

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



ITEM
3.10
(ID # 9436)

MEETING DATE:

Tuesday, May 7, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Resolution No. 2019-070, Intention to Establish Proposed Maintenance Only Community Facilities District to be Named Community Facilities District No. 19-1M (La Ventana) of the County of Riverside to be Administered by the Economic Development Agency, Community and Cultural Services Division, Supervisorial District 3 [\$143,429 Ongoing Cost]; CFD No. 19-1M (La Ventana)- 100% (Clerk to Set for Public Hearing on June 11, 2019 at 9:00 a.m. or as soon as possible thereafter - and to Advertise and Record Boundary Map)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2019-070, a Resolution of the Board of Supervisors of the County of Riverside of Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes and Setting the Date and Time for a Public Hearing Thereon;
2. Set a public hearing concerning the establishment of Community Facilities District No. 19-1M (La Ventana) for 9:00 a.m. on June 11, 2019 and direct the Clerk of the Board to publish notice of the public hearing in accordance with California Government Code Section 53322; and
3. Direct the Clerk of the Board to sign and record the Boundary Map as required by Section 3111 of the California Streets and Highways Code.

ACTION: Policy, Clerk to Advertise, Set for Hearing

Robert Field, Assistant County Executive Officer/ECD 4/22/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; and is set for public hearing on Tuesday, June 11, 2019 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 7, 2019
xc: EDA, COB

Kecia Harper
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	\$ 143,429	\$ 0	\$ 143,429
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: CFD 19-1M (La Ventana) -100%			Budget Adjustment:	No
There are no General Funds used in this project			For Fiscal Year:	2019-2020

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The State legislature enacted the Mello-Roos Community Facilities Act of 1982 to assist public agencies in financing certain public services and maintenance requirements. 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). La Ventana 242, LLC is the Developer of Tract 31100 and petitioned that the County of Riverside Economic Development Agency (EDA) assist them in forming a district for the County of Riverside (County) to cover the costs associated with the maintenance of public improvements within the proposed district and has submitted an application and formation deposit. A special tax is proposed to be levied on each individual parcel located within the boundary of the proposed CFD to fund the costs associated with certain administration, inspection, and maintenance of all stormwater facilities and BMPs, which include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures, as approved and accepted by the CFD. 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 any of the following: operational or structural deficiencies, erosion, trash, silt and sediment build-up. 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. The special taxes will also finance street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD, and maintenance of one monument including graffiti abatement.

Approval of proposed Resolution No. 2019-070, by the Board of Supervisors is the initial step for forming the CFD and declares the intention of the Board of Supervisors, as required by the Mello-Roos Community Facilities Act of 1982, to levy a special tax to fund the service and maintenance functions requested by the Developer. The Resolution also requires the Board of Supervisors to hold a public hearing and submit the formation of the proposed CFD No. 19-1M (La Ventana) to the

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

landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

Each new CFD is created for a specific development or developments when similar facilities are requested to be maintained by the County. A special tax is levied according to a Rate and Method of Apportionment (RMA) developed to the specific features within that District, and a special tax is annually placed on the tax roll for each Assessor Parcel Number (APN) noted in the Proposed Boundary Map, both attached herein.

The property owner (La Ventana 242, LLC) of Tract Map No. 31100 has petitioned the County to include their property into proposed Community Facilities District No. 19-1M (La Ventana). The boundaries of CFD No. 19-1M (La Ventana) will encompass the entire Tract Map No. 31100, which includes 221 single family dwelling units, none of which are currently occupied.

Reference

The CFD Rate and Method of Apportionment (RMA) are consistent with the Mello-Roos Community Facilities Act of 1982. In November 1996, California voters passed Proposition 218, Right to Vote on Taxes Act which added Articles XIII C and XIII D to the California Constitution. The County may levy special taxes within this proposed CFD after complying with the requirements of the Mello-Roos Community Facilities Act of 1982 and the provisions of Proposition 218 Right to Vote on Taxes Act. The formation of the proposed CFD adheres to Board Policy B-12 entitled "Land Secured Financing Districts" which was revised on January 27, 2015, to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water, street lighting or other similar improvements and set goals and policies concerning CFDs.

Impact on Residents and Businesses

Only the parcels with Assessor Parcel Numbers within the proposed boundaries of the CFD which are represented by the proposed Boundary Map (inclusive of Tract 31100) are impacted by the proposed special tax. By setting up a special tax for the maintenance of certain infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon declining public funding sources. By specifically collecting and using the special tax revenue within the boundary of the proposed CFD, there is a financial mechanism in place to insure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or bond obligations and is solely for the purposes of funding Developer installed and County required infrastructure, particularly stormwater facilities, BMP and streetlights. The Developer shall, and is obligated to, provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

SUPPLEMENTAL:

Additional Fiscal Information


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

The proposed budget of \$143,429 for fiscal year 2019-2020, will result in a special tax of \$649 per taxable parcel, pursuant to the Rate and Method of Apportionment. The annual special tax may be increased by the minimum of 2%, or a maximum of 6%, or by the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U), as it stands as of March of each year over the base index for March of 2019.

ATTACHMENTS:

- Resolution No. 2019-070
- Proposed Boundary Map
- Rate and Method of Apportionment (RMA)
- Petition


Nehini Dasika, Principal Management Analyst 4/29/2019


Gregory L. Priamos, Director County Counsel 4/25/2019

2 RESOLUTION NO. 2019-070

3
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
5 INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE
6 THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING
7 THEREON

8
9 **WHEREAS**, a community facilities district may be established under the Mello-Roos Community
10 Facilities Act of 1982 (the "Act") in order to finance certain public capital facilities and services;

11 **WHEREAS**, proceedings for the establishment of a community facilities district under the Act
12 may be instituted following the receipt of a petition by the landowners of at least 10% of the area of land
13 proposed to be included within the territory of the community facilities district (a "Qualifying Petition")
14 and the furnishing of a deposit by the petitioners pursuant to Section 53318(d) of the Act ("Deposit");

15 **WHEREAS**, the Board of Supervisors of the County of Riverside constitutes the legislative body
16 of a local agency for purposes of the Act; and

