

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



1.1

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

| <u>ORDINANCE</u> | <u>DATE</u> | <u>NEWSPAPER</u> |
|------------------|-------------------|----------------------|
| No. 993 | February 25, 2025 | Desert Sun |
| No. 449.254 | March 11, 2025 | The Press Enterprise |

Roll Call:

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on September 22, 2025, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 22, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: _____, Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/10/2025

and that the fees charged are legal.
Sworn to and subscribed before on 03/10/2025



Legal Clerk

Notary, State of WI, County of Brown

10-25-26

My commission expires

| | | |
|-------------------|-----------|--------------|
| Publication Cost: | \$2152.25 | |
| Tax Amount: | \$0.00 | |
| Payment Cost: | \$2152.25 | |
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RYAN SPELLER
Notary Public
State of Wisconsin

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

ORDINANCE NO. 993

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES DISTRICT NO. 25-2M (SUMMERWELL)
OF THE COUNTY OF RIVERSIDE**

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

Section 1. FINDINGS. The Board of Supervisors finds that:

a. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the "Act"), commencing with Section 53311 of the California Government Code (the "Government Code"), on December 17, 2024, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside (the "County") adopted Resolution No. 2024-280 (the "Resolution of Intention"), stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-2M (Summerwell) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized administration, inspection, and maintenance of all landscaping, graffiti abatement (as specified and reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) (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, and setting January 28, 2025 as the date for a public hearing to be held on the establishment of the District.

b. On January 28, 2025, the Board of Supervisors opened, conducted and closed said public hearing. At said public hearing, all persons desiring to be heard on all matters pertaining to the proposed establishment of the District, the furnishing of the Services, and the proposed levy of an annual special tax were heard. 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. 2025-002 (the "Resolution of Formation"), establishing the District, authorizing the levy of a special tax within the District to fund the Services, subject to voter approval, establishing an annual appropriations limit of \$4,000,000 for the District, subject to voter approval, and calling a special election for the District for January 28, 2025 on the propositions to levy a special tax within the District and to establish an appropriations limit for the District.

d. Pursuant to the terms of the Resolution of Formation and the provisions of the Act, said special election was held on January 28, 2025. Each of the propositions was approved by more than two-thirds of the votes cast at said special election.

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

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

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

b. The Board of Supervisors, acting as the Legislative Body of the District, is hereby 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, in the manner and as provided in the Rate and Method.

c. All of the collections of the special tax shall be used as provided for in the Act, the Rate and Method and the Resolution of Formation, including, but not limited to, to fund, pay for, and finance authorized administration, inspection, and maintenance of landscaping, graffiti abatement,

and to pay expenses incidental thereto, so long as the special taxes are needed to fund such services; to replenish the reserve fund for the District; to pay the costs of administering the District, and to pay the costs of collecting and administering the special tax.

d. The special taxes shall be collected from time to time as necessary to meet the financial obligations of the District on the secured real property tax roll in the same manner as ordinary ad valorem taxes are collected, or may be collected in such other manner as set forth in the Rate and Method. The special taxes shall have the same lien priority, and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. The Board of Supervisors, acting as the Legislative Body of the District, is hereby

ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on January 28, 2025, as follows:

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

Section 2. The Board of Supervisors hereby approves and adopts and confirms said Resolution No. 2024-280, notice of which was published and mailed prior to the public hearing as required by law, and, except as otherwise provided herein, reconfirms all of its findings and determinations contained in said Resolution No. 2024-280.

Section 3. The Board of Supervisors hereby approves and adopts the Rate and Method of Apportionment of Special Tax for the Community Facilities District and the manner of collection of the special tax as set forth in Exhibit B to this resolution. To the extent required by Section 53325.1(a) of the Government Code, all of the information contained in Resolution No. 2024-280 is incorporated herein and made a part hereof.

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

Section 5. The Community Facilities District is hereby named "Community Facilities District No. 25-2M (Summerwell) of the County of Riverside."

