

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



**ITEM: 3.33
(ID # 27619)**

MEETING DATE:

Tuesday, May 06, 2025

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Ordinance No. 996, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 25-4M (Temescal Hills), TR 33688. District 2. [\$68,796 On-going Cost; 100% CFD No. 25-4M (Temescal Hills)] (CEQA Exempt pursuant to section 15061 (b)(3) and not a project pursuant to section 15378 of the State CEQA Guidelines) (Clerk to file Notice of Exemption; Clerk to Publish and Post)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the adoption of Ordinance No. 996 is not a project or exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption) and not a project pursuant to Section 15378; and
2. Waive reading and Adopt Ordinance No. 996, authorizing the Levy of a Special Tax within Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside; and
3. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk and the State Clearinghouse pursuant to Public Resources Code section 21152; and
4. Direct the Clerk of the Board to publish a summary and post a copy of Ordinance No. 996 pursuant to Government Code Section 25124(b).


ACTION:Policy


Suzanne Holland, Director of Office of Economic Development 4/14/2025

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 Ordinance 996 is adopted with waiver of the reading.

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

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$68,796	\$ 0	\$68,796
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 25-4M (Temescal Hills)			Budget Adjustment: N/A	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The State Legislature enacted the Mello-Roos Act of 1982, to assist public agencies in financing certain capital improvements, public services, and maintenance activities. On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled "Land Secured Financing Districts" to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFDs).

Sunland Properties Inc is the Owner of Tract 33688 and has petitioned that the County of Riverside Office of Economic Development assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD No. 25-4M (Temescal Hills) will encompass the entire Tract Map No. 33688, which is projected to include 54 single family dwelling units.

As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with (i) Landscaping Maintenance and inspection, cleaning, and repair of a retaining wall and appurtenant facilities (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 including energy charges, operation, maintenance, and administrative costs of traffic signals within the boundaries of the CFD; and (iv) Administration, inspection, and maintenance of stormwater facilities and BMPs to include: catch basins, fossil filters, and 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 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 (v) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the designated boundaries of the CFD.

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

On February 25, 2025, the County of Riverside Board of Supervisors approved agenda item 3.36 and Resolution No. 2025-051, a resolution of intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer.

On April 8, 2025 (Agenda Item 21.1), the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2025-052, the Resolution of Formation of the CFD, which also authorized the levy of a special tax within the CFD subject to voter approval during a duly called election held that same day.

On April 15, 2025 (Agenda Item 3.21), the Board of Supervisors adopted Resolution No. 2025-053 declaring the results of the election regarding the proposed special tax and finding that 100% of the votes cast were in favor of the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 996 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters. By today's action, the Board will formally adopt the special tax ordinance and levy the special tax.

Ordinance No. 996 was reviewed and determined to be not a project under CEQA pursuant to State CEQA Guidelines Section 15378, which states "The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment." The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Those existing public or private structures, facilities, mechanical equipment, or topographical features were already separately analyzed under prior CEQA documents as part of Tract 33688. As a result, the adoption of the ordinance would not result in significant physical impact on the environment since it would not include any changes to the existing land use, or a physical degradation of the property and any such impacts would have already been previously analyzed under CEQA as part of Tract 33688.

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Ordinance No. 996 is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) (commonsense exemption), which provides, "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA". The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract 33688. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects and any such impacts would have been previously analyzed under prior CEQA documents as part of Tract 33688.

County Counsel has approved the ordinance as to form.

Impact on Residents and Businesses

The voters within the CFD have voted to authorize the special tax levied by Riverside County Ordinance No. 996 on real property within the CFD to provide funds for authorized maintenance and service activities. The property owners within the CFD will be favorably impacted by the levy of the special tax and the associated maintenance and service activities it funds.

ATTACHMENTS:

- Ordinance No. 996
- CEQA Notice of Exemption
- Summary of Ordinance
- CFD 25-4M Recorded Boundary Map


Jacqueline Ruiz, Principal Analyst 4/30/2025


Aaron Gettis, Chief of Deputy County Counsel 4/16/2025



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-138201

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202500380
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	ECDEV	
Account Name	ECDEV - ECONOMIC DEVELOPMENT-FACILITIES MGMT	
Balance	\$6,309.50	
Comment	SST3508S1242	



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-138201

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

LEAD AGENCY EMAIL

DATE

COUNTY OF RIVERSIDE OFFICE OF ECONOMIC

MSULLIVAN@RIVCO.ORG

05/07/2025

COUNTY/STATE AGENCY OF FILING

DOCUMENT NUMBER

RIVERSIDE

E-202500380

PROJECT TITLE

OFFICE OF ECONOMIC DEVELOPMENT, COMMUNITY FACILITIES DISTRICT (CFD) NO. 25-4M
(TEMESCAL HILLS) OF THE COUNTY OF RIVERSIDE; ADOPTION OF ORDINANCE NO. 996, AN

PROJECT APPLICANT NAME

PROJECT APPLICANT EMAIL

PHONE NUMBER

RIVERSIDE COUNTY OFFICE OF ECONOMIC

MSULLIVAN@RIVCO.ORG

(951) 955-3200

PROJECT APPLICANT ADDRESS

CITY

STATE

ZIP CODE

3403 10TH STREET,

RIVERSIDE

CA

92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____

☒ County documentary handling fee \$ _____ \$50.00

☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ _____ \$50.00


SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

X *I. Tejada*

Deputy Isabel Tejada

County of Riverside
Office of Economic Development
3403 10th Street, Riverside, CA

1FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202500380		
05/07/2025 01:57 PM Fee: \$ 50.00		
Page 1 of 3		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

April 10, 2025

Project Name: Office of Economic Development, Community Facilities District (CFD) No. 25-4M (Temescal Hills) of the County of Riverside; Adoption of Ordinance No. 996, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within the Temescal Hills CFD

Project Number: ED99125004 – CFD 25-4M Temescal Hills

Project Location: Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside

Description of Project: On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled “Land Secured Financing Districts” to include “Service and Maintenance CFDs” to fund the ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD). As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with (i) Landscaping Maintenance and inspection, cleaning, and repair of a retaining wall and appurtenant facilities (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 including energy charges, operation, maintenance, and administrative costs of traffic signals within the boundaries of the CFD; and (iv) Administration, inspection, and maintenance of stormwater facilities and BMPs to include: catch basins, fossil filters, and 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 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 (v) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the designated boundaries of the CFD.