17 **WHEREAS**, the Board of Supervisors has received both a Qualifying Petition and the Deposit
18 pursuant to the Act and therefore institutes proceedings to establish a community facilities district (the
19 "Community Facilities District") and to authorize the levy of special taxes therein in order to finance:

- 20 i) Administration, inspection, and maintenance of all stormwater facilities and BMPs
21 to include: water quality basins, fossil filters, basin forebays, and all other
22 NPDES/WQMP/BMP related devices and structures as approved and accepted by
23 the Community Facilities District; administration includes, but is not limited to,
24 quality control and assurance of inspections and maintenance, general contract
25 management, scheduling of inspections and maintenance, and general oversight of
26 all NPDES/WQMP/BMP operations; inspection includes, but is not limited to,
27 travel time, visual inspection process and procedures for functionality, GPS
28 location recording, assurance of proper vegetation, functioning irrigation, and

FORM APPROVED COUNTY COUNSEL
BY MCT 23 APR 2019
MICHAEL C. THOMAS DATE

1 citing operational or structural deficiencies, erosion, trash, silt and sediment build-
2 up; and maintenance includes, but is not limited to, repair or replacement of any
3 deficiencies noted during inspection, weed control and abatement, trash removal,
4 and healthy upkeep of required plant materials;

5 ii) Street lighting maintenance, which includes energy charges, operation,
6 maintenance, and administration of street lighting located within the designated
7 boundaries of the Community Facilities District; and

8 iii) Maintenance of one monument including graffiti abatement.

9 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board
10 of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular
11 session assembled on May 7, 2019 at 9:00 a.m. or soon thereafter, in the meeting room of the Board of
12 Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside,
13 California as follows:

14 **Section 1.** The Board of Supervisors proposes to establish a community facilities district under
15 the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities
16 District are described in the map showing the proposed Community Facilities District (the "Boundary
17 Map") on file with the Clerk of the Board of Supervisors (the "Clerk"), which boundaries are hereby
18 preliminarily approved and to which map reference is hereby made for further particulars. The Clerk is
19 hereby directed to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map
20 with all proper endorsements thereon in the office of the Riverside County Recorder within 15 days of the
21 date of adoption of this resolution, all as required by Section 3111 of the California Streets and Highways
22 Code.

23 **Section 2.** The name proposed for the Community Facilities District is "Community Facilities
24 District 19-1M (La Ventana) of the County of Riverside."

25 **Section 3.** The services (the "Services") proposed to be financed by the Community Facilities
26 District pursuant to the Act are described in Exhibit A attached hereto and as follows:

27 i) Administration, inspection, and maintenance of all stormwater facilities and BMPs
28 to include: water quality basins, fossil filters, basin forebays, and all other

1 NPDES/WQMP/BMP related devices and structures as approved and accepted by
2 the Community Facilities District; administration includes, but is not limited to,
3 quality control and assurance of inspections and maintenance, general contract
4 management, scheduling of inspections and maintenance, and general oversight of
5 all NPDES/WQMP/BMP operations; inspection includes, but is not limited to,
6 travel time, visual inspection process and procedures for functionality, GPS
7 location recording, assurance of proper vegetation, functioning irrigation, and
8 citing operational or structural deficiencies, erosion, trash, silt and sediment build-
9 up; and maintenance includes, but is not limited to, repair or replacement of any
10 deficiencies noted during inspection, weed control and abatement, trash removal,
11 and healthy upkeep of required plant materials;

12 ii) Street lighting maintenance, which includes energy charges, operation,
13 maintenance, and administration of street lighting located within the designated
14 boundaries of the Community Facilities District; and

15 iii) Maintenance of one monument including graffiti abatement.

16 **Section 4.** Except where funds are otherwise available, a special tax sufficient to pay for all
17 Services, secured by recordation of a continuing lien against all nonexempt real property in the
18 Community Facilities District, will be annually levied within the Community Facilities District. The rate
19 and method of apportionment of the special tax (the "Rate and Method"), in sufficient detail to allow each
20 landowner within the proposed Community Facilities District to estimate the maximum amount that he or
21 she will have to pay, is described in Exhibit B attached hereto, which is by this reference incorporated
22 herein. The special tax will be collected in the same manner as ordinary *ad valorem* property taxes or in
23 such other manner as the Board of Supervisors shall determine, including direct billing of the affected
24 property owners.

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

27 **Section 5.** The Board of Supervisors hereby sets the matter for public hearing on June 11, 2019,
28 at 9:00 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting room

1 of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon
2 Street, 1st Floor, Riverside, California, as the time and place when and where the Board of Supervisors
3 will conduct a public hearing on the establishment of the Community Facilities District and the levy of the
4 special tax therein.

5 **Section 6.** The Clerk is hereby directed to publish, or cause to be published, a notice of said
6 public hearing, as prepared and approved by County Counsel, one time in *The Press Enterprise*, a
7 newspaper of general circulation published in the area of the Community Facilities District. The
8 publication of said notice shall be completed at least seven days prior to the date set for public hearing.
9 Said notice shall contain the information prescribed by Section 53322 of the Government Code.

10 The Clerk is hereby further directed to give notice of said public hearing, as prepared and
11 approved by County Counsel, by first-class mail to each registered voter and to each landowner within the
12 Community Facilities District. Said notice shall be mailed at least 15 days prior to the date set for public
13 hearing and shall contain the same information as is required to be contained in the notice published
14 pursuant to Section 53322 of the Government Code.

15 **Section 7.** The levy of said proposed special tax shall be subject to the approval of the qualified
16 electors of the Community Facilities District at a special election. The proposed voting procedure shall be
17 by mailed or hand-delivered ballot among the landowners in the Community Facilities District, with each
18 owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities
19 District.

20 **Section 8.** Each officer of the County of Riverside who is or will be responsible for providing one
21 or more of the proposed types of Services is hereby directed to study, or cause to be studied, the proposed
22 Community Facilities District and, at or before said public hearing, file a report with the Board of
23 Supervisors containing a brief description of the Services by type which will in his or her opinion be
24 required to adequately meet the needs of the Community Facilities District, and his or her estimate of the
25 cost of providing the Services. Such officers are hereby also directed to estimate the fair and reasonable
26 cost of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said
27 public hearing.