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

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

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

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

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

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

Section 11. The boundary map of the Community Facilities District was recorded on December 19, 2024, in Riverside County in Book 94 at Pages 90-91 of the Book of Maps of Assessment and Community

Facilities Districts in the Riverside County Recorder's Office, as Instrument No. 2024-0386511. The Board of Supervisors hereby approves and ratifies said map and the boundaries of the Community Facilities District which are incorporated herein and made a part hereof.

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

Section 13. Pursuant to the provisions of the Act, the levy of the special tax and a proposition to establish the appropriations limit specified above shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The Registrar of Voters has determined, and the Board of Supervisors finds, that fewer than 12 persons are registered to vote within the territory included in the Community Facilities District. Accordingly, pursuant to Section 53326 of the Government Code, the vote concerning the special tax and appropriations limit shall be by the landowners of the Community Facilities District; and each landowner who is the owner of record as of the close of the public hearing, or the authorized representative thereof, shall have one vote for each acre or portion of an acre that he or she owns within the Community Facilities District. The voting

accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

ADOPTED, SIGNED AND APPROVED this 28th day of January 2025, by the Board of Supervisors of the County of Riverside.

ATTEST:
Kimberly A. Rector
Clerk to the Board of Supervisors

Kimberly A. Rector, Clerk of said Board

ROLE CALL
Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absents: None

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

**EXHIBIT A
2 SERVICES AND INCIDENTAL EXPENSES**

Services
The types of services to be financed by the Community Facilities District are: (i) Landscaping improvements that may include, but are not limited to all landscaping material and facilities within the CFD. These improvements include turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, park and trail maintenance; and (ii) Graffiti Abatement of walls and other permanent structures.

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.

**EXHIBIT B
PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
FOR COMMUNITY FACILITIES DISTRICT NO. 25-2M (SUMMERWELL)
OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District No. 25-2M (Summerwell) (the "CFD 25-2M" or "CFD"; defined below). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, (defined below), commencing in Fiscal Year 2024-2025, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS
The terms hereinafter set forth have the following meanings:
"Accessory Dwelling Unit(s)" means a residential unit of limited size, as defined in California Government Code Section 65852.2 that shares an Assessor's Parcel Number with Single Family Residential Property.
"Acre" or "Acreage" means the land area of a Parcel as shown on the most recent Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map. If the preceding maps are not available, the Acreage of an Assessor's Parcel Number may be determined utilizing Geographic Information System. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.
"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State

"Special Tax Reserve Fund Requirement" means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$29,200. The Special Tax Reserve Fund Requirement 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 of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

"Special Tax Services" means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD 25-2M as set forth in the documents adopted by the Board at the time the CFD was formed.

"State" means the State of California.
"Taxable Property" means all Parcels within the boundary of the CFO pursuant to the Boundary Map which are not exempt from the Special Tax pursuant to Section E., below.

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

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

"Taxable Unit" means either a Dwelling Unit(s) or an Acre.
"Undeveloped Property" means all Parcels of Taxable Property not classified as Developed Property, Approved Property, Taxable Property Owner's Association Property or Taxable Public Property.

B. ASSIGNMENT TO DEVELOPMENT CLASS
Each Fiscal Year, commencing with Fiscal Year 2024-2025, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Taxable Property Owner's Association Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D., below. Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Parcels of Residential Property shall further be classified as Single Family Residential Property or Multi-family Residential Property.

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

**TABLE 1
MAXIMUM SPECIAL TAX RATES
DEVELOPED PROPERTY
FISCAL YEAR 2024-2025**

| Development Class | Taxable Unit | Maximum Special Tax |
|------------------------------------|--------------|---------------------|
| Single Family Residential Property | DU | \$365 |
| Multi-family Residential Property | Acre | \$1,289 |
| Non-Residential Property | Acre | \$1,289 |

(a) Increase in the Maximum Special Tax
On each July 1, the Maximum Special Tax identified in Table 1 above, 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 of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

and to pay expenses incidental thereto, so long as the special taxes are needed to fund such services; to replenish the reserve fund for the District; to pay the costs of administering the District, and to pay the costs of collecting and administering the special tax.