Sunland Properties Inc is the Owner of Tract 33688 and has petitioned the Riverside County Office of Economic Development to assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD No. 25-4M (Temescal Hills) will encompass the entire Tract Map No. 33688, which is projected to include 54 single family dwelling units.

On February 25, 2025, the County of Riverside Board of Supervisors approved Resolution No. 2025-051, a Resolution of Intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer. On April 8, 2025, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2025-052, the Resolution of Formation of the CFD, which also authorized the levy of a special tax within the CFD subject to voter approval during a duly called election held that same day.

Riverside County Ordinance No. 996, which authorizes the levy of a special tax within the Temescal Hills CFD to fund services for maintenance and service activities, was reviewed and determined to be not a project under the California Environmental Quality Act (CEQA) pursuant to 15378. The Ordinance includes the creation of a funding mechanism to provide maintenance and service activities within the CFD. No additional direct or indirect physical environmental impacts are anticipated from the provision of maintenance services identified in the Riverside County Ordinance No. 996.

Name of Public Agency Approving Project: County of Riverside

Name of Person or Agency Carrying Out Project: County of Riverside Office of Economic Development

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

Reasons Why Project is Exempt: The direct effects of the adoption of the Ordinance to levy a special tax within the Temescal Hills CFD would not constitute a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Section 15378 (b) provides a list of five activities that are not considered a project under CEQA. The proposed Ordinance would qualify under two conditions identified in Section 15378 (b): (4) the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment and (5) organizational or administrative activity of the government that will not result in direct or indirect physical changes to the environment. The adoption of the Ordinance by the Board satisfies these conditions as the Ordinance would provide a funding mechanism to provide ongoing maintenance of existing buildings that would not result in direct or indirect physical changes to the environment. Based on the above conditions, the adoption of the Ordinance is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Those public or private structures, facilities, mechanical equipment, or topographical features were already separately analyzed under prior CEQA documents and approved as part of Tract 33688. As a result, the adoption of the ordinance would not result in significant physical impact on the environment since it would not include any changes to the existing land use or a physical degradation of the property and any such impacts would have already been previously analyzed under CEQA as part of Tract 33688.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or ‘it can be seen with certainty that the activity in question will not have a significant effect on the environment’, no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract 33688. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects and any such impacts would have been previously analyzed under prior CEQA documents approved as part of Tract 33688. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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

Signed: _____

Mike Sullivan, County of Riverside

Date: 4-10-2025

Document Root (Read-Only)

Selected Document
2025050358 - NOE - Office of Economic Development, Community Facilities District (CFD) No. 25-4M (Temescal Hills) of the County of Riverside; Adoption of Ordinance No. 996, an Ord Riverside County Created - 5/8/2025 Submitted - 5/8/2025 Posted - 5/8/2025 Received - 5/8/2025 Published - 5/8/2025 Whitney N Mayo

Document Details
Public Agency Riverside County
Document Type Notice of Exemption
Document Status Published
Title Office of Economic Development, Community Facilities District (CFD) No. 25-4M (Temescal Hills) of the County of Riverside; Adoption of Ordinance No. 996, an Ord
Document Description <p>On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled "Land Secured Financing Districts" to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD). As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with (i) Landscaping Maintenance and inspection, cleaning, and repair of a retaining wall and appurtenant facilities (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 including energy charges, operation, maintenance, and administrative costs of traffic signals within the boundaries of the CFD; and (iv) Administration, inspection, and maintenance of stormwater facilities and BMPs to include: catch basins, fossil filters, and 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 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 (v) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the designated boundaries of the CFD. Sunland Properties Inc is the Owner of Tract 33688 and has petitioned the Riverside County Office of Economic Development to assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD No. 25-4M (Temescal Hills) will encompass the entire Tract Map No. 33688, which is projected to include 54 single family dwelling units. On February 25, 2025, the County of Riverside Board of Supervisors approved Resolution No. 2025-051, a Resolution of Intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer. On April 8, 2025, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2025-052, the Resolution of Formation of the CFD, which also authorized the levy of a special tax within the CFD subject to voter approval during a duly called election held that same day. Riverside County Ordinance No. 996, which authorizes the levy of a special tax within the Temescal Hills CFD to fund services for maintenance and service activities, was reviewed and determined to be not a project under the California Environmental Quality Act (CEQA) pursuant to 15378. The Ordinance includes the creation of a funding mechanism to provide maintenance and service activities within the CFD. No additional direct or indirect physical environmental impacts are anticipated from the provision of maintenance services identified in the Riverside County Ordinance No. 996.</p>
Attachments (Upload Project Documents)
3.33 NOE - OED CFD No. 25-4M Temescal Hills of RivCo, Adoption of Ordinance No. 996 Authorizing the Levy of a Special Tax RECORDED.pdf
Contacts
County of Riverside Facilities Management - <i>Mike Sullivan</i> 3450 14th Street Riverside, CA 92501 Phone : (951) 955-4820 msullivan@rivco.org