1 **Section 9.** In the opinion of the Board of Supervisors, the public interest will not be served by
2 allowing the property owners within the proposed Community Facilities District to enter into a contract in
3 accordance with subdivision (a) of Section 53329.5 of the Government Code and, accordingly, the Board
4 of Supervisors hereby provides that such property owners may not enter into a contract in accordance with
5 said subdivision.

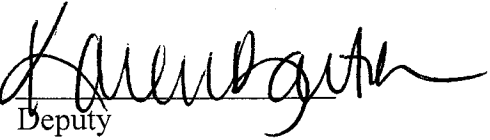
6 **Section 10.** The officers of the County of Riverside are, and each of them is, hereby authorized
7 and directed to do any and all things, and to execute and deliver any and all documents which said officers
8 may deem necessary or advisable in order to accomplish the purposes of this resolution and not
9 inconsistent with the provisions hereof.

10 **ADOPTED, SIGNED AND APPROVED** this 7th day of May, 2019, by the Board of Supervisors
11 of the County of Riverside.

12
13
14 
15 Chairman of the Board of Supervisors

16 ATTEST:

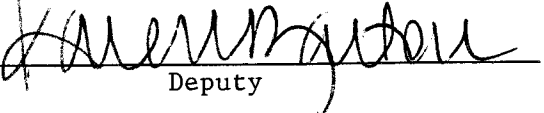
17 Kecia R. Harper
18 Clerk of the Board of Supervisors

19 By: 
20 Deputy

21 ROLL CALL:

22 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
23 Nays: None
24 Absent: None

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

27 Kecia R. Harper, Clerk of said Board
28 By: 
Deputy

1 **EXHIBIT A**

2 **SERVICES AND INCIDENTAL EXPENSES**

3 **Services**

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

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

22 **Incidental Expenses**

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

- 24 i. The cost associated with the creation of the Community Facilities District,
25 determination of the amount of taxes, collection of taxes, including litigation
26 expenses, if any, costs for processing payment of taxes, or other administrative
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT B

PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(See Attached)

1 **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR**
2 **COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA)**
3 **OF THE COUNTY OF RIVERSIDE**
4 **STATE OF CALIFORNIA**

5
6 A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel
7 of Taxable Property located within the boundaries of Community Facilities District (CFD) 19-1M (La Ventana). The
8 amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2019-2020, shall be
9 determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD
10 by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within
11 the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the
12 extent, and in the manner herein provided.

13
14 **A. DEFINITIONS**

15
16 The terms hereinafter set forth have the following meanings:

17
18 **“Acre” or “Acreage”** means the land area of a Parcel as indicated on the most recent Assessor’s Parcel Map, or
19 if the land area is not shown on the Assessor’s Parcel Map, the land area shown on the applicable Final Map,
20 condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the
21 Administrator using the boundaries set forth on such map or plan. The square footage of a Parcel is equal to the
22 Acreage of such Parcel multiplied by 43,560.

23
24 **“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of
25 Division 2 of Title 5 of the Government Code of the State of California.

26
27 **“Administrative Expenses”** means all actual or reasonably estimated costs and expenses of the CFD that are
28 chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall

1 include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of
2 the Special Tax (whether by the County or designee thereof, or both), any litigation or appeal involving the CFD,
3 and other administrative expenses of the County or designee thereof, or both, directly related to the CFD.
4 Administrative Expenses shall also include amounts estimated or advanced by the County or CFD for attorney's
5 fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent
6 Special Taxes.

7
8 **"Administrator"** means an official of the County, or designee thereof, responsible for determining the annual
9 amount of the levy and collection of the Special Taxes.

10
11 **"Approved Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that was
12 recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that
13 have not been issued a Building Permit prior to the April 1st preceding the Fiscal Year in which the Special Tax is
14 being levied.

15
16 **"Assessor"** means the Assessor of the County.

17
18 **"Assessor's Parcel Map"** means an official map of the Assessor of the County designating Parcels by
19 Assessor's Parcel Number.

20
21 **"Assessor's Parcel Number"** means the number assigned to a lot or Parcel for purposes of identification as
22 determined from an Assessor Parcel Map or the applicable assessment roll.

23
24 **"Base Year"** means the Fiscal Year ending June 30, 2020.

25
26 **"Board"** means Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD.
27
28

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

3
4 **"Building Permit"** means the first legal document issued by a local agency giving official permission for new
5 construction. For purposes of this definition, Building Permit shall not include any subsequent Building Permits
6 issued or changed after the first issuance.

7
8 **"CFD"** means Community Facilities District 19-1M (La Ventana) of the County of Riverside.

9
10 **"Consumer Price Index"** means the cumulative percentage increase in the Consumer Price Index published by
11 the U.S. Bureau of Labor Statistics for All Urban Consumers in the Riverside-San Bernardino-Ontario, CA Area, as
12 it stands in March of each year over the base index of 2019. In the event this index ceases to be published, the
13 Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to
14 the Consumer Price Index for the Riverside-San Bernardino-Ontario, CA Area.

15
16 **"County"** means the County of Riverside, California.

17
18 **"Developed Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that was
19 recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a
20 Building Permit for new construction has been issued prior to April 1st preceding the Fiscal Year in which the
21 Special Tax is being levied.

22
23 **"Dwelling Unit" or "(D/U)"** means a residential unit that is used or intended to be used as a domicile by one or
24 more persons, as determined by the Administrator.

25
26 **"Exempt Property"** means any Parcel which is exempt from Special Taxes pursuant to Section E., below.

27
28 **"Final Map"** means a subdivision of property by recordation of a tract map, parcel map or lot line adjustment,

1 pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a
2 condominium plan pursuant to California Civil Code 4200 that creates individual lots for which Building Permits may
3 be issued without further subdivision.

4
5 **"Fiscal Year"** means the 12 month period starting on July 1 of any calendar year and ending the following June
6 30.

7
8 **"Land Use Class"** means any of the classes listed in Table 1 of Section C. below.

9
10 **"Maximum Special Tax"** means for each Parcel in each Fiscal Year, the greatest amount of Special Tax,
11 determined in accordance with Section C., below, which may be levied on such Parcel in each Fiscal Year.

