

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



**ITEM: 3.32
(ID # 27034)**

MEETING DATE:
Tuesday, May 06, 2025

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Resolution No. 2025-089, Intention to Establish Proposed Maintenance-Only Community Facilities District to be Named Community Facilities District No. 25-3M (Stone Creek) TR 36365 of the County of Riverside to be Administered by Office of Economic Development. District 3. [\$94,528 - Ongoing Cost; CFD 25-3M (Stone Creek) – 100%] (Clerk to Set for Public Hearing on June 24, 2025, 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. 2025-089, 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;
2. Set a public hearing concerning the establishment of Community Facilities District 25-3M (Stone Creek) for 9:30 a.m. on June 24, 2025, 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 4/23/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez 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, June 24, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: OED, COB/NS, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 94,528	\$ 0	\$ 94,528
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 25-3M (Stone Creek)			Budget Adjustment: N/A	
			For Fiscal Year: 25/26	

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 landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD).

Meritage Homes of California, Inc., is the Owner of Tract 36365 and has 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 have 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 necessary to meet the increased demands placed by development upon the County, as listed in Exhibit A attached herein.

Approval of proposed Resolution No. 2025-089 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 25-3M (Stone Creek) 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 (Meritage Homes) of Tract Map No. 36365 has petitioned the County to include their property into proposed Community Facilities District 25-3M (Stone Creek). The boundaries of CFD 25-3M (Stone Creek) will encompass all of Tract Map No. 36365, which includes 224 single family dwelling units, none of which are currently occupied.

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

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. 36365) are impacted by the proposed special tax. By setting up a special tax for the maintenance of certain infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon 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 those listed in Exhibit A attached herein. The Developer shall, and is obligated to, provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

Additional Fiscal Information

The proposed budget for maintenance of \$94,528 for fiscal year 2024-2025 will result in \$422 per taxable parcel, 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:

- Exhibit A: Description of Services
- Petition
- Resolution No. 2025-089
- Rate and Method of Apportionment (RMA)
- CFD 25-3M Boundary Map
- Notice of Public Hearing
- Sample Ballot

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

Jacqueline Ruiz
Jacqueline Ruiz, Principal Analyst 4/30/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 4/24/2025

2 RESOLUTION NO. 2025-089

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 (the "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 (a "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 (the
19 "Community Facilities District") and to authorize the levy of special taxes therein in order to finance
20 services described in Exhibit A attached hereto.

21 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board
22 of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular
23 session assembled on May 6, 2025 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of
24 Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside,
25 California as follows:

26 **Section 1.** The Board of Supervisors proposes to establish a community facilities district under
27 the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities
28 District are described in the map showing the proposed Community Facilities District (the "Boundary

MAY 06 2025 3.32

FORM APPROVED COUNTY COUNSEL
BY:  4/23/25
DATE: _____
STEPHANIE K. NELSON

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

7 **Section 2.** The name proposed for the Community Facilities District is “Community Facilities
8 District No. 25-3M (Stone Creek) of the County of Riverside.”

9 **Section 3.** The services (the “Services”) proposed to be financed by the Community Facilities
10 District pursuant to the Act are described in Exhibit A attached hereto. The cost of providing the Services
11 includes “incidental expenses,” which include costs associated with the creation of CFD No. 25-3M,
12 determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise
13 incurred in order to carry out the authorized purposes of CFD No. 25-3M. The Services authorized to be
14 financed by CFD No. 25-3M are in addition to those currently provided in the territory of CFD No. 25-
15 3M and do not supplant Services already available within that territory.

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

26 **Section 5.** The Board of Supervisors hereby sets the matter for public hearing on June 24, 2025,
27 at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting room
28 of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080

1 Lemon Street, 1st Floor, Riverside, California, as the time and place when and where the Board of
2 Supervisors will conduct a public hearing on the establishment of the Community Facilities District and
3 the levy of the special tax therein.

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

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

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

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

27 **Section 9.** In the opinion of the Board of Supervisors, the public interest will not be served by
28 allowing the property owners within the proposed Community Facilities District to enter into a contract in

1 accordance with subdivision (a) of Section 53329.5 of the Government Code and, accordingly, the Board
2 of Supervisors hereby provides that such property owners may not enter into a contract in accordance with
3 said subdivision.