Regions
Southern California

Counties
Riverside

Cities
Community Facilities District No. 25-4M (Temescal Hills) of the

Location Details
Other Location Info
Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside

Notice of Exemption
Exempt Status
Other
Type, Section Number or Code Number
15061(b)(3)
Reasons why project is exempt
<p>The direct effects of the adoption of the Ordinance to levy a special tax within the Temescal Hills CFD would not constitute a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Section 15378 (b) provides a list of five activities that are not considered a project under CEQA. The proposed Ordinance would qualify under two conditions identified in Section 15378 (b): (4) the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment and (5) organizational or administrative activity of the government that will not result in direct or indirect physical changes to the environment. The adoption of the Ordinance by the Board satisfies these conditions as the Ordinance would provide a funding mechanism to provide ongoing maintenance of existing buildings that would not result in direct or indirect physical changes to the environment. Based on the above conditions, the adoption of the Ordinance is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Those public or private structures, facilities, mechanical equipment, or topographical features were already separately analyzed under prior CEQA documents and approved as part of Tract 33688. As a result, the adoption of the ordinance would not result in significant physical impact on the environment since it would not include any changes to the existing land use or a physical degradation of the property and any such impacts would have already been previously analyzed under CEQA as part of Tract 33688.</p> <p>In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See <i>No Oil, Inc. v. City of Los Angeles</i> (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract 33688. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects and any such impacts would have been previously analyzed under prior CEQA documents approved as part of Tract 33688. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.</p> <p>Therefore, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.</p>

County Clerk(s)
Riverside

Signature

Title

Date

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The Board of Supervisors of the County of Riverside ordains as follows:

a. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended,

b. On April 8, 2025, the Board of Supervisors opened, conducted and closed said public hearing, all persons desiring to be heard on all matters pertaining to the t of the District, the furnishing of the Services, and the proposed levy of an annual Written protests, if any, were received, and a full and fair hearing was held.

c. Subsequent to said public hearing, the Board of Supervisors adopted Resolution No. 2025-052 (the "Resolution of Formation"), establishing the District, authorizing the levy

1 of a special tax within the District to fund the Services, subject to voter approval, establishing an annual
2 appropriations limit of \$4,000,000 for the District, subject to voter approval, and calling a special election
3 for the District for April 8, 2025 on the propositions to levy a special tax within the District and to
4 establish an appropriations limit for the District.

5 d. Pursuant to the terms of the Resolution of Formation and the provisions of
6 the Act, said special election was held on April 8, 2025. Each of the propositions was approved by more
7 than two-thirds of the votes cast at said special election.

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

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

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

16 Section 4. LEVY OF SPECIAL TAXES.

17 a. By the passage of this Ordinance, the Board of Supervisors hereby
18 authorizes and levies special taxes within the District pursuant to Sections 53328 and 53340 of the
19 Government Code, at the rate and in accordance with the method of apportionment (the "Rate and
20 Method") set forth in the Resolution of Formation and attached as Exhibit A hereto and made a part
21 hereof. The special taxes are hereby levied commencing in the fiscal year 2024-2025 and in each fiscal
22 year thereafter for the period necessary to satisfy the Special Tax Requirement (as defined in the Rate and
23 Method) and until action is taken by the Board of Supervisors, acting as the Legislative Body of the
24 District, to dissolve the District.

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

1 c. All of the collections of the special tax shall be used as provided for in the
2 Act, the Rate and Method and the Resolution of Formation, including, but not limited to, to fund, pay for,
3 and finance authorized administration, inspection, and landscaping maintenance of a retaining wall, street
4 lighting, traffic signals, drainage, regional sports park contribution, and to pay expenses incidental thereto,
5 so long as the special taxes are needed to fund such services; to replenish the reserve fund for the District;
6 to pay the costs of administering the District, and to pay the costs of collecting and administering the
7 special tax.

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

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

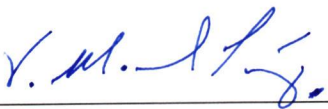
23 Section 5. EXEMPTIONS. Properties or entities of the state, federal or other local
24 governments shall be exempt from any levy of the special taxes, to the extent set forth in the Rate and
25 Method. In no event shall the special taxes be levied on any parcel within the District in excess of the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

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

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

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


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

12
13 By: _____

14 Chair of the Board of Supervisors
15 **V. MANUEL PEREZ**


16 ATTEST:

17 CLERK OF THE BOARD:

18 By: _____

19 Deputy
20 (SEAL)

21
22 APPROVED AS TO FORM

23
24 By: _____

25 Stephanie Nelson
26 Deputy County Counsel

27
28
MAY 06 2025 3.33

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss
15

16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on May 6, 2025, the foregoing ordinance consisting of 7 Sections was adopted by the
18 following vote:

19 AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

20 NAYS: None

21 ABSENT: None

22 DATE: May 6, 2025

23 KIMBERLY A. RECTOR
 Clerk of the Board

24 BY: _____
 Deputy

25 SEAL

EXHIBIT A

RESOLUTION OF FORMATION

(See Attached)

RESOLUTION NO. 2025-052

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL HILLS) OF THE
COUNTY OF RIVERSIDE, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID
DISTRICT TO PAY FOR MAINTENANCE SERVICES; CALLING A SPECIAL ELECTION TO
SUBMIT TO THE RESPECTIVE QUALIFIED VOTERS THE QUESTION OF LEVYING SUCH
SPECIAL TAX AND ESTABLISHING AN APPROPRIATIONS LIMIT FOR SAID DISTRICT; AND
DESIGNATING THE ELECTION OFFICIAL FOR SUCH MATTERS

