

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



**ITEM: 3.31
(ID # 29158)**

MEETING DATE:
Tuesday, November 18, 2025

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Ordinance No. 1005, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 25-7M (Bella Sol), TTM 37743. District 1. [\$75,120.48 On-going Cost; 100% CFD No. 25-7M (Bella Sol)] (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. 1005 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;
2. Waive reading and Adopt Ordinance No. 1005, authorizing the Levy of a Special Tax within Community Facilities District No. 25-7M (Bella Sol) of the County of Riverside;
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. 1005 pursuant to Government Code Section 25124(b).

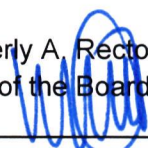
ACTION:Policy


Suzanne Holland, Director of Office of Economic Development 10/30/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 1005 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: November 18, 2025
xc: OED, Recorder, State Clearinghouse COB/MC/AB/DL/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$75,120.48	\$ 0	\$75,120.48
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 25-7M (Bella Sol)			Budget Adjustment: N/A	
			For Fiscal Year: 26/27	

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).

KB Home Cal Management Services, LLC, is the Owner of Tentative Tract Map 37743 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. 25-7M (Bella Sol) will encompass the entire Tentative Tract Map No. 37743, which is projected to include 72 single-family residential units, none of which are currently occupied.

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 services necessary to meet the increased demands placed by development upon the County, as listed in Exhibit A attached herein.

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 September 22, 2025, the County of Riverside Board of Supervisors approved agenda item 3.37 and Resolution No. 2025-234, 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 October 28, 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

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

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. 2025-235, 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 November 4, 2025 (Agenda Item 3.13), the Board of Supervisors adopted Resolution No. 2025-236 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. 1005 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. 1005 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 Tentative Tract Map 37743. 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 Tentative Tract Map 37743.

Ordinance No. 1005 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 Tentative Tract Map 37743. 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 Tentative Tract Map 37743.

County Counsel has approved the ordinance as to form.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Impact on Residents and Businesses

The voters within the CFD have voted to authorize the special tax levied by Riverside County Ordinance No. 1005 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:

- Exhibit A: Description of Services
- Ordinance No. 1005
- CEQA Notice of Exemption
- Summary of Ordinance
- CFD 25-7M Recorded Boundary Map


Jacqueline Ruiz, Principal Analyst 11/12/2025


Aaron Gettis, Chief of Deputy County Counsel 11/4/2025

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

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

Account Number: 5209148
Ad Order Number: 0011762329
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 11/12/2025
Total Amount: \$846.74
Payment Amount: \$0.00
Amount Due: \$846.74
Notice ID: bP9htukX4oOURGDveeei
Invoice Text:

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, November 18, 2025 at 9:30 A.M. or as soon as possible thereafter, to consider adoption of the following Ordinance: SUMMARY OF ORDINANCE NO. 1005 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-7M (BELLA SOL) 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. 1005 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"), September 22, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-234, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-7M (Bella Sol) 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

OED
11/18/2025
331

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The Press-Enterprise
3512 14 Street
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: 0011762329

FILE NO. 0011762329

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/12/2025

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

Date: November 12, 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, November 18, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE
NO. 1005
AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY
OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES
DISTRICT NO. 25-7M (BELLA
SOL) 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. 1005 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"), September 22, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-234, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-7M (Bella Sol) 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. 1005 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 October 28, 2025, regarding the proposed levy of special taxes. Ordinance No. 1005 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. 1005 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. 1005 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 1005. 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. 1005 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: October 27, 2025
Kimberly Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 11/12/25

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 October 28, 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 October 28, 2025. Each of the propositions was approved by
7 more 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. The special taxes are hereby levied commencing in the
21 fiscal year 2025-2026 and in each fiscal year thereafter for the period necessary to satisfy the Special Tax
22 Requirement (as defined in the Rate and Method) and until action is taken by the Board of Supervisors,
23 acting as the Legislative Body of the District, to dissolve the District.

24 b. The Board of Supervisors, acting as the Legislative Body of the District, is
25 hereby authorized and directed each fiscal year to determine, or cause to be determined, the specific
26 special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property
27
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 maintenance of services described in Exhibit A
4 attached hereto, and to pay expenses incidental thereto, so long as the special taxes are needed to fund
5 such services; to replenish the reserve fund for the District; to pay the costs of administering the District,
6 and to pay the costs of collecting and administering the special tax.

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

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

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

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

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NOV 18 2025

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

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

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

DATE: November 18, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL

1 **EXHIBIT A**

2
3 **SERVICES AND INCIDENTAL EXPENSES**

4
5 **Services**

6 The services which may be funded with proceeds of the special tax of CFD No. 25-7M, as provided by
7 Section 53313 of the Act, will include all costs attributable to the following services:

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

- 3 (vi) Graffiti abatement of walls and other permanent structures within the boundaries of the
4 CFD.