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

8
9 **ADOPTED, SIGNED AND APPROVED** this 10TH day of MAY, 2025, by the Board of
10 Supervisors of the County of Riverside.

11 //

12 //

13
14
15 

16 Chair of the Board of Supervisors
17 **V. MANUEL PEREZ**

18
19 ATTEST:

20 Kimberley A. Rector

21 Clerk of the Board of Supervisors

22 By: 

23 Deputy

2
3 RESOLUTION NO. 2025-089

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

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

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

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22 05/06/2025 Item 3.32
23
24
25

1 **EXHIBIT A**

2
3 **SERVICES AND INCIDENTAL EXPENSES**

4
5 **Services**

6 The services which may be funded with proceeds of the special tax of CFD No. 25-3M, as provided by
7 Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing,
8 and/or replacing landscaped areas (may include reserves for replacement) in public street rights-of-way,
9 public landscaping, public open spaces, and other similar landscaped areas officially dedicated for public
10 use. These services include the following:

- 11 i) Street light maintenance, which includes energy charges, operation, maintenance,
12 and administration of street lighting located within the designated boundaries of the
13 CFD No. 25-3M; and
- 14 ii) Administration inspection, and maintenance of all stormwater facilities and BMPs
15 to include: water quality basins, fossil filters, basin forebays, and all other
16 NPDES/WQMP/BMP related devices and structures as approved and accepted by
17 the Community Facilities District; administration includes, but is not limited to,
18 quality control and assurance of inspections and maintenance, general contract
19 management, scheduling of inspections and maintenance, and general oversight of
20 all NPDES/WQMP/BMP operations; inspection includes, but is not limited to,
21 travel time, visual inspection process and procedures for functionality, GPS
22 location recording, assurance of proper vegetation, functioning irrigation, and
23 citing operational or structural deficiencies, erosion, trash, silt and sediment build-
24 up; and maintenance includes, but is not limited to, repair or replacement of any
25 deficiencies noted during inspection, weed control and abatement, trash removal,
26 and healthy upkeep of required plant materials.
- 27
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.

EXHIBIT B

PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(See Attached)

PETITION, WAIVER AND CONSENT

April 8, 2025

Board of Supervisors of the
County of Riverside
4080 Lemon Street
Riverside, California 92506

Members of the Board:

This Petition, Waiver and Consent ("**Petition**") is (i) a petition submitted pursuant to the Mello-Roos Community Facilities Act of 1982 (Section 53311 and following of the California Government Code) (the "**Act**") to create a community facilities district to fund certain maintenance and services, and (ii) a waiver and consent of certain election formalities and procedures.

1. Petitioners. This Petition is submitted pursuant to the Act to the County of Riverside (the "**County**") by the undersigned owner (the "**Property Owner**") of 100% of the fee simple interest in the following parcels of land identified by Assessor Parcel Numbers (the "**Property**"):

462-020-049	462-020-039	461-050-012		

The Property is further shown on the map attached hereto as Exhibit B. The Property Owner warrants to the County with respect to the Property that the signatories are authorized to execute this Petition.

2. Request to Institute Proceedings. The Board of Supervisors is hereby requested to do all of the following:

- b. Undertake proceedings under the Act to create a community facilities district to be designated "Community Facilities District No. 25-3M of the County of Riverside" (the "**CFD**"), which CFD shall include only the Property; and
- c. Conduct a landowner-voter election in accordance with the Act to obtain authorization to levy a special tax within the CFD.

3. Boundaries of CFD. The Property Owner hereby asks that the territory within the boundaries of the CFD be as shown on the map attached hereto as Exhibit B.

4. Purpose of CFD. The CFD shall be created for the purpose to fund the costs associated with the undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape, lighting, street lighting, traffic signals, park maintenance, NPDES/WQMP/BMP flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti abatement, masonry walls, fencing, and entry monuments.

5. Elections. The Property Owner hereby asks that the special election to be held under the Act to authorize the special taxes and to establish an appropriations limit for the CFD be consolidated into a single election and that the election be conducted by the County and its officials, using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the Board of Supervisors as the public hearings on the CFD under the Act or as soon thereafter as possible.