WHEREAS, on February 25, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside (the "County"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), commencing with Section 53311 of the California Government Code (the "Government Code"), adopted Resolution No. 2025-051 (the "Resolution of Intention"), stating its intention to establish a community facilities district, proposed to be named Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside (the "Community Facilities District"), and to authorize the levy of special taxes to finance certain authorized services and setting April 8, 2025, as the date for a public hearing to be held on the establishment of the Community Facilities District;

WHEREAS, Section 53322 of the Government Code requires publication of the notice of the hearing at least seven (7) days prior to the date of the hearing;

WHEREAS, Section 53322.4 of the Government Code permits, but does not require, mailing of the notice of the hearing to each registered voter and landowner within the proposed district;

WHEREAS, notice of such public hearing was timely published in *The Press-Enterprise*, a newspaper of general circulation published in the area of the proposed district, as required by Section 53322 of the Government Code;

WHEREAS, notice of such public hearing was mailed by first class mail, postage prepaid to each registered voter and landowner within the Community Facilities District, as permitted by Section 53322.4;

1 **WHEREAS**, on this date, the Board of Supervisors conducted and closed said public hearing to
2 consider establishing the proposed Community Facilities District, the proposed levy of a special tax within
3 the Community Facilities District and a proposed appropriations limit;

4 **WHEREAS**, any and all persons interested, including all taxpayers, property owners and registered
5 voters within the proposed Community Facilities District were given an opportunity to appear and be heard
6 at said public hearing and a full hearing was held;

7 **WHEREAS**, pursuant to the Resolution of Intention, each officer of the County who is or will be
8 responsible for providing one or more of the proposed types of authorized services was directed to study,
9 or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file
10 a report with the Board of Supervisors containing a brief description of the authorized services by type
11 which will in his or her opinion be required to adequately meet the needs of the Community Facilities
12 District, and his or her estimate of the cost of providing the services proposed to be financed by the
13 Community Facilities District and the fair and reasonable cost of the incidental expenses proposed to be
14 paid;

15 **WHEREAS**, said report was so filed with the Board of Supervisors and made a part of the record
16 of said public hearing;

17 **WHEREAS**, at said public hearing, evidence was presented to the Board of Supervisors on the
18 matters before it, and the Board of Supervisors at the conclusion of the hearing was fully advised as to all
19 matters relating to the proposed establishment of the Community Facilities District and the furnishing of
20 specified types of services;

21 **WHEREAS**, written protests against the establishment of the Community Facilities District, the
22 furnishing of any specified type or types of authorized services within the Community Facilities District or
23 the levying of any specified special tax were not made or filed at or before the hearing by 50% or more of
24 the registered voters, or six registered voters, whichever is more, residing within the territory proposed to
25 be included in the Community Facilities District, or by the owners of one-half or more of the area of land
26 in the territory proposed to be included in the Community Facilities District and not exempt from the special
27 tax;

28 **WHEREAS**, there has been filed with the Clerk to the Board of Supervisors a certification of the

1 Registrar of Voters of the County that within the ninety-day period preceding the close of said public
2 hearing, zero (0) persons were registered to vote within the territory proposed to be included in the
3 Community Facilities District;

4 **WHEREAS**, on the basis of all of the foregoing, the Board of Supervisors has determined at this
5 time to proceed with the establishment of the Community Facilities District as provided by said Resolution
6 No. 2025-051 to submit to the qualified electors of the Community Facilities District propositions to
7 authorize the levy of a special tax pursuant to the Rate and Method of Apportionment of Special Tax
8 described in Exhibit B to Resolution No. 2025-051 and the Community Facilities District Report;

9 **WHEREAS**, the Board of Supervisors has received a Petition, Consent and Waiver of 100% of the
10 landowners within the boundaries of the Community Facilities District waiving certain election
11 requirements, time limits and formalities; and

12 **WHEREAS**, the Board of Supervisors has determined that the establishment of the Community
13 Facilities District is not a project for purposes of the California Environmental Quality Act (CEQA) and is
14 exempt from CEQA.

15 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by
16 the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on
17 April 8, 2025, as follows:

18 **Section 1.** All of the above recitals are true and correct.

19 **Section 2.** The Board of Supervisors hereby approves and adopts and confirms said Resolution
20 No. 2025-051, notice of which was published and mailed prior to the public hearing as required by law,
21 and, except as otherwise provided herein, reconfirms all of its findings and determinations contained in said
22 Resolution No. 2025-051.

23 **Section 3.** The Board of Supervisors hereby approves and adopts the Rate and Method of
24 Apportionment of Special Tax for the Community Facilities District and the manner of collection of the
25 special tax as set forth in Exhibit B to this resolution. To the extent required by Section 53325.1(a) of the
26 Government Code, all of the information contained in Resolution No. 2025-051 is incorporated herein and
27 made a part hereof.

28 **Section 4.** The Community Facilities District is hereby established according to the Act.

1 **Section 5.** The Community Facilities District is hereby named “Community Facilities District
2 No. 25-4M (Temescal Hills) of the County of Riverside.”

3 **Section 6.** The services to be provided and funded by the Community Facilities District are
4 described under the caption “Services” on Exhibit A hereto, which is by this reference incorporated herein.
5 The incidental expenses proposed to be incurred are identified under the caption “Incidental Expenses” on
6 Exhibit A hereto.

7 **Section 7.** The proposed special tax to be levied within the Community Facilities District has
8 not been precluded by majority protest pursuant to Section 53324 of the California Government Code; and
9 any and all written protests to the special tax and appropriations limit are hereby overruled.

