

RESOLUTION NO. _____

A RESOLUTION OF CITY COUNCIL OF THE CITY OF RIVERSIDE DECLARING ITS INTENTION TO ESTABLISH RIVERSIDE COMMUNITY FACILITIES DISTRICT NO. 2025-2 (SAGECREST) OF THE CITY OF RIVERSIDE, TO AUTHORIZE THE LEVY OF A SPECIAL TAX ON PROPERTY WITHIN THE DISTRICT TO PAY THE COSTS OF PROVIDING PUBLIC SERVICES

WHEREAS, the City of Riverside (the “City”) has received a petition (the “Petition”) signed by the owner of all of the land within the boundaries of the territory which is proposed for inclusion in a proposed community facilities district which meets the requirements of Sections 53318 and 53319 of the Government Code of the State of California; and

WHEREAS, the City Council of the City (the “City Council”) desires to adopt this resolution of intention as provided in Section 53321 of the Government Code of the State of California to establish a community facilities district consisting of the territory described in Attachment “A” hereto and incorporated herein by this reference, which the City Council hereby determines shall be known as “Community Facilities District No. 2025-2 (Sagecrest) of the City of Riverside” (“CFD No. 2025-2” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the “Act”) to (1) finance the services described in Attachment “B” hereto and incorporated herein by this reference (the “Services”), and (2) finance the administrative expenses to be incurred in connection with forming and administering the District and financing the Services (the “Services Administrative Expenses”); and

WHEREAS, the City Council further intends to approve an estimate of the costs of the Services and the Services Administrative Expenses for the District; and

WHEREAS, it is the intention of the City Council to consider financing the Services and the Services Administrative Expenses through the formation of the District and the levy of a special tax to pay for such Services and Services Administrative Expenses; and

WHEREAS, the City may consider a future parcel tax or sales tax ballot measure to be presented to voters to finance public safety services (a “Public Safety Ballot Measure”) which may finance public safety services substantially similar to the public safety services described in attachment “B” hereto (the “Public Safety Services”); and

WHEREAS, the Public Safety Services are also defined in the proposed Rate and Method of Apportionment and manner of collection of the special taxes set forth in Attachment “C” attached hereto (the “Rate and Method”); and

WHEREAS, the Special Tax A (as defined in the Rate and Method) (“Special Tax A”) is proposed to be levied to finance Public Safety Services in the event the District is formed;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct.

SECTION 2. Intention. The City Council declares its intention to conduct proceedings pursuant to the Act for the establishment of the District. It is proposed that the boundaries of the community facilities district shall be the legal boundaries as described in Attachment “A” hereto, which boundaries shall, upon recordation of the boundary map for the District, include the entirety of any parcel initially subject to taxation by the District, and as depicted on the map of the proposed District which is on file with the City Clerk. The City Clerk is hereby directed to sign the original map of the District and record it with all proper endorsements thereon with the County Recorder of the County of Riverside within 15 days after the adoption of this resolution, all as required by Section 3113 of the Streets and Highways Code of the State of California.

SECTION 3. Name of the Community Facilities District. The name of the proposed community facilities district shall be “Community Facilities District No. 2025-2 (Sagecrest) of the City of Riverside.”

SECTION 4. Types of Services. The Services proposed to be provided for the benefit of the District are public services as defined in the Act, and this City Council finds and determines that the Services to be financed are in addition to those provided in the territory of the District at the present time and do not supplant services already available within the territory of the District at the present time. The City Council hereby finds and determines that the description of the Services herein is sufficiently informative to allow taxpayers within the proposed District to understand what the funds of the District may be used to finance. The Services Administrative Expenses expected to be incurred include the costs of planning the Services, the costs of forming the District, the cost of levying and collecting a special tax within the proposed District and the cost of administration of the District.

SECTION 5. Special Taxes. Except where funds are otherwise available, it is the intention of the City Council to levy annually in accordance with the procedures contained in the Act a separate special tax, secured by recordation of a continuing lien against all nonexempt real property in the District, sufficient to pay for the Services and the Services Administrative Expenses. The Rate and Method of Apportionment and manner of collection of the special taxes are described in detail in Attachment “C” attached hereto (the “Rate and Method”), which Attachment “C” is incorporated herein by this reference. Attachment “C” allows each landowner within the District to estimate the maximum amount that may be levied against each parcel.