12
13 **"Multi-family Residential Property"** means all Parcels of Residential Property that consist of a building or
14 buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user,
15 and under common management.

16
17 **"Non-Residential Property"** means all Parcels of Developed Property for which a Building Permit was issued,
18 permitting the construction of one or more non-residential structures.

19
20 **"Parcel"** means a lot or parcel within the CFD shown on an Assessor's Parcel Map with an assigned Assessor's
21 Parcel Number valid as of July 1st for the Fiscal Year for which the Special Tax is being levied.

22
23 **"Property Owners Association Property"** means all Parcels which have been conveyed, dedicated to, or
24 irrevocably offered for dedication to a property owner association, including any master or sub-association, prior to
25 April 1st preceding the Fiscal Year in which the Special Tax is being levied.

26
27 **"Proportionately"** means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the
28 actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved

1 Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of
2 Approved Property, and (iii) Undeveloped Property, Public Property or Property Owners Association Property, that
3 the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels
4 of Undeveloped Property, Public Property and Property Owners Association Property.

5
6 **“Public Property”** means all Parcels which, as of April 1st preceding the Fiscal Year in which the Special Tax is
7 being levied, are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably
8 offered for dedication to the federal government, the State, the County, City or any other public agency, provided,
9 however, that any property leased by a public agency to a private entity and subject to taxation under Section
10 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility
11 easement making impractical its utilization for other than the purpose set forth in the easement.

12
13 **“Residential Property”** means all Parcels of Developed Property for which a Building Permit has been issued
14 permitting the construction of one or more residential Dwelling Units.

15
16 **“Single Family Property”** means all Parcels of Residential Property, other than Multi-family Residential Property.

17
18 **“Special Tax”** means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in
19 accordance with Section D. to fund the Special Tax Requirement.

20
21 **“Special Tax Requirement”** means for each Fiscal Year, that amount required to: (i) pay the estimated cost of
22 Special Tax Services for such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund in
23 an amount equal to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund Requirement or (b)
24 the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement, (iii)
25 pay Administrative Expenses; (iv) pay for anticipated Special Tax delinquencies based on actual delinquencies
26 from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit
27 for funds available to reduce the annual Special Tax levy as determined by the Administrator.

1 **“Special Tax Reserve Fund”** means a fund to be used for capital replacement and maintenance costs related to
2 the Special Tax Services.

3
4 **“Special Tax Reserve Fund Requirement”** means an amount up to 150% of the anticipated annual cost of
5 Special Tax Services of \$143,429 for the Base Year. The Special Tax Reserve Fund Requirement shall be
6 increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with
7 a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount
8 in effect in the previous Fiscal Year.

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

22
23 **“State”** means the State of California.

24
25 **“Taxable Property”** means all Parcels within the boundary of the CFD pursuant to the Boundary Map which are
26 not exempt from the Special Tax pursuant to Section E., below.

27
28 **“Taxable Unit”** means either a Dwelling Unit or an Acre, as shown in Table 1.

1
2 **“Undeveloped Property”** means all Parcels of Taxable Property not classified as Developed Property, Approved
3 Property, Public Property or Property Owners Association Property.

4
5
6 **B. ASSIGNMENT TO LAND USE CLASS**

7
8 Each Fiscal Year, commencing with Fiscal Year 2019-2020, all Parcels of Taxable Property shall be classified as
9 either Developed Property, Approved Property, Undeveloped Property, Public Property or Property Owners
10 Association Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of
11 Apportionment as determined pursuant to Sections C. and D.

12
13 Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property.
14 Parcels of Residential Property shall further be classified as Single Family Property or Multi-family Residential
15 Property.

16
17 **C. MAXIMUM SPECIAL TAX RATES**

18
19 **1. Developed Property**

20
21 The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1. (a)
22 below, in each Fiscal Year for each Parcel classified as Developed Property shall be determined by
23 reference to Table 1, below.
24
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

TABLE 1
Maximum Special Tax Rates for Developed
Property for Fiscal Year 2019-2020

Land Use Class	Description	Taxable Unit	Maximum Special Tax Per Taxable Unit
1	Single Family Property	D/U	\$649
2	Multi-family Residential Property	Acre	\$9,892
3	Non-Residential Property	Acre	\$9,892

(a) Increase in the Maximum Special Tax

On each July 1, following the Base Year, the Maximum Special Tax, identified in Table 1, above, shall be increased annually, commencing July 1, 2020, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

(b) Multiple Land Use Classes

In some instances a Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied for each Land Use Class located on that Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such Parcel shall be allocated to each type of property based on the

1 amount of Acreage designated for each land use as determined by reference to the site plan approved for
2 such Parcel. The Administrator's allocation to each Land Use Class shall be final.

3
4 **2. Approved Property**

5
6 The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the
7 applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel;
8 provided, however, for a Parcel of Approved Property that is expected to become Single Family Property as
9 reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special
10 Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1. as if such Parcel
11 were already designated as Developed Property and classified as Single Family Property.

12
13 The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2020,
14 based on the percentage increase in the Consumer Price Index with a maximum annual increase of six
15 percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special
16 Tax in effect in the previous Fiscal Year.

17
18 **3. Undeveloped Property**

19
20 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped
21 Property shall be \$9,892 per Acre.

22
23 The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1,
24 2020, based on the percentage increase in the Consumer Price Index with a maximum annual increase of
25 six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum
26 Special Tax in effect in the previous Fiscal Year.

27
28 **4. Public Property and/or Property Owners Association Property**

1
2 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public Property
3 and/or Property Owners Association Property shall be \$0.00 per Acre. **There shall be no levy on Public**
4 **Property and/or Property Owners Association Property.**

5
6 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

7
8 Commencing with Fiscal Year 2019-2020 and for each following Fiscal Year, the Administrator shall levy
9 the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax
10 Requirement in accordance with the following steps:

11
12 First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up to 100%
13 of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement;

14
15 Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has
16 been completed, the Special Tax shall be levied Proportionately on each Parcel of Approved Property at up
17 to 100% of the Maximum Special Tax for Approved Property.