5
6 **Incidental Expenses**

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

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

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

Receipt: 25-355241

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202501025
	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# CEQARIVCOFM
Account Name CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT
Balance \$6,887.75
Comment SST3622S1174



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:
 25-355241
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 11/19/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202501025

PROJECT TITLE

OFFICE OF ECONOMIC DEVELOPMENT, COMMUNITY FACILITIES DISTRICT (CFD) NO. 25-7M
 (BELLA SOL) OF THE COUNTY OF RIVERSIDE; ADOPTION OF ORDINANCE NO. 1005, AN

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE OFFICE OF ECONOMIC	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3403 10TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> 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)

- | | | |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
-------------------------------------	---

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Bella Sol Community Facilities District Ordinance No. 1005, Authorizing
the Levy of a Special Tax Within the 25-7M District, County of Riverside**

Accounting String: 537080-20605-991000-ED99125006

DATE: October 24, 2025

AGENCY: Riverside County Office of Economic Development

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Cristina Diaz, Development Specialist, Office of Economic
Development


Signature: 

PRESENTED BY: Mike Sullivan, County of Riverside

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: - Isabel Tejada
DATE: - NOV 19 2025
RECEIPT # (S) - 25-355241

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-202501025 11/19/2025 10:05 AM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

October 24, 2025

Project Name: Office of Economic Development, Community Facilities District (CFD) No. 25-7M (Bella Sol) of the County of Riverside; Adoption of Ordinance No. 1005, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within the Bella Sol CFD

Project Number: ED99125006

Project Location: Community Facilities District No. 25-7M Bella Sol, Tentative Tract Map (TTM)37743, 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 ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements located within the designated boundaries of the CFD.

KB Home Cal Management Services, LLC, is the Owner of TTM37743 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. 25-7M (Bella Sol) will encompass the entire TMT37743, which is projected to include 72 single-family residential units, none of which are currently occupied.

On September 22, 2025, the County of Riverside Board of Supervisors approved Resolution No. 2025-234, 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 October 28, 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. 2025-235, 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 November 4, 2025, the Board of Supervisors adopted Resolution No. 2025-236 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.

Riverside County Ordinance No. 1005, which authorizes the levy of a special tax within the Bella Sol 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. 1005.

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 Bella Sol 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 TMT37743. 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 TMT37743.

- **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 TMT37743. 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 TMT37743. 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:  _____ **Date:** 10-24-2025
Mike Sullivan, County of Riverside

Document Root (Read-Only)

Selected Document

2025110699 - NOE - Office of Economic Development, Community Facilities District (CFD) No. 25-7M (Bella Sol) of the County of Riverside; Adoption of Ordinance No. 1005, an Ordinan

Riverside County

Created - 11/18/2025 | Submitted - 11/18/2025 | Posted - 11/18/2025 | Received - 11/18/2025 | Published - 11/18/2025

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. 25-7M (Bella Sol) of the County of Riverside; Adoption of Ordinance No. 1005, an Ordinan

Document Description

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Attachments (Upload Project Documents)

3.31 - NOE - CFD No. 25-7M (bella Sol), Ordinance No. 1005.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

unincorporated area of Riverside County

Location Details

Other Location Info

Community Facilities District No. 25-7M Bella Sol, Tentative Tract Map (TTM)37743, County of Riverside

Notice of Exemption**Exempt Status**

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The direct effects of the adoption of the Ordinance to levy a special tax within the Bella Sol 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 TMT37743. 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 TMT37743.

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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.

County Clerk(s)

Riverside

Signature

Title

Date

SCH Number 2025110699

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Tue 11/18/2025 1:01 PM

To Mayo, Whitney <WMayo@Rivco.org>

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://cegasubmit.lci.ca.gov/Document/Index/326346/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him*

Jr. CEQA Analyst

[Governor's Office of Land Use and Climate Innovation](#)

Formerly known as the Governor's Office of Planning and Research

Thomas.Hubbard@lci.ca.gov

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****Note:** No reply, response, or information provided constitutes legal advice.

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SUMMARY OF ORDINANCE NO. 1005
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES
DISTRICT NO. 25-7M (BELLA SOL) 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. 1005 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”), September 22, 2025, the Board of Supervisors (the “Board of Supervisors”) of the County of Riverside adopted Resolution No. 2025-234, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-7M (Bella Sol) 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, street light maintenance, drainage, park maintenance, graffiti abatement, and enhanced Sheriff services (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. 1005 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 October 28, 2025, regarding the proposed levy of special taxes. Ordinance No. 1005 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. 1005 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. 1005 is the rate and method approved by voters within the District and as further reflected in Exhibit A “Rate and Method” to Ordinance No. 1005. 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. 1005 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

EXHIBIT A

SERVICES AND INCIDENTAL EXPENSES

Services

The services which may be funded with proceeds of the special tax of CFD No. 25-7M, as provided by Section 53313 of the Act, will include all costs attributable to the following services:

- i. Landscaping maintenance that may include but are not limited to all landscaping material and facilities within the CFD. These improvements include turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance; and
- ii. Street light maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- iii. Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials within the boundaries of the CFD; and
- iv. Park maintenance; and
- v. Graffiti abatement of walls and other permanent structures; and
- vi. Enhanced sheriff services to include, but not limited to, specialized and targeted enforcement within the boundaries of CFD, which is in addition to those provided in the territory of the district before the district was created within the boundaries of the CFD.

