

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



ITEM: 3.23
(ID # 29752)

MEETING DATE:

Tuesday, February 10, 2026

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Ordinance No. 1007, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 25-5M (Leon Ridge), TR 30806, District 3. [\$73,892 On-going Cost; 100% CFD No. 25-5M (Leon Ridge)] (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. 1007 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. 1007, authorizing the Levy of a Special Tax within Community Facilities District No. 25-5M (Leon Ridge) 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. 1007 pursuant to Government Code Section 25124(b).

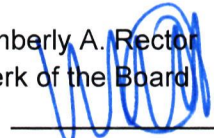
ACTION:Policy


Suzanne Holland, Director of Office of Economic Development 1/26/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 1007 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: February 10, 2026
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	\$73,892	\$ 0	\$73,892
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 25-5M (Leon Ridge)			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).

GM Gabrych Family, L.P., and Leon Ridge – Winchester, L.P., are the Owners of Tract Map 30806 and have petitioned that the County of Riverside Office of Economic Development to assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD No. 25-5M (Leon Ridge) will encompass the entire Tract Map No. 30806, which is projected to include 182 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 December 9, 2025, the County of Riverside Board of Supervisors approved agenda item 3.33 and Resolution No. 2025-297, 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.

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

On January 27, 2026 (Agenda Item 21.1), the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2026-004, 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 February 3, 2026, the Board of Supervisors adopted Resolution No. 2026-005 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. 1007 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. 1007 was reviewed and determined to be not a project under CEQA pursuant to State CEQA Guidelines Section 15378, which states "The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment." The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Those existing public or private structures, facilities, mechanical equipment, or topographical features were already separately analyzed under prior CEQA documents as part of Tract Map 30806. As a result, the adoption of the ordinance would not result in significant physical impact on the environment since it would not include any changes to the existing land use or a physical degradation of the property and any such impacts would have already been previously analyzed under CEQA as part of Tract Map 30806.

Ordinance No. 1007 is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) (commonsense exemption), which provides, "The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA". The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract Map 30806. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects, and any such impacts would have been previously analyzed under prior CEQA documents as part of Tract Map 30806.

County Counsel has approved the ordinance as to form.

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

Impact on Residents and Businesses

The voters within the CFD have voted to authorize the special tax levied by Riverside County Ordinance No. 1007 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. 1007
- CEQA Notice of Exemption
- Summary of Ordinance
- CFD 25-5M Recorded Boundary Map


Jacqueline Ruiz, Principal Analyst 2/3/2026


Aaron Gettis, Chief Deputy County Counsel 1/28/2026



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

Receipt: 26-41566

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600097
	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	\$7,687.75	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-41566
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE OFFICE OF ECONOMIC	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 02/11/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600097	

PROJECT TITLE
OFFICE OF ECONOMIC DEVELOPMENT, COMMUNITY FACILITIES DISTRICT (CFD) NO. 25-5M (LEON RIDGE) OF THE COUNTY OF RIVERSIDE; ADOPTION OF ORDINANCE NO. 1007, 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)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> 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 X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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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-20260097 02/11/2026 11:29 AM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

January 27, 2026

Project Name: Office of Economic Development, Community Facilities District (CFD) No. 25-5M (Leon Ridge) of the County of Riverside; Adoption of Ordinance No. 1007, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within the Leon Ridge CFD

Project Number: ED99126000

Project Location: Community Facilities District No. 25-5M Leon Ridge, Tract Map (TR) 30806, 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.

GM Gabrych Family, L.P., and Leon Ridge – Winchester, L.P., are the Owners of Tract Map 30806 and have petitioned that the County of Riverside Office of Economic Development to assist them in forming a CFD to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD No. 25-5M (Leon Ridge) will encompass the entire Tract Map No. 30806, which is projected to include 182 single-family residential units, none of which are currently occupied.