18
19 Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps
20 have been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped
21 Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property.

22
23 Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any
24 Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten
25 percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to any other Parcel above
26 the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

27
28 **E. EXEMPTIONS**

1
2 The CFD shall not levy Special Taxes on Public Property or Property Owners Association Property within the CFD.

3
4 **F. MANNER OF COLLECTION**

5
6 The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes
7 and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency;
8 provided, however, that the Administrator may directly bill the Special Tax, may collect Special Taxes at a different
9 time or in a different manner if necessary to meet the financial obligations of the CFD, and provided further that the
10 CFD may covenant to foreclose and may actually foreclose on Parcels having delinquent Special Taxes as
11 permitted by the Act.

12
13 **G. APPEALS**

14
15 Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that
16 the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes
17 must be paid on or before the payment due date established when the levy was made. The appeal must specify
18 the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet
19 with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the
20 Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special
21 Taxes on the appellant's Parcel(s). No refunds of previously paid Special Taxes shall be made.

22
23 The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the
24 annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

25
26 **H. TERM OF THE SPECIAL TAX**

27
28 The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.

PETITION, WAIVER AND CONSENT

March 22, 2019

Board of Supervisors of the
County of Riverside
4080 Lemon Street
Riverside, California 92506

Members of the Board:

This Petition, Waiver and Consent ("**Petition**") is (i) a petition submitted pursuant to the Mello-Roos Community Facilities Act of 1982 (Section 53311 and following of the California Government Code) (the "**Act**") to create a community facilities district to fund certain maintenance and services, and (ii) a waiver and consent of certain election formalities and procedures.

1. Petitioners. This Petition is submitted pursuant to the Act to the County of Riverside (the "**County**") by the undersigned owner (the "**Property Owner**") of 100% of the fee simple interest in the following parcels of land identified by Assessor Parcel Numbers (the "**Property**"): 461-150-007-0, 461-150-008-1, 461-150-009-2, and 461-150-015-7.

The Property is further shown on the map attached hereto as Exhibit B. The Property Owner warrants to the County with respect to the Property that the signatories are authorized to execute this Petition.

2. Request to Institute Proceedings. The Board of Supervisors is hereby requested to do all of the following:

- a. Undertake proceedings under the Act to create a community facilities district to be designated "Community Facilities District No. 19-1M (La Ventana) of the County of Riverside" (the "**CFD**"), which CFD shall include only the Property; and
- b. Conduct a landowner-voter election in accordance with the Act to obtain authorization to levy a special tax within the CFD.

3. Boundaries of CFD. The Property Owner hereby asks that the territory within the boundaries of the CFD be as shown on the map attached hereto as Exhibit B.

4. Purpose of CFD. The CFD shall be created for the purpose to fund the costs associated with: (i) 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; (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the Community Facilities District; and (iii) Maintenance of landscaped improvements in the public right of way to include plant and tree

material, irrigation systems, decomposed granite trail systems, graffiti abatement, and fence repair and replacement.

5. Elections. The Property Owner hereby asks that the special election to be held under the Act to authorize the special taxes and to establish an appropriations limit for the CFD be consolidated into a single election and that the election be conducted by the County and its officials, using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the Board of Supervisors as the public hearings on the CFD under the Act or as soon thereafter as possible.

6. Waivers. To expedite the completion of the proceedings for the CFD and to hold the elections on the date described in paragraph 5 above, the Property Owner makes all of the following waivers:

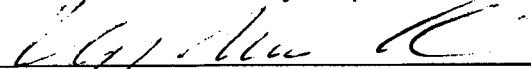
- The Property Owner hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).
- The Property Owner hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).
- The Property Owner hereby waives the requirement to publish notice of the election under Government Code Section 53352.
- The Property Owner hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101 and agrees that either mailed service or personal service of the ballot will be sufficient.
- The Property Owner hereby waives any requirement as to the specific form of the ballot to be used for the election, whether under the Act, the California Elections Code or otherwise.
- The Property Owner hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

7. Deposits. Compliance with the provisions of subsection (d) of Section 53318 of the Act has been accomplished by a previous deposit of funds by the Property Owner with the County.

By executing this Petition, the Property Owner agrees to all of the above.

The name of the owner of record of such property and the petitioner and its mailing address is:

La Ventana 242, LLC
A California Limited Liability Corporation

By: 

Name: Kyung Moo Kim

Title: Manager

Mailing Address:

41391 Kalmia Street, Ste. 200
Murrieta, CA 92562
Attn: Jim Lytle

EXHIBIT A

DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD

Community Facilities District No. 19-1M (La Ventana) of the County of Riverside

Services

The types of services to be financed by the Community Facilities District are ((i) Maintenance, administration and inspection of the stormwater facilities and BMPs including water quality basins, fossil filters, basin forebays, and any other NPDES/WQMP/BMP related devices as approved by the CFD. The maintenance may include, but is not limited to drainage systems, weed control and other abatements, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services (ii) Street lighting maintenance including energy charges, operation, maintenance, and administrative costs of street lighting located within the surrounding area of the CFD (iii) Maintenance of one monument including graffiti abatement.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