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

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

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

Section 6. SEVERABILITY. If for any reason any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the District, by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels within the District shall not be affected.

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

**EXHIBIT A
RESOLUTION OF FORMATION
RESOLUTION NO. 2025-002**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 25-2M (SUMMERWELL) 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 December 17, 2024, 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. 2024-280 (the "Resolution of Intention"), stating its intention to establish a community facilities district, proposed to be named Community Facilities District No. 25-2M (Summerwell) of the County of Riverside (the "Community Facilities District"), and to authorize the levy of special taxes to finance certain authorized services and setting January 28, 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 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 24 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 27 registered voter and landowner within the Community Facilities District, as permitted by Section 53322.4;

WHEREAS, on this date, the Board of Supervisors conducted and closed said public hearing to 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;

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 at said public hearing and a full hearing was held;

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

Section 14. The Board of Supervisors hereby calls and schedules a special election for January 28, 2025, at 9:30 a.m. within and for the Community Facilities District on (i) the proposition with respect to the annual levy of special taxes within the Community Facilities District for the provision of authorized services to the Community Facilities District and (ii) the proposition with respect to establishing an appropriations limit for the Community Facilities District.

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

Proposition A: Shall special taxes be levied annually on taxable property within Community Facilities District No. 25-2M (Summerwell) of the County of Riverside to fund, pay for, and finance authorized maintenance to include but not limited to Landscaping and Graffiti Abatement (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. 2024-280 adopted by the Board of Supervisors of said County on December 17, 2024.

Proposition B: 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. 25-2M (Summerwell) of the County of Riverside in the amount of \$4,000,000?

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

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

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

(b) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of counties, and in particular Division 4 (commencing with Section 4000) of that Code with respect to elections conducted by mail, the Election Official shall mail or deliver to each qualified elector an official ballot and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a return identification envelope with prepaid postage thereon addressed to the Election Official for the returning of voted official ballots, and a copy of Resolution No. 2024-280.

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

(d) The return identification envelope to be mailed or delivered by the Election Official to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and

in California Government Code Section 53326.2 that states an Assessor's Parcel Number with Single Family Residential Property.

"Acre" or "Acreage" means the land area of a Parcel as shown on the most recent Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map. If the preceding maps are not available, the Acreage of an Assessor's Parcel Number may be determined utilizing Geographic Information System. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the County or designee thereof, or both), any litigation or appeal involving the CFO, and other administrative expenses of the County or designee thereof, or both, directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the County or CFO for attorney's fees and other costs related to commencing and pursuing to completion any fore closure as a result of delinquent Special Taxes.

"Administrator" means an official of the County, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"Approved Property" means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a Building Permit(s) prior to the April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor" means the Assessor of the County.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating a Parcel by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the number assigned to a lot or Parcel for purposes of identification as determined from an Assessor Parcel Map.

"Board" means Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFO.

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

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

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

"CFD" or "CFD 25-2M" means Community Facilities District No. 25-2M (Summerwell) of the County of Riverside.

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

"County" means the County of Riverside, California.

"Developed Property" means for each Fiscal Year, all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit(s) for vertical construction has been issued prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Development Class" means either Developed Property, Approved Property, Taxable Property Owner's Association Property, Taxable Public Property, or Undeveloped property.

"Dwelling Unit(s)" or "DU" means a residential building(s) that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

"Exempt Property" means any Parcel which is exempt from Special Taxes pursuant to Section E, below.

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

"Maximum Special Tax" means for each Parcel in each Fiscal Year, the greatest amount of Special Tax, determined in accordance with Section C, below, which may be levied on such Parcel in each Fiscal Year.

"Multi-family Residential Property" means all Parcels of Residential Property that consist of two or more buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user, and under common management.

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

the sole discretion of the Administrator.