10 **Section 8.** Except where funds are otherwise available, a special tax sufficient to pay for all
11 Services, secured by recordation of a continuing lien against all nonexempt real property in the Community
12 Facilities District, will be annually levied within the Community Facilities District. The rate and method of
13 apportionment of the special tax (the “Rate and Method”), in sufficient detail to allow each landowner
14 within the proposed Community Facilities District to estimate the maximum amount that he or she will have
15 to pay, is described in Exhibit B attached hereto, which is by this reference incorporated herein. The special
16 tax will be collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as
17 the Board of Supervisors shall determine, including direct billing of the affected property owners.

18 The special tax will be levied annually, until terminated by the Board of Supervisors, as specified
19 in the Rate and Method.

20 **Section 9.** The name, address and telephone number of the office which will be responsible for
21 preparing annually a current roll of special tax levy obligations by assessor’s parcel number and which will
22 be responsible for estimating further special tax levies pursuant to Section 53340.2 of the California
23 Government Code are as follows: Office of Economic Development Community Facilities District
24 Administrator, 3403 10th Street, Suite 400, Riverside, California 92501, (951) 955-8916.

25 **Section 10.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the
26 California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach
27 to all nonexempt real property in the Community Facilities District and this lien shall continue in force and
28 effect until collection of the tax by the Board of Supervisors ceases.

1 **Section 11.** The boundary map of the Community Facilities District was recorded on March 4,
2 2025, in Riverside County in Book 95 at Page 55-56 of the Book of Maps of Assessment and Community
3 Facilities Districts in the Riverside County Recorder's Office, as Instrument No. 2025-0064190. The Board
4 of Supervisors hereby approves and ratifies said map and the boundaries of the Community Facilities
5 District which are incorporated herein and made a part hereof.

6 **Section 12.** The annual appropriations limit, as defined by subdivision (h) of Section 8 of Article
7 XIII B of the California Constitution, of the Community Facilities District is hereby established at
8 \$4,000,000.

9 **Section 13.** Pursuant to the provisions of the Act, the levy of the special tax and a proposition to
10 establish the appropriations limit specified above shall be subject to the approval of the qualified electors
11 of the Community Facilities District at a special election. The Registrar of Voters has determined, and the
12 Board of Supervisors finds, that fewer than 12 persons are registered to vote within the territory included
13 in the Community Facilities District. Accordingly, pursuant to Section 53326 of the Government Code, the
14 vote concerning the special tax and appropriations limit shall be by the landowners of the Community
15 Facilities District; and each landowner who is the owner of record as of the close of the public hearing, or
16 the authorized representative thereof, shall have one vote for each acre or portion of an acre that he or she
17 owns within the Community Facilities District. The voting procedure shall be by mailed or hand-delivered
18 ballot. The Board of Supervisors also finds that the requirements of Section 53326 of the Act pertaining to
19 the shortening of time and the requirement for notice have been waived by all of the landowners within the
20 Community Facilities District.

21 **Section 14.** The Board of Supervisors hereby calls and schedules a special election for April 8,
22 2025, at 9:30 a.m. within and for the Community Facilities District on (i) the proposition with respect to
23 the annual levy of special taxes within the Community Facilities District for the provision of authorized
24 services to the Community Facilities District and (ii) the proposition with respect to establishing an
25 appropriations limit for the Community Facilities District.

26 The propositions to be submitted to the voters of the Community Facilities District at such special
27 election shall be as follows:
28

1 Proposition A: Shall special taxes be levied annually on taxable property within Community
2 Facilities District No. 25-4M (Temescal Hills) of the County of Riverside to fund, pay for, and
3 finance authorized maintenance to include but not limited to landscaping maintenance retaining
4 wall, street lighting, traffic signals, drainage, and Regional Sports Facilities (as specified and
5 reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of
6 Apportionment of Special Tax) and to pay expenses incidental thereto and incidental to the levy and
7 collection of the special taxes, so long as the special taxes are needed to fund such services, at the
8 special tax rates and pursuant to the method of apportioning the special taxes set forth in Exhibit B
9 to Resolution No. 2025-051 adopted by the Board of Supervisors of said County on February 25,
10 2025.

11
12 Proposition B: Shall an appropriations limit, as defined by subdivision (h) of Section 8 of Article
13 XIII B of the California Constitution, be established for Community Facilities District No. 25-4M
14 (Temescal Hills) of the County of Riverside in the amount of \$4,000,000?

15
16 **Section 15.** Based on its findings that fewer than 12 registered voters reside within the
17 boundaries of the Community Facilities District and that the election will be among landowner voters, the
18 Board of Supervisors hereby appoints the Director of the Riverside County Office of Economic
19 Development or her designee, or such other officer or employee as the Board shall designate, to serve as
20 the election official (the "Election Official") for the election pursuant to Government Code Section 53326.

21 **Section 16.** The procedures to be followed in conducting the special election on (i) the
22 proposition with respect to the levy of special taxes on taxable property within the Community Facilities
23 District to pay the costs of authorized services, and (ii) the proposition with respect to establishing an
24 appropriations limit for the Community Facilities District in the amount of \$4,000,000 (the "Special
25 Election") shall be as follows:

26 (a) Pursuant to Section 53326 of the California Government Code, ballots for the Special
27 Election shall be distributed to the qualified electors by the Election Official by mail with return postage
28 prepaid or by personal service.

 (b) Pursuant to applicable sections of the California Elections Code governing the conduct of

1 mail ballot elections of counties, and in particular Division 4 (commencing with Section 4000) of that Code
2 with respect to elections conducted by mail, the Election Official shall mail or deliver to each qualified
3 elector an official ballot and shall also mail or deliver to all such qualified electors a ballot pamphlet and
4 instructions to voter, including a sample ballot identical in form to the official ballot but identified as a
5 sample ballot, a return identification envelope with prepaid postage thereon addressed to the Election
6 Official for the returning of voted official ballots, and a copy of Resolution No. 2025-051.

7 (c) The official ballot to be mailed or delivered by the Election Official to each landowner-voter
8 shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted
9 by the landowner-voter and shall have appended to it a certification to be signed by the person voting the
10 official ballot which shall certify that the person signing the certification is the person who voted the official
11 ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person
12 affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized
13 to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or
14 her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is
15 entitled based on its land ownership on the propositions set forth in the official ballot as marked thereon in
16 the voting square opposite each such proposition, and further certifying as to the acreage of the landowner-
17 voter's land ownership within the Community Facilities District.

18 (d) The return identification envelope to be mailed or delivered by the Election Official to each
19 landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the
20 address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner
21 or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose
22 name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address
23 of the voter, (vi) the date of signing and place of execution of the declaration, and (vii) a notice that the
24 envelope contains an official ballot and is to be opened only by the Election Official.

25 (e) The information to voter form to be mailed or delivered by the Election Official to the
26 landowner-voters shall inform them that the official ballots shall be returned to the Election Official
27 properly voted as provided thereon and with the certification appended thereto properly completed and
28 signed in the sealed return identification envelope with the certification thereon completed and signed and

1 all other information to be inserted thereon properly inserted by 9:00 a.m. on the date of the Special Election;
2 provided that the election shall be closed before such hour if the Election Official determines that all of the
3 qualified voters have voted.

4 (f) Upon receipt of the return identification envelopes which are returned prior to the voting
5 deadline on the date of the Special Election, the Election Official shall canvass the votes cast in the Special
6 Election, and shall file a statement with the Board of Supervisors as to the results of such canvass and the
7 election on each proposition set forth in the official ballot.

8 (g) The Legislative Body shall declare the results of said special election as soon as practicable
9 following the election, but in any event not later than the next regular meeting following the date of the
10 election, and shall cause to be input upon its minutes a statement of the results of said special election as
11 ascertained by the canvass.

12 **Section 17.** If two-thirds (2/3) of the votes cast within the Community Facilities District upon
13 the question of levying the special tax are in favor of the levy of that tax, as determined by the Board of
14 Supervisors after the canvass of the returns of such election, the Legislative Body may levy such special
15 taxes within the territory of the Community Facilities District in the amounts and for the purposes as
16 specified in this Resolution, the Special Tax Ordinance (to be adopted), and the Rate and Method of
17 Apportionment, except that such special tax may be levied at a rate lower than the amount specified therein.

18 **Section 18.** The Board of Supervisors hereby determines and finds that all proceedings up to and
19 including the adoption of this Resolution were valid and in conformity with the requirements of the Act. In
20 accordance with Section 53325.1 of the California Government Code, such finding shall be final and
21 conclusive.

22 **Section 19.** The Board of Supervisors finds and determines that the establishment of the
23 Community Facilities District is not a project for purposes of the California Environmental Quality Act and
24 is exempt from that Act.

25 **Section 20.** The officers of the County are, and each of them is, hereby authorized and directed
26 to do any and all things, and to execute and deliver any and all documents which said officers may deem
27 necessary or advisable in order to accomplish the purposes of this Resolution and not inconsistent with the
28 provisions hereof.

1 **ADOPTED, SIGNED AND APPROVED** this 8th day of April 2025, by the Board of Supervisors of the
2 County of Riverside.

3
4 

5 Chair of the Board of Supervisors

6 **V. MANUEL PEREZ**

7 **ATTEST:**

8 Kimberley A. Rector

9 Clerk to the Board of Supervisors

10
11
12 By: 

13 Deputy

14
15 **ROLL CALL:**

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

17 Nays: None

18 Absent: None

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

21 **KIMBERLY A. RECTOR**, Clerk of said Board

22
23 By: 

24 Deputy

1 **EXHIBIT A**

2 **SERVICES AND INCIDENTAL EXPENSES**

3 **Services**

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

- 5 (i) Landscaping Maintenance, inspection, cleaning, and repair of a retaining wall and
6 appurtenant facilities; and
- 7 (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and
8 administration of street lighting located within the designated boundaries of the CFD; and
- 9 (iii) Traffic signal maintenance including energy charges, operation, maintenance, and
10 administrative costs of traffic signals within the boundaries of the CFD; and
- 11 (iv) Administration, inspection, and maintenance of stormwater facilities and BMPs to include:
12 catch basins, fossil filters, and other NPDES/WQMP/BMP related devices and structures as
13 approved and accepted by the Community Facilities District; administration includes, but is
14 not limited to, quality control and assurance of inspections and maintenance, general contract
15 management, scheduling of inspections and maintenance, and general oversight of
16 NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time,
17 visual inspection process and procedures for functionality, GPS location recording,
18 assurance of proper vegetation, functioning irrigation, and citing operational or structural
19 deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not
20 limited to, repair or replacement of any deficiencies noted during inspection, weed control
21 and abatement, trash removal, and healthy upkeep of required plant materials; and
- 22 (v) Regional Sports Facilities including maintenance and servicing of the regional sports
23 facilities within the Subzone to be operated, maintained and service may include, but are not
24 limited to, the maintenance and care of all landscaping and facilities within and around the
25 Regional Sports Facility that service a Subzone but may not be located within a Subzone.
26 This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities,
27 weed control and other abatement, signs, monuments, buildings, playgrounds, graffiti
28 removal, fences and security as needed within the CFD.

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 of
4 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 Services.
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SUMMARY OF ORDINANCE NO. 996
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES
DISTRICT NO. 25-1M (TEMESACL HILLS) OF THE COUNTY OF RIVERSIDE

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 996 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501.

Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Government Code”), February 25, 2025, the Board of Supervisors (the “Board of Supervisors”) of the County of Riverside adopted Resolution No. 2025-0051, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside (the “District”), and to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance of landscaping maintenance, street lighting maintenance, traffic signal maintenance, drainage, and regional sports facilities (the “Services”) and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund the Services.

Ordinance No. 996 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on April 8, 2025, regarding the proposed levy of special taxes. Ordinance No. 996 provides that the Board of Supervisors, as the legislative body of the District, is authorized and directed each fiscal year to determine or cause to be determined the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the District. The special tax revenues shall be used to fund, pay for, and finance the Services and shall be levied so long as special taxes are needed to fund such Services. In addition, the special tax revenue may be used to replenish a reserve fund for the District, to pay the costs of administering the District, and fund the cost of collecting and administering the special tax. Ordinance No. 996 provides that the special taxes may be collected on the secured property tax roll in the same manner as ordinary *ad valorem* taxes and that the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for *ad valorem* taxes. The rate and method of apportionment of the special tax authorized by Ordinance No. 996 is the rate and method approved by voters within the District and as further reflected in Exhibit A “Rate and Method” to Ordinance No. 996. A complete copy of Exhibit A “Rate and Method” is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code. Ordinance No. 996 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

COPY

05/26

SHEET 1 OF 2 SHEETS

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 25-4M
(TEMESCAL HILLS)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL HILLS), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 25 DAY OF February 2025, BY RESOLUTION NO. 2025-051

Kristen Peters
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

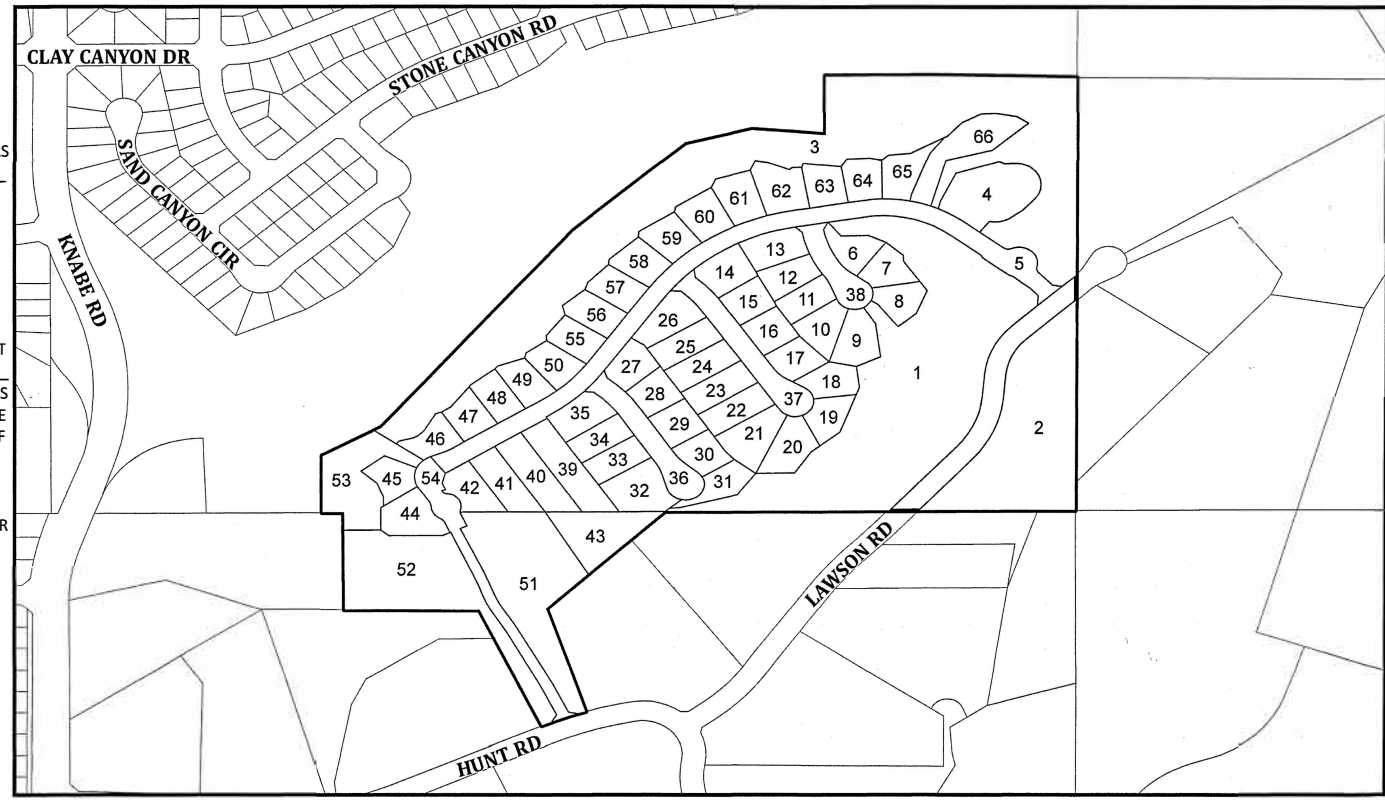
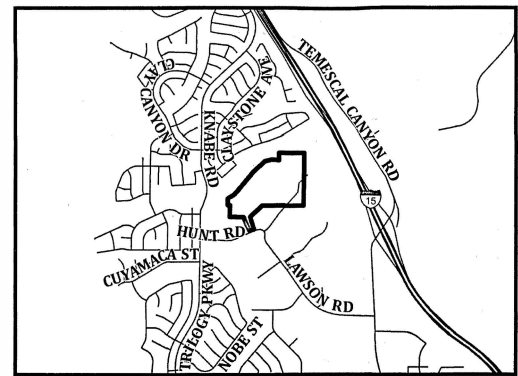
FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THIS 25 DAY OF February, 2025.