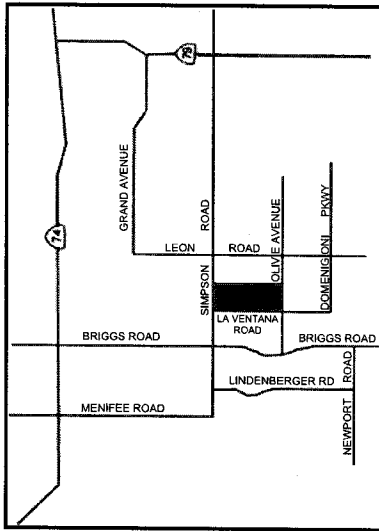
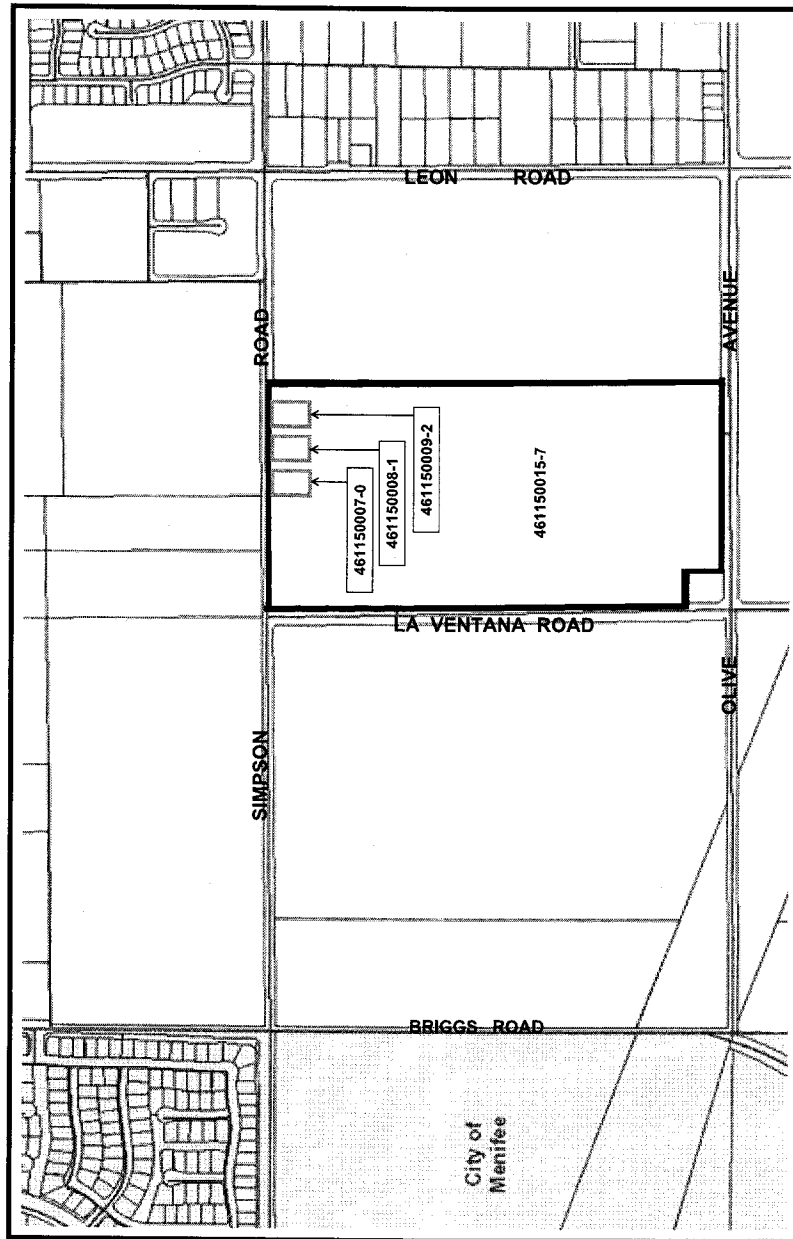
- (a) The cost associated with the creation of the Community Facilities District, determination of the amount of taxes, collection of taxes, including litigation expenses, if any, costs for processing payment of taxes, or other administrative costs otherwise incurred in order to carry out the authorized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

EXHIBIT B

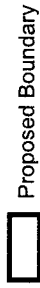
PROPOSED BOUNDARY MAP

**Community Facilities District No. 19-1M (La Ventana)
of the County of Riverside**

PROPOSED BOUNDARY
COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA)
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SEC. 30 T. 5S., R. 2W



VICINITY MAP



ASSESSOR PARCEL NUMBERS LOCATED WITHIN PROPOSED BOUNDARIES OF CFD 19-1M (LA VENTANA) AS OF FISCAL YEAR 2018-2019:

- 461150007-0
- 461150008-1
- 461150009-2
- 461150015-7

REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL YEAR 2018-2019, FOR AN EXACT DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH LOT/PARCEL.

FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE, STATE OF CALIFORNIA THIS ____ DAY OF ____, 2019.

CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF ____, 2019, BY ITS RESOLUTION NO. _____

RECORDED THIS ____ DAY OF ____, 2019, AT THE HOUR OF ____ O'CLOCK ____ M IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. FEE ____ DOCUMENT NO. ____

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER
 DEPUTY

Prepared By:
COUNTY OF RIVERSIDE
EDA, CCSD
 3403 Tenth Street, Ste. 400 Riverside, CA 92501
 951-955-9916 Phone

CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

368 ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
RECORDS MANAGEMENT PROGRAM
RECORDS TRANSFER LIST, part 1

1. Work Order #

INSTRUCTIONS: Fax completed form to (909) 3586961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION					
3. DEPARTMENT Clerk of the Board of Supervisors			8. ORG.#	10. DATE 5/9/2019	
4. ORGANIZATION County of Riverside-CA.			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS 4080 Lemon St., Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, CA. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP 1010		7. Name PHONE # FAX# Lorraine Williams 951-955-8092 951-955-1071		14. RECORDS COORDINATOR (must be Authorized):	
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Proposed Boundary Community Facilities District 19-1M (La Ventana)				
	Item 3.10 Board Date: 5/7/2019				
21. RECORDS RECEIVED BY: Crystal Gutierrez / DPS			30. REMARKS		
22. TITLE ACR		23. RECEIVED VIA:			
24. DATE RECEIVED: 5/13/19		25. TIME RECEIVED: 10:19			
26. BOXES VERIFIED BY:		27. DATE BOXES VERIFIED:			
28. NAME/DATE SCANNED TO HOLDING AREA:					
29. NAME/DATE SCANNED TO LOCATION:			RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2019 MAY 13 AM 10:14		

2019-5-143092



Transmittal

COUNTY OF RIVERSIDE
 ECONOMIC DEVELOPMENT AGENCY
 3403 10th Street, Suite 400
 Riverside, CA 92501
 (951) 955-8916

Date: 5/2/2019
 To: Board of Supervisors-Clerk of the Board
 From: Leni Zarate (951) 955-3212
 Re: CFD 19-1M (La Ventana)

Quantity	Dated	Description	Pages	APPROVED BOARD DATE	MINUTE TRAQ #
1		Proposed Boundary Map for the above referenced CFD	1	05/7/19	9436

Remarks:

Requesting Clerk of the Board signature, **Expedited**. Map must be recorded at the Recorders Office within 15 days of BOS meeting, 5/7/2019.