(b) Multiple Development Classes

In some instances, a Parcel of Developed Property may contain more than one Development Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied for each Development Class located on that Parcel. For a Parcel that contains two or more different Development Classes or the Acreage of such Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Parcel. The Administrator's allocation to each Development Class shall be final. Once a Maximum Special Tax has been assigned to a Parcel of Developed Property, the Maximum Special Tax shall not be reduced in future Fiscal Years regardless of changes in Development Class, Square Footage, or Acreage, unless a reduction in the Maximum Special Tax is approved by the Board for the entire CFD.

(c) Accessory Dwelling Unit(s)

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

2. Approved Property

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Residential Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1., as if such Parcel were already designated as Developed Property and classified as Single Family Residential Property.

The Maximum Special Tax for Approved Property 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 of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

4. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property for each Parcel shall be \$1,289 per Acre. The Maximum Special Tax for Undeveloped Property 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 of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2024-2025 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

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

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

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

Fourth: If additional moneys are needed to satisfy the Special Tax requirement after the first three steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property at up to 100% of the applicable Maximum Special Tax for Taxable Public Property.

Fifth: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property. Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to any other Parcel above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default of the CFD.

E. EXEMPTIONS

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

F. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes and shall be subject to the same penalties,

The Press-Enterprise

3512 14th Street
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Willoughby, OH 44096
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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011724719

Customer's Reference Notice of Adoption:
/ PO Number: / Ordinance No. 449.254

Publication: The Press-Enterprise

Publication Dates: 03/20/2025

Amount: \$2,022.00

Payment Amount: \$0.00

Planning
3/11/2025
3.35

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 449.254
AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS WITHIN THE UNINCORPORATED CC
AREAS OF THOUSAND PALMS, AND B BAR H RANCH

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

Section 1. PURPOSE AND AUTHORITY. The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. FINDINGS. The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents. B. The unincorporated County area of Thousand Palms is located along Interstate 10

at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023. C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023. D. The County continues to receive complaints related to noise, refuse, parking,

septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community. E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare. F. Concentrations of Short Term Rentals in certain areas of the County can have an

adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County. G. The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County. H. On December 12, 2023, the Board of Supervisors of the County of Riverside amend-

ed Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Idyllwild and Temecula Valley Wine Country, including establishment of boundary areas, determination of source of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch. I. The unincorporated areas of Thousand Palms, and B Bar H Ranch currently inclu-

de 68 active and pending Short Term Rental certificates. The County has also received 29 new applications for Short Term Rental certificates for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certificates that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas. J. Issuing numerous Short Term Rental certificates in areas that may be subject to

future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated. K. Issuing numerous Short Term Rental certificates in areas that may be subject to

future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certificates. Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H

Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

A. County: County of Riverside

B. Thousand Palms: Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

C. Bar H Ranch: Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

EXHIBIT A

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND PALMS THAT INCLUDE SHORT TERM RENTALS BOUNDARY MAP

EXHIBIT B

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H RANCH THAT INCLUDE SHORT TERM RENTALS

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 March 11, 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

Published The Press-Enterprise March 20, 2025

The Press-Enterprise

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5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Notice of Adoption: / Ordinance No. 449.254

FILE NO. Ordinance No. 449.254

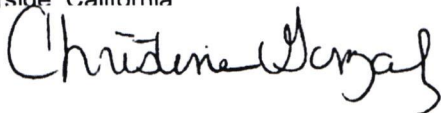
PROOF OF PUBLICATION

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

03/20/2025

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

Date: March 20, 2025.
At: Riverside California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011724719**

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 449.254

AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS
WITHIN THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS, AND B
BAR H RANCH

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

Section 1. **PURPOSE AND AUTHORITY.** The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. **FINDINGS.** The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

- A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents.
- B. The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023.
- C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023.
- D. The County continues to receive complaints related to noise, refuse, parking, septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community.
- E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare.
- F. Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County.
- G. The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County.
- H. On December 12, 2023, the Board of Supervisors of the County of Riverside amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Idyllwild and Temecula Valley Wine Country, including establishment of boundary areas, determination of source of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch.
- I. The unincorporated areas of Thousand Palms, and B Bar H Ranch currently inclu-

de 68 active and pending Short Term Rental certificates. The County has also received 29 new applications for Short Term Rental certificates for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certificates that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas.

- J. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated.
- K. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certificates.

Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

A. **County:** County of Riverside

B. **Thousand Palms:** Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

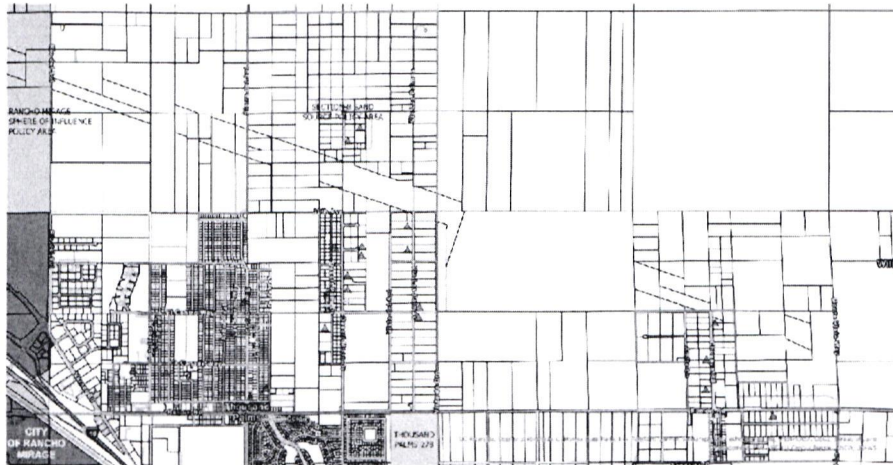
C. **Bar H Ranch:** Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

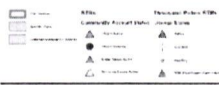
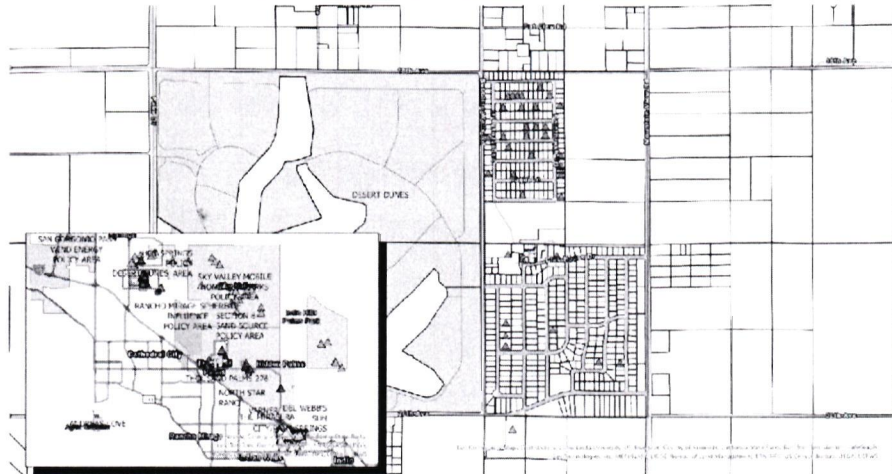
**EXHIBIT A
RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND
PALMS THAT INCLUDE SHORT TERM RENTALS
BOUNDARY MAP**



POLICY NUMBER RELATED
 CITY OF RANCHO MIRAGE
 THOUSAND PALMS



RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H RANCH THAT INCLUDE SHORT TERM RENTALS



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 March 11, 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: Naomy Sicra, Clerk of the Board Assistant
 Published The Press-Enterprise March 20, 2025

The Press-Enterprise

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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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Account Number: 5209148

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Amount: \$2,022.00

Payment Amount: \$0.00

RECEIVED
CLERK/COUNTY OF RIVERSIDE
2025 APR -7 AM 11:20

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents. B. The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023. C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023. D. The County continues to receive complaints related to noise, refuse, parking, septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community. E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare. F. Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County. G. The density of Short Term Rentals in the unincorporated areas of Thousand Palms, and B Bar H Ranch surpasses that of other unincorporated areas in the County. H. On December 12, 2023, the Board of Supervisors of the County of Riverside amended Ordinance No. 927, an Ordinance of the County of Riverside Regulating Short Term Rentals, through adoption of Ordinance No. 927.2. Development of Ordinance 927.2 entailed analysis of limits or caps for Short Term Rentals within the unincorporated areas of Idyllwild and Temecula Valley Wine Country, including establishment of boundary areas, determination of source of authority for a specific residential unit count, creation of an appropriate limit or cap, and a methodology for allowing new Short Term Rentals when capacity becomes available. Such analyses and regulatory measures could also be appropriate for Thousand Palms, and B Bar H Ranch. I. The unincorporated areas of Thousand Palms, and B Bar H Ranch currently include 68 active and pending Short Term Rental certificates. The County has also received 29 new applications for Short Term Rental certificates for these two small areas since 2023. This proliferation of Short Term Rental applications demonstrates a rush to obtain certificates that may be inconsistent with future licensing regulations, specifically, analysis of an amendment to Ordinance No. 927 to consider a limit or cap on Short Term Rentals in these areas. J. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would undermine the County's current effort to protect the public health, safety, and welfare from the negative impacts of Short Term Rentals that are improperly sited, over-concentrated, or under regulated. K. Issuing numerous Short Term Rental certificates in areas that may be subject to future limits, caps, or additional regulations would also create further confusion and potentially cause the need to unwind many Short Term Rental certificates. Section 3. MORATORIUM. During the term of this urgency ordinance, no new Short Term Rentals shall be allowed on properties located within the unincorporated areas of Thousand Palms, or B Bar H

Ranch. Renewals of existing Short Term Rentals which meet all of the requirements for renewal pursuant to Ordinance No. 927, are exempted from this moratorium.

Section 4. DEFINITIONS. Except as otherwise specified herein, all terms used herein shall have the same definition as in Ordinance No. 348 and Ordinance No. 927. Otherwise, as used in this ordinance, the following terms shall have the following meanings:

A. County: County of Riverside

B. Thousand Palms: Residential neighborhoods in the unincorporated area of Thousand Palms that include Short Term Rentals, the boundary of which is detailed as Exhibit A to this ordinance.

C. Bar H Ranch: Residential neighborhoods in the unincorporated area of B Bar H Ranch that include Short Term Rentals, the boundary of which is detailed as Exhibit B to this ordinance.

Section 5. DECLARATION OF URGENCY. Based on the findings set forth in Section 2 above, this ordinance is declared to be an urgency ordinance that shall be effective immediately upon adoption by the Board of Supervisors.

Section 6. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 7. EFFECTIVE DATE AND TERM. In accordance with Government Code sections 25123 and 65858, this urgency ordinance shall become effective immediately upon its passage by at least a four-fifths vote of the Board of Supervisors and shall remain in effect for 45 days from the date of adoption. This urgency ordinance may be extended by the Board of Supervisors in accordance with Government Code section 65858.

EXHIBIT A

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF THOUSAND PALMS THAT INCLUDE SHORT TERM RENTALS BOUNDARY MAP

EXHIBIT B

RESIDENTIAL NEIGHBORHOODS IN THE UNINCORPORATED AREA OF B BAR H RANCH THAT INCLUDE SHORT TERM RENTALS

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 March 11, 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

Published The Press-Enterprise March 20, 2025

The Press-Enterprise

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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Notice of Adoption: / Ordinance No. 449.254

FILE NO. Ordinance No. 449.254

PROOF OF PUBLICATION

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

03/20/2025

Legal No. 0011724719

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 449.254

**AN URGENCY INTERIM ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A TEMPORARY MORATORIUM ON NEW SHORT TERM RENTALS
WITHIN THE UNINCORPORATED COUNTY AREAS OF THOUSAND PALMS, AND B
BAR H RANCH**

