

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



ITEM: 3.7
(ID # 14044)

MEETING DATE:

Tuesday, March 23, 2021

FROM: BUSINESS AND COMMUNITY SERVICES:

SUBJECT: BUSINESS AND COMMUNITY SERVICES: Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside; ADOPTION OF ORDINANCE NO. 964, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside; Exempt from CEQA, District 3 [\$123,070 On-going Cost; 100% Community Facilities District No. 20-2M (Prairie Crossing)]. (Clerk to file Notice of Exemption; Clerk to Publish and Post)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the adoption of Ordinance No. 964 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15378, Section 15301 (Existing Facilities), and Section 15061(b)(3) (the Common Sense Exemption);
2. Waive reading of and adopt Ordinance No. 964 authorizing the levy of a special tax within Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside;
3. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk for posting upon approval; and
4. Direct the Clerk of the Board to publish a summary and post a copy of Ordinance No. 964 pursuant to Government Code Section 25124.

ACTION: Policy

Suzanne Holland
Suzanne Holland, Director of EDA

3/5/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 964 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 23, 2021
xc: BCS, COB, Recorder

Kecia R. Harper
Clerk of the Board

By: *[Signature]*
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 123,070	\$ 123,070	\$ 123,070
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 20-2M (Prairie Crossing)			Budget Adjustment: No	
			For Fiscal Year: 21-22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The State Legislature enacted the Mello-Roos Act of 1982, to assist public agencies in financing certain capital improvements, public services, and maintenance activities. 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 (CFDs).

Lennar Homes of California Inc., the Developer of Tracts 31141 and 31142 (Improvement Area A) and SR Conestoga, LLC., the Developer of Tract 31633 (Improvement Area B) have petitioned that the Riverside County Business and Community Services (RCBCS) assist them in forming a district, with each Improvement Area, for the County of Riverside (County) to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD 20-2M (Prairie Crossing) will encompass Tract Map Nos. 31141 and 31142 (Improvement Area A) which includes 230 single family dwelling units and Tract Map No. 31633 (Improvement Area B) which includes 129 single family dwelling units.

As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the Improvement Areas of the CFD to fund the costs associated with stormwater facilities and BMPs, street lighting and traffic signal (including energy charges, operation, administrative maintenance, and costs) within the designated boundaries of the CFD.

The special tax is levied according to a Rate and Method of Apportionment (RMA) which is developed with respect to the specific features of the particular residential development within the District and which is approved by the eligible voters and later adopted by ordinance. The special tax levy is annually placed on the tax roll for each Assessor Parcel Number noted in the Improvement Areas within the CFD Boundary Map.

On January 12, 2021, the County of Riverside Board of Supervisors approved agenda item 3.6 Resolution No. 2021-016, a resolution of intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to applicable Improvement Areas to fund the service and maintenance functions requested by the Developer.

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

On March 2, 2021, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax in the Improvement Areas. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2021-019, the Resolution of Formation of the CFD, which also authorized the levy of a special tax in the Improvement Areas within the CFD subject to voter approval during a duly called election held that same day.

On March 9, 2021, the Board of Supervisors adopted Resolution No. 2021-020 declaring the results of the election regarding the proposed special tax in the Improvement Areas and finding that 100% of the votes cast were in favor of the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 964 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters. By today's action, the Board will formally adopt the special tax ordinance and levy the special tax.

Pursuant to CEQA, the ordinance was reviewed and determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15378, Section 15301, Class 1 – Existing facilities and Section 15061(b)(3) – Common Sense Exemption. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair and minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving no expansion of use. The adoption of the ordinance would not result in direct impacts to the physical environment or reasonably foreseeable indirect effects, as it would not include any changes to the existing land use or a physical degradation of the property,


County Counsel has approved the ordinance as to form.

Impact on Residents and Businesses

The voters within the CFD have voted to authorize the special tax to be levied by Riverside County Ordinance No. 964 on real property within the CFD to provide funds for authorized maintenance and service activities. The property owners within the CFD will be favorably impacted by the levy of the special tax and the associated maintenance and service activities it funds.