6. Waivers. To expedite the completion of the proceedings for the CFD and to hold the elections on the date described in paragraph 5 above, the Property Owner makes all of the following waivers:

- The Property Owner hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).
- The Property Owner hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).
- The Property Owner hereby waives the requirement to publish notice of the election under Government Code Section 53352.
- The Property Owner hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101 and agrees that either mailed service or personal service of the ballot will be sufficient.
- The Property Owner hereby waives any requirement as to the specific form of the ballot to be used for the election, whether under the Act, the California Elections Code or otherwise
- The Property Owner hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

7. Deposits. Compliance with the provisions of subsection (d) of Section 53318 of the Act has been accomplished previous deposit of funds by the Property Owner with the County.

By executing this Petition, the Property Owner agrees to all of the above.

The name of the owner of record of such property and the petitioner and its mailing address is:

Meritage Homes of California, Inc.
A California corporation

By: 

Name: Nick Harris

Title: President

Mailing Address:

5 Peters Canyon Rd, Suite 310
Irvine, CA 92606
Attn: Nick Harris

EXHIBIT A

SERVICES AND INCIDENTAL EXPENSES

Services

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

- i. Street light maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- ii. 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.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

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

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.



June 24, 2025

To: Property Owners as indicated on Exhibit A hereto

Dear Sir or Madam:

You are hereby notified of a public hearing called by Resolution No. 2025-089 (the "Resolution") of the County of Riverside, acting with respect to Community Facilities District No. 25-3M (Stone Creek) of the County of Riverside (the "District") declaring its intent to levy a special tax to pay the cost of certain authorized services related to maintenance of street lighting and drainage. The Board of Supervisors has set a date and time of the public hearing regarding such matters as follows:

Public Hearing

Date: June 24, 2025
Time: 9:30 A.M.
Place: Board Chambers of the County Administrative Center
4080 Lemon Street, 1st Floor
Riverside, California 92501-3651

This notice is being sent to you because your property is currently within the boundaries of the proposed District and may be affected by the foregoing proceedings if approved by the Board of Supervisors and if the proceedings are approved by the qualified voters within the District. Please contact the County Office of Economic Development to determine if your property is within the District and to obtain specific information concerning the proposed proceedings.

Enclosed please find a copy of the Resolution. The Resolution sets forth the matters to be heard at the hearing, the effect of protests to the proceedings regarding the rate and method of apportionment of special tax, and the procedures for the election relating thereto.

If you have any questions regarding the Resolution, the boundaries of the District, the rate and method of apportionment of special tax, the public hearing or the election process, please contact Michael Franklin, County of Riverside Office of Economic Development, 3403 Tenth Street, Ste. 400 Riverside, California 92501 or by telephone at (951) 955-6652.

Sincerely,

Michael Franklin
Deputy Director
Office of Economic Development

EXHIBIT A

LIST OF OWNER AND APNs

Tract Map No. 36365

Meritage Homes of California, Inc.

APNs:

461-050-012	462-020-039	462-020-049
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Resolution of Intention



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

COMMUNITY FACILITIES DISTRICT NO. 25-3M
(STONE CREEK)
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Consolidated Special Elections with Respect to
Authorizing the Levy of a Special Tax,
and Establishing an Appropriations Limit for said District

June 24, 2025

Ballot Pamphlet and Instructions to Voter

Dear Voter:

The Board of Supervisors of the County of Riverside, acting as the legislative body of Community Facilities District No. 25-3M (Stone Creek) of the County of Riverside, State of California (the "District"), has called a consolidated special election for the District on June 24, 2025. This is an all-mailed ballot landowner-voter election. The ballots are being mailed to the persons or entities listed on the Riverside County Assessor's latest equalized assessment roll as owners of the property in the District or based on more current ownership information available to the Election Official.

The ballots will be distributed based on the names and addresses designated on the assessment roll or obtained from such other information. Any parcels with a common name and address were combined for voting purposes. Each qualified voter has been issued one ballot which entitles that voter to vote his, her or its total acreage of land. Each ballot is allotted a specified number of votes depending on acreage. Each acre or portion of an acre is worth one vote.

