

ITEM: 3.6 (ID # 14681)

MEETING DATE:

Tuesday, April 20, 2021

FROM:

BUSINESS AND COMMUNITY SERVICES:

SUBJECT: BUSINESS AND COMMUNITY SERVICES (BCS): Adopt Resolution No. 2021-056 of Intention to Establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District and Resolution No. 2021-057 to Establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District Public Financing Authority. District 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

- Adopt Resolution No. 2021-056, a Resolution of the Board of Supervisors of the County of Riverside of Intention to Establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District; and
- Adopt Resolution No. 2021-057, a Resolution of the Board of Supervisors of the County of Riverside to Establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District Public Financing Authority; and
- Direct the Clerk of the Board to cause a certified copy of both resolutions and the EIFD boundary map to be recorded in the office of the Recorder of the County of Riverside, California, and;
- 4. Direct the County Recorder to mail a copy of Resolution No. 2021-056 to each owner of land within the proposed district pursuant to Section 53398.60 of the Government Code and;

Continued on Page 2

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:

Jeffries, Spiegel, Washington, Perez, and Hewitt

Navs:

None

Absent:

None

Date:

April 20, 2021

XC:

BCS, Recorder

Deputy

Kecia R. Harper

Clerk of the Board

RECOMMENDED MOTION: That the Board of Supervisors:

- 5. Direct the County Recorder to mail a copy of Resolution No. 2021-056 to each affected taxing entity pursuant to Section 53398.61 of the Government Code and;
- 6. Direct the Clerk of the Board to send a copy of Resolution No. 2021-056 to the Temecula Valley Wine Country Enhanced Infrastructure Financing District Public Financing Authority pursuant to Section 53398.62(a) of the Government Code.
- 7. Direct the Clerk of the Board to mail a copy of Resolution No. 2021-056 to the Department of Finance.

Continued on Page 3

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost		
COST	\$0	\$0	\$0	\$0		
NET COUNTY COST	\$0	\$0	\$0	\$0		
SOURCE OF FUNDS	5: N/A	Budget Adju	Budget Adjustment: N/A			
		For Fiscal Ye	For Fiscal Year: N/A			

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Enhanced Infrastructure Financing Districts (EIFDs) were introduced by the California Legislature from 2014-2015, enabling a new model for financing infrastructure and economic development in California. Government Code Sections 53398.50 through 53398.88 (EIFD law) authorizes EIFDs to issue bonds to finance public capital facilities. The available revenue for bonding is the increment of property tax and vehicle license fees within the established boundary, starting from the Fiscal Year after the ordinance to form the EIFD is passed. An EIFD is not a new tax imposed on property owners. School districts and community college district incremental tax revenues are not available for use; however, all other affected taxing entities may participate upon completion of a tax sharing agreement. The PFA will seek all available contributions from entities such as flood, fire protection, library, and vehicle license fees. A proposed tax sharing agreement between the PFA and library is schedule for the Board of Supervisors of the County of Riverside, State of California in regular session assembling on May 11, 2021, at 9:30 am or soon thereafter in the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California. The resolution of intention sets the boundary of the EIFD. (Exhibit A)

The EIFD law provides that each EIFD shall be governed by a public financing authority (PFA) established by resolution. The PFA consists of three members of the Board of Supervisors and two public members. If there is more than one taxing agency participating in the EIFD, all taxing agencies mutually select the three public agency representatives and two public members. The terms of the PFA members are four years. The Director of Business and Community Services, or their designee, will serve as the Executive Director of the PFA.

Upon creation of the PFA, a date is to be set for the first meeting of the PFA. The PFA then directs the preparation of an EIFD infrastructure financing plan. Once formed, the PFA will be a separate legal entity and their meeting and other actions are subject to the Brown Act, Public Records Act, and Political Reform Act. If the EIFD is formed, the PFA Board, not the Board of Supervisors, will determine future decisions pertaining to the EIFD. The EIFD will be directed by its own distinct PFA Board.

By passing the attached Resolution Nos. 2021-056 and 2021-057, the County Board of Supervisors begins the process of creating an EIFD. The following steps outline the process:

- The first phase is the preparation of a draft infrastructure financing plan (IFP). The
 infrastructure financing plan outlines the estimated tax revenue of the district as well as
 the use of the monies (project description). Regional or communitywide benefits such as
 infrastructure, parking facilities, signage and beautification will be considered within the
 EIFD boundary.
- 2. The County Finance team distributes the Draft IFP to all EIFD property owners and holds a public meeting with property owners to present the EIFD.
- 3. The PFA conducts its first public hearing and hears all written and oral comments but takes no action.
- 4. The PFA conducts its second public hearing and hears all written and oral comments, agreeing to revise the draft IFP, if it deems necessary.
- The PFA conducts its third public hearing, approves the IFP, if appropriate and adopts
 the Resolution of Formation. No election of the public is required unless at least 25% of
 the combined number of property owners and resident in the EIFD have signed a written
 protest.
- The legislative bodies of the participating agencies adopt separate resolutions approving the IFP.
- The County Assessor's Office creates a new Tax Rate Area(s) and files a Request for Jurisdictional Boundary Change with the State Board of Equalization by December 1, 2021.

If all these steps are completed by December 1, 2021, Fiscal Year 2022-23 will be the base year for the EIFD, and all increases in assessed valuation starting in Fiscal Year 2022-23 will be included in the *ad valorem* property tax increment and the motor vehicle license fee increment. If the County is unable to meet the December 1, 2021 deadline and instead makes the December 1, 2022 deadline, then the base year for the EIFD will be Fiscal Year 2023-24.

Temecula Valley Wine Country History

Temecula Valley Wine Country encompasses one of the most important agricultural lands in the County. Temecula Valley Wine Country is officially recognized as an American Viticultural Area (AVA) comprising approximately 33,000 acres. Within this area, 2,460 acres are currently dedicated to wine grape cultivation. More than 45 wineries offer wine tasting and at least a dozen or more are in various stages of construction or planning.

Temecula Valley Wine Country provides for significant tourism to the region, with a continual economic benefit to surrounding communities and businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Temecula Valley; it is rooted in the culture of the surrounding communities. The Temecula Valley is a major tourism destination, supported by three pillars: Wine Country, Pechanga Resort and Casino, and the historic and vibrant Old Town Temecula. The Temecula Valley had only about 200 inhabitants in 1970, and grew to about 4,100 in 1980, 30,617 in 2000, and now is home to more than 114,000.

The County established Policy Areas to ensure long-term viability of the wine industry while protecting the community's rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Three districts have been established for this Policy Area – Winery, Equestrian, and Residential. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies encourage agricultural cultivation, vineyards, wineries, equestrian uses, preservation of the wine-making atmosphere, estate living, equestrian life-style, and strive to protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.

Impact on Residents and Businesses

The establishment of the EIFD will not result in any new taxes or fees to the property owners. Increase in property value from resale and development of properties will be used for future infrastructure projects with community-wide and economic benefits.

Attachments:

Resolution No. 2021-056 Resolution No. 2021-057 Exhibit A EIFD Boundary Map

Gregory V. Prianos, Director County Counsel 3/25/2021

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD RIVERSIDE CO. CLERK OF THE BOARD 4080 LEMON STREET, 1ST FLOOR CAC P O BOX 1147 - RIVERSIDE, CA 92502

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RIVERSIDE COUNTY CLERK OF THE BOARD P. O. BOX 1147 - RIVERSIDE, CA 92502

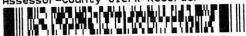
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Recorded in Official Records County of Riverside Peter Aldana

Assessor-County Clerk-Recorder



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2021-056

Title of Document

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

(Business & Community Services Department ~ Item 3.6 of 04/20/2021)

FORM APPROVED COUNTY COUNSEL

04.20.2021 3.6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

RESOLUTION NO. 2021-056

WHEREAS, the Legislature of the State of California enacted California Government Code Sections 53398.50 through 53398.88 ("EIFD Law"), authorizes the legislative body of a county to establish an enhanced infrastructure financing district and use specified property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, pursuant to Section 53398.59 of the Government Code, such proceedings shall be instituted by the adoption of a resolution of intention to establish an enhanced infrastructure financing district:

WHEREAS, the Board of Supervisors of the County of Riverside constitutes the legislative body that is authorized to institute proceedings for the establishment of an enhanced infrastructure financing district; and

WHEREAS, the County of Riverside is in compliance with the prerequisite requirements for forming an enhanced infrastructure financing district enumerated in Section 53398.54 of the Government Code; and

WHEREAS, the Board of Supervisors of the County of Riverside desires to designate a proposed enhanced infrastructure financing district in the area of the Temecula Valley Wine Country;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY the Board of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular session assembled on April 20, 2021 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California as follows:

Section 1. The Board of Supervisors of the County of Riverside (the "Board of Supervisors") proposes to establish an enhanced infrastructure financing district under the terms of the EIFD Law.

Section 2. The name of the proposed enhanced infrastructure financing district shall be the Temecula Valley Wine Country Public Financing of the Country of Riverside (the "District).

Section 3. The boundaries of the proposed District shall consist of territory in the County of Riverside included within the boundaries as shown on the boundary map in attached Exhibit A.

Section 4. The type of public facilities and development proposed to be financed or assisted by the District are as described in Section 53398.52 of the Government Code, including but not limited to the planning, design and construction of infrastructure in the Riverside County territory of the Temecula Valley Wine Country and more particularly described in the infrastructure financing plan (IFP).

Section 5. The District is necessary to support the provision of needed public infrastructure identified in the IFP and promote economic development within the District.

The Board of Supervisors authorizes the District to use incremental property tax revenue from the County of Riverside and the County Library District to finance the lawful, authorized activities of the District. Any such use of incremental property tax revenue must be approved by resolution pursuant to Section 53398.68 of the Government Code.

Section 6. The Board of Supervisors directs the preparation of a proposed IFP in accordance with Government Code Section 53398.63.

Section 7. The Board of Supervisors hereby directs the County Recorder to mail a copy of this resolution to each owner of land within the District and to each affected taxing entity (as that term is defined in Section 53398.51 of the Government Code).

Section 8. The Board of Supervisors hereby directs the Clerk of the Board of Supervisors to send a copy of this resolution to the public financing authority that is to be established at the same time this resolution is adopted.

Section 9. The County of Riverside in its sole capacity as the designated successor agency to the former Redevelopment Agency of the County of Riverside, has received a finding of completion, as specified in California Health and Safety Code Section 34179.7.

Section 10. In accordance with Section 53398.54, the County of Riverside certifies to the California Department of Finance (DOF) and to the PFA that no former Redevelopment Agency of the County of Riverside (Former RDA) assets that are the subject of litigation involving the State of California, where the County of Riverside or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the Temecula Valley Wine Country EIFD. The Clerk of the Board is authorized and directed on behalf of the County of Riverside to provide or make this certification to the DOF within 10 days after the date of adoption of this Resolution, by delivery of a copy of this Resolution or signing a separate certification, if and as required by the DOF.

Section 11. The State Controller has completed its review as specified in California Health and Safety Code section 34167.5 of asset transfers between the Former RDA, the County of Riverside, or any other public agency. The Successor Agency and the County of Riverside have complied with all of the State Controller's findings and orders stemming from such review.

Section 12. If any provision of this resolution, or the application of such provision to any person or circumstances, shall be invalid, the remainder of this resolution, or the application of such provision to person or circumstances other those as to which it is held invalid, shall not be affected thereby.

ADOPTED, SIGNED AND APPROVED this 201, day of April, 2021, by the Board of Supervisors of the County of Riverside.

Chair of the Board of Superviso

KAREN SPIEGEL

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RESOLUTION 2021-056

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

ADOPTED by Riverside County Board of Supervisors on April 20, 2021.

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 Supervisors on the date therein set forth.

KECIA R. HARPER, Clerk of said Board

Bv:

Deputy

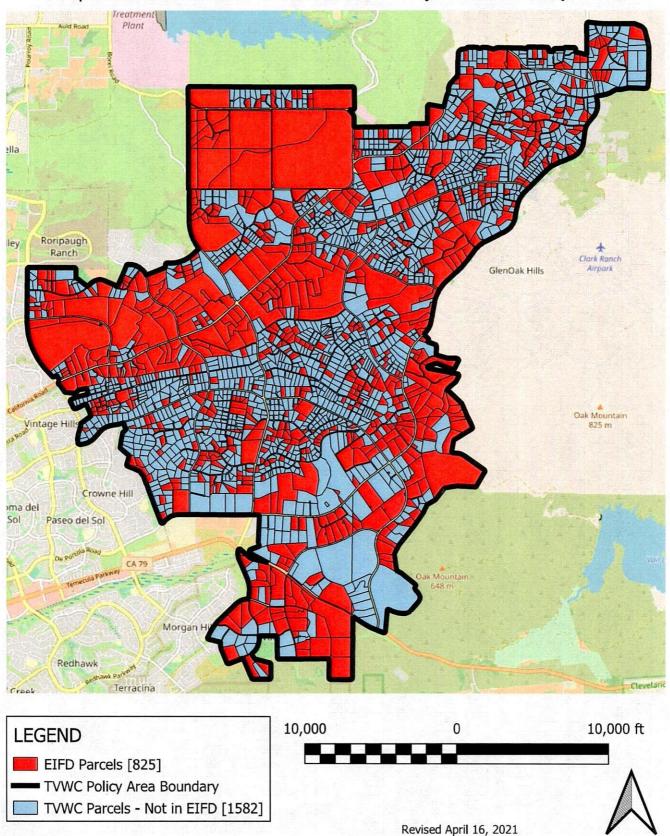
Her charge

04.20.2021 3.6

EXHIBIT A

BOUNDARY MAP

County of Riverside Enhanced Infrastructure Financing District No. 2021-1 Proposed Boundaries of Temecula Valley Wine Country EIFD



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD RIVERSIDE CO. CLERK OF THE BOARD 4080 LEMON STREET, 1ST FLOOR CAC P O BOX 1147 - RIVERSIDE, CA 92502

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Page 1 of 7

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



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2021-057

Title of Document

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF TO ESTABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

(Business & Community Services Department ~ Item 3.6 of 04/20/2021)

FORM APPROVED COUNTY COUNSEL

RESOLUTION NO. 2021-057

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF TO ESTBABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

WHEREAS, the Legislature of the State of California enacted California Government Code Sections 5339850 through 53398.88 ("EIFD Law"), authorizes the legislative body of a county to establish an enhanced infrastructure financing district and use specified property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, pursuant to the EIFD Law, a public financing authority, which is the governing board of an enhanced infrastructure financing district, must be established at the same time a legislative body adopts a resolution of intention to establish an enhanced infrastructure financing district

WHEREAS, the Board of Supervisors of the County of Riverside is concurrently adopting a resolution of intention to establish the Temecula Valley Wine Country (the "District");

WHEREAS, the Board of Supervisors of the County of Riverside desires to create and establish a public financing authority to govern the District;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY the Board of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular session assembled on April 20, 2021 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California as follows:

- **Section 1. Establishment.** The Board of Supervisors of the County of Riverside (the "Board of Supervisors") hereby establishes a public finance authority.
- **Section 2.** Name. The name of the proposed public financing authority shall be the known as the Temecula Valley Wine Country Public Financing Authority (the "Authority").

Section 3. Relationship. As provided by the EIFD Law, the Public Financing Authority shall be a public entity separate from the County of Riverside. The debt, liabilities and obligations of the Authority shall not constitute debts, liabilities, or obligations of the County of Riverside.

Section 4. Members. The Board of Supervisors hereby appoints Supervisor Chuck Washington, Supervisor Kevin Jeffries, Supervisor V. Manuel Perez, and public members Bizhan Fazeli and Phillips Bailey to serve as the initial members of the Authority.

Section 5. Term. The term of appointment for each public member shall be for four (4) years from the most recent April 2nd prior to appointment. The term for each Board of Supervisor shall be determined on an annual basis as the Board re-appoints committee members beginning in 2022 and thereafter.

Section 6. Vacancies. In the event of a member vacancy, whether by the expiration of term of appointment or otherwise, the Board of Supervisors shall appoint a new member to fill the vacated position. If a public member vacancy occurs prior to the expiration of the term of appointment of the vacating public member, the appointee who fills that vacancy shall serve for the remaining term of the vacating public member.

Section 7. Organization. The Board of Supervisors hereby authorizes and directs the Authority to adopt such bylaws, rules, regulations, and procedures as the Authority requires or desires for the proper performance of its duties. Any such actions shall be in accordance with all applicable laws, including but not limited to the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act of 1974.

Section 8. Compensation and Expense Reimbursement. Pursuant to Section 53398.51(c) of the Government Code, the members of the Authority are prohibited from receiving compensation for the performance of their duties. Notwithstanding the foregoing, the member of the Authority may receive reimbursement for actual and necessary expenses incurred in the performance of their official duties if such reimbursement is authorized by the Authority or complies with applicable laws.

Section 9. Authority. Pursuant to Section 53398.51(e) of the Government Code, the Authority is a local public agency subject to the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act of 1974. Furthermore, and pursuant to Section 53398.51(d) of the Government

Code, the members of the Authority are subject to the ethics training rules of Title 5, Division 2, Part 1, Chapter 2, Article 2.4 of the Government Code.

Section 10. County Assistance. The Board of Supervisors hereby authorizes the Chief Executive Officer of the County of Riverside, the Clerk of the Board of Supervisors, the County Counsel, their designees, and other county employees as directed by their department heads, to assist the Authority in carrying out the purposes of this resolution and the proposed formation and operation of the District, which the Board of Supervisors hereby determines to serve a direct and substantial public purpose. Notwithstanding the foregoing, the Authority remains a legally constituted governmental entity separate and distinct from the County of Riverside.

Section 11. Severability. If any provision of this resolution, or the application of such provision to any person or circumstances, shall be invalid, the remainder of this resolution, or the application of such provision to person or circumstances other those as to which it is held invalid, shall not be affected thereby.

ADOPTED, SIGNED AND APPROVED this 20th day of April, 2021, by the Board of Supervisors of the County of Riverside.

hair of the Board of Superviso

KAREN SPIEGEL

ATTEST:

Kecia R. Harper

Clerk of the Board of Supervisors

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RESOLUTION 2021-057

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF TO ESTABLISH THE TEMECULA VALLEY WINE COUNTRY ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING **AUTHORITY**

ADOPTED by Riverside County Board of Supervisors on April 20, 2021.

ROLL CALL:

Ayes:

Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: Absent: None

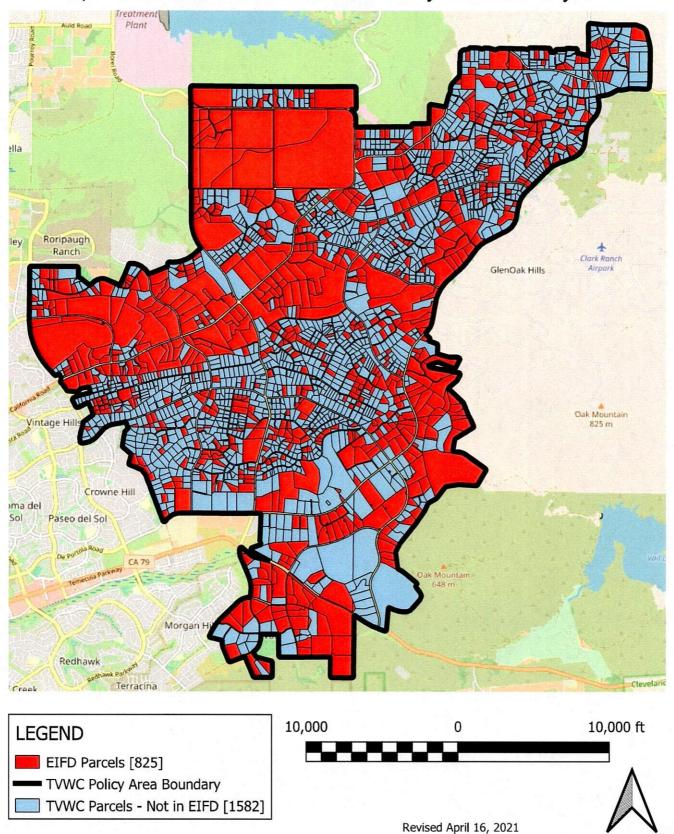
None

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

KECIA R. HARPER, Clerk of said Board

04.20.2021 3.6

County of Riverside Enhanced Infrastructure Financing District No. 2021-1 Proposed Boundaries of Temecula Valley Wine Country EIFD



				APNs				
915-040-007	924-170-009	927-150-024	927-430-003	927-650-035	941-290-008	942-250-042	951-040-026	951-230-006
915-040-011	924-170-022	927-150-026	927-430-016	927-660-001	941-300-001	942-250-054	951-050-004	951-230-008
915-040-015	924-170-024	927-150-028	927-430-019	927-660-002	941-300-006	942-260-003	951-050-007	951-230-009
915-040-017	924-170-025	927-150-029	927-430-021	927-660-027	941-320-001	943-020-011	951-050-011	951-230-010
915-040-019	924-170-026	927-150-030	927-440-009	927-660-029	941-320-003	943-020-016	951-050-016	951-230-013
915-050-007 915-050-008	924-170-027	927-150-037	927-450-002	927-660-038	941-320-004	943-020-021	951-060-001	951-230-016
915-050-009	924-170-028 924-170-030	927-150-038 927-150-048	927-460-016 927-470-012	927-670-009 927-670-012	942-030-001 942-030-002	943-030-005 943-030-006	951-060-002 951-060-003	951-240-006 951-240-010
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915-110-045	924-170-032	927-160-005	927-480-006	927-670-016	942-030-004	943-030-008	951-060-011	951-240-025
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915-120-048 915-370-012	924-180-020 924-230-011	927-170-016 927-170-017	927-490-025	927-690-006	942-050-010 942-050-012	943-040-008 943-040-010	951-080-011	964-070-010
915-370-012	924-230-043	927-170-017	927-490-031 927-490-032	927-690-007 927-690-008	942-050-012	943-040-010	951-080-012 951-080-013	964-120-008 964-120-012
915-370-040	924-230-043	927-180-002	927-490-032	927-690-009	942-060-002	943-050-011	951-080-021	964-120-014
915-370-042	924-240-015	927-180-006	927-500-004	927-690-010	942-060-017	943-050-014	951-080-022	964-130-004
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915-370-044	924-240-027	927-180-012	927-500-023	927-690-014	942-080-028	943-050-019	951-080-040	964-130-007
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915-370-079	924-240-032	927-180-015	927-510-022	927-690-017	942-090-011	943-060-011	951-090-002	964-130-014
915-400-019	924-240-033	927-180-021	927-520-002	927-690-018	942-090-016	943-060-012	951-090-003	964-130-019
915-400-021 915-400-023	924-240-043 924-260-006	927-180-026 927-180-028	927-520-012 927-520-016	927-690-019 927-700-014	942-090-017 942-090-018	943-070-003 943-090-013	951-090-019 951-090-026	964-160-003 964-160-004
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915-400-031	924-260-009	927-180-030	927-530-009	927-700-013	942-100-029	943-090-020	951-090-037	964-160-006
915-430-007	924-270-002	927-180-031	927-530-011	927-700-022	942-100-031	943-090-021	951-100-002	964-160-007
915-430-008	924-270-004	927-260-009	927-530-014	941-080-024	942-100-039	943-090-023	951-100-003	964-160-008
915-430-021	924-270-016	927-280-007	927-530-015	941-080-025	942-110-010	943-090-027	951-100-004	964-160-009
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