On December 9, 2025, the County of Riverside Board of Supervisors approved Resolution No. 2025-297, 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 January 27, 2026, 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. 2026-004, 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 February 3, 2026, the Board of Supervisors adopted Resolution No. 2026-005 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. 1007, which authorizes the levy of a special tax within the Leon Ridge 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. 1007.

Name of Public Agency Approving Project: County of Riverside

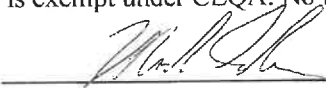
Name of Person or Agency Carrying Out Project: County of Riverside Office of Economic Development

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 Leon Ridge CFD would not constitute a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Section 15378 (b) provides a list of five activities that are not considered a project under CEQA. The proposed Ordinance would qualify under two conditions identified in Section 15378 (b): (4) the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment and (5) organizational or administrative activity of the government that will not result in direct or indirect physical changes to the environment. The adoption of the Ordinance by the Board satisfies these conditions as the Ordinance would provide a funding mechanism to provide ongoing maintenance of existing buildings that would not result in direct or indirect physical changes to the environment. Based on the above conditions, the adoption of the Ordinance is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Those public or private structures, facilities, mechanical equipment, or topographical features were already separately analyzed under prior CEQA documents and approved as part of Tract Map 30806. As a result, the adoption of the ordinance would not result in significant physical impact on the environment since it would not include any changes to the existing land use or a physical degradation of the property and any such impacts would have already been previously analyzed under CEQA as part of Tract Map 30806.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract Map 30806. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects and any such impacts would have been previously analyzed under prior CEQA documents approved as part of Tract Map 30806. 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:** 1-27-2026
Mike Sullivan, County of Riverside

Document Root (Read-Only)

Selected Document

2026020352 - NOE - Office of Economic Development, Community Facilities District (CFD) No. 25-5M (Leon Ridge) of the County of Riverside; Adoption of Ordinance No. 1007, an Ordina

Riverside County
Created - 2/10/2026 | Submitted - 2/10/2026 | Posted - 2/10/2026 | Received - 2/10/2026 | Published - 2/10/2026
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. 25-5M (Leon Ridge) of the County of Riverside; Adoption of Ordinance No. 1007, an Ordina

Document Description

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Attachments (Upload Project Documents)

3.23 - NOE - Ordinance No. 1007.pdf

Contacts

COUNTY OF RIVERSIDE OFFICE OF ECONOMIC DEVELOPMENT - *Mike Sullivan*

3403 10th Street
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

unincorporated Winchester area of Riverside County

Location Details**Other Location Info**

Community Facilities District No. 25-5M Leon Ridge, Tract Map (TR) 30806, County of Riverside

Notice of Exemption**Exempt Status**

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

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In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The adoption of the ordinance is limited to the creation of a special tax ordinance to provide an alternative mechanism for financing maintenance activities involving the operation, maintenance, repair, and minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, which were already separately analyzed previously under CEQA as part of Tract Map 30806. As a result, there is no possibility the adoption of the ordinance would not result in any reasonably foreseeable environmental effects and any such impacts would have been previously analyzed under prior CEQA documents approved as part of Tract Map 30806. 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.

County Clerk(s)

Riverside

Signature

Title

Date

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 January 27, 2026 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 January 27, 2026. 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 and attached as Exhibit A hereto and made a part
21 hereof. The special taxes are hereby levied commencing in the fiscal year 2025-2026 and in each fiscal
22 year thereafter for the period necessary to satisfy the Special Tax Requirement (as defined in the Rate and
23 Method) and until action is taken by the Board of Supervisors, acting as the Legislative Body of the
24 District, to dissolve the District.

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

1 within the District, in the manner and as provided in the Rate and Method.

2 c. All of the collections of the special tax shall be used as provided for in the
3 Act, the Rate and Method and the Resolution of Formation, including, but not limited to, to fund, pay for,
4 and finance authorized administration, inspection, and maintenance of services described in Exhibit A
5 attached hereto, and to pay expenses incidental thereto, so long as the special taxes are needed to fund
6 such services; to replenish the reserve fund for the District; to pay the costs of administering the District,
7 and to pay the costs of collecting and administering the special tax.

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

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

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

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

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

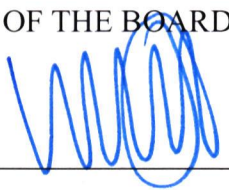
3 Section 7. EFFECTIVE DATE. This ordinance relating to the levy and collection of
4 special taxes in the District shall take effect immediately upon its passage in accordance with the
5 provisions of Section 25123(c) of the Government Code. The Chair of the Board of Supervisors shall sign
6 this ordinance,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

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

13 By: Karen S. Spiegel
14 Chair of the Board of Supervisors
15 **KAREN SPIEGEL**

15 ATTEST:

16 CLERK OF THE BOARD:

17 
18 By: _____
19 Deputy
20 (SEAL)

22 APPROVED AS TO FORM

23
24 By: Stephanie Nelson
25 Stephanie Nelson
26 Deputy County Counsel

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. 25-5M, as provided by
7 Section 53313 of the Act, will include all costs attributable to the following services:

- 8 (i) Street lighting maintenance, which includes energy charges, operation, maintenance, and
9 administration of street lighting located within the designated boundaries of the CFD; and
- 10 (ii) Administration, inspection, and maintenance of all stormwater facilities and BMPs to
11 include: water quality basins, fossil filters, basin forebays, and all other
12 NPDES/WQMP/BMP related devices and structures as approved and accepted by the
13 Community Facilities District; administration includes, but is not limited to, quality control
14 and assurance of inspections and maintenance, general contract management, scheduling of
15 inspections and maintenance, and general oversight of all NPDES/WQMP/BMP
16 operations; inspection includes, but is not limited to, travel time, visual inspection process
17 and procedures for functionality, GPS location recording, assurance of proper vegetation,
18 functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt
19 and sediment build-up; and maintenance includes, but is not limited to, repair or
20 replacement of any deficiencies noted during inspection, weed control and abatement, trash
21 removal, and healthy upkeep of required plant materials within the boundaries of the CFD.
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1 **Incidental Expenses**

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

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

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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 February 10, 2026, 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: February 10, 2026

KIMBERLY A. REGTOR
Clerk of the Board

BY: _____
 Deputy

SEAL

SUMMARY OF ORDINANCE NO. 1007
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES
DISTRICT NO. 25-5M (LEON RIDGE) 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. 1007 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”), December 9, 2025, the Board of Supervisors (the “Board of Supervisors”) of the County of Riverside adopted Resolution No. 2025-297, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-5M (Leon Ridge) of the County of Riverside (the “District”), and to authorize the levy of special taxes to fund, pay for, and finance authorized maintenance of street lighting and drainage, (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. 1007 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 January 27, 2026, regarding the proposed levy of special taxes. Ordinance No. 1007 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 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. 1007 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. 1007 is the rate and method approved by voters within the District and as further reflected in Exhibit A “Rate and Method” to Ordinance No. 1007. 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. 1007 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. 25-5M, as provided by Section 53313 of the Act, will include all costs attributable to the following services:

- i. Street light maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- ii. Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials 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. 25-5M
(LEON RIDGE)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 25-5M (LEON RIDGE), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 9th DAY OF DEC., 2025, BY RESOLUTION NO. 2025-297

Kimberly P. ...
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

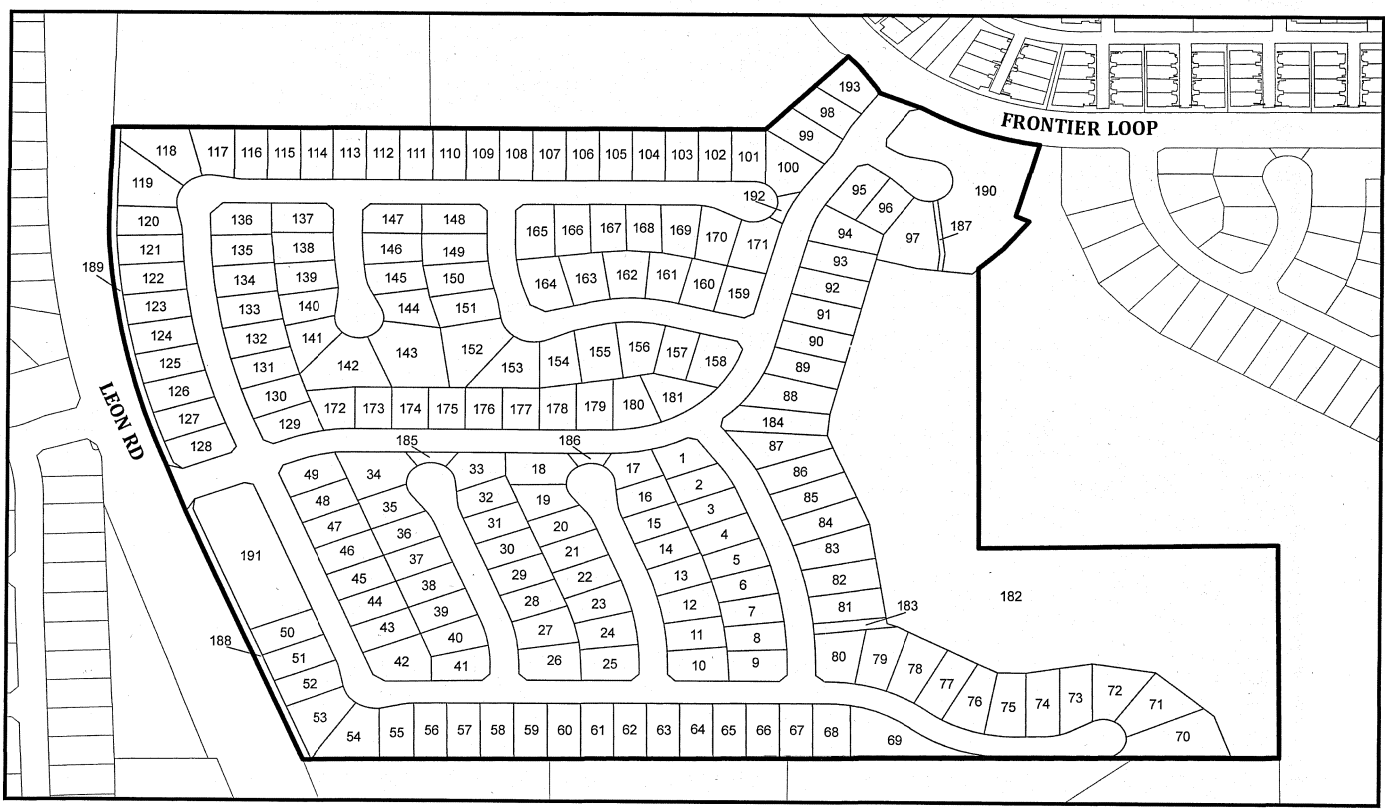
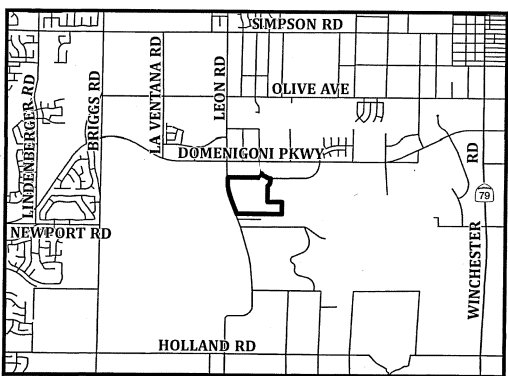
FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THIS 9th DAY OF DEC., 2025.

Kimberly P. ...
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

FILED THIS 17 DAY OF December, 2025 AT THE HOUR OF 12:23 O'CLOCK P.M. IN BOOK 98 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 37-38, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$11.00 NO.: 2025-0391475
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

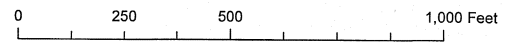
BY: *Jackie ...*
 DEPUTY



LEGEND

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

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2025-26.



PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 25-5M
(LEON RIDGE)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MAP REF.	APN	MAP REF.	APN	MAP REF.	APN	MAP REF.	APN	MAP REF.	APN
1	461-410-001	40	461-420-023	79	461-412-010	118	461-440-010	157	461-432-004
2	461-410-002	41	461-420-024	80	461-412-011	119	461-440-011	158	461-432-005
3	461-410-003	42	461-420-025	81	461-412-012	120	461-440-012	159	461-431-013
4	461-410-004	43	461-420-026	82	461-412-013	121	461-440-013	160	461-431-014
5	461-410-005	44	461-420-027	83	461-412-014	122	461-440-014	161	461-431-015
6	461-410-006	45	461-420-028	84	461-412-015	123	461-440-015	162	461-431-016
7	461-410-007	46	461-420-029	85	461-412-016	124	461-440-016	163	461-431-017
8	461-410-008	47	461-420-030	86	461-412-017	125	461-440-017	164	461-431-018
9	461-410-009	48	461-420-031	87	461-412-018	126	461-440-018	165	461-431-019
10	461-410-010	49	461-420-032	88	461-430-001	127	461-440-019	166	461-431-020
11	461-410-011	50	461-421-001	89	461-430-002	128	461-440-020	167	461-431-021
12	461-410-012	51	461-421-002	90	461-430-003	129	461-441-001	168	461-431-022
13	461-410-013	52	461-421-003	91	461-430-004	130	461-441-002	169	461-431-023
14	461-410-014	53	461-421-004	92	461-430-005	131	461-441-003	170	461-431-024
15	461-410-015	54	461-421-005	93	461-430-006	132	461-441-004	171	461-431-025
16	461-410-016	55	461-421-006	94	461-430-007	133	461-441-005	172	461-441-026
17	461-410-017	56	461-421-007	95	461-430-008	134	461-441-006	173	461-441-027
18	461-420-001	57	461-421-008	96	461-430-009	135	461-441-007	174	461-441-028
19	461-420-002	58	461-421-009	97	461-430-010	136	461-441-008	175	461-441-029
20	461-420-003	59	461-421-010	98	461-431-002	137	461-441-009	176	461-441-030
21	461-420-004	60	461-421-011	99	461-431-003	138	461-441-010	177	461-441-031
22	461-420-005	61	461-421-012	100	461-431-004	139	461-441-011	178	461-432-006
23	461-420-006	62	461-421-013	101	461-431-005	140	461-441-012	179	461-432-007
24	461-420-007	63	461-411-001	102	461-431-006	141	461-441-013	180	461-432-008
25	461-420-008	64	461-411-002	103	461-431-007	142	461-441-014	181	461-432-009
26	461-420-009	65	461-411-003	104	461-431-008	143	461-441-015	182	461-190-087
27	461-420-010	66	461-411-004	105	461-431-009	144	461-441-016	183	461-412-019
28	461-420-011	67	461-411-005	106	461-431-010	145	461-441-017	184	461-430-011
29	461-420-012	68	461-411-006	107	461-431-011	146	461-441-018	185	461-420-033
30	461-420-013	69	461-411-007	108	461-431-012	147	461-441-019	186	461-420-034
31	461-420-014	70	461-412-001	109	461-440-001	148	461-441-020	187	461-430-012
32	461-420-015	71	461-412-002	110	461-440-002	149	461-441-021	188	461-421-014
33	461-420-016	72	461-412-003	111	461-440-003	150	461-441-022	189	461-440-021
34	461-420-017	73	461-412-004	112	461-440-004	151	461-441-023	190	461-430-013
35	461-420-018	74	461-412-005	113	461-440-005	152	461-441-024	191	461-421-015
36	461-420-019	75	461-412-006	114	461-440-006	153	461-441-025	192	461-431-026
37	461-420-020	76	461-412-007	115	461-440-007	154	461-432-001	193	461-431-027
38	461-420-021	77	461-412-008	116	461-440-008	155	461-432-002		
39	461-420-022	78	461-412-009	117	461-440-009	156	461-432-003		

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cgonzales@scng.com

Ana Garcia
PO BOX 1147
Riverside , CA 92502

Account Number: 5272431
Ad Order Number: 0011777037
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 02/04/2026
Total Amount: \$910.31
Payment Amount: \$0.00
Amount Due: \$910.31
Notice ID: XqFpSWK12hJLg8w1ByoT
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, February 10, 2026 at 9:30 A.M. or as soon as possible thereafter, to consider adoption of the following Ordinance: SUMMARY OF ORDINANCE NO. 1007 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-5M (LEON RIDGE) 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. 1007 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"), on December 9, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-297, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-5M (Leon Ridge) 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, lighting, traffic signal maintenance, and drainage (as specified and reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of Apportionment

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Ana Garcia
PO BOX 1147
Riverside , CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011777037

FILE NO. 0011777037

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:

02/04/2026

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

Date: February 4, 2026.
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, February 10, 2026 at 9:30 A.M.** or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 1007 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-5M (LEON RIDGE) 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. 1007 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"), on December 9, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-297, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-5M (Leon Ridge) 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, lighting, traffic signal maintenance, and drainage (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.

Ordinance No. 1007 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 January 27, 2026, regarding the proposed levy of special taxes. Ordinance No. 1007 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 to fund the cost of collecting and administering the special tax. Ordinance No. 1007 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. 1007 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 1007. 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. 1007 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: January 29, 2026
By: Kimberly Rector, Clerk of the Board
Ana Garcia, Clerk of the Board Assistant

The Press-Enterprise
Published: 2/4/26

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Ana Garcia
PO BOX 1147
Riverside , CA 92502

Account Number: 5272431
Ad Order Number: 0011778728
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 02/16/2026
Total Amount: \$566.84
Payment Amount: \$0.00
Amount Due: \$566.84
Notice ID: N6pzldCk4EDnbtV80aDX
Invoice Text:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF ORDINANCE NO. 1007 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 25-5M (LEON RIDGE) 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. 1007 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"), on December 9, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-297, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-5M (Leon Ridge) 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, lighting, traffic signal maintenance, and drainage (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. Ordinance No. 1007 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by

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3512 14 Street
Riverside, California 92501
(951) 368-9229

Ana Garcia
PO BOX 1147
Riverside , CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011778728

FILE NO. 0011778728

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:

02/16/2026

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

Date: February 16, 2026.

At: Riverside, California



Signature

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

SUMMARY OF ORDINANCE
NO. 1007

AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AUTHORIZING THE LEVY
OF A SPECIAL TAX WITHIN
COMMUNITY FACILITIES
DISTRICT NO. 25-5M (LEON
RIDGE) 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. 1007 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"), on December 9, 2025, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-297, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 25-5M (Leon Ridge) 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, lighting, traffic signal maintenance, and drainage (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.

Ordinance No. 1007 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 January 27, 2026, regarding the proposed levy of special taxes. Ordinance No. 1007 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 to fund the cost of collecting and administering the special tax. Ordinance No. 1007 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. 1007 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 1007. 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. 1007 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

Karen Splegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 10, 2026** the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board
By: Ana Garcia, Clerk of the Board Assistant
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