Please note that your voted ballot must be received by the Director of Office of Economic Development of the County of Riverside (the "Election Official") not later than 9:00 a.m. on June 24, 2025. A POSTMARK DATE IS NOT ACCEPTABLE. You must use the enclosed envelope for returning your ballot to the office of the Director of Office of Economic Development, County of Riverside, Attn: Michael Franklin, 3403 10th Street, Suite 400, Riverside, California 92501.

Contained in this Ballot Pamphlet and Instructions to Voter are Instructions to Landowner Voter, a Sample Ballot, and a copy of Resolution No. 2025-089 of the Board of Supervisors of the County of Riverside which contains as Exhibit "B" the Rate and Method of Apportionment of Special Tax for the District which is referenced in Proposition A on the official ballot for the special elections.

If you have any questions, please contact the Special Districts Administrator, Spicer Consulting Group, 41880 Kalmia St., Suite 145, Murrieta, CA at telephone number (866) 504-2067.

Best regards,

SUZANNE HOLLAND
DIRECTOR OF OFFICE OF
ECONOMIC DEVELOPMENT
COUNTY OF RIVERSIDE
ELECTION OFFICIAL

INSTRUCTIONS TO LANDOWNER VOTER

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Meritage Homes of California, Inc Attn: Nick Emsiek 5 Peters Canyon Rd., Suite 310 Irvine, CA 92606	461-050-012, 462-020-039, 462-020-049

HOW TO VOTE YOUR BALLOT

Vote your official ballot by placing a cross (+) in the voting square opposite your choice with a pen or pencil and by completing, dating and signing the Certificate of Authorization attached thereto.

SPOILING YOUR BALLOT

If you tear your ballot or make an error in voting you may secure another by surrendering the ballot you spoiled, in person or by mail at the address below, or by executing an affidavit to the effect that you lost your ballot, and you will be given another ballot.

RETURNING YOUR BALLOT

Enclose your ballot and the Certificate of Authorization in the Identification Envelope provided. Supply ALL information requested on the Identification Envelope. YOUR VOTE WILL BE DISQUALIFIED IF YOU DO NOT FILL IN ALL THE INFORMATION.

LAST DAY TO RETURN TO THE ELECTION OFFICIAL

Your ballot and Certificate of Authorization must be returned to the office of the Election Official-Director of Office of Economic Development of the County of Riverside **not later than 9:00 a.m. on June 24, 2025**, for it to be counted. YOUR BALLOT CANNOT BE ACCEPTED BEYOND THIS DEADLINE.

Your ballot and Certificate of Authorization must be mailed in the envelope provided for this purpose, or it may be delivered in the envelope to the Election Official-Director of Office of Economic Development, Attn: Michael Franklin at 3403 10th Street, Suite 400, Riverside, California 92501.

SAMPLE BALLOT - DO NOT VOTE

OFFICIAL BALLOT

**SPECIAL ELECTION FOR
COMMUNITY FACILITIES DISTRICT NO. 25-3M
(STONE CREEK)
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

June 24, 2025

This Ballot has been assigned 71 votes based on acreage owned by the qualified elector.

To vote, mark a cross (+) in the voting square after the word "YES" or after the word "NO."
All marks otherwise made are forbidden.

If you wrongly mark, tear, or deface this ballot, return it to the Election Official, Director of Office of Economic Development of the County of Riverside and obtain another.

PROPOSITION A: Shall special taxes be levied annually on taxable property at the rates and apportioned as set forth in the following table:

Development Class	Taxable Unit	Maximum Special Tax
Single Family Residential Property	DU	\$422

YES	
NO	

plus an annual increase on each July 1, the Maximum Special Tax shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino - Ontario to finance certain services within Community Facilities District No. 25-3M (Stone Creek) of the County of Riverside to fund, pay for, and finance maintenance of certain services (as specified and reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund such services, at the special tax rates and pursuant to the method of apportioning the special taxes set forth in Exhibit B to Resolution No. 2025-089 adopted by the Board of Supervisors of said County on May 6, 2025?

PROPOSITION B: For each year commencing fiscal year 2024-2025 shall an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, be established for Community Facilities District No. 25-3M (Stone Creek) of the County of Riverside in the amount of \$4,000,000?

YES	
NO	

EXHIBIT A

SERVICES AND INCIDENTAL EXPENSES

Services

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

- i. Street light maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- ii. 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.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

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