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.

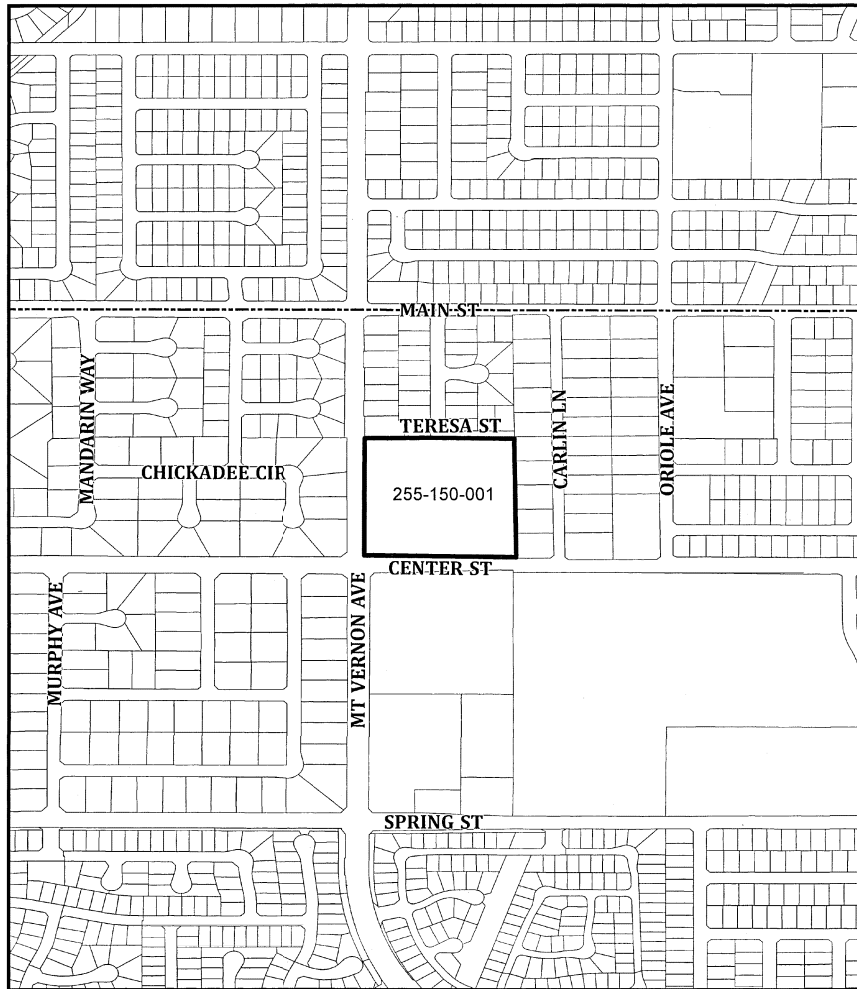
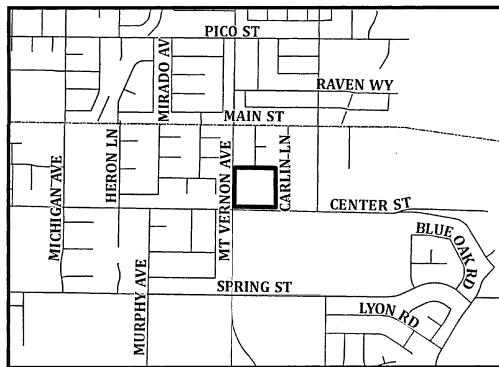
PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 25-7M
(BELLA SOL)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 25-7M (BELLA SOL), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 22ND DAY OF SEPT., 2025, BY RESOLUTION NO. 2025-234


 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 22ND DAY OF SEPT., 2025.


 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE







FILED THIS 24TH DAY OF September, 2025 AT THE HOUR OF 11:43 O'CLOCK A.M. IN BOOK 97 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 59, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$9.02 NO.: 2025-0293308
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: 
 DEPUTY

LEGEND

-  COUNTY BOUNDARY
-  CFD BOUNDARY
-  PARCEL LINE
-  XXX-XXX-XXX ASSESSOR PARCEL 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 2025-26.



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3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

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

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011765862
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	11/27/2025
<i>Total Amount:</i>	\$783.15
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$783.15
<i>Notice ID:</i>	lzs7liZaMsA3VZBfmNa0
<i>Invoice Text:</i>	<p>BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF ORDINANCE NO. 1005 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-7M (BELLA SOL) 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. 1005 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"), September 22, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-234, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-7M (Bella Sol) 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. 1005 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 October 28, 2025, regarding the proposed levy of special taxes. Ordinance</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: 0011765862

FILE NO. 0011765862

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/27/2025

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

Date: November 27, 2025.

At: Riverside, California



Signature

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

SUMMARY OF ORDINANCE NO. 1005

AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY
OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES
DISTRICT NO. 25-7M (BELLA
SOL) 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 **November 18, 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
The Press-Enterprise
Published: 11/27/25