

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



**ITEM: 3.21
(ID # 16741)**

MEETING DATE:

Tuesday, July 27, 2021

FROM: OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adopt Resolution No. 2021-153 of Intention to Establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District. District 3 [\$0] (Clerk to file Notice of Exemption; Clerk to Publish and Post)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2021-153, supplementing and amending Section 7 of 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
2. Find that the formation of this Enhanced Infrastructure Financing District exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 21065, Section 15378; and Section 15061(b) (3) (The Common Sense Exemption); and
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 cause a certified copy of Resolutions 2021-056 and 2021-153 to be recorded in the office of the Recorder of the County of Riverside, California and file the EIFD boundary map in the office of the Clerk, and;
5. Direct the Clerk of the Board to mail a Summary copy of Resolutions No. 2021-056, 2021-057 and 2021-153 to each owner of land within the proposed district in accordance with Sections 53398.60 of the Government Code and;

Continued on Page 2

ACTION: Policy

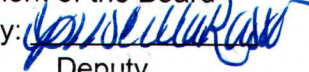

Suzanne Holland, Director of Office of Economic Development 7/7/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, November 9, 2021, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: July 27, 2021
xc: Economic Development, COB

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

6. Direct the Clerk of the Board to mail a copy of Resolutions No. 2021-056 and 2021-153 to each affected taxing entity pursuant to Section 53398.61 of the Government Code and;
7. Direct the Clerk of the Board to send a copy of Resolutions No. 2021-056 and 2021-153 to the Temecula Valley Wine Country Enhanced Infrastructure Financing District Public Financing Authority pursuant to Section 53398.62(a) of the Government Code; and
8. Direct the Clerk of the Board to set the public hearing on the proposal for November 9th, 2021; and
9. Direct the Clerk of the Board to publish notices of PFA meetings pursuant to Section 53398.66 of the Government Code.

Continued on Page 3

**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	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On April 20, 2021, the Board of Supervisors of the County of Riverside (“Board”) adopted Resolution No. 2021-056, declaring its intent and proposing to establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District (“EIFD”) pursuant to California Government Code Sections 53398.50 through 53398.88 (“EIFD Law”).

Resolution No. 2021-153 is intended to supplement and amend Resolution No. 2021-056 to clarify the Board’s direction regarding notice procedures, and to bring Resolution No. 2021-153 into full compliance with EIFD Law.

Resolution No. 2021-153 supplements Resolution No. 2021-056 by setting a public hearing on the proposal for November 9, 2021, at 10:00 a.m., in the meeting room of the Board, thereby bringing the Resolution No. 2021-056 into full compliance with California Government Code Section 53398.59.

Additionally, Section 7 of Resolution No. 2021-056 directed the County Recorder to mail a copy of Resolution No. 2021-056 to each owner of land within the district and to each affected taxing entity.

Resolution No. 2021-153 amends Section 7 of Resolution No. 2021-056, changing it to direct the Clerk of the Board to conduct the mailing instead of the County Recorder. The amendment also removes the requirement to mail a copy of Resolution No 2021-056, instead directing the Clerk more broadly to provide notice pursuant to Government Code Sections 53398.60 and 53398.61. This allows the Clerk to mail a one-page notice of intention instead of a full copy of Resolutions No. 2021-056 and 2021-153, thereby reducing costs of the mailing.

Finally, EIFDs are exempt from California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378; Section 15061(b)(3), General Rule or “Common Sense” Exemption.

Impact on Residents and Businesses

Resolution No. 2021-153 will not result in any new taxes or fees to the property owners.

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

Attachments:

Resolution No. 2021-153

Notice of Exemption



Gregory E. Priamos, Director County Counsel 7/15/2021

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

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2021-0513069

08/27/2021 08:26 AM Fee: \$ 0.00

Page 1 of 7

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



THIS SPACE FOR RECORDERS USE ONLY **6080**

RESOLUTION NO. 2021-153

Title of Document

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
AMENDING SECTION 7 OF RESOLUTION NO. 2021-056 AND SUPPLEMENTING RESOLUTION
NO. 2021.056**

(THIRD SUPERVISORIAL DISTRICT)

(ECONOMIC DEVELOPMENT ~ Item 3.21 of 07/27/2021)

2 RESOLUTION NO. 2021-153

3
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

5 AMENDING SECTION 7 OF RESOLUTION NO. 2021-056 AND SUPPLEMENTING RESOLUTION
6 NO. 2021-056.

7 **WHEREAS**, on April 20, 2021, the Board of Supervisors of the County of Riverside (“Board”)
8 adopted Resolution No. 2021-056, declaring its intent and proposing to establish the Temecula Valley Wine
9 Country Enhanced Infrastructure Financing District (“EIFD”) pursuant to California Government Code
10 Sections 53398.50 through 53398.88; and

11 **WHEREAS**, the Board now desires to supplement Resolution No. 2021-056, by fixing a time and
12 place for a public hearing on the proposal pursuant to California Government Code Section 53398.59; and

13 **WHEREAS**, the Board also desires to amend Section 7 of Resolution No. 2021-056, which
14 designated a county official to provide notice of its intention to establish the proposed EIFD pursuant to
15 California Government Code Section 53398.60, changing that designation and clarifying its direction as to
16 how notice shall be given.

17 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board
18 of Supervisors of the County of Riverside, State of California (the “Board of Supervisors”) in regular
19 session assembled on July 27, 2021 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of
20 Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside,
21 California as follows:

22 **Section 1.** The Board of Supervisors of the County of Riverside (the “Board of Supervisors”) hereby
23 amends Section 7 of Resolution 2021-056 to read as follows:

24 “Section 7. The Board of Supervisors hereby directs the Clerk of the Board of Supervisors to mail
25 either a copy of this resolution or a single-page notice of intention to each owner of land within the District
26 and to each affected taxing entity (as that term is defined in Section 53398.51 of the Government Code),
27 pursuant to Government Code Sections 53398.60 and 53398.61.”

28
JUL 27 2021 3.21

FORM APPROVED COUNTY COUNSEL
BY: D-C-Z
DATE: 7/15/21
DARREN C. ZIEGLER

1 **Section 2.** The Board of Supervisors hereby fixes November 9, 2021, at 10:00 a.m., in the meeting
2 room for the Board of Supervisors, located on the first floor of the County Administrative Center, 4080
3 Lemon Street, Riverside, California, 92501, as the time and place for a public hearing on this proposal as
4 required by Section 53398.59(f) of the Government Code. The public financing authority established by
5 Resolution 2021-057 will conduct the public hearing pursuant to Sections 53398.66 and 53398.69 of the
6 Government Code.

7 **Section 4.** Any sections or provisions of Resolution No. 2021-056 that are not directly amended by
8 Resolution No. 2021-153 shall remain in full force and effect.

9 **Section 3.** If any provision of this resolution, or the application of such provision to any person or
10 circumstances, shall be invalid, the remainder of this resolution, or the application of such provision to
11 person or circumstances other those as to which it is held invalid, shall not be affected thereby.

12 **ADOPTED, SIGNED AND APPROVED** this 27th day of July, 2021, by the Board of
13 Supervisors of the County of Riverside.

14 //
15 //


Chair of the Board of Supervisors
KAREN SPIEGEL

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18 ATTEST:
19 Kecia R. Harper
20 Clerk of the Board of Supervisors

21 By: 
22 Deputy

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2 **RESOLUTION 2021-153**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
4 **RIVERSIDE AMENDING SECTION 7 OF RESOLUTION NO. 2021-056 AND**
5 **SUPPLEMENTING NO 2021-056**

6 ADOPTED by Riverside County Board of Supervisors on July 27, 2021.

7 ROLL CALL:

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

11
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
13 Supervisors on the date therein set forth.

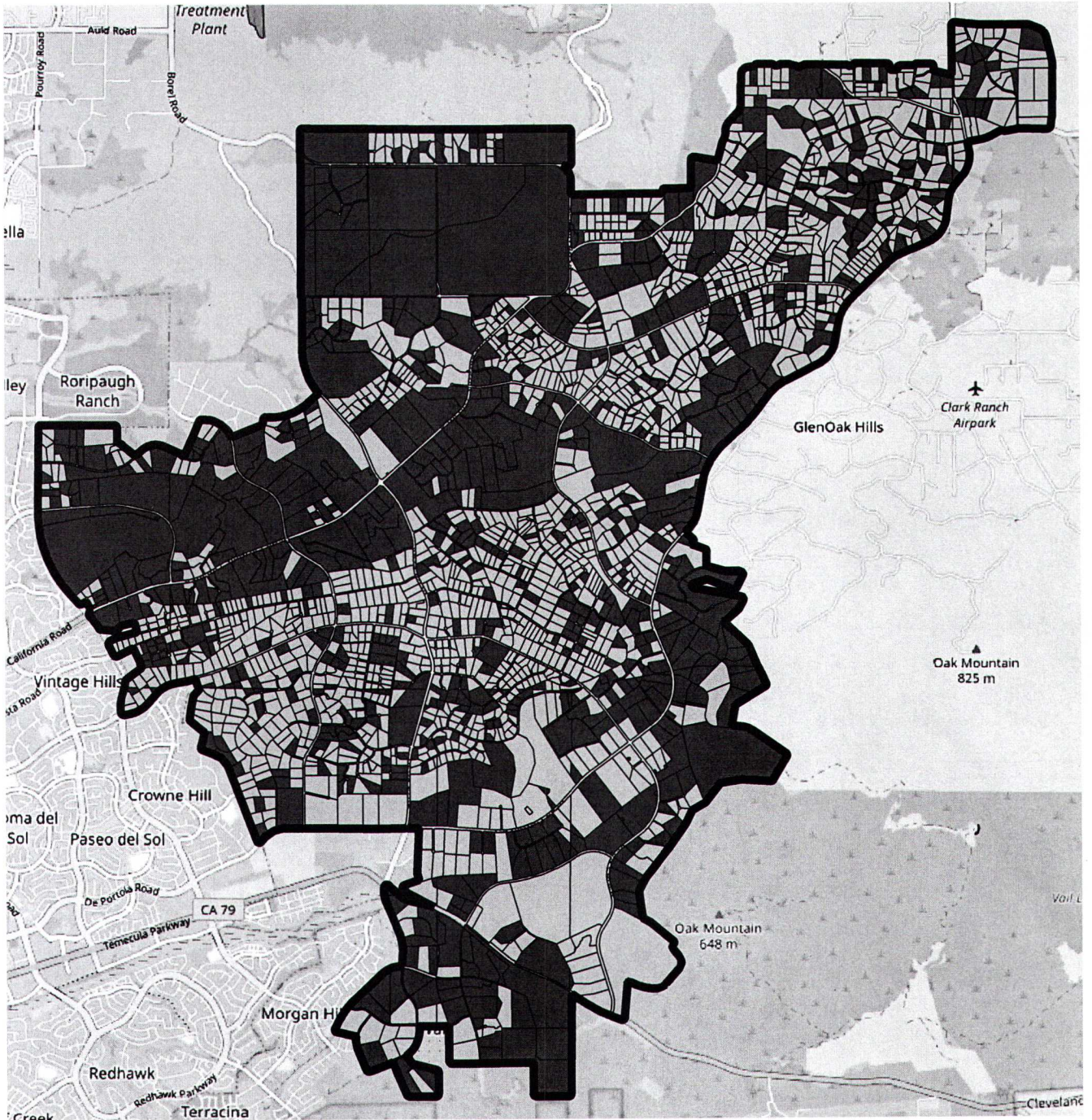
14 KECIA R. HARPER, Clerk of said Board

15 By:  _____

16 Deputy

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



LEGEND

- EIFD Parcels [825]
- TVWC Policy Area Boundary
- TVWC Parcels - Not in EIFD [1582]



Revised April 16, 2021

Table with columns of alphanumeric codes and a central 'APNs' header. The table is oriented vertically, with APNs in the center and codes on either side.

APNs

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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

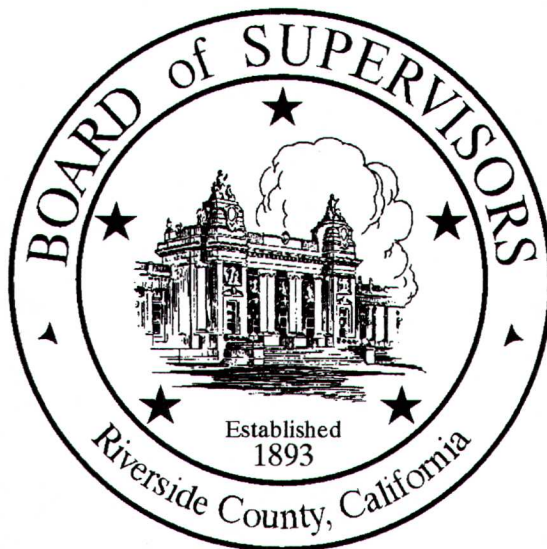
www.riversideacr.com

CERTIFICATION

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

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

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

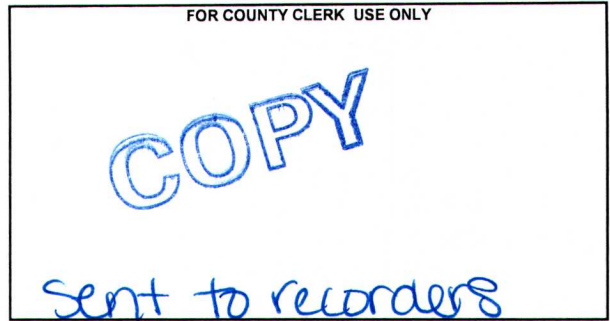
06-26-2021

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

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



NOTICE OF EXEMPTION

April 5, 2021

Project Name: County of Riverside, Temecula Valley Wine Country Enhanced Infrastructure Financing District (EIFD)

Project Number: FM05190011280

Project Location: County of Riverside, Temecula Valley Wine Country

Description of Project: An Enhanced Infrastructure Financing District (EIFD) is a state-created bonding mechanism for local governments. The 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, using the increment starting from the Fiscal Year after the Public Finance Authority passes the ordinance to form the EIFD. School districts and community college district revenues are not available for use; however, all other affected taxing entities may participate upon completion of a tax sharing agreement. The resolution of intention sets the boundaries of the EIFD.

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.

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, Political Reform Act, etc. If the EIFD is formed, the PFA Board, and not the Board of Supervisors, will make future decisions pertaining to the EIFD. The EIFD will be directed by its own distinct PFA Board.

The creation of Temecula Valley Wine Country EIFD is identified as the proposed project under the California Environmental Quality Act (CEQA). The creation of the EIFD provides a funding mechanism to issue bonds to finance public capital facilities within the area. No expansion of an existing use will occur. No additional direct or indirect physical environmental impacts are anticipated from the Temecula Valley Wine Country EIFD.

Name of Public Agency Approving Project: County of Riverside

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

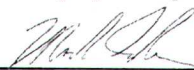
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Exempt Status: Not a project as defined in California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under Public Resources Code Division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

Reasons Why Project is Exempt: The direct effects of the creation of the Temecula Valley Wine Country EIFD 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 EIFD 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 establishment of the EIFD satisfies these conditions as the EIFD would establish a funding plan to issue bonds to finance public capital facilities that would not result in direct physical changes to the environment. Based on the above conditions, the creation of the Temecula Valley Wine Country EIFD is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. The indirect effects of the creation of the EIFD would be the Plan to provide funding. Additional indirect effects would occur from implementation of infrastructure identified in the plan, but the elements of that infrastructure are unknown at this time and the resulting effects are not reasonably foreseeable. 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 Temecula Valley Wine Country EIFD.

- **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 establishment of the Temecula Valley Wine Country EIFD will not result in any direct or indirect physical environmental impacts. The use and operation of facilities within the wine country will be substantially similar to the existing use and the establishment of a financing plan to maintain and improve infrastructure within the wine country will not create any new environmental impacts to the environment. No alterations and no impacts beyond the ongoing, existing use of the wine country district would occur. Any infrastructure projects identified and selected for implementation from the EIFD plan would undergo separate CEQA review when any selected infrastructure can be defined and the resulting effects can be reasonably foreseeable. 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:** 4-5-2021
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

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

Date: April 5, 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 FM05190011280
Temecula Valley Wine Country EIFD, 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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Temecula Valley Wine Country EIFD, County of Riverside

Accounting String: 528500-21100-1901000000- FM05190011280

DATE: April 5, 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) -

NOTICE OF INTENTION TO ESTABLISH AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT, NOTICE OF PUBLIC MEETING & NOTICE OF AVAILABILITY OF DRAFT INFRASTRUCTURE FINANCING PLAN FOR REVIEW

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Riverside has adopted a Resolution of Intention (Resolutions No. 2021-056 and 2021-153) to establish the Temecula Valley Wine Country Enhanced Infrastructure Financing District (EIFD) to finance the construction, and/or acquisition, and/or maintenance of public facilities of community-wide significance, including parking facilities, roundabouts, road extensions, and area beautification.

Documentation related to the EIFD, including a copy of the Resolution of Intention, a copy of the draft Boundary Map, and the draft Infrastructure Financing Plan (IFP) are available online at <http://www.rivcoed.org/EIFD>. Documentation is also available for in-person inspection at the Office of Economic Development located at 3403 10th Street, 4th Floor, Riverside, CA 92501 and available by contacting Leni Zarate at (951) 955-3212 or lzarate@rivco.org.

The draft IFP describes the proposed EIFD, the facilities, the proposed contributions of tax increment, the plan for financing the facilities, the proposed fiscal impact, and other items as required by Government Code Section 53398.63.

NOTICE IS HEREBY GIVEN that the governing body of the Temecula Valley Wine Country Enhanced Infrastructure Financing District ("Public Financing Authority" or "PFA") will hold a public meeting on November 9, 2021, at 10:00 a.m., or as soon as possible thereafter, in the Board Chambers, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, 92501, to present the IFP and hear written and oral comments related to the formation of the EIFD.

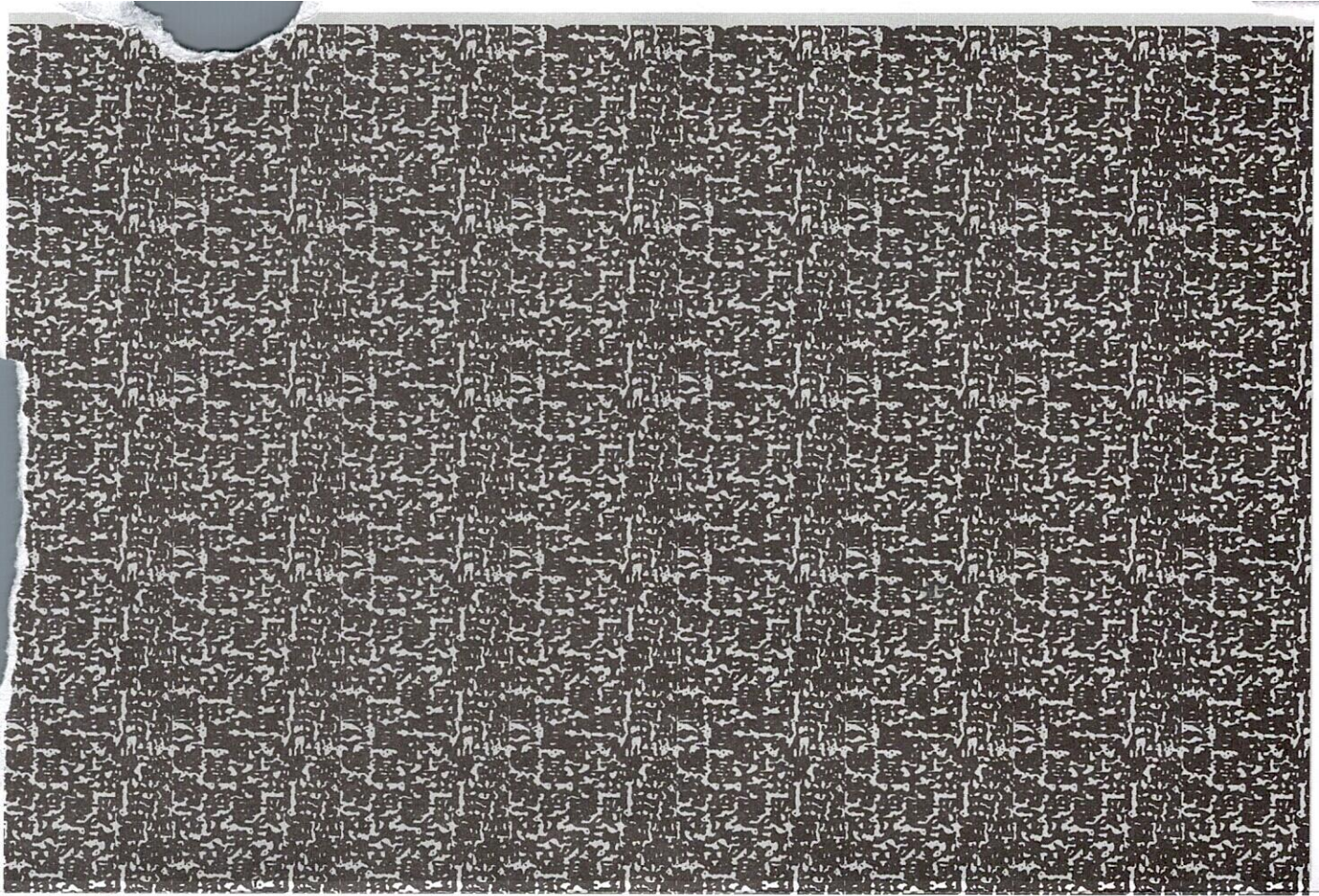
ADDRESS ANY COMMUNICATIONS TO:
OFFICE OF ECONOMIC DEVELOPMENT
C/O Leni Zarate
3403 10TH STREET, SUITE 400
RIVERSIDE, CALIFORNIA 92501

This notice constitutes notice pursuant to Government Code Section 53398.60(b).

Dated: August 19, 2021

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

O.E.D. Item 3.21 JULY 27, 2021



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PRESORTED
FIRST CLASS



U.S. POSTAGE >>> PITNEY BOWES



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02 4W
0000348270 OCT. 27. 20

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

2022 JAN 25 AM 10:48

964130014
LUTHER FAMILY TRUST
200 WATER ST # 1005
NEW YORK, NY 10038

NIXIE 100 DE 1260 0001/20/22

NO MAIL TO BE FORWARDED
UNABLE TO FORWARD