ATTACHMENTS:

- Riverside County Ordinance No. 964
- Notice of Exemption
- Clerk of the Board Posting



Gregory L. Priamos, Director County Counsel 3/9/2021

SUMMARY OF ORDINANCE NO. 964
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES
DISTRICT NO. 20-2M (PRAIRIE CROSSING) 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. 964 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 January 12, 2021, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2021-016, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized stormwater facilities and BMPs, street lighting and traffic signal services (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. 964 authorizes the levy of special taxes to the applicable Improvement Areas within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on March 2, 2021 regarding the proposed levy of special taxes. Ordinance No. 964 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. 964 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. 964 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 964. 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. 964 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

County of Riverside
Facilities Management
3133 Mission Inn Ave., Riverside, CA

FOR COUNTY CLERK USE ONLY	
Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.	
<u>3/25/21</u> Date	<u>PR</u> Initial

NOTICE OF EXEMPTION

February 26, 2021

Project Name: County of Riverside, Community Facilities District (CFD) No. 20-2M (Prairie Crossing) of the County of Riverside; Adoption of Ordinance No. 964, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within the Prairie Crossing CFD

Project Number: ED99120003

Project Location: County of Riverside, Community Facilities District No. 20-2M (Prairie Crossing)

Description of Project: 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). As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with services for lighting and maintenance services for streets, roads, parks, parkways, and open space. The special tax is levied according to a Rate and Method of Apportionment which is developed with respect to the specific features of the particular development within the District and which is approved by the eligible voters and later adopted by ordinance. The special tax levy is annually placed on the tax roll for each Assessor Parcel Number noted in the CFD Boundary Map. Lennar Homes of California Inc., the Developer of Tracts 31141 and 31142 (Improvement Area A), and SR Conestoga, LLC the Developer of Tract 31633 (Improvement Area B), have petitioned that the County of Riverside Business and Community Services (BCS) assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district and has submitted an application and formation deposit. The boundaries of CFD No. 20-2M (Prairie Crossing) will encompass Improvement Areas A and B, which is projected to include 359 single family dwelling units. On January 12, 2021, the Board of Supervisors adopted Resolution 2021-016, a resolution of intention, as the initial step for forming the CFD and declaring the Board's intention to levy a special tax to fund the of Intention to establish a CFD for Prairie Crossing in order to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance and service activities.

On March 2, 2021, the Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2021-019, the resolution of formation of the CFD, authorizing the levy of a special tax within the CFD to pay for Certain Stormwater Facilities and BMPs, Street Lighting and Traffic Signal 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 the CFD; 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 Board of Supervisors is proposing to adopt Resolution No. 2021-020 and will declare the results of the Consolidated Special Election within the boundary of Community Facilities District 20-2M (Prairie Crossing). In addition, the Board will introduce Riverside County Ordinance No. 964 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters.

The Board of Supervisors is now proposing to formally adopt Riverside County Ordinance No. 964 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters. Riverside County Ordinance No. 964, which authorizes the levy of a special tax within the Prairie Crossing CFD to fund services for maintenance and service activities, is identified as the proposed project under the California Environmental Quality Act (CEQA). The Ordinance includes the creation of a funding mechanism to provide maintenance and service activities within the CFD. No expansion of an existing use will occur. No additional direct or indirect physical environmental impacts are anticipated from the provision of maintenance services identified in the Riverside County Ordinance No. 964.

Name of Public Agency Approving Project: County of Riverside

Name of Person or Agency Carrying Out Project: County of Riverside

Exempt Status: Not a project as defined in California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378; Section 15301, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under Public Resources Code Division 13, Chapter 2.5, Section 21065, and California Code of Regulations Title 14, Articles 5, 19, and 20, Sections 15061, 15301, and 15378.