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

Section 1. PURPOSE AND AUTHORITY. The purpose of this urgency ordinance is to establish a temporary moratorium on new Short Term Rentals in residential neighborhoods within the unincorporated communities of Thousand Palms, and B Bar H Ranch, which are more precisely defined by Exhibits "A" and "B", to protect public safety, health, and welfare, while County staff evaluate the impacts of the Short Term Rentals in these areas, and reasonable regulations to mitigate such impacts. This urgency ordinance does not prohibit renewals of existing Short Term Rentals, which meet all of the requirements for renewal pursuant to Ordinance No. 927. This urgency ordinance is adopted pursuant to California Constitution Article 11, Section 7, and California Government Code sections 25123 and 65858, and will take effect immediately upon its approval by at least a four-fifths vote of the Board of Supervisors of the County of Riverside.

Section 2. FINDINGS. The Board of Supervisors of the County of Riverside makes the following findings to protect the public safety, health, and welfare in support of the immediate adoption and application of this urgency ordinance:

- A. Riverside County is experiencing an increase in privately owned residential dwellings being used as Short Term Rentals in the unincorporated areas of the County of Riverside, especially within the unincorporated areas of Thousand Palms, and B Bar H Ranch. While Short Term Rentals have been a staple in the County and provide a benefit by expanding the number and type of available lodging facilities, their exponential increase continues to cause adverse impacts which have the potential to endanger the health and safety of residents and guests, and the very environment and resources that attract visitors to the County. Adverse impacts to surrounding neighbors and properties include unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking, and accumulation of refuse. This urgency ordinance is necessary to ensure neighborhood compatibility and reduce conflicts within surrounding residential neighborhoods, to facilitate economic growth within the County, and to protect the health, safety, and general welfare of the County's residents.
- B. The unincorporated County area of Thousand Palms is located along Interstate 10 at the intersection of Ramon Road, and is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Infrastructure within the residential neighborhoods located north of Ramon Road remains rural in nature, exhibiting narrow roads and a lack of sidewalks and shoulder parking. Concentrations of Short Term Rentals in certain residential neighborhoods have resulted in increased complaints from residents in recent years, related to unpermitted large-scale events, excessive noise, and illegal parking. 31 Short Term Rental certifications are currently active, and 9 new applications for certifications have been received since 2023.
- C. B Bar H Ranch is an unincorporated community comprised of predominantly low-density residential, located between Palm Springs and Desert Hot Springs in the Seven Palms Valley. Similar to adjacent areas, the infrastructure in B Bar H Ranch remains rural in nature. This small unincorporated area is comprised of just 573 parcels on 240 acres. There are currently 37 actively certified Short Term Rentals in this small area, and 20 new applications for certification have been received since 2023.
- D. The County continues to receive complaints related to noise, refuse, parking, septic capabilities, and public safety related to Short Term Rentals in these areas, indicating a need for heightened operating standards and enforcement. Without proper regulation, continued concentration of Short Term Rentals in the identified area neighborhoods may jeopardize the health, safety, and welfare of guests and the existing residential community.
- E. The County is currently in the process of studying and considering various legislative proposals to address issues associated with concentrations of Short Term Rentals to reduce risks to public safety, health, and welfare.
- F. Concentrations of Short Term Rentals in certain areas of the County can have an adverse impact on residential character, neighborhood stability, public safety, and quality of life, demonstrating the need to consider different processes or regulations, such as separating, eliminating, or capping the number of Short Term Rentals in certain areas of the County.

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RD OF SUPERVISORS
TY OF RIVERSIDE
OX 1147
RSIDE, CA 92502

ation: The Press-Enterprise

OF PUBLICATION OF

sc: Notice of Adoption: / Ordinance No. 449.254

FILE NO. Ordinance No. 449.254

PROOF OF PUBLICATION

I, a citizen of the United States, I am over the age of 18 years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in 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 March 25, 1952, Case Number 54446, under date of March 1957, Case Number 65673, under date of August 25, 1957, Case Number 267864, and under date of September 1953, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in this newspaper in accordance with the instructions of the person(s) requesting publication, and not in any other newspaper or publication thereon on the following dates, to wit:

03/20/2025