The special taxes for Services may be increased based on the Consumer Price Index (as defined in the Rate and Method) to the extent permitted in the Rate and Method. The special tax for Services may be levied for such period as the Services are needed, as further described in Attachment “C” hereto.

The special taxes are based on the expected demand that each parcel of real property within the proposed District will place on the Services. The City Council hereby determines that the proposed Services are necessary to meet the increased demand placed upon the City to provide such services. The City Council hereby determines Rate and Method set forth in Attachment “C” to be reasonable. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special taxes are not on or based upon the value or ownership of real property.

In the event a Public Safety Ballot Measure is presented to and passed by the voters which proports to finance public safety services substantially similar to the Public Safety Services proposed to be financed by the District, then the Special Tax A shall not be levied for so long as the taxes pursuant to such Public Safety Ballot Measure are being collected by the City.

SECTION 6. Public Hearing. A public hearing (the “Hearing”) on the establishment of the proposed CFD No. 2025-2, the proposed Rate and Method of the special taxes to finance the Services and the Services Administrative Expenses shall be held at 3:00 p.m., or as soon thereafter as practicable, on October 28, 2025, at the City Council Chambers at 3900 Main Street, Riverside, California. Should the City Council determine to form the District, a special election will be held to authorize the levy of the special taxes in accordance with the procedures contained in Government Code Section 53326. If held, the proposed voting procedure at the election will be a landowner vote with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the proposed District. Ballots for the special election may be distributed by mail or by personal service.

At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within proposed CFD No. 2025-2, may appear and be heard.

SECTION 7. Report. Each City officer who is or will be responsible for administering the proposed CFD No. 2025-2, if it is established, is hereby directed to study the proposed District and, at or before the time of the above-mentioned Hearing, file a report with the City Council containing a brief description of services by type which will in his or her opinion be required to meet adequately the needs of CFD No. 2025-2 and an estimate of the cost of providing those services, and an estimate of the fair and reasonable cost of Services Administrative Expenses to be incurred.

SECTION 8. Notice. The City Clerk is hereby directed to publish a notice (the “Notice”) of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of proposed CFD No. 2025-2. The City Clerk is further directed to mail a copy of the Notice to each landowner within the boundaries of the District at least 15 days prior to the Hearing. The Notice shall contain the text or a summary of this Resolution, the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the proposed district and a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

SECTION 9. Effect. This Resolution shall be effective upon its adoption.

ADOPTED by the City Council this 16th day of September, 2025.

Mayor of the City of Riverside

ATTEST:

City Clerk of the City of Riverside

CERTIFICATION

I, Donesia Gause, City Clerk of the City of Riverside, certify that the foregoing resolution was adopted by the City Council of the City of Riverside at a regular meeting held on the 16th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside this 16th day of September, 2025.

City Clerk of the City of Riverside

ATTACHMENT A

PROPOSED BOUNDARIES
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(SAGECREST) OF THE CITY OF RIVERSIDE

ATTACHMENT B

TYPES OF SERVICES TO BE FINANCED BY COMMUNITY FACILITIES DISTRICT NO. 2025-2 (SAGECREST) OF THE CITY OF RIVERSIDE

The services which may be funded with proceeds of the special tax of CFD No. 2025-2, as provided by Section 53313 of the Act, include the following (collectively, the “Services”):

- (i) maintenance of streets and roadways, traffic signals, railroad signals and signage, street signage, street lighting, medians, side walks, driveways, open space, trails, trees, art displays and other hardscape;
- (ii) maintenance of parks, parkways, park lighting, sidewalks, signage, landscaping in public areas, easements or right of way and open space;
- (iii) maintenance and operation of flood and storm protection facilities and storm drainage systems;
- (iv) public safety services including police, fire protection and fire suppression, and maintenance of public safety facilities including police, fire protection and fire suppression facilities;
- (v) graffiti and debris removal from public improvements;
- (vi) maintenance and operation of any other real property or other tangible property with an estimated useful life of five or more years within CFD No. 2025-2 that is owned by the City of Riverside.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the CFD Administrator. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2025-2.

ATTACHMENT C

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(SAGECREST) OF THE CITY OF RIVERSIDE**