Reasons Why Project is Exempt: The direct effects of the adoption of the Ordinance to levy a special tax within Prairie Crossing CFD would not constitute a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Section 15378 (b) provides a list of five activities that are not considered a project under CEQA. The proposed Ordinance would qualify under two conditions identified in Section 15378 (b): (4) the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment and (5) organizational or administrative activity of the government that will not result in direct or indirect physical changes to the environment. The adoption of the Ordinance by the Board satisfies these conditions as the Ordinance would provide a funding mechanism to provide ongoing maintenance of existing buildings that would not result in direct or indirect physical changes to the environment. Based on the above conditions, the adoption of the Ordinance is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. The indirect effects of the adoption of the Ordinance which would result in continued maintenance activities within the Prairie Crossing CFD are categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the provision of services to maintain the Prairie Crossing CFD.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the site’s use. The development on the site was previously reviewed under CEQA which evaluated the effects of the development of 359 single-family homes within Tracts 31141, 31142, and 31633, which is Prairie Crossing CFD and subsequently approved. This approved development represents the environmental baseline and existing conditions under CEQA, as it is a dependent condition for the project, as proposed, to occur. The project is limited to the maintenance of the approved development within the Prairie Crossing CFD. The maintenance within the Prairie Crossing CFD is consistent within the activities permitted under Section 15301 and would ensure that the area does not physically deteriorate and potentially result in blight. The continued maintenance would not require any expansion of public services and facilities beyond what was approved for development; therefore, the project is exempt as it meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The adoption of the Ordinance and creation of funding to provide continued maintenance of the Prairie Crossing CFD will not result in any direct or indirect physical environmental impacts. The use and operation of the Prairie Crossing CFD will be substantially similar to the existing use and the ongoing maintenance will not create any new environmental impacts to the environment. No alterations and no impacts beyond the ongoing, existing use of the Prairie Crossing CFD would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: 2-26-2021

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Prairie Crossing Community Facilities District Ordinance No. 964,
Authorizing the Levy of a Special Tax Within the 20-2M District, County of
Riverside**

Accounting String: 537180-23010-915202- ED99120003

DATE: February 26, 2021

AGENCY: Riverside County Facilities Management

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Facilities Management

Signature: 

PRESENTED BY: Leni Zarate, Special Districts Administrator, Community Services

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3133 Mission Inn Ave, Riverside, CA 92507

Date: February 26, 2021

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: **County of Riverside Facilities Management ED99120003
Prairie Crossing Community Facilities District (CFD) Ordinance No. 964,
Authorizing the Levy of a Special Tax Within the CFD 20-2M District,
County of Riverside**

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,

3133 Mission Inn Avenue, Riverside, CA 92507

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

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1 approval, establishing an annual appropriations limit of \$4,000,000 for the District, subject to voter
2 approval, and calling a special election for the District for March 2, 2021 on the propositions to levy a
3 special tax to applicable Improvement Areas within the District and to establish an appropriations limit for
4 the District.

5 d. Pursuant to the terms of the Resolution of Formation and the provisions of
6 the Act, said special election was held on March 2, 2021. Each of the propositions was approved by more
7 than two-thirds of the votes cast at said special election.

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

10 Section 2. PURPOSE. The purpose of this ordinance is to provide for the levy of a
11 special tax to applicable Improvement Areas within the District.

12 Section 3. AUTHORITY. This ordinance is adopted pursuant to Sections 53328 and
13 53340 of the California Government Code, which authorizes counties to adopt ordinances to levy special
14 taxes at the rate and in accordance with the method of apportionment specified in the resolution of formation
15 of the community facilities district.

16 Section 4. LEVY OF SPECIAL TAXES.

17 a. By the passage of this Ordinance, the Board of Supervisors hereby authorizes
18 and levies special taxes within the District pursuant to Sections 53328 and 53340 of the Government Code,
19 at the rate and in accordance with the method of apportionment (the "Rate and Method") set forth in the
20 Resolution of Formation and attached as Exhibit A hereto and made a part hereof. The special taxes are
21 hereby levied commencing in the fiscal year 2021-2022 and in each fiscal year thereafter for the period
22 necessary to satisfy the Special Tax Requirement (as defined in the Rate and Method) and until action is
23 taken by the Board of Supervisors, acting as the Legislative Body of the District, to dissolve the District.

24 b. The Board of Supervisors, acting as the Legislative Body of the District, is
25 hereby authorized and directed each fiscal year to determine, or cause to be determined, the specific special
26 tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the
27 District, in the manner and as provided in the Rate and Method.

1 c. All of the collections of the special tax shall be used as provided for in the
2 Act, the Rate and Method and the Resolution of Formation, including, but not limited to, to fund, pay for,
3 and finance authorized stormwater facilities, street lighting and traffic signals services and to pay expenses
4 incidental thereto, so long as the special taxes are needed to fund such services; to replenish the reserve
5 fund for the District; to pay the costs of administering the District, and to pay the costs of collecting and
6 administering the special tax.

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

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

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

26 Section 6. SEVERABILITY. If for any reason any portion of this ordinance is found to
27 be invalid, or if the special tax is found inapplicable to any particular parcel within the District, by a court
28

1 of competent jurisdiction, the balance of this ordinance and the application of the special tax to the
2 remaining parcels within the District shall not be affected.

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

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

12
13 By: Karen S. Spiegel
14 Chair of the Board of Supervisors

15 ATTEST:

16 CLERK OF THE BOARD:

17
18 By: Michelle Russo

19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM

23 February 22, 2021

24 By: Michael Thomas

25 Michael Thomas

26 Deputy County Counsel

1 **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR**
2 **COMMUNITY FACILITIES DISTRICT 20-2M (PRAIRIE CROSSING)**

3 **OF THE COUNTY OF RIVERSIDE**

4 **STATE OF CALIFORNIA**

5
6 A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to
7 each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 20-
8 2M (Prairie Crossing). The amount of Special Tax to be levied on each Parcel in each Improvement Area
9 in each Fiscal Year, commencing in Fiscal Year 2021-2022 shall be determined by the Riverside County
10 Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate
11 Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless
12 exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent,
13 and in the manner herein provided.

14
15 **A. DEFINITIONS**

16
17 The terms hereinafter set forth have the following meanings:

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

24
25 **“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1
26 of Division 2 of Title 5 of the Government Code of the State of California.

27 **“Administrative Expenses”** means all actual or reasonably estimated costs and expenses of the CFD that
28 are chargeable or allocable to the applicable Improvement Area to carry out the duties of the Administrator

1 of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out
2 of or resulting from the annual levy and collection of the Special Tax (whether by the County or designee
3 thereof, or both), any litigation or appeal involving the CFD, and other administrative expenses of the
4 County or designee thereof, or both, directly related to the CFD. Administrative Expenses shall also include
5 amounts estimated or advanced by the County or CFD for attorney's fees and other costs related to
6 commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

7
8 **"Administrator"** means an official of the County, or designee thereof, responsible for determining the
9 annual amount of the levy and collection of the Special Taxes.

10
11 **"Approved Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that was
12 recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii)
13 that have not been issued a Building Permit prior to the April 1st preceding the Fiscal Year in which the
14 Special Tax is being levied.

15
16 **"Assessor"** means the Assessor of the County.

17
18 **"Assessor's Parcel Map"** means an official map of the Assessor of the County designating Parcels by
19 Assessor's Parcel Number.

20
21 **"Assessor's Parcel Number"** means the number assigned to a lot or Parcel for purposes of identification
22 as determined from an Assessor Parcel Map or the applicable assessment roll.

23
24 **"Base Year"** means the Fiscal Year ending June 30, 2021.

25
26 **"Board"** means Riverside County Board of Supervisors, acting in its capacity as the legislative body of the
27 CFD.

1 **"Boundary Map"** means a recorded map of the CFD which indicates by a boundary line the extent of the
2 territory of each Improvement Area within the CFD identified to be subject to the levy of Special Taxes.

3
4 **"Building Permit"** means the first legal document issued by a local agency giving official permission for
5 new construction. For purposes of this definition, Building Permit shall not include any subsequent
6 Building Permits issued or changed after the first issuance.

7
8 **"CFD"** means Community Facilities District 20-2M (Prairie Crossing) of the County of Riverside.

9
10 **"Consumer Price Index"** means the cumulative percentage increase in the Consumer Price Index
11 published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Riverside-San Bernardino-
12 Ontario Area, as it stands in March of each year over the base index of March 2020. In the event this index
13 ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator
14 that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario Area.

15
16 **"County"** means the County of Riverside, California.

17
18 **"Developed Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that was
19 recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for
20 which a Building Permit for new construction has been issued prior to April 1st preceding the Fiscal Year
21 in which the Special Tax is being levied.

22
23 **"Dwelling Unit" or "(D/U)"** means a residential unit that is used or intended to be used as a
24 domicile by one or more persons, as determined by the Administrator.

25
26 **"Exempt Property"** means any Parcel which is exempt from Special Taxes pursuant to Section E., below.

27
28 **"Final Map"** means a subdivision of property by recordation of a tract map, parcel map or lot line

1 adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or
2 recordation of a condominium plan pursuant to California Civil Code 4200 that creates individual lots for
3 which Building Permits may be issued without further subdivision.

4
5 **“Fiscal Year”** means the 12 month period starting on July 1 of any calendar year and ending the following
6 June 30.

7
8 **“Improvement Area(s)”** means Improvement Area A or Improvement Area B as identified on the
9 Boundary Map.

10
11 **“Improvement Area A”** means the specific area identified on the Boundary Map as Improvement Area A
12 of the CFD.

13
14 **“Improvement Area B”** means the specific area identified on the Boundary Map as Improvement Area B
15 of the CFD.

16
17 **“Land Use Class”** means any of the classes listed in Table 1, 2, 3, or 4 of Section C. below.

18
19 **“Maximum Special Tax”** means for each Parcel in each Fiscal Year, the greatest amount of Special Tax,
20 determined in accordance with Section C., below, which may be levied on such Parcel in a given Fiscal
21 Year for Improvement Area A or Improvement Area B.

22
23 **“Multi-family Residential Property”** means all Parcels of Residential Property that consist of a building
24 or buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to
25 an end user, and under common management.

26
27 **“Non-Residential Property”** means all Parcels of Developed Property for which a Building Permit was
28 issued, permitting the construction of one or more non-residential structures.

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

3
4 **“Property Owners Association Property”** means all Parcels which have been conveyed, dedicated to, or
5 irrevocably offered for dedication to a property owner association, including any master or sub-association,
6 prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

7
8 **“Proportionately”** means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of
9 the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property as
10 determined separately for each Improvement Area, (ii) Approved Property, that the ratio of the actual
11 Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property as
12 determined separately for each Improvement Area, and (iii) Undeveloped Property, Public Property or
13 Property Owners Association Property, that the ratios of the actual Special Tax levy per Acre to the
14 Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and
15 Property Owners Association Property as determined separately for each Improvement Area.

16
17 **“Public Property”** means all Parcels which, as of April 1st preceding the Fiscal Year in which the Special
18 Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned by,
19 dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or
20 any other public agency, provided, however, that any property leased by a public agency to a private entity
21 and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use;
22 or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the
23 purpose set forth in the easement.

24
25 **“Residential Property”** means all Parcels of Developed Property for which a Building Permit has been
26 issued permitting the construction of one or more residential Dwelling Units.

27
28

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

3
4 **“Special Tax” or “Special Taxes”** means the special tax to be levied in each Fiscal Year on each Parcel
5 of Taxable Property in accordance with Section D. to fund the Special Tax Requirement.

6
7 **“Special Tax Requirement(s)”** means that amount required in any Fiscal Year to pay for the Special Tax
8 Requirement for Improvement Area A or for the Special Tax Requirement for Improvement Area B.

9
10 **“Special Tax Requirement for Improvement Area A”** means that amount required in each Fiscal Year
11 within Improvement Area A of the CFD, to: (i) pay the estimated cost of Special Tax Services for
12 Improvement Area A for
13 such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund in an amount equal
14 to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund Requirement for Improvement
15 Area A or (b) the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund
16 Requirement for Improvement Area A; (iii) pay Administrative Expenses; (iv) pay for anticipated Special
17 Tax delinquencies based on actual
18 delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined;
19 and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the
20 Administrator.

