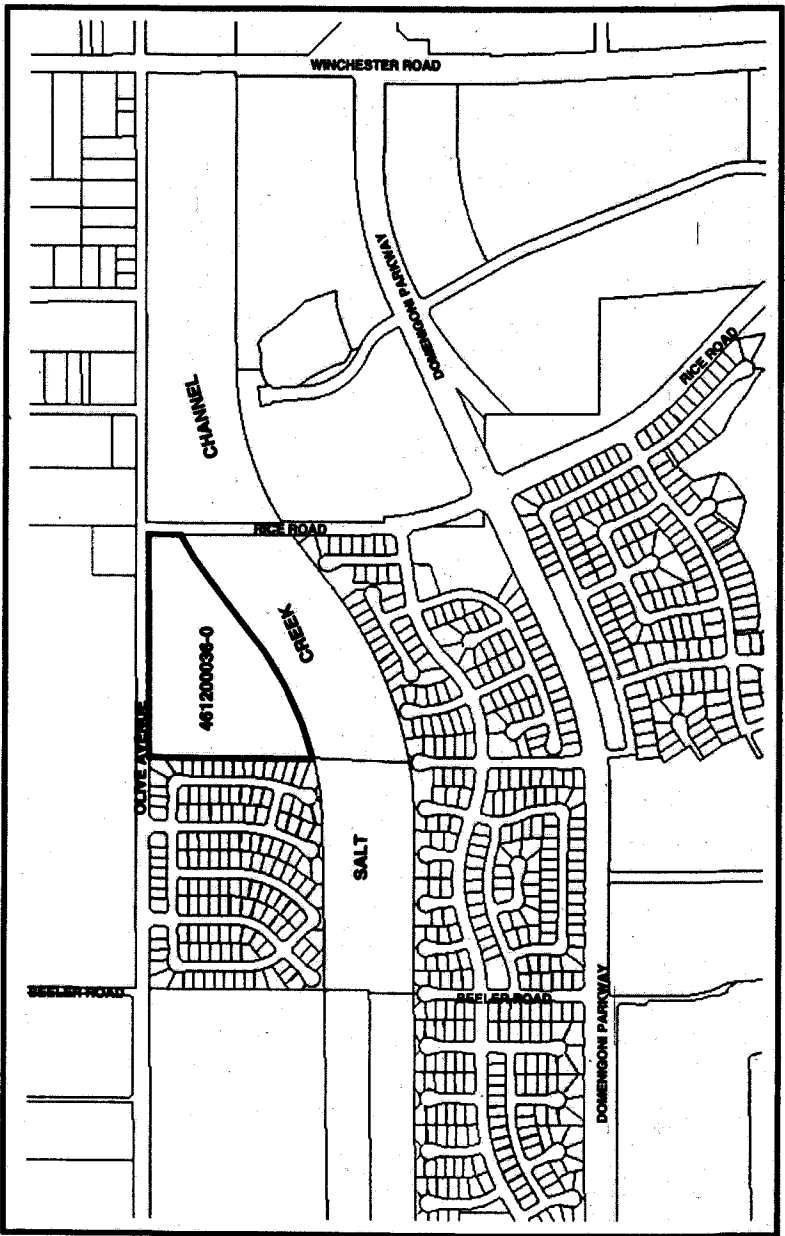


SUZANNE HOLLAND  
ASSISTANT DIRECTOR OF EDA  
COUNTY OF RIVERSIDE  
ELECTION OFFICIAL

83/31

copy

**PROPOSED BOUNDARY**  
**COMMUNITY FACILITIES DISTRICT 18-2M (GOLDEN SUNSET)**  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SEC. 33, T. 5S., R. 2W.



**VICINITY MAP**

**Legend**

Proposed Boundary

ASSESSOR PARCEL NUMBERS LOCATED WITHIN PROPOSED BOUNDARIES OF CFD 18-2M (GOLDEN SUNSET) AS OF FISCAL YEAR 2018-2019:

461200036-0

FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE, STATE OF CALIFORNIA THIS 14<sup>th</sup> DAY OF November 2018.

*Stephanie Thomas*  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 18-2M (GOLDEN SUNSET) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF HELD ON THE 14<sup>th</sup> DAY OF November, 2018, BY ITS RESOLUTION NO. 2018-147

*Stephanie Thomas*  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE

RECORDED THIS 14<sup>th</sup> DAY OF November 2018.

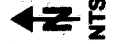
AT THE HOUR OF 3:25 O'CLOCK P.M. IN BOOK 83 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE 1.35 DOCUMENT NO. 2018-0471479

PETER ALDAMA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER  
*Stephanie Thomas*  
 DEPUTY

Prepared By:  
**COUNTY OF RIVERSIDE**  
 EDA, CCSD  
 3403 Tenth Street, Ste. 400 Riverside, CA 92501  
 951-955-8916 Phone

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL YEAR 2018-2019, FOR AN EXACT DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH LOT/PARCEL.



3 RESOLUTION NO. 2019-039

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE  
5 DECLARING THE RESULTS OF CONSOLIDATED SPECIAL ELECTIONS WITHIN COMMUNITY  
6 FACILITIES DISTRICT NO. 18-2M (GOLDEN SUNSET)  
7 OF THE COUNTY OF RIVERSIDE

9 WHEREAS, on December 11, 2018 the Board of Supervisors (the "Board of Supervisors")  
10 of the County of Riverside adopted Resolution No. 2018-205 forming Community Facilities District No.  
11 18-2M (Golden Sunset) of the County of Riverside (the "Community Facilities District") and calling a  
12 special election for submitting to the voters propositions with respect to the levy of an annual special tax  
13 within the Community Facilities District and establishing an appropriations limit for the Community  
14 Facilities District; and

15 WHEREAS, the Board of Supervisors has received a statement from the Assistant Director  
16 of the Economic Development Agency, who was appointed to serve as the election official of the election  
17 (the "Election Official") pursuant to Resolution No. 2018-205, with respect to the canvass of the ballots  
18 returned in and the results of the consolidated special elections, certifying that more than two-thirds of the  
19 votes cast upon the propositions submitted to the voters within the Community Facilities District were  
20 cast in favor of the propositions.

21 NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the Board of  
22 Supervisors of the County of Riverside, in regular session assembled on February 26, 2019, as follows:

23 Section 1. All of the above recitals are true and correct.

24 Section 2. Findings. The Board of Supervisors finds that: (i) there were no persons  
25 registered to vote within the boundaries of the Community Facilities District at the time of the close of the  
26 public or protest hearing on December 11, 2018, and, pursuant to Section 53326 of the California  
27 Government Code ("Section 53326"), the vote in the consolidated special elections for the Community  
28 Facilities District was, therefore, to be by the landowners owning land within the Community Facilities

FORM APPROVED COUNTY COUNSEL  
BY MCT / 14 FEB 2019  
DATE  
MICHAEL C THOMAS



1 District, with each landowner having one vote for each acre or portion of an acre of land that he or she  
2 owned within the Community Facilities District which would have been subject to the special tax if levied  
3 at the time of the consolidated special elections; (ii) pursuant to Section 53326 and Resolution No. 2018-  
4 205, the Election Official caused the ballots for the consolidated special elections for the Community  
5 Facilities District to be delivered to the owners of the property within the Community Facilities District  
6 (the "Property Owners"); (iii) the Property Owners waived the time limits for holding the consolidated  
7 special elections and the election dates specified in Section 53326, and consented to the calling and  
8 holding of the consolidated special elections on December 11, 2018; (iv) the consolidated special  
9 elections have been properly conducted in accordance with all statutory requirements and the provisions  
10 of Resolution No. 2018-205; (v) pursuant to Section 53326, based on the acreage of their land ownership  
11 within the Community Facilities District, the Property Owners, as the owners of all of the property within  
12 such Community Facilities District, were entitled to 20 votes in the consolidated special elections; (vi) the  
13 ballots for the consolidated special elections were returned by the Property Owners to the Election  
14 Official prior to 5:00 p.m. on December 11, 2018; (vii) the ballots returned to the Election Official by the  
15 Property Owners voted all votes to which they were entitled in favor of all propositions set forth therein;  
16 (viii) more than two-thirds of the votes cast in the consolidated special elections on each proposition were  
17 cast in favor thereof, and pursuant to Section 53328 of the California Government Code, all such  
18 propositions carried; (ix) the Board of Supervisors, as the legislative body of the Community Facilities  
19 District, is therefore authorized to annually levy special taxes on taxable property in the Community  
20 Facilities District, in amounts sufficient to fund, pay for, and finance authorized lighting and maintenance  
21 services for streets, roads, parks, parkways and open space (as specified and reflected in the Resolution of  
22 Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) and to  
23 pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as  
24 the special taxes are needed to fund such services, at the special tax rates and pursuant to the Rate and  
25 Method of Apportionment attached to Resolution No. 2018-205; and (x) an appropriations limit for the  
26 Community Facilities District has been established in the amount of \$4,000,000.

27 Section 3. Declaration of Results. All votes voted in the consolidated special elections on  
28 (i) the proposition with respect to the annual levy of special taxes on taxable property within the

1 Community Facilities District, consistent with the Rate and Method of Apportionment, in amounts  
2 sufficient to fund, pay for, and finance authorized lighting and maintenance services for streets, roads,  
3 parks, parkways and open space and to pay expenses incidental thereto and expenses incidental to the levy  
4 and collection of the special taxes, so long as the special taxes are needed to fund such services and (ii)  
5 the proposition with respect to establishing an appropriations limit for the Community Facilities District  
6 in the amount of \$4,000,000 were voted in favor thereof; and both such propositions carried.

7 Section 4. Effect of Elections. The effect of the results of the consolidated special  
8 elections, as specified in Section 3 hereof, is that the Board of Supervisors, as the legislative body of the  
9 Community Facilities District, is authorized to annually levy special taxes on taxable property within the  
10 Community Facilities District in amounts sufficient to fund, pay for, and finance authorized lighting and  
11 maintenance services for streets, roads, parks, parkways and open space and to pay expenses incidental  
12 thereto and expenses incidental to the levy and collection of the special taxes, so long as the special taxes  
13 are needed to fund such services in accordance with the Rate and Method of Apportionment set forth in  
14 Exhibit B to Resolution No. 2018-205 adopted by the Board of Supervisors on December 11, 2018; and  
15 that an appropriations limit of \$4,000,000 has been established for the Community Facilities District.

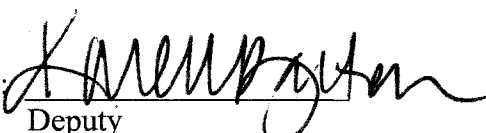
16 Section 5. Notice of Special Tax Lien. The Clerk is authorized and directed to record a  
17 notice of special tax lien as provided in Section 53328.3 of the California Government Code and Section  
18 3114.5 of the California Streets and Highways Code.

19 ADOPTED this 26th day of February, 2019.

20  
21   
22 Chairman of the Board of Supervisors

23 ATTEST:


24 Kecia R. Harper  
25 Clerk of the Board of Supervisors

26 By:   
27 Deputy

28 ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

KECIA R. HARPER / Clerk of said Board  
By:  Deputy

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Clerk of the Board of Supervisors  
Riverside County  
EDA – Attn: Leni Zarate  
3403 10<sup>th</sup> Street, Ste. 400  
Riverside, CA 92501

**2019-0072977**

03/04/2019 02:37 PM Fee: \$ 50.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



380

**NOTICE OF SPECIAL TAX LIEN**

**COUNTY OF RIVERSIDE COMMUNITY FACILITIES DISTRICT NO. 18-2M  
(GOLDEN SUNSET)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), the undersigned Clerk of the Board of Supervisors, County of Riverside, State of California, hereby gives notice (the "Notice") of the foregoing and that a lien to secure payment of a special tax is hereby imposed by the Board of Supervisors of the County of Riverside, State of California. The special tax secured by this lien is authorized to be levied for the purpose of providing the services, including incidental expenses, described in Exhibit A attached hereto and incorporated by this reference herein.

The special tax is authorized to be levied within the County of Riverside Community Facilities District No. 18-2M (Golden Sunset) (the "District"), which has now been officially formed and the lien of special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with the Section 53330.5 of the Act.

The rate, method of apportionment, and manner of collection of the authorized special tax are as set forth in the rate and method of apportionment of the special tax (the "Rate and Method") attached hereto as Exhibit B and by this reference incorporated herein. The Rate and Method does not provide for prepayment of the special tax obligation.

Notice is further given that upon the recording of this Notice in the office of the County Recorder of the County of Riverside, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the District, in accordance with Section 3115.5 of the California Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within the District are as set forth in Exhibit C attached hereto and by this reference made a part hereof.

Reference is made to the boundary map of the District recorded on November 14, 2018, in Book 83 of Maps of Assessment and Community Facilities Districts at Page 31 in the office of the County Recorder for the County of Riverside, State of California, as Document # 2018-0447679 which map is the final boundary map of the District.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Maintenance CFD Administrator at the County of Riverside Economic Development Agency, 3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501, phone 951-955-3212.

Dated: February 26 2019

By: Karen W. Gorton, Deputy  
Clerk of the Board of Supervisors



## **EXHIBIT A**

### **DESCRIPTION OF SERVICES**

The services (the "Services") described below are proposed to be financed by County of Riverside Community Facilities District No. 18-2M (Golden Sunset) (the "CFD"):

(i) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the CFD. Administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations. Inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing any of the following: operational or structural deficiencies, erosion, trash, silt and sediment build-up. Maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials. (ii) Street lighting includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD. (iii) Maintenance of landscaped improvements in the public right of way to include plant and tree material, irrigation systems, decomposed granite trail systems, graffiti abatement, and fence repair and replacement.

- The cost associated with the creation of the Community Facilities District, determination of the amount of taxes, collection of taxes, including litigation expenses, if any, costs for processing payment of taxes, or other administrative costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District; and
- All other services necessary or useful for, or in connection with, the authorized Services listed above, including building a reserve fund for replacement.

## EXHIBIT B

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT 18-2M (GOLDEN SUNSET) OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 18-2M (Golden Sunset). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2019-2020, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

#### **A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**“Acre” or “Acreage”** means the land area of a Parcel as indicated on the most recent Assessor’s Parcel Map, or if the land area is not shown on the Assessor’s Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the Administrator using the boundaries set forth on such map or plan. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

**“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

**“Administrative Expenses”** means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the County or designee thereof, or both), any litigation or appeal involving the CFD, and other administrative expenses of the County or designee thereof, or both, directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the County or CFD for attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

**“Administrator”** means an official of the County, or designee thereof, responsible for determining the annual amount of the levy and collection of the Special Taxes.

**“Approved Property”** means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a Building Permit prior to the April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

**“Assessor”** means the Assessor of the County.

**“Assessor’s Parcel Map”** means an official map of the Assessor of the County designating Parcels by Assessor’s Parcel Number.

**“Assessor’s Parcel Number”** means the number assigned to a lot or Parcel for purposes of identification as determined from an Assessor Parcel Map or the applicable assessment roll.

**“Base Year”** means the Fiscal Year ending June 30, 2019.

**“Board”** means Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD.

**“Boundary Map”** means a recorded map of the CFD which indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

**“Building Permit”** means the first legal document issued by a local agency giving official permission for new construction. For purposes of this definition, Building Permit shall not include any subsequent Building Permits issued or changed after the first issuance.

**“CFD”** means Community Facilities District 18-2M (Golden Sunset) of the County of Riverside.

**“Consumer Price Index”** means the cumulative percentage increase in the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Los Angeles-Riverside-Orange County Area, as it stands in March of each year over the base index of 2018. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Los Angeles-Riverside-Orange County Area.

**“County”** means the County of Riverside, California.

**“Developed Property”** means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit for new construction has been issued prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

**“Dwelling Unit” or “(D/U)”** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

**“Exempt Property”** means any Parcel which is exempt from Special Taxes pursuant to Section E., below.

**“Final Map”** means a subdivision of property by recordation of a tract map, parcel map or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which Building Permits may be issued without further subdivision.

**“Fiscal Year”** means the 12 month period starting on July 1 of any calendar year and ending the following June 30.

**“Land Use Class”** means any of the classes listed in Table 1 of Section C. below.

**“Maximum Special Tax”** means for each Parcel in each Fiscal Year, the greatest amount of Special Tax, determined in accordance with Section C., below, which may be levied on such Parcel in each Fiscal Year.

**“Multi-family Residential Property”** means all Parcels of Residential Property that consist of a building or buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user, and under common management.

**“Non-Residential Property”** means all Parcels of Developed Property for which a Building Permit was issued, permitting the construction of one or more non-residential structures.

**“Parcel”** means a lot or parcel within the CFD shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number valid as of July 1<sup>st</sup> for the Fiscal Year for which the Special Tax is being levied.

**“Property Owners Association Property”** means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association, prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

**“Proportionately”** means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property, Public Property or Property Owners Association Property, that the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and Property Owners Association Property.



**“Public Property”** means all Parcels which, as of April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

**“Residential Property”** means all Parcels of Developed Property for which a Building Permit has been issued permitting the construction of one or more residential Dwelling Units.

**“Single Family Property”** means all Parcels of Residential Property, other than Multi-family Residential Property.

**“Special Tax”** means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D. to fund the Special Tax Requirement.

**“Special Tax Requirement”** means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Special Tax Services for such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund in an amount equal to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund Requirement or (b) the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement, (iii) pay Administrative Expenses; (iv) pay for anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the Administrator.

**“Special Tax Reserve Fund”** means a fund to be used for capital replacement and maintenance costs related to the Special Tax Services.

**“Special Tax Reserve Fund Requirement”** means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$76,194 for the Base Year. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2019, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

**“Special Tax Services”** i) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the CFD. Administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP

operations. Inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing any of the following: operational or structural deficiencies, erosion, trash, silt and sediment build-up. Maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials. (ii) Street lighting includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD. (iii) Maintenance of landscaped improvements in the public right of way to include plant and tree material, irrigation systems, decomposed granite trail systems, graffiti abatement, and fence repair and replacement.

**“State”** means the State of California.

**“Taxable Property”** means all Parcels within the boundary of the CFD pursuant to the Boundary Map which are not exempt from the Special Tax pursuant to Section E., below.

**“Taxable Unit”** means either a Dwelling Unit or an Acre, as shown in Table 1.

**“Undeveloped Property”** means all Parcels of Taxable Property not classified as Developed Property, Approved Property, Public Property or Property Owners Association Property.

## **B. ASSIGNMENT TO LAND USE CLASS**

Each Fiscal Year, commencing with Fiscal Year 2019-2020, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Undeveloped Property, Public Property or Property Owners Association Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D.

Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Parcels of Residential Property shall further be classified as Single Family Property or Multi-family Residential Property.

## **C. MAXIMUM SPECIAL TAX RATES**

### **1. Developed Property**

The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1. (a) below, in each Fiscal Year for each Parcel classified as Developed Property shall be determined by reference to Table 1, below.

**TABLE 1**  
**Maximum Special Tax Rates for Developed**  
**Property for Fiscal Year 2019-2020**

Land Use Class	Description	Taxable Unit	Maximum Special Tax Per Taxable Unit
1	Single Family Property	D/U	\$652
2	Multi-family Residential Property	Acre	\$3,508
3	Non-Residential Property	Acre	\$3,508

(a) Increase in the Maximum Special Tax

On each July 1, following the Base Year, the Maximum Special Tax, identified in Table 1, above, shall be increased annually, commencing July 1, 2019, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

(b) Multiple Land Use Classes

In some instances a Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied for each Land Use Class located on that Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Parcel. The Administrator's allocation to each Land Use Class shall be final.

**2. Approved Property**

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1. as if such Parcel were already designated as Developed Property and classified as Single Family Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2019, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum

annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

### **3. Undeveloped Property**

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property shall be **\$3,508** per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2019, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

### **4. Public Property and/or Property Owners Association Property**

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public Property and/or Property Owners Association Property shall be \$0.00 per Acre. **There shall be no levy on Public Property and/or Property Owners Association Property.**

### **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property.

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to any other Parcel above the

amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

#### **E. EXEMPTIONS**

The CFD shall not levy Special Taxes on Public Property or Property Owners Association Property within the CFD.

#### **F. MANNER OF COLLECTION**

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD, and provided further that the CFD may covenant to foreclose and may actually foreclose on Parcels having delinquent Special Taxes as permitted by the Act.

#### **G. APPEALS**

Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes must be paid on or before the payment due date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of previously paid Special Taxes shall be made.

The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

#### **H. TERM OF THE SPECIAL TAX**

The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.

**EXHIBIT C**

**NAMES OF THE OWNERS AND ASSESSOR'S PARCEL NUMBERS  
OF THE REAL PROPERTY WITHIN DISTRICT**

<b>Owner</b>	<b>Assessor's Parcel Numbers</b>
WFP Partners 2, LLC	461200036-0



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

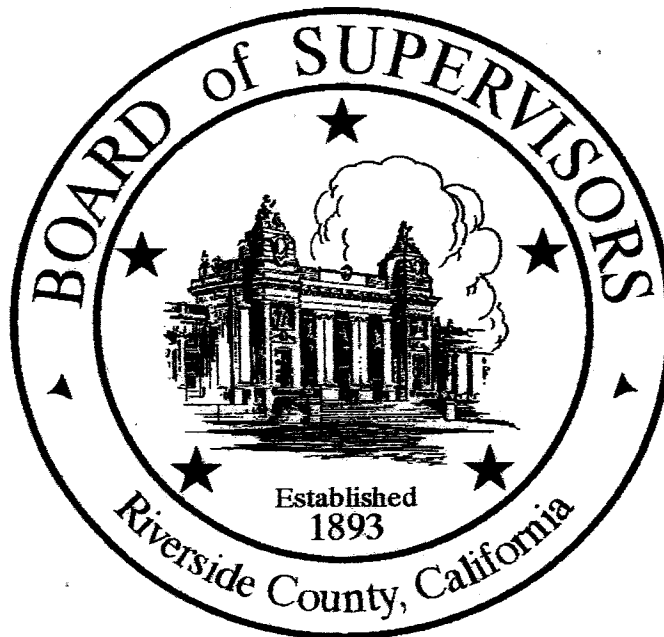
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Clarification of the Seal for the Riverside County Board of Supervisors  
(embossed on the document)



Date:

2-26-19

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant

1 ORDINANCE NO. 948

2  
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
4 AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN  
5 COMMUNITY FACILITIES DISTRICT NO. 18-2M (GOLDEN SUNSET)  
6 OF THE COUNTY OF RIVERSIDE  
7

8 The Board of Supervisors of the County of Riverside ordains as follows:  
9

10 Section 1. FINDINGS. The Board of Supervisors finds that:

11 a. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended,  
12 (the "Act"), commencing with Section 53311 of the California Government Code (the "Government  
13 Code"), on November 6, 2018, the Board of Supervisors (the "Board of Supervisors") of the County of  
14 Riverside (the "County") adopted Resolution No. 2018-197 (the "Resolution of Intention"), stating its  
15 intention to establish a community facilities district proposed to be named Community Facilities District  
16 No. 18-2M (Golden Sunset) of the County of Riverside (the "District"), and to authorize the levy of  
17 special taxes to fund, pay for, and finance authorized lighting and maintenance services for streets, roads,  
18 parks, parkways and open space (as specified and reflected in the Resolution of Intention, the Resolution  
19 of Formation, and the Rate and Method of Apportionment of Special Tax) (the "Services") and to pay  
20 expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the  
21 special taxes are needed to fund the Services, and setting December 11, 2018 as the date for a public  
22 hearing to be held on the establishment of the District.

23 b. On December 11, 2018, the Board of Supervisors opened, conducted and  
24 closed said public hearing. At said public hearing, all persons desiring to be heard on all matters  
25 pertaining to the proposed establishment of the District, the furnishing of the Services, and the proposed  
26 levy of an annual special tax were heard. Written protests, if any, were received, and a full and fair  
27 hearing was held.  
28



1 c. Subsequent to said public hearing, the Board of Supervisors adopted  
2 Resolution No. 2018-205 (the "Resolution of Formation"), establishing the District, authorizing the levy  
3 of a special tax within the District to fund the Services, subject to voter approval, establishing an annual  
4 appropriations limit of \$4,000,000 for the District, subject to voter approval, and calling a special election  
5 for the District for December 11, 2018 on the propositions to levy a special tax within the District and to  
6 establish an appropriations limit for the District.

7 d. Pursuant to the terms of the Resolution of Formation and the provisions of  
8 the Act, said special election was held on December, 2018. Each of the propositions was approved by  
9 more than two-thirds of the votes cast at said special election.

10 e. Pursuant to the Act, the Board of Supervisors is the *ex officio* legislative  
11 body (the "Legislative Body") of the District.

12 Section 2. PURPOSE. The purpose of this ordinance is to provide for the levy of a  
13 special tax within the District.

14 Section 3. AUTHORITY. This ordinance is adopted pursuant to Sections 53328 and  
15 53340 of the California Government Code, which authorizes counties to adopt ordinances to levy special  
16 taxes at the rate and in accordance with the method of apportionment specified in the resolution of  
17 formation of the community facilities district.

18 Section 4. LEVY OF SPECIAL TAXES.

19 a. By the passage of this Ordinance, the Board of Supervisors hereby  
20 authorizes and levies special taxes within the District pursuant to Sections 53328 and 53340 of the  
21 Government Code, at the rate and in accordance with the method of apportionment (the "Rate and  
22 Method") set forth in the Resolution of Formation and attached as Exhibit A hereto and made a part  
23 hereof. The special taxes are hereby levied commencing in the fiscal year 2019-2020 and in each fiscal  
24 year thereafter for the period necessary to satisfy the Special Tax Requirement (as defined in the Rate and  
25 Method) and until action is taken by the Board of Supervisors, acting as the Legislative Body of the  
26 District, to dissolve the District.

27 b. The Board of Supervisors, acting as the Legislative Body of the District, is  
28 hereby authorized and directed each fiscal year to determine, or cause to be determined, the specific

1 special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property  
2 within the District, in the manner and as provided in the Rate and Method.

3 c. All of the collections of the special tax shall be used as provided for in the  
4 Act, the Rate and Method and the Resolution of Formation, including, but not limited to, to fund, pay for,  
5 and finance authorized lighting and maintenance services for streets, roads, parks, parkways and open  
6 space and to pay expenses incidental thereto, so long as the special taxes are needed to fund such services;  
7 to replenish the reserve fund for the District; to pay the costs of administering the District, and to pay the  
8 costs of collecting and administering the special tax.

9 d. The special taxes shall be collected from time to time as necessary to meet  
10 the financial obligations of the District on the secured real property tax roll in the same manner as  
11 ordinary *ad valorem* taxes are collected, or may be collected in such other manner as set forth in the Rate  
12 and Method. The special taxes shall have the same lien priority, and shall be subject to the same penalties  
13 and the same procedure and sale in cases of delinquency as provided for *ad valorem* taxes. The Board of  
14 Supervisors, acting as the Legislative Body of the District, is hereby authorized and directed to take all  
15 actions necessary in order to effect the proper billing and collection of the special tax, so that the special  
16 tax shall be levied and collected in sufficient amounts and at the times necessary to satisfy the financial  
17 obligations of the District in each fiscal year.

18 e. Notwithstanding the foregoing, the Board of Supervisors, acting as the  
19 Legislative Body of the District, may collect, or cause to be collected, one or more installments of the  
20 special taxes by means of direct billing by the District of the property owners within the District if, in the  
21 judgment of the Legislative body, such means of collection will reduce the burden of administering the  
22 District or is otherwise appropriate in the circumstances. In such event, the special taxes shall become  
23 delinquent if not paid when due as set forth in any such respective billing to the property owners.

24 Section 5. EXEMPTIONS. Properties or entities of the state, federal or other local  
25 governments shall be exempt from any levy of the special taxes, to the extent set forth in the Rate and  
26 Method. In no event shall the special taxes be levied on any parcel within the District in excess of the  
27 maximum tax specified in the Rate and Method.

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Section 6. SEVERABILITY. If for any reason any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the District, by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels within the District shall not be affected.

Section 7. EFFECTIVE DATE. This ordinance relating to the levy and collection of special taxes in the District shall take effect immediately upon its passage in accordance with the provisions of Section 25123(c) of the Government Code. The Chairman of the Board of Supervisors shall sign this ordinance, and the Clerk of the Board of Supervisors shall attest to the Chairman's signature and then cause a summary of the same to be published within 15 days after its passage at least once in *The Press-Enterprise*, a newspaper of general circulation published and circulated in the area of the District.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

ATTEST:


CLERK OF THE BOARD:

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM

FEBRUARY 14, 2019

By:   
Michael Thomas  
Deputy County Counsel

1 EXHIBIT A

2 **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR**  
3 **COMMUNITY FACILITIES DISTRICT 18-2M (GOLDEN SUNSET)**  
4 **OF THE COUNTY OF RIVERSIDE**  
5 **STATE OF CALIFORNIA**

6 A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be  
7 applicable to each Parcel of Taxable Property located within the boundaries of Community  
8 Facilities District (CFD) 18-2M (Golden Sunset). The amount of Special Tax to be levied on a  
9 Parcel in each Fiscal Year, commencing in Fiscal Year 2019-2020, shall be determined by the  
10 Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD  
11 by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the  
12 real property within the CFD, unless exempted by law or by the provisions of Section E. below,  
13 shall be taxed for the purposes, to the extent, and in the manner herein provided.

11 **A. DEFINITIONS**

12 The terms hereinafter set forth have the following meanings:

13 **“Acre” or “Acreage”** means the land area of a Parcel as indicated on the most recent  
14 Assessor’s Parcel Map, or if the land area is not shown on the Assessor’s Parcel Map, the land  
15 area shown on the applicable Final Map, condominium plan, or other recorded County map or  
16 the land area calculated to the reasonable satisfaction of the Administrator using the boundaries  
17 set forth on such map or plan. The square footage of a Parcel is equal to the Acreage of such  
18 Parcel multiplied by 43,560.

19 **“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter  
20 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

21 **“Administrative Expenses”** means all actual or reasonably estimated costs and expenses of  
22 the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD  
23 as allowed by the Act, which shall include without limitation, all costs and expenses arising out  
24 of or resulting from the annual levy and collection of the Special Tax (whether by the County or  
25 designee thereof, or both), any litigation or appeal involving the CFD, and other administrative  
26 expenses of the County or designee thereof, or both, directly related to the CFD. Administrative  
27 Expenses shall also include amounts estimated or advanced by the County or CFD for  
28 attorney’s fees and other costs related to commencing and pursuing to completion any  
foreclosure as a result of delinquent Special Taxes.

**“Administrator”** means an official of the County, or designee thereof, responsible for  
determining the annual amount of the levy and collection of the Special Taxes.

**“Approved Property”** means all Parcels of Taxable Property: (i) that are included in a Final  
Map that was recorded prior to the January 1<sup>st</sup> preceding the Fiscal Year in which the Special

1 Tax is being levied, and (ii) that have not been issued a Building Permit prior to the April 1<sup>st</sup>  
2 preceding the Fiscal Year in which the Special Tax is being levied.

3 **"Assessor"** means the Assessor of the County.

4 **"Assessor's Parcel Map"** means an official map of the Assessor of the County designating  
5 Parcels by Assessor's Parcel Number.

6 **"Assessor's Parcel Number"** means the number assigned to a lot or Parcel for purposes of  
7 identification as determined from an Assessor Parcel Map or the applicable assessment roll.

8 **"Base Year"** means the Fiscal Year ending June 30, 2020.

9 **"Board"** means Riverside County Board of Supervisors, acting in its capacity as the legislative  
10 body of the CFD.

11 **"Boundary Map"** means a recorded map of the CFD which indicates by a boundary line the  
12 extent of the territory identified to be subject to the levy of Special Taxes.

13 **"Building Permit"** means the first legal document issued by a local agency giving official  
14 permission for new construction. For purposes of this definition, Building Permit shall not  
15 include any subsequent Building Permits issued or changed after the first issuance.

16 **"CFD"** means Community Facilities District 18-2M (Golden Sunset) of the County of Riverside.

17 **"Consumer Price Index"** means the cumulative percentage increase in the Consumer Price  
18 Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the  
19 Riverside-San Bernardino-Ontario Area, as it stands in March of each year over the base index  
20 of 2018. In the event this index ceases to be published, the Consumer Price Index shall be  
21 another index as determined by the Administrator that is reasonably comparable to the  
22 Consumer Price Index for the Riverside-San Bernardino-Ontario Area.

23 **"County"** means the County of Riverside, California.

24 **"Developed Property"** means all Parcels of Taxable Property: (i) that are included in a Final  
25 Map that was recorded prior to January 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is  
26 being levied, and (ii) for which a Building Permit for new construction has been issued prior to  
27 April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

28 **"Dwelling Unit" or "(D/U)"** means a residential unit that is used or intended to be used as a  
domicile by one or more persons, as determined by the Administrator.

**"Exempt Property"** means any Parcel which is exempt from Special Taxes pursuant to  
Section E., below.

**"Final Map"** means a subdivision of property by recordation of a tract map, parcel map or lot  
line adjustment, pursuant to the Subdivision Map Act (California Government Code Section  
66410 *et seq.*) or recordation of a condominium plan pursuant to California Civil Code 4200 that

1 creates individual lots for which Building Permits may be issued without further subdivision.

2 **“Fiscal Year”** means the 12 month period starting on July 1 of any calendar year and ending  
3 the following June 30.

4 **“Land Use Class”** means any of the classes listed in Table 1 of Section C. below.

5 **“Maximum Special Tax”** means for each Parcel in each Fiscal Year, the greatest amount of  
6 Special Tax, determined in accordance with Section C., below, which may be levied on such  
Parcel in each Fiscal Year.

7 **“Multi-family Residential Property”** means all Parcels of Residential Property that consist of  
8 a building or buildings comprised of attached Dwelling Units available for rental by the general  
9 public, not for sale to an end user, and under common management.

10 **“Non-Residential Property”** means all Parcels of Developed Property for which a Building  
Permit was issued, permitting the construction of one or more non-residential structures.

11 **“Parcel”** means a lot or parcel within the CFD shown on an Assessor’s Parcel Map with an  
12 assigned Assessor’s Parcel Number valid as of July 1<sup>st</sup> for the Fiscal Year for which the Special  
Tax is being levied.

13 **“Property Owners Association Property”** means all Parcels which have been conveyed,  
14 dedicated to, or irrevocably offered for dedication to a property owner association, including any  
15 master or sub-association, prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is  
being levied.

16 **“Proportionately”** means for Parcels of Taxable Property that are (i) Developed Property, that  
17 the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of  
18 Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the  
19 Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped  
20 Property, Public Property or Property Owners Association Property, that the ratios of the actual  
Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of  
Undeveloped Property, Public Property and Property Owners Association Property.

21 **“Public Property”** means all Parcels which, as of April 1<sup>st</sup> preceding the Fiscal Year in which  
22 the Special Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned  
23 by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the  
24 County, City or any other public agency, provided, however, that any property leased by a public  
agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be  
25 taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement  
making impractical its utilization for other than the purpose set forth in the easement.

26 **“Residential Property”** means all Parcels of Developed Property for which a Building Permit  
has been issued permitting the construction of one or more residential Dwelling Units.

27 **“Single Family Property”** means all Parcels of Residential Property, other than Multi-family  
28 Residential Property.

1  
2 **“Special Tax”** means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D. to fund the Special Tax Requirement.

3 **“Special Tax Requirement”** means for each Fiscal Year, that amount required to: (i) pay the  
4 estimated cost of Special Tax Services for such Fiscal Year as determined by the County; (ii)  
5 fund the Special Tax Reserve Fund in an amount equal to the lesser of (a) an amount equal to  
6 20% of the Special Tax Reserve Fund Requirement or (b) the amount needed to fund the  
7 Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement, (iii) pay  
8 Administrative Expenses; (iv) pay for anticipated Special Tax delinquencies based on actual  
delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is  
determined; and (v) less a credit for funds available to reduce the annual Special Tax levy as  
determined by the Administrator.

9 **“Special Tax Reserve Fund”** means a fund to be used for capital replacement and  
10 maintenance costs related to the Special Tax Services.

11 **“Special Tax Reserve Fund Requirement”** means an amount up to 150% of the anticipated  
12 annual cost of Special Tax Services of \$76,194 for the Base Year. The Special Tax Reserve  
13 Fund Requirement shall be increased annually, commencing July 1, 2020, based on the  
14 percentage increase in the Consumer Price Index with a maximum annual increase of six  
percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the  
previous Fiscal Year.

15 **“Special Tax Services”** i) Administration, inspection, and maintenance of all stormwater  
16 facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other  
NPDES/WQMP/BMP related devices and structures as approved and accepted by the CFD.  
17 Administration includes, but is not limited to, quality control and assurance of inspections and  
18 maintenance, general contract management, scheduling of inspections and maintenance, and  
19 general oversight of all NPDES/WQMP/BMP operations. Inspection includes, but is not limited  
20 to, travel time, visual inspection process and procedures for functionality, GPS location  
21 recording, assurance of proper vegetation, functioning irrigation, and citing operational or  
22 structural deficiencies, erosion, trash, silt and sediment build-up. Maintenance includes, but is  
23 not limited to, repair or replacement of any deficiencies noted during inspection, weed control  
and abatement, trash removal, and healthy upkeep of required plant materials. (ii) Street  
lighting maintenance, which includes energy charges, operation, maintenance, and  
administration of street lighting located within the designated boundaries of the CFD. (iii)  
Maintenance of landscaped improvements in the public right of way to include plant and tree  
material, irrigation systems, decomposed granite trail systems, graffiti abatement, and fence  
repair and replacement.

24 **“State”** means the State of California.

25 **“Taxable Property”** means all Parcels within the boundary of the CFD pursuant to the  
26 Boundary Map which are not exempt from the Special Tax pursuant to Section E., below.

27 **“Taxable Unit”** means either a Dwelling Unit or an Acre, as shown in Table 1.  
28

1 **“Undeveloped Property”** means all Parcels of Taxable Property not classified as Developed  
2 Property, Approved Property, Public Property or Property Owners Association Property.

3 **B. ASSIGNMENT TO LAND USE CLASS**

4 Each Fiscal Year, commencing with Fiscal Year 2019-2020, all Parcels of Taxable Property  
5 shall be classified as either Developed Property, Approved Property, Undeveloped Property,  
6 Public Property or Property Owners Association Property, and subject to the levy of Special  
7 Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to  
8 Sections C. and D.

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Parcels of Developed Property shall further be classified as Residential Property or Non-  
Residential Property. Parcels of Residential Property shall further be classified as Single Family  
Property or Multi-family Residential Property.

**C. MAXIMUM SPECIAL TAX RATES**

**1. Developed Property**

The Maximum Special Tax that may be levied and escalated, as explained further in  
Section C.1. (a) below, in each Fiscal Year for each Parcel classified as Developed  
Property shall be determined by reference to Table 1, below.

**TABLE 1  
Maximum Special Tax Rates for Developed  
Property for Fiscal Year 2019-2020**

<b>Land Use Class</b>	<b>Description</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax Per Taxable Unit</b>
<b>1</b>	<b>Single Family Property</b>	<b>D/U</b>	<b>\$665</b>
<b>2</b>	<b>Multi-family Residential Property</b>	<b>Acre</b>	<b>\$3,578</b>
<b>3</b>	<b>Non-Residential Property</b>	<b>Acre</b>	<b>\$3,578</b>

(a) Increase in the Maximum Special Tax

On each July 1, following the Base Year, the Maximum Special Tax, identified in Table 1,  
above, shall be increased annually, commencing July 1, 2020, based on the percentage  
increase in the Consumer Price Index with a maximum annual increase of six percent  
(6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in  
effect in the previous Fiscal Year.

(b) Multiple Land Use Classes



1 In some instances a Parcel of Developed Property may contain more than one Land Use  
2 Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of  
3 the Maximum Special Tax that can be levied for each Land Use Class located on that  
4 Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such  
5 Parcel shall be allocated to each type of property based on the amount of Acreage  
6 designated for each land use as determined by reference to the site plan approved for  
7 such Parcel. The Administrator's allocation to each Land Use Class shall be final.

## 2. Approved Property

7 The Maximum Special Tax for each Parcel of Approved Property shall be equal to the  
8 product of the applicable Undeveloped Property Maximum Special Tax per Acre times  
9 the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is  
10 expected to become Single Family Property as reasonably determined by the  
11 Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such  
12 Parcel of Approved Property shall be calculated pursuant to Section C.1. as if such  
13 Parcel were already designated as Developed Property and classified as Single Family  
14 Property.

12 The Maximum Special Tax for Approved Property shall be increased annually,  
13 commencing July 1, 2020, based on the percentage increase in the Consumer Price  
14 Index with a maximum annual increase of six percent (6%) and a minimum annual  
15 increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the  
16 previous Fiscal Year.

## 3. Undeveloped Property

17 The Maximum Special Tax that may be levied and escalated for each Parcel classified as  
18 Undeveloped Property shall be \$3,578 per Acre.

19 The Maximum Special Tax for Undeveloped Property shall be increased annually,  
20 commencing July 1, 2020, based on the percentage increase in the Consumer Price  
21 Index with a maximum annual increase of six percent (6%) and a minimum annual  
22 increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the  
23 previous Fiscal Year.

## 4. Public Property and/or Property Owners Association Property

24 The Maximum Special Tax that may be levied and escalated for each Parcel classified as  
25 Public Property and/or Property Owners Association Property shall be \$0.00 per Acre.  
26 **There shall be no levy on Public Property and/or Property Owners Association  
27 Property.**  
28

1 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

2 Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the  
3 Administrator shall levy the Special Tax on all Taxable Property until the amount of  
4 **Special Tax equals the Special Tax Requirement in accordance with the following steps:**

5 First: The Special Tax shall be levied Proportionately on each Parcel of Developed  
6 Property at up to 100% of the applicable Maximum Special Tax as needed to satisfy the  
7 Special Tax Requirement;

8 Second: If additional moneys are needed to satisfy the Special Tax Requirement after  
9 the first step has been completed, the Special Tax shall be levied Proportionately on  
10 each Parcel of Approved Property at up to 100% of the Maximum Special Tax for  
11 Approved Property.

12 Third: If additional moneys are needed to satisfy the Special Tax Requirement after the  
13 first two steps have been completed, the Special Tax shall be levied Proportionately on  
14 each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special  
15 Tax for Undeveloped Property.

16 Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal  
17 Year against any Parcel of Residential Property for which a Certificate of Occupancy has been  
18 issued be increased by more than ten percent (10%) as a result of a delinquency in the payment  
19 of the Special Tax applicable to any other Parcel above the amount that would have been levied  
20 in that Fiscal Year had there never been any such delinquency or default.

21 **E. EXEMPTIONS**

22 The CFD shall not levy Special Taxes on Public Property or Property Owners Association  
23 Property within the CFD.

24 **F. MANNER OF COLLECTION**

25 The Special Tax shall be collected in the same manner and at the same time as ordinary *ad*  
26 *valorem* property taxes and shall be subject to the same penalties, the same procedure, sale  
27 and lien priority in the case of delinquency; provided, however, that the Administrator may  
28 directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner  
if necessary to meet the financial obligations of the CFD, and provided further that the CFD may  
covenant to foreclose and may actually foreclose on Parcels having delinquent Special Taxes  
as permitted by the Act.

1 **G. APPEALS**

2 Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the  
3 Administrator, provided that the appellant is current in his/her payments of Special Taxes.  
4 ~~During pendency of an appeal, all Special Taxes must be paid on or before the payment due~~  
5 ~~date established when the levy was made. The appeal must specify the reasons why the~~  
6 ~~appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet~~  
7 ~~with the appellant if the Administrator deems necessary, and advise the appellant of its~~  
8 ~~determination. If the Administrator agrees with the appellant, the Administrator shall grant a~~  
9 ~~credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of~~  
10 ~~previously paid Special Taxes shall be made.~~

11 The Administrator shall interpret this Rate and Method of Apportionment and make  
12 determinations relative to the annual levy and administration of the Special Tax and any  
13 taxpayer who appeals, as herein specified.

14 **H. TERM OF THE SPECIAL TAX**

15 The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.  
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<b>Legal Advertising Memo Invoice</b>					447.20
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Ad Desc.: Summary of Ordinance 948 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/04/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 04, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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COUNTY OF RIVERSIDE  
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**NOTICE BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY**

NOTICE IS HEREBY GIVEN that the following ordinance will be considered for adoption before the Board of Supervisors of Riverside County, California on its regular meeting on **Tuesday, March 12, 2019 at 9:00 am** or as soon as possible thereafter, to be held at the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside:

**SUMMARY OF ORDINANCE NO. 948  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY  
FACILITIES DISTRICT NO. 18-2M (GOLDEN SUNSET) OF THE COUNTY OF  
RIVERSIDE**

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 948 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501.

Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Government Code"), on November 6, 2018, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2018-197, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 18-2M (Golden Sunset) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized lighting and maintenance services for streets, roads, parks, parkways and open space (the "Services") and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund the Services.

Ordinance No. 948 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on December 11, 2018 regarding the proposed levy of special taxes. Ordinance No. 948 provides that the Board of Supervisors, as the legislative body of the District, is authorized and directed each fiscal year to determine or cause to be determined the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the District. The special tax revenues shall be used to fund, pay for, and finance the Services and shall be levied so long as special taxes are needed to fund such Services. In addition, the special tax revenue may be used to replenish a reserve fund for the District, to pay the costs of administering the District, and to fund the cost of collecting and administering the special tax. Ordinance No. 948 provides that the special taxes may be collected on the secured property tax roll in the same manner as ordinary ad valorem taxes and that the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. The rate and method of apportionment of the special tax authorized by Ordinance No. 948 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 948. A complete copy of Exhibit A "Rate and Method" is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code. Ordinance No. 948 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

Any person wishing to testify in support of or in opposition to the above-mentioned Ordinance, may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors, and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on Ordinance No. 725.15.

If you challenge the above ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed ordinance.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 27, 2019      Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

3/04