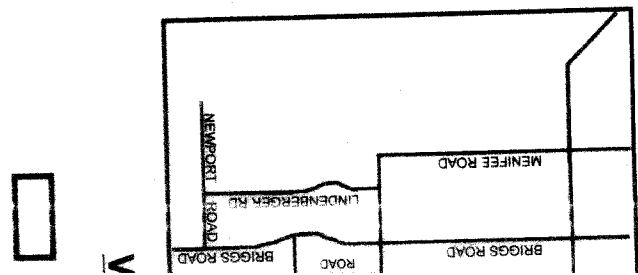
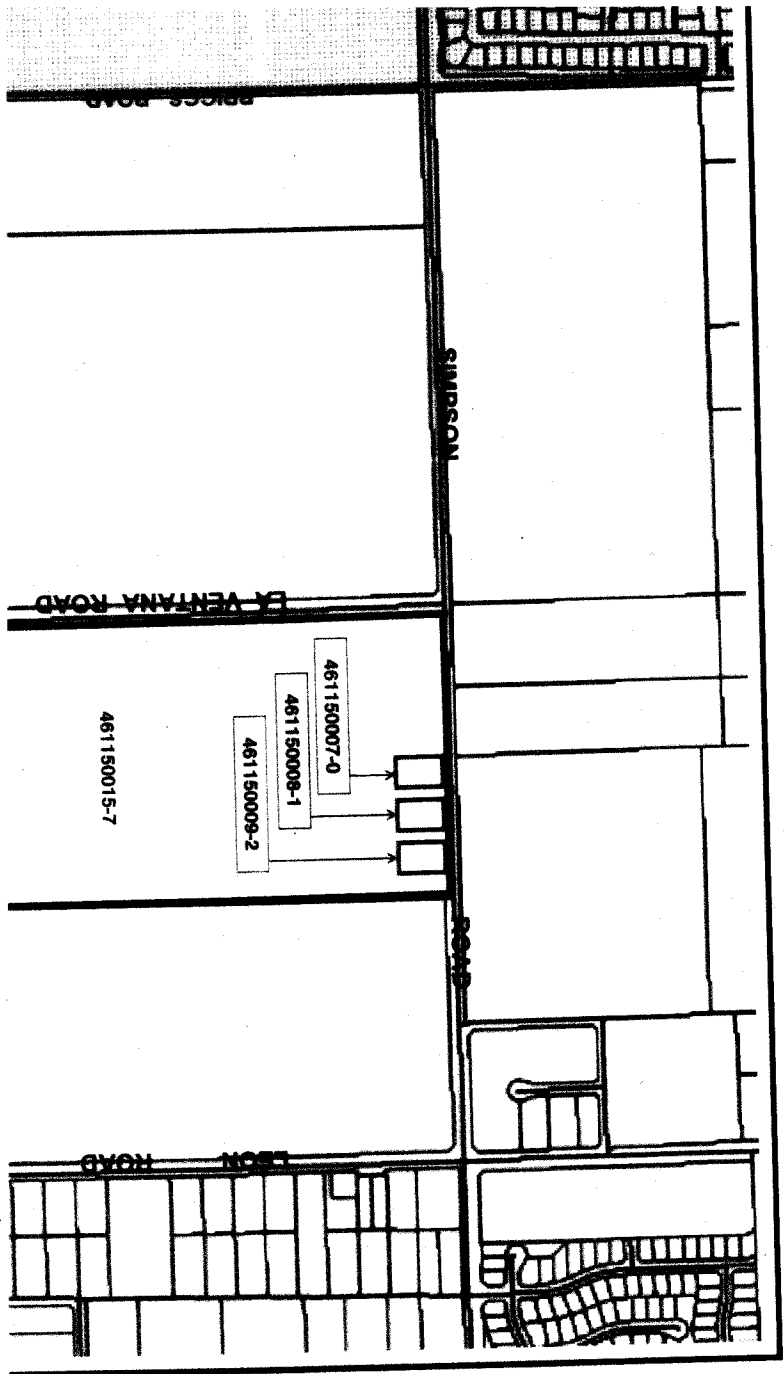
At time of recording at Assessor/Recorder's office, need to request a copy of recorded Mylar map. Billing Code: ECDEV. Once ready please call Mari Montes (951-955-6993) for pick up from Assessor/Recorder's office.

Please contact me should you have any questions.
 Thank you.

Submitted by: Leni Zarate
 Phone: (951) 955-3212
 Email: lzarate@rivcoeda.org

3.10

PROPOSED BOUNDARY
COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA)
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SEC. 30 T. 5S., R. 2W



THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
6/1/19	0011275267		PE Riverside	5 x 221 Li	1,436.50

Invoice text: Res. 2019-070 CFD 19-1M

EDA
5/7/19 3.10

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
1,436.50

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
951-368-9229	06/01/2019	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
06/01/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,436.50	0011275267	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP
 dba The Press-Enterprise
 PO Box 65210
 Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

Ad Copy:

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Res. 2019-070 CFD 19-1M /

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

06/01/2019

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

Date: June 01, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011275267-01

P.O. Number:

NOTICE OF PUBLIC HEARING ON INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 19-1M (LA VENTANA) OF THE COUNTY OF RIVERSIDE AND TO LEVY SPECIAL TAXES WITHIN THE DISTRICT

NOTICE IS HERBY GIVEN that the Board of Supervisors of the County of Riverside (the "Board of Supervisor-s") has adopted its Resolution No. 2019-070 on May 7, 2019, declaring its intention to form Community Facilities District No. 19-1M (La Ventana) of the County of Riverside (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended and to levy special taxes within the District. The District is proposed to have the boundaries depicted on the map on file with the Clerk of the Board of Supervisors and recorded with the County Recorder on May 16, 2019 as Instrument No. 2019-0171364 in the Book 83 of Maps of Assessment and Community Facilities Districts at Page 87.