21
22 **“Special Tax Requirement for Improvement Area B”** means that amount required in each Fiscal Year
23 within Improvement Area B of the CFD, to: (i) pay the estimated cost of Special Tax Services for
24 Improvement Area B for such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve
25 Fund in an amount equal to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund
26 Requirement for Improvement Area B or (b) the amount needed to fund the Special Tax Reserve Fund up
27 to the Special Tax Reserve Fund Requirement for Improvement Area B; (iii) pay Administrative Expenses;
28 (iv) pay for anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year

1 outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available
2 to reduce the annual Special Tax levy as determined by the Administrator.

3
4 **“Special Tax Reserve Fund”** means a fund to be used for capital replacement and maintenance costs
5 related to the Special Tax Services for Improvement Area A or for the Special Tax Services for
6 Improvement Area B.

7
8 **“Special Tax Reserve Fund Requirement for Improvement Area A”** means an amount up to 150% of
9 the anticipated annual cost of Special Tax Services for Improvement Area A of \$80,500 for the Base Year.
10 The Special Tax Reserve Fund Requirement for Improvement Area A shall be increased annually,
11 commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum
12 annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in
13 effect in the previous Fiscal Year.

14
15 **“Special Tax Reserve Fund Requirement for Improvement Area B”** means an amount up to 150% of
16 the anticipated annual cost of Special Tax Services for Improvement Area B of \$42,570
17 for the Base Year. The Special Tax Reserve Fund Requirement for Improvement Area B shall be increased
18 annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a
19 maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the
20 amount in effect in the previous Fiscal Year.

21
22 **“Special Tax Services”** means Special Tax Services for Improvement Area A or Special Tax Services for
23 Improvement Area B.

24
25 **“Special Tax Services for Improvement Area A”** means (i) the administration, inspection and
26 maintenance of all stormwater facilities and BMPs, including water quality basins, fossil filters, basin
27 forebays and all other NPDES/WQMP/BMP-related devices and structures as approved and accepted by
28 the CFD. Administration includes, but is not limited to, quality control and assurance of inspections and

1 maintenance, general contract management, scheduling of inspections and maintenance, and general
2 oversight of all NPDES/WQMP/BMP operations. Inspection includes, but is not limited to, travel time,
3 visual inspection process and procedures for functionality, GPS location recording, assurance of proper
4 vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and
5 sediment build-up. Maintenance includes, but is not limited to, repair or replacement of any deficiencies
6 noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant
7 materials within Improvement Area A. (ii) Street lighting maintenance, which includes energy charges,
8 operation, maintenance, and administration of street lighting located within the surrounding area of
9 Improvement Area A. (iii) Traffic signal maintenance including energy charges, operation, maintenance,
10 and administrative costs of traffic signal within the CFD.

11
12 **“Special Tax Services for Improvement Area B”** means (i) the administration, inspection and
13 maintenance of all stormwater facilities and BMPs, including water quality basins, fossil filters, basin
14 forebays and all other NPDES/WQMP/BMP-related devices and structures as approved and accepted by
15 the CFD. Administration includes, but is not limited to, quality control and
16 assurance of inspections and maintenance, general contract management, scheduling of inspections and
17 maintenance, and general oversight of all NPDES/WQMP/BMP operations. Inspection includes, but is not
18 limited to, travel time, visual inspection process and procedures for functionality, GPS location recording,
19 assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies,
20 erosion, trash, silt and sediment build-up. Maintenance includes, but is not limited to, repair or replacement
21 of any
22 deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of
23 required plant materials within Improvement Area B. (ii) Traffic signal maintenance including energy
24 charges, operation, maintenance, and administrative costs of traffic signal within the CFD.

25
26 **“State”** means the State of California.

27
28 **“Taxable Property”** means all Parcels within the boundary of the CFD pursuant to the Boundary Map

1 which are not exempt from the Special Tax pursuant to Section E., below.

2
3 **“Taxable Unit”** means either a Dwelling Unit or an Acre, as shown in Table 1, 2, 3 or 4.

4
5 **“Undeveloped Property”** means all Parcels of Taxable Property not classified as Developed Property,
6 Approved Property, Public Property or Property Owners Association Property.

7
8 **B. ASSIGNMENT TO LAND USE CLASS**

9
10 Each Fiscal Year, commencing with Fiscal Year 2021-2022, all Parcels of Taxable Property within
11 Improvement Area A and Improvement Area B shall be classified as either Developed Property, Approved
12 Property, Undeveloped Property, Public Property or Property Owners Association Property, and subject to
13 the levy of Special Tax in accordance with this Rate and Method of Apportionment as determined pursuant
14 to Sections C. and D.

15
16 Parcels of Developed Property shall further be classified as Residential Property or Non-Residential
17 Property. Parcels of Residential Property shall further be classified as Single Family Property or Multi-
18 family Residential Property.

19
20 **C. MAXIMUM SPECIAL TAX**

21
22 **1. Developed Property**

23
24 The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1,

25 (a) below, in each Fiscal Year for each Parcel classified as

26 Developed Property shall be determined by reference to Table 1 for each Parcel in Improvement
27 Area A, and by reference to Table 2 for each Parcel in Improvement Area B.

TABLE 1
Maximum Special Tax for Developed
Property for Fiscal Year 2020-2021
Improvement Area A

Land Use Class	Description	Taxable Unit	Maximum Special Tax Per Taxable Unit
1	Single Family Property	D/U	\$350
2	Multi-family Residential Property	Acre	\$1,791
3	Non-Residential Property	Acre	\$1,791

TABLE 2
Maximum Special Tax for Developed
Property for Fiscal Year 2020-2021
Improvement Area B

Land Use Class	Description	Taxable Unit	Maximum Special Tax Per Taxable Unit
1	Single Family Property	D/U	\$330
2	Multi-family Residential Property	Acre	\$1,550
3	Non-Residential Property	Acre	\$1,550

1 (a) Increase in the Maximum Special Tax

2
3 On each July 1, following the Base Year, the Maximum Special Tax identified in Table 1 and Table
4 2 above shall be increased annually, commencing July 1, 2021, based on the percentage increase in
5 the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum
6 annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal
7 Year.

8
9 (b) Multiple Land Use Classes

10
11 In some instances, a Parcel of Developed Property may contain more than one Land Use Class. The
12 Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special
13 Tax that can be levied within the applicable Improvement Area for each Land Use Class located on
14 that Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such Parcel
15 shall be allocated to each type of property based on the amount of Acreage designated for each land
16 use as determined by reference to the site plan approved for such Parcel. The Administrator's
17 allocation to each Land Use Class shall be final.

18
19 **2. Approved Property**

20
21 The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of
22 the applicable Undeveloped Property Maximum Special Tax per Acre for the applicable
23 Improvement Area times the Acreage of such Parcel; provided, however, for a Parcel of Approved
24 Property that is expected to become Single Family Property as reasonably determined by the
25 Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of
26 Approved Property shall be calculated pursuant to Section C.1. as if such Parcel were already
27 designated as Developed Property and classified as Single Family Property within the applicable
28 Improvement Area.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2021, 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 is shown in Table 3 for each Parcel in Improvement Area A and in Table 4 for each Parcel in Improvement Area B.

Table 3
Maximum Special Tax for Undeveloped
Property for Fiscal Year 2020-2021
Improvement Area A

Taxable Unit	Maximum Special Tax Per Acre
Acre	\$1,791

Table 4
Maximum Special Tax for Undeveloped
Property for Fiscal Year 2020-2021
Improvement Area B

Taxable Unit	Maximum Special Tax Per Acre
Acre	\$1,550

1 The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing
2 July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual
3 increase of six percent (6%) and a minimum annual increase of two percent (2%) of the
4 corresponding Maximum Special Tax in effect in the previous Fiscal Year.

5
6 **4. Public Property and/or Property Owners Association Property**

7 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public
8 Property and/or Property Owners Association Property shall be \$0.00 per Acre for both
9 Improvement Area A and Improvement Area B. **There shall be no levy on Public Property and/or**
10 **Property Owners Association Property.**

11
12 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

13
14 Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy
15 the Special Tax in each Improvement Area on all Taxable Property until the amount of Special Tax equals
16 the Special Tax Requirement for each Improvement Area in accordance with the following steps:

17
18 First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up
19 to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement
20 for an Improvement Area;

21
22 Second: If additional moneys are needed to satisfy the Special Tax Requirement for an
23 Improvement Area after the first step has been completed, the Special Tax shall be levied
24 Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax
25 for Approved Property within such Improvement Area.

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

1
2 Undeveloped Property within such Improvement Area. Notwithstanding the above, under no
3 circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential
4 Property within an Improvement Area for which a certificate of occupancy has been issued be
5 increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special
6 Tax applicable to any other Parcel within the same Improvement Area above the amount that would
7 have been levied in that Fiscal Year for the same Improvement Area had there never been any such
8 delinquency or default within the same Improvement Area of the CFD.
9

10 **E. EXEMPTIONS**
11

12 The CFD shall not levy Special Taxes on Public Property or Property Owners Association Property within
13 either Improvement Area within the boundary of the CFD.
14

15 **F. MANNER OF COLLECTION**
16

17 The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property
18 taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of
19 delinquency; provided, however, that the Administrator may directly bill the Special Tax, may collect
20 Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of
21 the CFD, and provided further that the CFD may covenant to foreclose and may actually foreclose on
22 Parcels having delinquent Special Taxes as permitted by the Act.
23

24 **G. APPEALS**
25

26 Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator,
27 provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal,
28 all Special Taxes must be paid on or before the payment due date established when the levy was made. The

1 appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator
2 shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the
3 appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant
4 a credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of previously
5 paid Special Taxes shall be made. The Administrator shall interpret this Rate and Method of Apportionment
6 and make determinations relative to the annual levy and administration of the Special Tax and any taxpayer
7 who appeals, as herein specified.

8
9 **H. TERM OF THE SPECIAL TAX**

10
11 The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.
12
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11 STATE OF CALIFORNIA)
12 COUNTY OF RIVERSIDE) ss

13
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on March 23, 2021, the foregoing ordinance consisting of 7 Sections was adopted by
16 the following vote:

17 AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

18 NAYS: None

19 ABSENT: None
20
21

22 DATE: March 23, 2021

KECIA R. HARPER
Clerk of the Board

23
24 BY: 
25
26
27
28

Deputy

SEAL

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 964 /

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:

03/31/2021

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

Date: March 31, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011451638-01

P.O. Number:

Ad Copy:

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

**SUMMARY OF ORDINANCE NO. 964
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES DISTRICT NO. 20-2M (PRAIRIE
CROSSING) 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. 964 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 January 12, 2021, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2021-016, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized stormwater facilities and BMPs, street lighting and traffic signal services (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. 964 authorizes the levy of special taxes to the applicable Improvement Areas within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on March 2, 2021 regarding the proposed levy of special taxes. Ordinance No. 964 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. 964 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. 964 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 964. 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. 964 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 23, 2021**, the foregoing Ordinance consisting of seven (7) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 3/31

*Business and
Community Services
Item 3.7 of 03/23/21*



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 24, 2021

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 964

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 31, 2021**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

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

SUMMARY OF ORDINANCE NO. 964
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY
FACILITIES DISTRICT NO. 20-2M (PRAIRIE CROSSING) 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. 964 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 January 12, 2021, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2021-016, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 20-2M (Prairie Crossing) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized stormwater facilities and BMPs, street lighting and traffic signal services (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. 964 authorizes the levy of special taxes to the applicable Improvement Areas within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on March 2, 2021 regarding the proposed levy of special taxes. Ordinance No. 964 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. 964 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. 964 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 964. 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. 964 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 23, 2021**, the foregoing Ordinance consisting of seven (7) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant