

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



(ID # 20150)

**MEETING DATE:**

Tuesday, October 25, 2022

**FROM :** OFFICE OF ECONOMIC DEVELOPMENT:

**SUBJECT:** OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Resolution No. 2022-191, Intention to Establish Proposed Maintenance-Only Community Facilities District to be Named Community Facilities District No. 22-4M (Nuevo Meadows) of the County of Riverside to be Administered by Office of Economic Development. District 5. [\$183,093- Ongoing Cost; CFD 22-4M (Nuevo Meadows) – 100%] (Clerk to Set for Public Hearing on November 29, 2022 at 9:30 a.m. or as soon as possible thereafter - and to Advertise and Record Boundary Map)

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

1. Adopt Resolution No. 2022-191, a Resolution of the Board of Supervisors of the County of Riverside of Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes and Setting a Date and Time for a Public Hearing Thereon; and,
2. Set a public hearing concerning the establishment of Community Facilities District No. 22-4M (Nuevo Meadows) for 9:30 a.m. on November 29, 2022, and direct the Clerk of the Board to publish notice of the public hearing in accordance with California Government Code Section 53322; and,
3. Direct the Clerk of the Board to sign and record the Boundary Map as required by Section 3111 of the California Streets and Highways Code.

**ACTION:Policy, Clerk to Advertise, Set for Hearing**

  
Suzanne Holland, Director of Office of Economic Development 10/6/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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 29, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez  
Nays: None  
Absent: None  
Date: October 25, 2022  
xc: OED, Recorder, COB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 183,093	\$ 0	\$ 183,093
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% CFD 22-4M (Nuevo Meadows)			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 23/24	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The State legislature enacted the Mello-Roos Community Facilities Act of 1982 to assist public agencies in financing certain public services and maintenance requirements. On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled “Land Secured Financing Districts” to include “Service and Maintenance CFDs” to fund the ongoing maintenance of storm water Best Management Practices (BMP), street lighting, and traffic signals and set goals and policies concerning Community Facilities Districts (CFD).

KB Home Coastal, Inc., (Developer) is the Owner of Tract 36635 and petitioned that the County of Riverside Office of Economic Development assist them in forming a district for the County of Riverside (County) to cover the costs associated with the maintenance of public improvements within the proposed district and has submitted an application and formation deposit. A special tax is proposed to be levied on each individual parcel located within the boundary of the proposed CFD to fund the costs associated with services for (i) Landscaping improvements that may include but are not limited to all landscaping material and facilities within the CFD. These improvements include turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD (iii) Traffic signal maintenance, which includes energy charges, operation, maintenance, and administrative costs of traffic signal within the boundaries of the CFD (iv) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials.

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Approval of proposed Resolution No. 2022-191 by the Board of Supervisors is the initial step for forming the CFD and declares the intention of the Board of Supervisors, as required by the Mello-Roos Community Facilities Act of 1982, to levy a special tax to fund the service and maintenance functions requested by the Developer. The Resolution also requires the Board of Supervisors to hold a public hearing and submit the formation of the proposed CFD 22-4M (Nuevo Meadows) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

Approval of proposed Resolution No. 2022-191 by the Board of Supervisors is the initial step for forming the CFD and declares the intention of the Board of Supervisors, as required by the Mello-Roos Community Facilities Act of 1982, to levy a special tax to fund the service and maintenance functions requested by the Developer. The Resolution also requires the Board of Supervisors to hold a public hearing and submit the formation of the proposed CFD 22-4M (Nuevo Meadows) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

Each new CFD is created for a specific development or developments when similar facilities are requested to be maintained by the County. A special tax is levied according to a Rate and Method of Apportionment (RMA) developed to the specific features within that District, and a special tax is annually placed on the tax roll for each Assessor Parcel Number (APN) noted in the Proposed Boundary Map, both attached herein.

The property owner (KB Home Coastal, Inc.) of Tract Map No. 36635 has petitioned the County to include their property into proposed Community Facilities District 22-4M (Nuevo Meadows). The boundaries of CFD 22-4M (Nuevo Meadows) will encompass all of Tract Map No 36635, which includes 271 single family dwelling units, none of which are currently occupied.

**Reference**

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

**Impact on Residents and Businesses**

Only the parcels with Assessor Parcel Numbers within the proposed boundaries of the CFD which are represented by the proposed Boundary Map (inclusive of Tract Map No. (36635) are impacted by the proposed special tax. By setting up a special tax for the maintenance of certain

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infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon declining public funding sources. By specifically collecting and using the special tax revenue within the boundary of the proposed CFD, there is a financial mechanism in place to ensure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or bond obligations and is solely for the purposes of funding the service and maintenance of Developer-installed and County-required infrastructure, particularly landscaping, lighting, traffic signal maintenance, drainage and trail maintenance. The Developer shall, and is obligated to, provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The proposed budget of \$185,093 for fiscal year 2023-2024 will result in a special tax of \$683 per taxable parcel for single family residential property, pursuant to the Rate and Method of Apportionment. The annual special tax shall be increased by the minimum of 2% or up to the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI U), as it stands as of March of each year over the base index of previous fiscal year.

**ATTACHMENTS:**

- Petition
- Resolution No. 2022-191
- Rate and Method of Apportionment (RMA)
- Notice of Public Hearing
- Sample Ballot
- CFD 22-4M Boundary Map

  
Scott Bruckner 10/17/2022

  
Aaron Gettis, Deputy County Counsel 10/13/2022

2 RESOLUTION NO. 2022-191

3  
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF  
5 INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE  
6 THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING  
7 THEREON

8  
9 **WHEREAS**, a community facilities district may be established under the Mello-Roos Community  
10 Facilities Act of 1982 (“Act”) in order to finance certain public capital facilities and services;

11 **WHEREAS**, proceedings for the establishment of a community facilities district under the Act  
12 may be instituted following the receipt of a petition by the landowners of at least 10% of the area of land  
13 proposed to be included within the territory of the community facilities district (“Qualifying Petition”)  
14 and the furnishing of a deposit by the petitioners pursuant to Section 53318(d) of the Act (“Deposit”);

15 **WHEREAS**, the Board of Supervisors of the County of Riverside constitutes the legislative body  
16 of a local agency for purposes of the Act; and

17 **WHEREAS**, the Board of Supervisors has received both a Qualifying Petition and the Deposit  
18 pursuant to the Act and therefore institutes proceedings to establish a community facilities district,  
19 identified in Section 2, within the Boundary Map, as described in Section 1, and to authorize the levy of  
20 special taxes therein in order to finance the Services and Incidental Expenses, as described in Section 3  
21 and herein, (Community Facilities District or CFD):

- 22 (i) Landscaping improvements that may include, but are not limited to, all landscaping  
23 material and facilities within the boundaries of the CFD. These improvements include turf,  
24 ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,  
25 masonry walls or other fencing, and trail maintenance; and
- 26 (ii) Street lighting maintenance, which includes energy charges, operation, maintenance,  
27 and administration of street lighting located within the boundaries of the CFD; and
- 28 (iii) Traffic signal maintenance including energy charges, operation, maintenance, and

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BY:  10/13/22  
DATE

1 administrative costs of traffic signal within the boundaries of the CFD; and

- 2 (iv) Administration, inspection, and maintenance of all stormwater facilities and Best  
3 Management Practices (BMPs) within the boundaries of the CFD that includes, but is not  
4 limited to, the following: water quality basins, fossil filters, basin forebays, and all other  
5 National Pollutant Discharge Elimination System (NPDES)/Water Quality Management  
6 Plan (WQMP)/BMP related devices and structures as approved and accepted by the  
7 Community Facilities District; administration includes, but is not limited to, quality control  
8 and assurance of inspections and maintenance, general contract management, scheduling of  
9 inspections and maintenance, and general oversight of all NPDES/WQMP/BMP  
10 operations; inspection includes, but is not limited to, travel time, visual inspection process  
11 and procedures for functionality, Global Positioning System (GPS) location recording,  
12 assurance of proper vegetation, functioning irrigation, and citing operational or structural  
13 deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is  
14 not limited to, repair or replacement of any deficiencies noted during inspection, weed  
15 control and abatement, trash removal, and healthy upkeep of required plant materials; and
- 16 (v) The cost associated with the creation of the CFD, determination of the amount of taxes,  
17 collection of taxes, including litigation expenses, if any, costs for processing payment of  
18 taxes, or other administrative costs otherwise incurred in order to carry out the authorized  
19 purposes of the CFD; and
- 20 (vi) Any other expenses incidental to the performance and inspection of the authorized  
21 Services.

22 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board  
23 of Supervisors of the County of Riverside, State of California (the “Board of Supervisors”) in regular  
24 session assembled on October 18, 2022 at 9:30 a.m. or as soon thereafter, in the meeting room of the  
25 Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street,  
26 Riverside, California as follows:

27 **Section 1.** The Board of Supervisors proposes to establish a community facilities district under  
28 the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities

1 District are described in the map showing the proposed Community Facilities District ("Boundary Map")  
2 on file with the Clerk of the Board of Supervisors ("Clerk"), which boundaries are hereby preliminarily  
3 approved and to which map reference is hereby made for further particulars. The Clerk is hereby directed  
4 to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map with all proper  
5 endorsements thereon in the office of the Riverside County Recorder within 15 days of the date of  
6 adoption of this resolution, all as required by Section 3111 of the California Streets and Highways Code.

7 **Section 2.** The name proposed for the Community Facilities District is "Community Facilities  
8 District No. 22-4M (Nuevo Meadows) of the County of Riverside."

9 **Section 3.** The services ("Services") proposed to be financed by the Community Facilities District  
10 pursuant to the Act are described in Exhibit A, attached hereto, and described in (i) – (iv), and the  
11 incidental expenses ("Incidental Expenses") proposed to be financed by the Community Facilities District  
12 pursuant to the Act are also described in Exhibit A, attached hereto, and described in (v) and (vi), as  
13 follows:

- 14 (i) Landscaping improvements that may include, but are not limited to, all landscaping  
15 material and facilities within the boundaries of the CFD. These improvements include turf,  
16 ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,  
17 masonry walls or other fencing, and trail maintenance; and
- 18 (ii) Street lighting maintenance, which includes energy charges, operation, maintenance,  
19 and administration of street lighting located within the boundaries of the CFD; and
- 20 (iii) Traffic signal maintenance including energy charges, operation, maintenance, and  
21 administrative costs of traffic signal within the boundaries of the CFD; and
- 22 (iv) Administration, inspection, and maintenance of all stormwater facilities and BMPs within  
23 the boundaries of the CFD that includes, but is not limited to, the following: water quality  
24 basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices  
25 and structures as approved and accepted by the Community Facilities District;  
26 administration includes, but is not limited to, quality control and assurance of inspections  
27 and maintenance, general contract management, scheduling of inspections and  
28 maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection

1 includes, but is not limited to, travel time, visual inspection process and procedures for  
2 functionality, GPS location recording, assurance of proper vegetation, functioning  
3 irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment  
4 build-up; and maintenance includes, but is not limited to, repair or replacement of any  
5 deficiencies noted during inspection, weed control and abatement, trash removal, and  
6 healthy upkeep of required plant materials; and

7 (v) The cost associated with the creation of the Community Facilities District, determination  
8 of the amount of taxes, collection of taxes, including litigation expenses, if any, costs for  
9 processing payment of taxes, or other administrative costs otherwise incurred in order to  
10 carry out the authorized purposes of the Community Facilities District; and

11 (vi) Any other expenses incidental to the performance and inspection of the authorized  
12 Services.

13 **Section 4.** Except where funds are otherwise available, a special tax sufficient to pay for all  
14 Services, secured by recordation of a continuing lien against all nonexempt real property in the  
15 Community Facilities District, will be annually levied within the Community Facilities District. The rate  
16 and method of apportionment of the special tax (“Rate and Method”), in sufficient detail to allow each  
17 landowner within the proposed Community Facilities District to estimate the maximum amount that he or  
18 she will have to pay, is described in Exhibit B attached hereto, which is by this reference incorporated  
19 herein. The special tax will be collected in the same manner as ordinary *ad valorem* property taxes or in  
20 such other manner as the Board of Supervisors shall determine, including direct billing of the affected  
21 property owners. The special tax shall be levied annually until terminated by the Board of Supervisors as  
22 specified in the Rate and Method.

23 **Section 5.** The Board of Supervisors hereby sets the matter for public hearing on November 29,  
24 2022, at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting  
25 room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080  
26 Lemon Street, 1<sup>st</sup> Floor, Riverside, California, as the time and place when and where the Board of  
27 Supervisors will conduct a public hearing on the establishment of the Community Facilities District and  
28 the levy of the special tax therein.



1           **Section 6.** The Clerk is hereby directed to publish, or cause to be published, a notice of said  
2 public hearing, as prepared and approved by County Counsel, one time in *The Press Enterprise*, a  
3 newspaper of general circulation published in the area of the Community Facilities District. The  
4 publication of said notice shall be completed at least seven days prior to the date set for public hearing.  
5 Said notice shall contain the information prescribed by Section 53322 of the Government Code.

6           The Clerk is hereby further directed to give notice of said public hearing, as prepared and  
7 approved by County Counsel, by first-class mail to each registered voter and to each landowner within the  
8 Community Facilities District. Said notice shall be mailed at least 15 days prior to the date set for public  
9 hearing and shall contain the same information as is required to be contained in the notice published  
10 pursuant to Section 53322 of the Government Code.

11           **Section 7.** The levy of said proposed special tax shall be subject to the approval of the qualified  
12 electors of the Community Facilities District at a special election. The proposed voting procedure shall be  
13 by mailed or hand-delivered ballot among the landowners in the Community Facilities District, with each  
14 owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities  
15 District.

16           **Section 8.** Each officer of the County of Riverside who is or will be responsible for providing one  
17 or more of the proposed types of Services is hereby directed to study, or cause to be studied, the proposed  
18 Community Facilities District and, at or before said public hearing, file a report with the Board of  
19 Supervisors containing a brief description of the Services by type which will in his or her opinion be  
20 required to adequately meet the needs of the Community Facilities District, and his or her estimate of the  
21 cost of providing the Services. Such officers are hereby also directed to estimate the fair and reasonable  
22 cost of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said  
23 public hearing.

24           **Section 9.** In the opinion of the Board of Supervisors, the public interest will not be served by  
25 allowing the property owners within the proposed Community Facilities District to enter into a contract in  
26 accordance with subdivision (a) of Section 53329.5 of the Government Code and, accordingly, the Board  
27 of Supervisors hereby provides that such property owners may not enter into a contract in accordance with  
28 said subdivision.


1           **Section 10.** The officers of the County of Riverside are, and each of them is, hereby authorized  
2 and directed to do any and all things, and to execute and deliver any and all documents which said officers  
3 may deem necessary or advisable in order to accomplish the purposes of this resolution and not  
4 inconsistent with the provisions hereof.

5  
6 **ADOPTED, SIGNED AND APPROVED** this 25<sup>th</sup> day of October, 2022, by the Board of  
7 Supervisors of the County of Riverside.

8   
9 Chair of the Board of Supervisors

10 ATTEST:

11  
12 Kecia R. Harper  
13 Clerk of the Board of Supervisors

14  
15 By:   
16 Deputy

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2  
3 RESOLUTION NO. 2022-191

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF  
5 INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO  
6 AUTHORIZE THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A  
7 PUBLIC HEARING

8  
9 ROLL CALL:

10  
11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

12 Nays: None

13 Absent: None

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15  
16 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
17 Supervisors on the date therein set forth.

18  
19 KECIA R. HARPER, Clerk of said Board

20  
21 By: Breanna Smith

22 Deputy

23  
24  
25 10.25.2022 3.17

1 EXHIBIT A

2  
3 SERVICES AND INCIDENTAL EXPENSES

4  
5 **Services**

6 The types of services to be finance by the Community Facilities District are:

- 7 (i) Landscaping improvements that may include, but are not limited to, all landscaping  
8 material and facilities within the boundaries of the CFD. These improvements include turf,  
9 ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,  
10 masonry walls or other fencing, and trail maintenance; and
- 11 (ii) Street lighting maintenance, which includes energy charges, operation, maintenance,  
12 and administration of street lighting located within the boundaries of the CFD; and
- 13 (iii) Traffic signal maintenance including energy charges, operation, maintenance, and  
14 administrative costs of traffic signal within the boundaries of the CFD; and
- 15 (iv) Administration, inspection, and maintenance of all stormwater facilities and BMPs within  
16 the boundaries of the CFD that includes, but is not limited to, the following: water quality  
17 basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices  
18 and structures as approved and accepted by the Community Facilities District;  
19 administration includes, but is not limited to, quality control and assurance of inspections  
20 and maintenance, general contract management, scheduling of inspections and  
21 maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection  
22 includes, but is not limited to, travel time, visual inspection process and procedures for  
23 functionality, GPS location recording, assurance of proper vegetation, functioning  
24 irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment  
25 build-up; and maintenance includes, but is not limited to, repair or replacement of any  
26 deficiencies noted during inspection, weed control and abatement, trash removal, and  
27 healthy upkeep of required plant materials.
- 28

1 **Incidental Expenses**

2 The incidental expenses proposed to be incurred include the following:

- 3 (i) The cost associated with the creation of the Community Facilities District, determination  
4 of the amount of taxes, collection of taxes, including litigation expenses, if any, costs for  
5 processing payment of taxes, or other administrative costs otherwise incurred in order to  
6 carry out the authorized purposes of the Community Facilities District; and  
7 (ii) Any other expenses incidental to the performance and inspection of the authorized  
8 Services.

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**EXHIBIT B**

**PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

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(See Attached)

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1                   **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR**  
2                   **COMMUNITY FACILITIES DISTRICT NO. 22-4M (NUEVO MEADOWS)**  
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)  
8 No. 22-4M (Nuevo Meadows) (the “CFD 22-4M”; defined below). The amount of Special Tax to be  
9 levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2022-2023, shall be determined by the  
10 Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by  
11 applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All property within the  
12 CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes,  
13 to the extent, and in the manner herein provided.

14  
15 **A.     DEFINITIONS**

16 The terms hereinafter set forth have the following meanings:

17  
18 **“Accessory Dwelling Unit(s)”** means a residential unit of limited size, as defined in California  
19 Government Code Section 65852.2 that shares an Assessor’s Parcel Number with Single-Family Property.

20  
21 **“Acre” or “Acreage”** means the land area of a Parcel as shown on the most recent Assessor’s Parcel  
22 Map, or if the land area is not shown on the Assessor’s Parcel Map, the land area shown on the applicable  
23 Final Map, condominium plan, or other recorded County map. If the preceding maps are not available,  
24 the Acreage of an Assessor’s Parcel Number may be determined utilizing GIS. The square footage of a  
25 Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

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

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

9  
10 **“Administrator”** means an official of the County, or designee thereof, responsible for determining the  
11 Special Tax Requirement and providing for the levy and collection of the Special Taxes.

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

17  
18 **“Assessor”** means the Assessor of the County.

19  
20 **“Assessor’s Parcel Map”** means an official map of the Assessor of the County designating a Parcel by an  
21 Assessor’s Parcel Number.

22  
23 **“Assessor’s Parcel Number”** means the number assigned to a lot or Parcel for purposes of identification  
24 as determined from an Assessor Parcel Map.

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

28



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

3  
4 **"Building Permit(s)"** means a legal document(s) issued by a local agency that allows for new vertical  
5 construction of a  
6 building or buildings.

7  
8 **"Certificate of Occupancy"** means a certificate of occupancy issued by the County in accordance with  
9 all applicable ordinances, regulations, and rule of the County and State Law.

10  
11 **“CFD” or “CFD 22-4M”** means Community Facilities District No. 22-4M (Nuevo Meadows) of the  
12 County of Riverside.

13  
14 **“Consumer Price Index”** means the cumulative percentage increase in the Consumer Price Index (CPI)  
15 published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Riverside-San  
16 Bernardino-Ontario Area, as it stands in March of each year over the preceding Fiscal Year. In the event  
17 this index ceases to be published, the Consumer Price Index shall be another index as determined by the  
18 Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San  
19 Bernardino-Ontario Area. In the event that the percentage change in the annualized CPI is negative, the  
20 Special Tax shall not be decreased.

21  
22 **“County”** means the County of Riverside, California.

23  
24 **“Developed Property”** means for each Fiscal Year, all Parcels of Taxable Property: (i) that are included  
25 in a Final Map that was recorded prior to January 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is  
26 being levied, and (ii) for which a Building Permit(s) for vertical construction has been issued prior to  
27 April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

28

1 **“Development Class”** means either Developed Property, Approved Property, Taxable Property Owner’s  
2 Association Property, Taxable Public Property, or Undeveloped property.

3  
4 **“Dwelling Unit(s)” or “(D/U)”** means a residential building(s) that is used or intended to be used as a  
5 domicile by one or more persons, as determined by the Administrator. An Accessory Dwelling Unit shall  
6 be considered a separate Taxable Unit for purposes of calculating the Special Tax.

7  
8 **“Exempt Property”** means any Parcel which is exempt from Special Taxes pursuant to Section E.,  
9 below.

10  
11 **“Final Map”** means a subdivision of property by recordation of a tract map, parcel map or lot line  
12 adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or  
13 recordation of a condominium plan pursuant to California Civil Code 4200 that creates individual lots for  
14 which Building Permit(s) may be issued without further subdivision.

15  
16 **“Fiscal Year”** means the 12-month period starting on July 1 of any calendar year and ending the  
17 following June 30.

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 each Fiscal  
21 Year.

22  
23 **“Multi-family Residential Property”** means all Parcels of Residential Property that consist of a two or  
24 more buildings comprised of attached Dwelling Units available for rental by the general public, not for  
25 sale to an end user, and under common management. An Accessory Dwelling Unit that may be rented  
26 and under common management does not qualify as Multifamily Residential Property.

27  
28

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

3  
4 **“Parcel”** means a lot or parcel within the CFD shown on an Assessor’s Parcel Map with an assigned  
5 Assessor’s Parcel Number valid as of July 1<sup>st</sup> for the Fiscal Year for which the Special Tax is being  
6 levied.

7  
8 **“Property Owner’s Association Property”** means all Parcels which have been conveyed, dedicated to,  
9 or irrevocably offered for dedication to a home-owner’s association, condominium owner’s association or  
10 any master or sub-association, prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is  
11 being levied.

12  
13 **“Proportionately”** means for each Parcel of Taxable Property that are Developed Property, Approved  
14 Property, Taxable Property Owner’s Association Property, Taxable Public Property or Undeveloped  
15 Property, that the ratio of the actual Special

16  
17 Tax levy to Maximum Special Tax is the same for all Parcels assigned within each Development Class.

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

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

1 Dwelling Unit(s) that shares a Parcel shall not be considered a separate Single-Family Property for the  
2 purposes of the Special Tax.

3  
4 **“Single-Family Property”** means all Parcels of Residential Property, other than Multi-family Residential  
5 Property.

6  
7 **“Special Tax(es)”** means the amount to be levied in each Fiscal Year on each Parcel of Taxable Property  
8 in accordance with Section D., below to fund the Special Tax Requirement.

9  
10 **“Special Tax Requirement(s)”** means that amount required in any Fiscal Year to: (i) pay the estimated  
11 cost of Special Tax Services such Fiscal Year as determined by the County; (ii) fund the Special Tax  
12 Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for  
13 Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax  
14 Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative Expenses; (iv)  
15 pay any anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year  
16 outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available  
17 to reduce the annual Special Tax levy at the sole discretion of the Administrator.

18  
19 **“Special Tax Reserve Fund Requirement”** means an amount up to 150% of the anticipated annual cost  
20 of Special Tax Services of \$185,093. The Special Tax Reserve Fund Requirement shall be increased  
21 annually, commencing July 1, 2023, by the amount equal to the greater of two percent (2%) or up to the  
22 percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in  
23 the previous Fiscal Year at the sole discretion of the Administrator.

24  
25 **“Special Tax Services”** means services permitted under the Mello-Roos Community Facilities Act of  
26 1982 including, without limitation, those services authorized to be funded by CFD 22-4M as set forth in  
27 the documents adopted by the Board at the time the CFD was formed.

1 “State” means the State of California.

2  
3 “Taxable Property” means all Parcels within the boundary of the CFD pursuant to the Boundary Map  
4 which are not exempt from the Special Tax pursuant to Section E., below.

5  
6 “Taxable Property Owner’s Association Property” means all Parcels of Property Owner’s Association  
7 Property that satisfies both of the following conditions: (i) based on reference to the maps used during the  
8 formation of the district, the Parcel was not anticipated to be Property Owner’s Association Property, as  
9 determined by the Administrator, and (ii) if the Parcel were to be exempt from the Special Tax because it  
10 is Property Owner’s Association Property, the County has determined that there would be a reduction in  
11 Special Tax revenues that would create a deficit in funding the Special Tax Requirement.

12  
13 “Taxable Public Property” means all Parcels of Public Property that satisfies both of the following  
14 conditions: (i) based on reference to the maps used during the formation of the district, the Parcel was not  
15 anticipated to be Public Property, as determined by the Administrator, and (ii) if the Parcel were to be  
16 exempt from the Special Tax because it is Public Property, the County has determined that there would be  
17 a reduction in Special Tax revenues that would create a deficit in funding the Special Tax Requirement.

18  
19 “Taxable Unit” means either a Dwelling Unit(s) or an Acre. An Accessory Dwelling Unit on a Parcel  
20 shall be considered a separate Taxable Unit for purposes of calculating the Special Tax.

21  
22 “Undeveloped Property” means all Parcels of Taxable Property not classified as Developed Property,  
23 Approved Property,  
24  
25 Taxable Property Owner’s Association Property or Taxable Public Property.

26  
27 ///

28 ///

1 **B. ASSIGNMENT TO DEVELOPMENT CLASS**

2 Each Fiscal Year, commencing with Fiscal Year 2022-2023, all Parcels of Taxable Property shall be  
3 classified as either Developed Property, Approved Property, Taxable Property Owner’s Association  
4 Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in  
5 accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D.,  
6 below.

7  
8 Parcels of Developed Property shall further be classified as Residential Property or Non-Residential  
9 Property. Parcels of Residential Property shall further be classified as Single-Family Residential Property  
10 or Multi-family Residential Property.

11  
12 **C. MAXIMUM SPECIAL TAX RATES**

13 **1. Developed Property**

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

17 **TABLE 1**  
18 **Maximum Special Tax Rates**  
19 **Developed Property**  
20 **Fiscal Year 2022-2023**

21

Development Class	Taxable Unit	Maximum Special Tax
Single-Family Residential Property	DU	\$683
Multi-family Residential Property	Acre	\$5,432
Non-Residential Property	Acre	\$5,432

22  
23  
24  
25  
26

27 (a) **Increase in the Maximum Special Tax**

28 On each July 1, following the Base Year, the Maximum Special Tax identified in Table 1 above,

1 shall be increased annually, commencing July 1, 2023, by the amount equal to the greater of two  
2 percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding  
3 Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the  
4 Administrator.

5  
6 (b) Multiple Development Classes

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

14  
15 Once a Maximum Special Tax has been assigned to a Parcel of Developed Property, the Maximum  
16 Special Tax shall not be reduced in future Fiscal Years regardless of changes in Development  
17 Class, Square Footage, or Acreage, unless a reduction in the Maximum Special Tax is approved  
18 by the Board for the entire CFD.

19  
20 (c) Accessory Dwelling Unit(s)

21 Where an Accessory Dwelling Unit(s) is on the same Assessor Parcel Number as another Taxable  
22 Unit, the Accessory Dwelling Unit(s) is not considered a separate Taxable Unit that will be added  
23 to the calculation of the Maximum Special Tax for a Parcel.

24  
25 **2. Approved Property**

26 The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of  
27 the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such  
28 Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single-

1 Family Property as reasonably determined by the Administrator based on the Final Map for such  
2 Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated  
3 pursuant to Section C.1., as if such Parcel were already designated as Developed Property and  
4 classified as Single-Family Property.

5  
6 The Maximum Special Tax for Approved Property shall be increased annually, commencing July  
7 1, 2023, by the amount equal to the greater of two percent (2%) or up to the percentage increase in  
8 the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous  
9 Fiscal Year. at the sole discretion of the Administrator.

10  
11 **3. Taxable Property Owner's Association Property and Taxable Public Property**

12 The Maximum Special Tax for each Parcel of Taxable Property Owner's Association Property or  
13 Taxable Public Property shall be equal to the product of the applicable Undeveloped Property  
14 Maximum Special Tax per Acre times the Acreage of such Parcel.

15  
16 The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable  
17 Public Property shall be increased annually, commencing July 1, 2023, by the amount equal to the  
18 greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the  
19 corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of  
20 the Administrator.

21  
22 **4. Undeveloped Property**

23 The Maximum Special Tax that may be levied and escalated for each Parcel classified as  
24 Undeveloped Property shall be \$5,432 per Acre.

25  
26 The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing  
27 July 1, 2023 by the amount equal to the greater of two percent (2%) or up to the percentage  
28 increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the



1 previous Fiscal Year at the sole discretion of the Administrator.

2  
3 **5. Public Property and/or Property Owner's Association Property**

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

7  
8 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

9 Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the Administrator  
10 shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the  
11 Special Tax Requirement in accordance with the following steps:

12  
13 First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up  
14 to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax  
15 Requirement;

16  
17 Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step  
18 has been completed, the Special Tax shall be levied Proportionately on each Parcel of Approved  
19  
20 Property at up to 100% of the Maximum Special Tax for Approved Property.

21  
22 Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two  
23 steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of  
24 Taxable Property Owner's Associations Property up to 100% of the applicable Maximum Special  
25 Tax for Taxable Property Owner's Association.

26  
27 Fourth: If additional moneys are needed to satisfy the Special Tax requirement after the first three  
28 steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of

1 Taxable Public Property at up to 100% of the applicable Maximum Special Tax for Taxable Public  
2 Property.

3  
4 Fifth: If additional moneys are needed to satisfy the Special Tax Requirement after the first four  
5 steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of  
6 Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped  
7 Property.

8  
9 Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year  
10 against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be  
11 increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax  
12 applicable to any other Parcel above the amount that would have been levied in that Fiscal Year had there  
13 never been any such delinquency or default of the CFD.

14  
15 **E. EXEMPTIONS**

16 The CFD shall not levy Special Taxes on Property Owner's Association Property (except Taxable  
17 Property Owner's Association Property) or Public Property (except Taxable Public Property) within the  
18 CFD.

19  
20 **F. MANNER OF COLLECTION**

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

27  
28

1 **G. APPEALS**

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

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

15  
16 **H. PREPAYMENT OF SPECIAL TAX**

17 The Special Tax may not be prepaid.

18  
19 **I. TERM OF THE SPECIAL TAX**

20 The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.  
21  
22  
23  
24  
25  
26  
27  
28

**ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY  
RECORDS MANAGEMENT PROGRAM  
RECORDS TRANSFER LIST, part 1**

1. Work Order #

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred. 1. Page — of —

**DEPARTMENTAL INFORMATION**

3. DEPARTMENT <b>Clerk of the Board of Supervisors</b>		8. ORG.#	10. DATE <b>10/26/2022</b>
4. ORGANIZATION <b>County of Riverside</b>		9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS <b>4080 Lemon St., Room 127</b>		12. NO. OF BOXES TRANSFERRED	
CITY <b>Riverside, Ca. 92501</b>		13. RECORDS TRANSFERRED BY:	
6. MAIL STOP <b>1010</b>	7. Name <b>Sue Maxwell</b> PHONE # <b>955-1069</b> FAX# <b>955-1071</b>	14. RECORDS COORDINATOR (must be Authorized):	

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 10/25/2022 - Item No 3.17				
	Proposed Boundary Map for Community Facilities District No 22-4M (Nuevo Meadows)				
	District 5				

21. RECORDS RECEIVED BY: <b>Christina Ramirez</b>	
22. TITLE <b>Spicer Consulting Group</b>	23. RECEIVED VIA:
24. DATE RECEIVED:	25. TIME RECEIVED:
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:
28. NAME/DATE SCANNED TO HOLDING AREA:	

30. REMARKS
<b>RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS 2022 OCT 26 PM 12:21</b>
29. NAME/DATE SCANNED TO LOCATION:

# Transmittal

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2022 OCT 24 AM 9:23

COUNTY OF RIVERSIDE  
OFFICE OF ECONOMIC DEVELOPMENT  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, CA 92501  
(951) 955-8916

Date: 10/24/2022  
To: Board of Supervisors-Clerk of the Board  
From: Spicer Consulting Group  
Re: CFD 22-4M (Nuevo meadows)

Quantity	Dated	Description	Pages	APPROVED BOARD DATE	MINUTE TRAQ #
1		Proposed Boundary Map for the above referenced CFD	1	10/25/22	3.17
		Resolution No 2022-191			

## Remarks:

Requesting Clerk of the Board signature, **Expedited**. Map must be recorded at the Recorders Office within 15 days of BOS meeting, 10/25/22.

At time of recording at Assessor/Recorder's office, need to Request a copy of recorded Mylar map. Once ready please call Christina Ramirez (951-428-0816) for pick up from Assessor/Recorder's office.

Please contact me should you have any questions.  
Thank you.

Submitted by: CR

10/25/22 3.17  
2022-10-153801

# PROPOSED BOUNDARY MAP

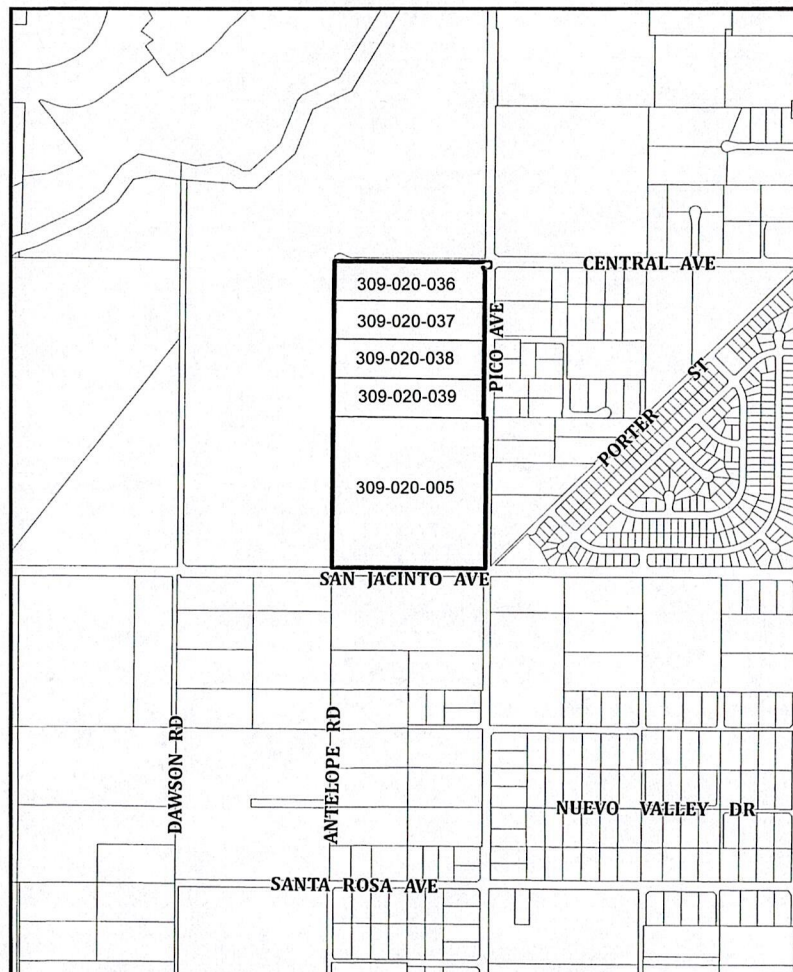
## COMMUNITY FACILITIES DISTRICT NO. 22-4M (NUEVO MEADOWS) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 22-4M (NUEVO MEADOWS), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 25<sup>th</sup> DAY OF October 2022, BY RESOLUTION NO. 2022-191

Kevin R. Harper  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THIS 15<sup>th</sup> DAY OF October, 20 22.

Virginia Smith (Deputy)  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE



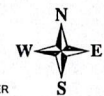
FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ AT THE HOUR OF \_\_\_ O'CLOCK \_\_\_M IN BOOK \_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \_\_\_\_\_ NO.: \_\_\_\_\_  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

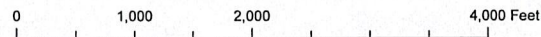
BY: \_\_\_\_\_  
DEPUTY

### LEGEND

- CFD BOUNDARY
- PARCEL LINE
- COUNTY BOUNDARY
- ASSESSOR PARCEL NUMBER



THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2022-23.



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neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011568299
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	11/12/2022
<i>Total Amount:</i>	\$590.96
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$590.96
<i>Notice ID:</i>	9vOXJmPP0NKp6k85A2C1
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 29, 2022 at 9:30 a.m., or as soon as possible thereafter, to consider the following: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING THEREON This summary is presented pursuant to California Government Code Section 53322. A certified copy of the full text of Resolution No. 2022-191, including a description of services and incidental expenses proposed to be financed and the proposed Amended and Restated Rate and Method of Apportionment, 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. Resolution No. 2022-191 sets a public hearing on the Board of Supervisor's intent to consider authorizing the levy of special taxes pursuant to the rate and original method of apportionment of special tax for Community Facilities District No. 22-4M (Nuevo Meadows) ("District"). The public hearing will be held on November 29, 2022, at 9:30 a.m., or as soon thereafter as the Board will consider the matter, at the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California. At the public hearing,</p>

OED 3.17 10/25/2022

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3512 14 Street  
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County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011568299

**FILE NO. 0011568299**

## PROOF OF PUBLICATION

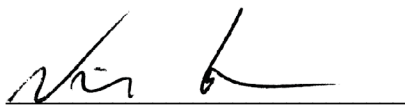
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

**11/12/2022**

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

Date: November 12, 2022.

At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 29, 2022 at 9:30 a.m.**, or as soon as possible thereafter, to consider the following:

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING THEREON

This summary is presented pursuant to California Government Code Section 53322. A certified copy of the full text of Resolution No. 2022-191, including a description of services and incidental expenses proposed to be financed and the proposed Amended and Restated Rate and Method of Apportionment, 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. Resolution No. 2022-191 sets a public hearing on the Board of Supervisor's intent to consider authorizing the levy of special taxes pursuant to the rate and original method of apportionment of special tax for Community Facilities District No. 22-4M (Nuevo Meadows) ("District"). The public hearing will be held on November 29, 2022, at 9:30 a.m., or as soon thereafter as the Board will consider the matter, at the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California. At the public hearing, testimony of all interested persons or taxpayers for or against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services will be heard. At the hearing, protests against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services may be made orally, or in writing by any interested person. Any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities or defects to which objection is made. All written protests not personally presented by the author thereof at the hearing shall be filed with the Clerk of the Board at or before the time fixed for the hearing. The Board may waive any irregularities in the



form or content of any written protest and at the hearing may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing.

If 50 percent or more of the registered voters, or six registered voters, whichever is more, residing within the District, or the owners of one-half or more of the area of the land in the territory included in the District and not exempt from the special tax, file written protests against the establishment of the District, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the District or to authorize the specified special tax lien shall be taken for a period of one year from the date of the decision of the legislative body. If the majority protests of the landowners are only against the furnishing of a specified type or types of facilities or services within the district, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of formation.

The proposed voting procedure for the proposal shall be by mailed or hand-delivered ballot among the landowners in the District, with each owner having one vote for each acre or portion of an acre such owner owns in the District. Alternative formats available upon request to individuals with disabilities. If you require reasonable

accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: October 26, 2022  
Kecla R. Harper,  
Clerk of the Board  
By: Zuly Martinez,  
Board Assistant

**The Press-Enterprise**  
**Published: 11/12/22**