Kristen Peters
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

FILED THIS 4th DAY OF March, 2025 AT THE HOUR OF 3:32 O'CLOCK P.M IN BOOK 95 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 55-56, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$11 NO.: 2025-0064190
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

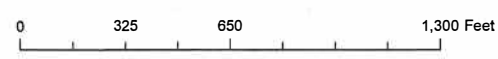
BY: AK
DEPUTY



- ### LEGEND
- CFD BOUNDARY
 - PARCEL LINE
 - XXX-XXX-XXX ASSESSOR PARCEL NUMBER
 - 1 MAP REFERENCE NUMBER

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.

SPICER
CONSULTING GROUP



COPY

95/52

SHEET 2 OF 2 SHEETS

PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 25-4M
(TEMESCAL HILLS)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

<u>REF NO.</u>	<u>APN</u>	<u>REF NO.</u>	<u>APN</u>	<u>REF NO.</u>	<u>APN</u>
1	283-140-035	23	283-590-018	45	283-600-007
2	283-140-036	24	283-590-019	46	283-600-008
3	283-140-037	25	283-590-020	47	283-600-009
4	283-140-038	26	283-590-021	48	283-600-010
5	283-140-039	27	283-590-022	49	283-600-011
6	283-590-001	28	283-590-023	50	283-600-012
7	283-590-002	29	283-590-024	51	283-600-013
8	283-590-003	30	283-590-025	52	283-600-014
9	283-590-004	31	283-590-026	53	283-600-015
10	283-590-005	32	283-590-027	54	283-600-016
11	283-590-006	33	283-590-028	55	283-610-001
12	283-590-007	34	283-590-029	56	283-610-002
13	283-590-008	35	283-590-030	57	283-610-003
14	283-590-009	36	283-590-031	58	283-610-004
15	283-590-010	37	283-590-032	59	283-610-005
16	283-590-011	38	283-590-033	60	283-610-006
17	283-590-012	39	283-600-001	61	283-610-007
18	283-590-013	40	283-600-002	62	283-610-008
19	283-590-014	41	283-600-003	63	283-610-009
20	283-590-015	42	283-600-004	64	283-610-010
21	283-590-016	43	283-600-005	65	283-610-011
22	283-590-017	44	283-600-006	66	283-610-012

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

Account Number:	5209148
Ad Order Number:	0011731325
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	04/30/2025
Total Amount:	\$846.19
Payment Amount:	\$0.00
Amount Due:	\$846.19
Notice ID:	PkhOj2CAPOHT8qYLCntm
Invoice Text:	<p>BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA NOTICE IS HEREBY GIVEN that a public meeting 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, May 6, 2025 at 9:30 A.M. or as soon as possible thereafter, to consider adoption of the following Ordinance: SUMMARY OF ORDINANCE NO. 996 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL HILLS) OF THE COUNTY OF RIVERSIDE This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 996 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Government Code"), February 25, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-051, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance of landscaping, lighting, traffic signal, drainage, park maintenance, fencing, entry monuments, and graffiti abatement (the "Services") and to pay expenses incidental thereto and incidental to the levy and collection of the special</p>

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Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011731325

FILE NO. 0011731325

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:

04/30/2025

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

Date: April 30, 2025.

At: Riverside, California

Signature

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

NOTICE IS HEREBY GIVEN that a public meeting 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, May 6, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 996 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL HILLS) OF THE COUNTY OF RIVERSIDE

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 996 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501.

Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Government Code"), February 25, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-051, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance of landscaping, lighting, traffic signal, drainage, park maintenance, fencing, entry monuments, and graffiti abatement (the "Services") and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund the Services.

Ordinance No. 996 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on April 8, 2025, regarding the proposed levy of special taxes. Ordinance No. 996 provides that the Board of Supervisors, as the legislative body of the District, is authorized and directed each fiscal year to determine or cause to be determined the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the District. The special tax revenues shall be used to fund, pay for, and finance the Services and shall be levied so long as special taxes are needed to fund such Services. In addition, the special tax revenue may be used to replenish a reserve fund for the District, to pay the costs of administering the District, and fund the cost of collecting and administering the special tax. Ordinance No. 996 provides that the special taxes may be collected on the secured property tax roll in the same manner as ordinary ad valorem taxes and that the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. The rate and method of apportionment of the special tax authorized by Ordinance No. 996 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 996. A complete copy of Exhibit A "Rate and Method" is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code. Ordinance No. 996 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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

Dated: April 18, 2025, Kimberly Rector, Clerk of the
Board
By: Naomi Sicra, Clerk of the Board
Assistant

The Press-Enterprise
Published: 4/30/25

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

Account Number:	5209148
Ad Order Number:	0011735328
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	05/15/2025
Total Amount:	\$803.25
Payment Amount:	\$0.00
Amount Due:	\$803.25
Notice ID:	llk1N9VnaO7ybx8ac1KP
Invoice Text:	<p>BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF ORDINANCE NO. 996 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL HILLS) OF THE COUNTY OF RIVERSIDE This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 996 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Government Code"), February 25, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-051, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-4M (Temescal Hills) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance of landscaping, lighting, traffic signal, drainage, park maintenance, fencing, entry monuments, and graffiti abatement (the "Services") and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund the Services. Ordinance No. 996 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on April 8, 2025, regarding the proposed levy of special taxes. Ordinance No 996</p>

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Riverside, California 92501
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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: 0011735328

FILE NO. 0011735328

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:

05/15/2025

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

Date: May 15, 2025.
At: Riverside, California

Signature

**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
SUMMARY OF ORDINANCE NO. 996
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES DISTRICT NO. 25-4M (TEMESCAL
HILLS) OF THE COUNTY OF RIVERSIDE**

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V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **May 6, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 5/15/25