The Board of Supervisors has fixed June 11, 2019, at 10:00 a.m., or as soon as possible thereafter as the Board of Supervisors may reach the matter, at the Board of Supervisors Chambers, 4080 Lemon Street, 1st Floor, Riverside, California, as the time and place when and where the Board of Supervisors will conduct a public hearing on the establishment of the Community Facilities District and the levy of the special tax therein.

At the hearing the testimony of all interested persons or taxpayers for or against the establishment of the district, the extent of the district, or the furnishing of specified types of public facilities or services will be heard. If 50 percent or more of the registered voters, or six registered voters, whichever is more, residing within the territory proposed to be included in the district, or the owners of one-half or more of the area of the land in the territory proposed to be included in the district and not exempt from the special tax, file written protests against the establishment of the district, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the specified community facilities district or to authorize the specified special tax shall be taken for a period of one year from the date of the decision of the legislative body.

If the majority protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of facilities or services within the district, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of formation.

Subject to two-thirds voter approval, the District proposes to levy a special tax on all non-exempt parcels of real property at a maximum tax rate of \$649 per taxable unit per year for residential property (other than multi-family residential property) and \$9,892 per acre for multi-family residential property and non-residential property. This amount will be increased based upon the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two (2%) percent of the maximum special tax in effect in the previous year. Reference may be made to the Rate and Method of Apportionment on file with Clerk of the Board for further details.

Resolution No. 2019-070 is set forth below:

RESOLUTION NO. 2019-070

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING THEREON

WHEREAS, a community facilities district may be established under the Mello-Roos Community Facilities Act of 1982 (the "Act") in order to finance certain public capital facilities and services;

WHEREAS, proceedings for the establishment of a community facilities district under the Act may be instituted following the receipt of a petition by the landowners of at least 10% of the area of land proposed to be included within the territory of the community facilities district (a "Qualifying Petition") and the furnishing of a deposit by the petitioners pursuant to Section 53318(d) of the Act ("Deposit");

WHEREAS, the Board of Supervisors of the County of Riverside constitutes the legislative body of a local agency for purposes of the Act; and

WHEREAS, the Board of Supervisors has received both a Qualifying Petition and the Deposit pursuant to the Act and therefore institutes proceedings to establish a community facilities district (the "Community Facilities District") and to authorize the levy of special taxes therein in order to finance:

- i) 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;
- ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the Community Facilities District; and
- iii) Maintenance of one monument including graffiti abatement.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY the Board of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular session assembled on May 7, 2019 at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California as follows:

Section 1. The Board of Supervisors proposes to establish a community facilities district under the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities District are described in the map showing the proposed Community Facilities District (the "Boundary Map") on file with the Clerk of the Board of Supervisors (the "Clerk") which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The Clerk is hereby directed to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map with all proper endorsements thereon in the office of the Riverside County Recorder within 15 days of the date of adoption of this resolution, all as required by Section 3111 of the California Streets and Highways Code.

Section 2. The name proposed for the Community Facilities District is "Community Facilities District 19-1M (La Ventana) of the County of Riverside."

Section 3. The services (the "Services") proposed to be financed by the Community Facilities District pursuant to the Act are described in Exhibit A attached hereto and as follows:

- i) 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;
- ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the Community Facilities District; and
- iii) Maintenance of one monument including graffiti abatement.

Section 4. Except where funds are otherwise available, a special tax sufficient to pay for all Services, secured by recordation of a continuing lien against all nonexempt real property in the Community Facilities District, will be annually levied within the Community Facilities District. The rate and method of apportionment of the special tax (the "Rate and Method"), in sufficient detail to allow each landowner within the proposed Community Facilities District to estimate the maximum amount that he or she will have to pay, is described in Exhibit B attached hereto, which is by this reference incorporated herein. The special tax will be collected in the same manner as ordinary ad valorem property taxes or in such other manner as the Board of Supervisors shall determine, including direct billing of the affected property owners.

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

Section 5. The Board of Supervisors hereby sets the matter for public hearing on June 11, 2019, at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, as the time and place when and where the Board of Supervisors will conduct a public hearing on the establishment of the Community Facilities District and the levy of the special tax therein.

Section 6. The Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing, as prepared and approved by County Counsel, one time in The Press Enterprise, a newspaper of general circulation published in the area of the Community Facilities District. The publication of said notice shall be completed at least seven days prior to the date set for public hearing. Said notice shall contain the information prescribed by Section 53322 of the Government Code.

The Clerk is hereby further directed to give notice of said public hearing, as prepared and approved by County Counsel, by first-class mail to each registered voter and to each landowner within the Community Facilities District. Said notice shall be mailed at least 15 days prior to the date set for public hearing and shall contain the same information as is required to be contained in the notice published pursuant to Section 53322 of the Government Code.

Section 7. The levy of said proposed special tax shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the Community Facilities District, with each owner having one vote for

each acre or portion of an acre such owner owns in the Community Facilities District.

Section 8. Each officer of the County of Riverside who is or will be responsible for providing one or more of the proposed types of Services is hereby directed to study, or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file a report with the Board of Supervisors containing a brief description of the Services by type which will in his or her opinion be required to adequately meet the needs of the Community Facilities District, and his or her estimate of the cost of providing the Services. Such officers are hereby also directed to estimate the fair and reasonable cost of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said public hearing.

Section 9. In the opinion of the Board of Supervisors, the public interest will not be served by allowing the property owners within the proposed Community Facilities District to enter into a contract in accordance with subdivision (a) of Section 53329.5 of the Government Code and, accordingly, the Board of Supervisors hereby provides that such property owners may not enter into a contract in accordance with said subdivision.

Section 10. The officers of the County of Riverside are, and each of them is, hereby authorized and directed to do any and all things, and to execute and deliver any and all documents which said officers may deem necessary or advisable in order to accomplish the purposes of this resolution and not inconsistent with the provisions hereof.

EXHIBIT A SERVICES AND INCIDENTAL EXPENSES

Services

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

- i) 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;
- ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the Community Facilities District; and
- iii) Maintenance of one monument including graffiti abatement.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

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

(Exhibit B = RATE and METHOD available for viewing at the Clerk of the Board's Office)

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on May 7, 2019.

KECIA R. HARPER, Clerk of said Board
By: Karen Barton, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

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@rivco.org

Dated: May 20, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant