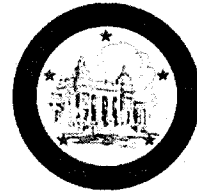


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 19.1
(ID # 11078)**

MEETING DATE:

Tuesday, November 19, 2019

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Public Hearing Regarding the Formation of Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside, Adopt Resolution of Formation, and Receive and File CFD Documents (CEQA Exempt); District 3; [\$108,490 on going cost]; CFD 19-2M (Winchester Ranch)-100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. With regard to the formation of Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside, conduct a public hearing to receive public comments and conduct a majority protest proceeding; and, after closing the public hearing, and
2. Adopt Resolution No. 2019-229, a Resolution of the Board of Supervisors of the County of Riverside of Formation of Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside, Authorizing the Levy of a Special Tax within Said District to Pay for Certain Landscaping and Street Lighting Services; Calling a Special Election to Submit to the Respective Qualified Voters the Question of Levying Such Special Tax and Establishing an Appropriations Limit for Said District; and Designating the Election Official for Such Matters.

ACTION:Policy

Robert Field, Assistant County Executive Officer/ECD

10/29/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: November 19, 2019
xc: EDA

Kecia R. Harper
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$108,490	\$ 0	\$ 108,490
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: CFD 19-2M (Winchester Ranch) (100%)			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: [CEO Use]

BACKGROUND:

Summary

The State Legislature enacted the Mello-Roos 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). SR Conestoga, LLC is the Developer of Tract 30807 and requested 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. Subject to voter approval, a special tax shall be levied on each individual parcel located within the boundary of the proposed CFD to fund the costs associated with services for (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.

Each new CFD is created for a specific residential development or developments when 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 tax levy is annually placed on the tax roll for each Assessor Parcel Number (APN) noted in the Proposed Boundary Map. The property owner SR Conestoga, LLC of Tract Map No. 30807 has petitioned the County to include their property into proposed Community Facilities District No. 19-2M (Winchester Ranch). The boundaries of CFD No. 19-2M (Winchester Ranch) will

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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encompass the entire Tract Map No. 30807, which includes 190 single family dwelling units.

On October 8, 2019, the County of Riverside Board of Supervisors approved Resolution No. 2019-190, 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 SR Conestoga, LLC.

The Resolution also requires the Board of Supervisors hold a public hearing and submit the formation of the proposed CFD No. 19-2M (Winchester Ranch) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

Approval of proposed Resolution No. 2019-229, a Resolution of the Board of Supervisors of the County of Riverside will authorize the County of Riverside to levy a special tax within the district boundary to pay for services requested in the proposed CFD No. 19-2M (Winchester Ranch) upon voter approval. The resolution also calls for a special election to be held on November 19, 2019, and designates the election official for the proposed election. Only the landowners within the boundary of proposed CFD No. 19-2M (Winchester Ranch) will have the right to vote on the proposed special tax. Results will be tallied and, if approved, a confirmation motion will be brought back to the Board of Supervisors for approval.

Reference

The CFD Rate and Method of Apportionment (RMA) is consistent with the Mello-Roos 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 taxes on this proposed CFD after complying with the requirements of the Mello-Roos 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, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD).

Impact on Residents and Businesses

Only the parcels with Assessor Parcel Numbers (APN) within the boundaries of the proposed CFD which are represented by the Recorded Boundary Map are impacted by the special tax. By setting up this mechanism 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 public funding sources. By specifically collecting and using the special tax revenue within the boundary of the 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 the maintenance of Developer installed and County required infrastructure, particularly landscaping and street lighting and stormwater facilities. The Developer shall and is obligated to provide disclosure

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statements to potential buyers which outline the associated tax rate of a new home.

SUPPLEMENTAL:

Additional Fiscal Information

The proposed budget for fiscal year 2019-20, as reflected in the Rate and Method of Apportionment, will result in a tax of \$571 per single family property. The annual tax may be adjusted by the minimum of 2% or a maximum of 6% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U) in effect in the previous Fiscal Year, as it stands as of March of each year over the base index for March of 2019.

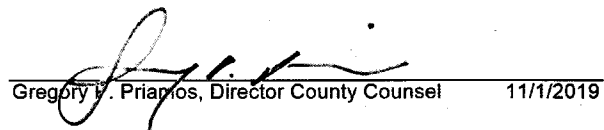
Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- Recorded CFD Boundary Map (reference only)
- Resolution No. 2019-229
- CFD Report
- Certificate of Registrar of Voters
- Signed Concurrence of Election Official


Alex Gann 11/13/2019


Gregory V. Priamos, Director County Counsel 11/1/2019

FORM APPROVED COUNTY COUNSEL
BY: MCT 30 OCT 2019
DATE: MICHAEL C THOMAS

Board of Supervisors

County of Riverside

RESOLUTION NO. 2019-229

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 19-2M (WINCHESTER RANCH) OF
THE COUNTY OF RIVERSIDE, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID
DISTRICT TO PAY FOR CERTAIN LANDSCAPING AND STREET LIGHTING SERVICES;
CALLING A SPECIAL ELECTION TO SUBMIT TO THE RESPECTIVE QUALIFIED VOTERS THE
QUESTION OF LEVYING SUCH SPECIAL TAX AND ESTABLISHING AN APPROPRIATIONS
LIMIT FOR SAID DISTRICT; AND DESIGNATING THE ELECTION OFFICIAL FOR SUCH
MATTERS

WHEREAS, on October 8, 2019, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside (the "County"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), commencing with Section 53311 of the California Government Code (the "Government Code"), adopted Resolution No. 2019-190 (the "Resolution of Intention"), stating its intention to establish a community facilities district, proposed to be named Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside (the "Community Facilities District"), and to authorize the levy of special taxes to finance certain authorized services and setting November 19, 2019 as the date for a public hearing to be held on the establishment of the Community Facilities District;

WHEREAS, Section 53322 of the Government Code requires publication of the notice of the hearing at least seven (7) days prior to the date of the hearing;

WHEREAS, Section 53322.4 of the Government Code permits, but does not require, mailing of the notice of the hearing to each registered voter and landowner within the proposed district;

WHEREAS, notice of such public hearing was timely published in *The Press-Enterprise*, a newspaper of general circulation published in the area of the proposed district, as required by Section 53322 of the Government Code;

WHEREAS, notice of such public hearing was mailed by first class mail, postage prepaid to each registered voter and landowner within the Community Facilities District, as permitted by Section 53322.4;

1 **WHEREAS**, on this date, the Board of Supervisors conducted and closed said public hearing to
2 consider establishing the proposed Community Facilities District, the proposed levy of a special tax within
3 the Community Facilities District and a proposed appropriations limit;

4 **WHEREAS**, any and all persons interested, including all taxpayers, property owners and registered
5 voters within the proposed Community Facilities District were given an opportunity to appear and be heard
6 at said public hearing and a full hearing was held;

7 **WHEREAS**, pursuant to the Resolution of Intention, each officer of the County who is or will be
8 responsible for providing one or more of the proposed types of authorized services was directed to study,
9 or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file
10 a report with the Board of Supervisors containing a brief description of the authorized services by type
11 which will in his or her opinion be required to adequately meet the needs of the Community Facilities
12 District, and his or her estimate of the cost of providing the services proposed to be financed by the
13 Community Facilities District and the fair and reasonable cost of the incidental expenses proposed to be
14 paid;

15 **WHEREAS**, said report was so filed with the Board of Supervisors and made a part of the record
16 of said public hearing;

17 **WHEREAS**, at said public hearing, evidence was presented to the Board of Supervisors on the
18 matters before it, and the Board of Supervisors at the conclusion of the hearing was fully advised as to all
19 matters relating to the proposed establishment of the Community Facilities District and the furnishing of
20 specified types of services;

21 **WHEREAS**, written protests against the establishment of the Community Facilities District, the
22 furnishing of any specified type or types of authorized services within the Community Facilities District or
23 the levying of any specified special tax were not made or filed at or before the hearing by 50% or more of
24 the registered voters, or six registered voters, whichever is more, residing within the territory proposed to
25 be included in the Community Facilities District, or by the owners of one-half or more of the area of land
26 in the territory proposed to be included in the Community Facilities District and not exempt from the special
27 tax;

28 **WHEREAS**, there has been filed with the Clerk to the Board of Supervisors a certification of the

1 Registrar of Voters of the County that within the ninety-day period preceding the close of said public
2 hearing, zero (0) persons were registered to vote within the territory proposed to be included in the
3 Community Facilities District;

4 **WHEREAS**, on the basis of all of the foregoing, the Board of Supervisors has determined at this
5 time to proceed with the establishment of the Community Facilities District as provided by said Resolution
6 No. 2019-190 to submit to the qualified electors of the Community Facilities District propositions to
7 authorize the levy of a special tax pursuant to the Rate and Method of Apportionment of Special Tax
8 described in Exhibit B to Resolution No. 2019-190 and the Community Facilities District Report;

9 **WHEREAS**, the Board of Supervisors has received a Petition, Consent and Waiver of 100% of the
10 landowners within the boundaries of the Community Facilities District waiving certain election
11 requirements, time limits and formalities; and

12 **WHEREAS**, the Board of Supervisors has determined that the establishment of the Community
13 Facilities District is not a project for purposes of the California Environmental Quality Act (CEQA) and is
14 exempt from CEQA.

15 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by
16 the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on
17 November 19, 2019, as follows:

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

19 **Section 2.** The Board of Supervisors hereby approves and adopts and confirms said Resolution
20 No. 2019-190, notice of which was published and mailed prior to the public hearing as required by law,
21 and, except as otherwise provided herein, reconfirms all of its findings and determinations contained in said
22 Resolution No. 2019-190.

23 **Section 3.** The Board of Supervisors hereby approves and adopts the Rate and Method of
24 Apportionment of Special Tax for the Community Facilities District and the manner of collection of the
25 special tax as set forth in Exhibit B to this resolution. To the extent required by Section 53325.1(a) of the
26 Government Code, all of the information contained in Resolution No. 2019-190 is incorporated herein and
27 made a part hereof.

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

1 **Section 5.** The Community Facilities District is hereby named "Community Facilities District
2 No. 19-2M (Winchester Ranch) of the County of Riverside."

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

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

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

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

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

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

1 **Section 11.** The boundary map of the Community Facilities District was recorded on October 10,
2 2019, in Riverside County in Book 84 at Page 36 of the Book of Maps of Assessment and Community
3 Facilities Districts in the Riverside County Recorder's Office, as Instrument No. 2019-0409071. The Board
4 of Supervisors hereby approves and ratifies said map and the boundaries of the Community Facilities
5 District which are incorporated herein and made a part hereof.

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

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

21 **Section 14.** The Board of Supervisors hereby calls and schedules a special election for November
22 19, 2019, at 9:30 a.m. within and for the Community Facilities District on (i) the proposition with respect
23 to the annual levy of special taxes within the Community Facilities District for the provision of authorized
24 services to the Community Facilities District and (ii) the proposition with respect to establishing an
25 appropriations limit for the Community Facilities District.

26 The propositions to be submitted to the voters of the Community Facilities District at such special
27 election shall be as follows:
28

1 Proposition A: Shall special taxes be levied annually on taxable property within Community
2 Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside to fund, pay for, and
3 finance authorized lighting and maintenance services for streets, roads, parks, parkways and open
4 space, flood and storm protection services (as specified and reflected in the Resolution of Intention,
5 the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) and to pay
6 expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as
7 the special taxes are needed to fund such services, at the special tax rates and pursuant to the method
8 of apportioning the special taxes set forth in Exhibit B to Resolution No. 2019-190 adopted by the
9 Board of Supervisors of said County on October 8, 2019?

10
11 Proposition B: Shall an appropriations limit, as defined by subdivision (h) of Section 8 of Article
12 XIII B of the California Constitution, be established for Community Facilities District No. 19-2M
13 (Winchester Ranch) of the County of Riverside in the amount of \$4,000,000?

14
15 **Section 15.** Based on its findings that fewer than 12 registered voters reside within the
16 boundaries of the Community Facilities District and that the election will be among landowner voters, the
17 Board of Supervisors hereby appoints the Assistant Director of the Riverside County Economic
18 Development Agency or her designee, or such other officer or employee as the Board shall designate, to
19 serve as the election official (the "Election Official") for the election pursuant to Government Code Section
20 53326.

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

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

1 (b) Pursuant to applicable sections of the California Elections Code governing the conduct of
2 mail ballot elections of counties, and in particular Division 4 (commencing with Section 4000) of that Code
3 with respect to elections conducted by mail, the Election Official shall mail or deliver to each qualified
4 elector an official ballot and shall also mail or deliver to all such qualified electors a ballot pamphlet and
5 instructions to voter, including a sample ballot identical in form to the official ballot but identified as a
6 sample ballot, a return identification envelope with prepaid postage thereon addressed to the Election
7 Official for the returning of voted official ballots, and a copy of Resolution No. 2019-190.

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

19 (d) The return identification envelope to be mailed or delivered by the Election Official to each
20 landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the
21 address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner
22 or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose
23 name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address
24 of the voter, (vi) the date of signing and place of execution of the declaration, and (vii) a notice that the
25 envelope contains an official ballot and is to be opened only by the Election Official.

26 (e) The information to voter form to be mailed or delivered by the Election Official to the
27 landowner-voters shall inform them that the official ballots shall be returned to the Election Official
28 properly voted as provided thereon and with the certification appended thereto properly completed and

1 signed in the sealed return identification envelope with the certification thereon completed and signed and
2 all other information to be inserted thereon properly inserted by 5:00 p.m. on the date of the Special
3 Election; provided that the election shall be closed before such hour if the Election Official determines that
4 all of the qualified voters have voted.

5 (f) Upon receipt of the return identification envelopes which are returned prior to the voting
6 deadline on the date of the Special Election, the Election Official shall canvass the votes cast in the Special
7 Election, and shall file a statement with the Board of Supervisors as to the results of such canvass and the
8 election on each proposition set forth in the official ballot.

9 (g) The Legislative Body shall declare the results of said special election as soon as practicable
10 following the election, but in any event not later than the next regular meeting following the date of the
11 election, and shall cause to be input upon its minutes a statement of the results of said special election as
12 ascertained by the canvass.

13 **Section 17.** If two-thirds (2/3) of the votes cast within the Community Facilities District upon
14 the question of levying the special tax are in favor of the levy of that tax, as determined by the Board of
15 Supervisors after the canvass of the returns of such election, the Legislative Body may levy such special
16 taxes within the territory of the Community Facilities District in the amounts and for the purposes as
17 specified in this Resolution, the Special Tax Ordinance (to be adopted), and the Rate and Method of
18 Apportionment, except that such special tax may be levied at a rate lower than the amount specified therein.

19 **Section 18.** The Board of Supervisors hereby determines and finds that all proceedings up to and
20 including the adoption of this Resolution were valid and in conformity with the requirements of the Act. In
21 accordance with Section 53325.1 of the California Government Code, such finding shall be final and
22 conclusive.

23 **Section 19.** The Board of Supervisors finds and determines that the establishment of the
24 Community Facilities District is not a project for purposes of the California Environmental Quality Act and
25 is exempt from that Act.

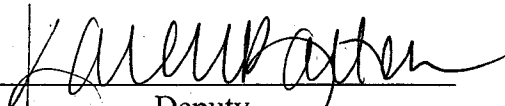
26 **Section 20.** The officers of the County are, and each of them is, hereby authorized and directed
27 to do any and all things, and to execute and deliver any and all documents which said officers may deem
28 necessary or advisable in order to accomplish the purposes of this Resolution and not inconsistent with the

1 provisions hereof.

2 **ADOPTED, SIGNED AND APPROVED** this 19th day of November, 2019, by the Board of
3 Supervisors of the County of Riverside.

4
5
6 
7 Chairman of the Board of Supervisors

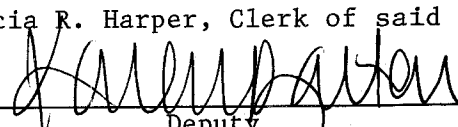
8
9 ATTEST:
10 Kecia R. Harper
11 Clerk to the Board of Supervisors

12 By: 
13 Deputy

14
15
16 ROLL CALL:

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

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

22 Kecia R. Harper, Clerk of said Board
23 By: 
24 Deputy

1 **EXHIBIT A**

2 **SERVICES AND INCIDENTAL EXPENSES**

3 **I. Services**

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

18
19 **II. Incidental Expenses**

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

- 21 A. The cost associated with the creation of the Community Facilities District, determination
22 of the amount of taxes, collection of taxes, including litigation expenses, if any, costs for
23 processing payment of taxes, or other administrative costs otherwise incurred in order to
24 carry out the authorized purposes of the Community Facilities District; and
25 B. Any other expenses incidental to the performance and inspection of the authorized
26 Services.
- 27
28

EXHIBIT B

PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

[Please see attached.]

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT 19-2M (WINCHESTER RANCH)
OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 19-2M (Winchester Ranch). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2020-2021, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

“Administrative Expenses” means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual

1 levy and collection of the Special Tax (whether by the County or designee thereof, or both), any litigation
2 or appeal involving the CFD, and other administrative expenses of the County or designee thereof, or both,
3 directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by
4 the County or CFD for attorney's fees and other costs related to commencing and pursuing to completion
5 any foreclosure as a result of delinquent Special Taxes.

6
7 **"Administrator"** means an official of the County, or designee thereof, responsible for determining the
8 annual amount of the levy and collection of the Special Taxes.

9
10 **"Approved Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that
11 was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied,
12 and (ii) that have not been issued a Building Permit prior to the April 1st preceding the Fiscal Year in which
13 the Special Tax is being levied.

14
15 **"Assessor"** means the Assessor of the County.

16
17 **"Assessor's Parcel Map"** means an official map of the Assessor of the County designating Parcels by
18 Assessor's Parcel Number.

19
20 **"Assessor's Parcel Number"** means the number assigned to a lot or Parcel for purposes of identification
21 as determined from an Assessor Parcel Map or the applicable assessment roll.

22
23 **"Base Year"** means the Fiscal Year ending June 30, 2020.

24
25 **"Board"** means Riverside County Board of Supervisors, acting in its capacity as the legislative body of
26 the CFD.

27
28 **"Boundary Map"** means a recorded map of the CFD which indicates by a boundary line the extent of the

1 territory identified to be subject to the levy of Special Taxes.

2
3 **"Building Permit"** means the first legal document issued by a local agency giving official permission for
4 new construction. For purposes of this definition, Building Permit shall not include any subsequent
5 Building Permits issued or changed after the first issuance.

6
7 **"CFD"** means Community Facilities District 19-2M (Winchester Ranch) of the County of Riverside.

8
9 **"Consumer Price Index"** means the cumulative percentage increase in the Consumer Price Index
10 published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Riverside-San Bernardino-
11 Ontario Area, as it stands in March of each year over the base index of 2019. In the event this index ceases
12 to be published, the Consumer Price Index shall be another index as determined by the Administrator that
13 is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario Area.

14
15 **"County"** means the County of Riverside, California.

16
17 **"Developed Property"** means all Parcels of Taxable Property: (i) that are included in a Final Map that
18 was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and
19 (ii) for which a Building Permit for new construction has been issued prior to April 1st preceding the Fiscal
20 Year in which the Special Tax is being levied.

21
22 **"Dwelling Unit" or "(D/U)"** means a residential unit that is used or intended to be used as a domicile by
23 one or more persons, as determined by the Administrator.

24
25 **"Exempt Property"** means any Parcel which is exempt from Special Taxes pursuant to Section E., below.

26
27 **"Final Map"** means a subdivision of property by recordation of a tract map, parcel map or lot line
28 adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or

1 recordation of a condominium plan pursuant to California Civil Code 4200 that creates individual lots for
2 which Building Permits may be issued without further subdivision.

3
4 **"Fiscal Year"** means the 12 month period starting on July 1 of any calendar year and ending the following
5 June 30.

6
7 **"Land Use Class"** means any of the classes listed in Table 1 of Section C. below.

8
9 **"Maximum Special Tax"** means for each Parcel in each Fiscal Year, the greatest amount of Special Tax,
10 determined in accordance with Section C., below, which may be levied on such Parcel in each Fiscal Year.

11
12 **"Multi-family Residential Property"** means all Parcels of Residential Property that consist of a building
13 or buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to
14 an end user, and under common management.

15
16 **"Non-Residential Property"** means all Parcels of Developed Property for which a Building Permit was
17 issued, permitting the construction of one or more non-residential structures.

18
19 **"Parcel"** means a lot or parcel within the CFD shown on an Assessor's Parcel Map with an assigned
20 Assessor's Parcel Number valid as of July 1st for the Fiscal Year for which the Special Tax is being levied.

21
22 **"Property Owners Association Property"** means all Parcels which have been conveyed, dedicated to,
23 or irrevocably offered for dedication to a property owner association, including any master or sub-
24 association, prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

25
26 **"Proportionately"** means for Parcels of Taxable Property that are (i) Developed Property, that the ratio
27 of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property,
28 (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the

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

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

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

16
17 **"Single Family Property"** means all Parcels of Residential Property, other than Multi-family Residential
18 Property.

19
20 **"Special Tax"** means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property
21 in accordance with Section D. to fund the Special Tax Requirement.

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

Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the Administrator.

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

“Special Tax Reserve Fund Requirement” means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$ \$108,490.00 for the Base Year. The Special Tax Reserve Fund Requirement 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 amount in effect in the previous Fiscal Year.

“Special Tax Services” means (i) Administration, inspection, and maintenance of all storm water 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 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 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. (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD.

“State” means the State of California.

“Taxable Property” means all Parcels within the boundary of the CFD pursuant to the Boundary Map

1 which are not exempt from the Special Tax pursuant to Section E., below.

2
3 **“Taxable Unit”** means either a Dwelling Unit or an Acre, as shown in Table 1.

4
5 **“Undeveloped Property”** means all Parcels of Taxable Property not classified as Developed Property,
6 Approved Property, Public Property or Property Owners Association Property.

7
8 **B. ASSIGNMENT TO LAND USE CLASS**

9 Each Fiscal Year, commencing with Fiscal Year 2020-2021, all Parcels of Taxable Property shall be
10 classified as either Developed Property, Approved Property, Undeveloped Property, Public Property or
11 Property Owners Association Property, and subject to the levy of Special Taxes in accordance with this
12 Rate and Method of Apportionment as determined pursuant to Sections C. and D.

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

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

19 **1. Developed Property**

20
21 The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1.
22 (a) below, in each Fiscal Year for each Parcel classified as Developed Property shall be determined
23 by reference to Table 1, below.
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	\$571
2	Multi-family Residential Property	Acre	\$861
3	Non-Residential Property	Acre	\$861

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

1 **2. Approved Property**

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

9
10 The Maximum Special Tax for Approved Property shall be increased annually, commencing July
11 1, 2020, based on the percentage increase in the Consumer Price Index with a maximum annual
12 increase of six percent (6%) and a minimum annual increase of two percent (2%) of the
13 corresponding Maximum Special Tax in effect in the previous Fiscal Year.

14 **3. Undeveloped Property**

15
16 The Maximum Special Tax that may be levied and escalated for each Parcel classified as
17 Undeveloped Property shall be \$861 per Acre.

18
19 The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing
20 July 1, 2020, based on the percentage increase in the Consumer Price Index with a maximum annual
21 increase of six percent (6%) and a minimum annual increase of two percent (2%) of the
22 corresponding Maximum Special Tax in effect in the previous Fiscal Year.

23
24 **4. Public Property and/or Property Owners Association Property**

25 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public
26 Property and/or Property Owners Association Property shall be \$0.00 per Acre. **There shall be no**
27 **levy on Public Property and/or Property Owners Association Property.**
28

1 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

2 Commencing with Fiscal Year 2020-2021 and for each following Fiscal Year, the Administrator
3 shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special
4 Tax Requirement in accordance with the following steps:

5
6 First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up
7 to 100% of the applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement;

8
9 Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step
10 has been completed, the Special Tax shall be levied Proportionately on each Parcel of Approved
11 Property at up to 100% of the Maximum Special Tax for Approved Property.

12
13 Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two
14 steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of
15 Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped
16 Property.

17
18 Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against
19 any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by
20 more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to
21 any other Parcel above the amount that would have been levied in that Fiscal Year had there never been any
22 such delinquency or default.

23
24 **E. EXEMPTIONS**

25 The CFD shall not levy Special Taxes on Public Property or Property Owners Association Property within
26 the CFD.
27
28

1 **F. MANNER OF COLLECTION**

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

8
9 **G. APPEALS**

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

19
20 The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative
21 to the annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

22
23 **H. TERM OF THE SPECIAL TAX**

24 The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.
25
26
27
28

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



ITEM
3.10
(ID # 10927)

MEETING DATE:

Tuesday, October 8, 2019

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Resolution No. 2019-190, Intention to Establish Proposed Maintenance Only Community Facilities District to be Named Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside to be Administered by the Economic Development Agency, Community and Cultural Services Division, Supervisorial District 3 [\$108,490 Ongoing Cost]; CFD No. 19-2M (Winchester Ranch)– 100% (Clerk to Set for Public Hearing on November 19, 2019 at 9:30 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. 2019-190, 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. 19-2M (Winchester Ranch) for 9:30 a.m. on November 19, 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 9/24/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for hearing on Tuesday, November 19, 2019 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel and Hewitt
Nays: None
Absent: Washington and Perez
Date: October 8, 2019
xc: EDA, COB

Kecia R. 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	\$ 108,490	\$ 108,490	\$ 108,490
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: CFD 19-2M (Winchester Ranch) -100% There are no General Funds used in this project			Budget Adjustment:	No
			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). SR Conestoga, LLC is the Developer of Tract 30807 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.

Approval of proposed Resolution No. 2019-190, 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. 19-2M

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

(Winchester Ranch) to the 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 (SR Conestoga, LLC) of Tract Map No. 30807 has petitioned the County to include their property into proposed Community Facilities District No.19-2M (Winchester Ranch). The boundaries of CFD No. 19-2M (Winchester Ranch) will encompass the entire Tract Map No. 30807, which includes 190 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 30807) 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

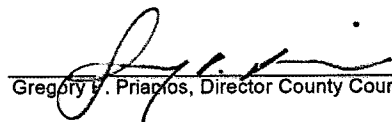
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The proposed budget of \$108,490 for fiscal year 2019-2020, will result in a special tax of \$571 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. 2019-190
- Proposed Boundary Map
- Rate and Method of Apportionment (RMA)
- Petition


Rohini Dasika, Principal Management Analyst 9/30/2019


Gregory E. Priamos, Director County Counsel 9/26/2019

CERTIFICATE OF MAILING

I, the undersigned, say that I am a citizen of the United States and am employed in the County of Riverside, am over the age of 18 years; and that I am readily familiar with this offices' practice of collection and processing correspondence for mailing. My business address is EDA Attn: CFD Administrator, 3403 10th St., Ste. 400, Riverside, CA 92501. Under this office's practice, mail would be deposited with the U.S. Postal Service on the same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

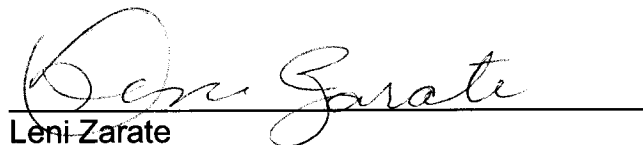
On Oct 28, 2019, I mailed a copy of the following documents:

Notice of Public Hearing to Landowner; Resolution No. **2019-190** and exhibits thereto by delivering a true copy thereof in a sealed, stamped, envelope(s) addressed as follows:

**SR Conestoga, LLC
41391 Kalmia Street, Ste. 200
Murrieta, CA 92562**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on Oct 28, 2019, at Riverside California.


Leni Zarate

CFD 19-2M (Winchester Ranch)



Transmittal

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

Date: 10/25/2019
To: Clerk of the Board
Attn: Karen Barton
From: Leni Zarate
Re: CFD 19-2M (Winchester Ranch)

Quantity	Dated	Description	Pages	BOARD DATE	MINUTE TRAQ #
1	10/25/19	Certificate of mailing for CFD 19-2 (Winchester Ranch)	1	11/19/19	11078

Remarks:

Please contact me, should you have any questions.

Thank you.

Date Stamp:

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

COMMUNITY FACILITIES DISTRICT

Dated: October 2019

CFD 19-2M
(Winchester Ranch)

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AGENCY: RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

**PROJECT: COMMUNITY FACILITIES DISTRICT
19-2M (WINCHESTER RANCH)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

COMMUNITY FACILITIES DISTRICT REPORT

A. INTRODUCTION

This Community Facilities District (CFD) shall consist of all parcels of land within the residential subdivision known as Tract 30807. The services to be provided by CFD 19-2M (Winchester Ranch) include: (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 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; (ii) Street lighting includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD.

The CFD is located within the unincorporated area of the County of Riverside and is generally located north of Busby Road, south of Domenigoni Parkway, east of Leon Road and west of Rice Road. At full development, this CFD is projected to include 190 assessable single family residential lots/units. Refer to Appendix B, Boundary Map of this Report for the location of this CFD.

The Maximum Special Taxes within the CFD have been established to pay for these services up to \$571 per taxable unit per year for Residential Property and \$861 per acre per year for Multi-family Residential and Non-Residential Property (as defined in the Rate and Method of Apportionment attached in Appendix A). This amount shall be increased based upon the percentage change in the Consumer Price Index, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

B. BACKGROUND

WHEREAS, the Board of Supervisors of the County of Riverside, State of California (Board), did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Division 2 of Title 5 of the California Government Code (Act), on May 7, 2016, adopt Resolution No. 2019-090 (Resolution) expressly ordering the preparation and filing of a written Report for a proposed Community Facilities District (Report). This Community Facilities District shall be referred to as County of Riverside Community Facilities District 19-2M (Winchester Ranch) (CFD); and,

WHEREAS, The Resolution ordering said Report, did direct that the Report generally contain the following:

- A brief description of the services by type proposed to be financed by the CFD which will adequately meet the needs of the CFD; and
- An estimate of the costs of providing such services, including the incidental expenses, to be incurred in connection with the CFD;

C. DESCRIPTION OF SERVICES

A description of the proposed services, pursuant to the terms stated in Exhibit A of the Resolution, is as follows:

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 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; (ii) Street lighting includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD.

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.

The services listed herein are representative of the types of services authorized to be financed by Community Facilities District No. 19-2M (Winchester Ranch). Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the County of Riverside. Addition, deletion or modification of descriptions of the services may be made consistent with the requirements of the Board of Supervisors of the County of Riverside, the Community Facilities District No. , and the Act.

D. COST ESTIMATE

1. The cost estimate, including incidental expenses, is approximately \$108,490 annually. The Maximum Special Taxes within the CFD have been established to pay for these services up to \$571 per taxable unit per year for Residential Property and \$861 per acre per year for Multi-family Residential and Non-Residential Property (as defined in the Rate and Method of Apportionment attached in Appendix A). This amount shall be increased based upon the percentage change in the Consumer Price Index, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.
2. Pursuant to Section 53340 of the Act, the proceeds of any special tax levied and co) may be used only to pay for the cost of providing authorized services and related incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual costs associated with determination of the amount of special taxes, collection of special taxes, payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the community facilities district. The incidental expenses associated with the annual administration of CFD No. 19-2M (Winchester Ranch) are initially estimated to be \$10,000. This amount shall be increased based upon the percentage change in the Consumer Price Index, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.
3. The cost of the services shall include incidental expenses, including costs associated with formation of the CFD, determination of the amount of the special tax, collection of the special tax, payment of the special tax, costs incurred in order to carry out the authorized purposes of the CFD, and the costs of engineering, inspecting, coordinating, completing, planning and designing the services, including the costs of environmental evaluations.

The following incidental expenses are examples of those that may be incurred in the formation of the CFD:


- Engineering services,
- Publishing, mailing and posting of notices,

- Governmental notification and filing costs,
- Election costs, and
- Charges and fees of the County of Riverside other than those waived.

Based upon the above, it is my opinion that the services being funded are those that will adequately meet the needs of the CFD and the estimated costs are fair and reasonable.

Dated this 10th of Oct., 2019.

RIVERSIDE COUNTY


SPECIAL DISTRICTS ADMINISTRATOR
19-2M (WINCHESTER RANCH)
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

E. RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

1. The Rate and Method of Apportionment of the special tax is attached hereto as Appendix A (Rate and Method). The special tax will be collected in the same manner and at the same time as ad valorem property taxes and subject to the same penalties and provisions; however, the special tax may be collected at a different time or in a different manner if necessary for CFD No. 19-2M (Winchester Ranch) to meet its financial obligations as permitted by the Act.
2. All of the property located within CFD No. 19-2M (Winchester Ranch), unless exempt by the provisions of the Rate and Method of Apportionment for CFD No. 19-2M (Winchester Ranch), shall be taxed for the purpose of providing necessary services to the CFD. Pursuant to Section 53325.3 of the Act, the tax imposed "is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property". The special tax may be based on benefit received by property, the cost of maintaining facilities or authorized services available, or other reasonable basis as determined by the Board, although the special tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

F. PROPOSED BOUNDARIES

The proposed boundaries of the CFD include those properties and parcels for which special taxes may be levied to pay for the costs and expenses of the services described above. The proposed CFD boundaries as of Fiscal Year 2019-2020 include the following assessor parcel number(s):

461190067-8
461190074-4
461190083-2

For details concerning the line and dimensions of the Assessor's Parcel Numbers refer to Riverside County Assessor's Maps.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County Auditor-Controller. The special tax amount to be levied and collected for the resubmitted parcel and/or new parcel number(s) shall be based on the method of apportionment as defined in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the special tax rate rather than as a proportionate share of the original special tax.

A reduced scale map showing the boundaries of the CFD is provided as Appendix B. A full-scale map is on file with the Clerk of the Board of Supervisors of Riverside County and was recorded with Riverside County Recorder's Office in Book 84 of Maps of Assessment and Community Facilities Districts at Page 36 on October 10, 2019. Document No. 2019-0409071.

**APPENDIX A
RATE AND METHOD OF APPORTIONMENT
CFD 19-2M (WINCHESTER RANCH)**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT 19-2M (WINCHESTER RANCH)
OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 19-2M (Winchester Ranch). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2020-2021, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

"Assessor" means the Assessor of the County.

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

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

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

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

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

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

"CFD" means Community Facilities District 19-2M (Winchester Ranch) of the County of Riverside.

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

"County" means the County of Riverside, California.

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

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

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

"Final Map" means a subdivision of property by recordation of a tract map, parcel map or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a condominium plan pursuant to California Civil

Code 4200 that creates individual lots for which Building Permits may be issued without further subdivision.

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

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

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

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

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

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

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

"Proportionately" means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property, Public Property or Property Owners Association Property, that the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and Property Owners Association Property.

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

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

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

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

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

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

“Special Tax Reserve Fund Requirement” means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$ \$108,490.00 for the Base Year. The Special Tax Reserve Fund Requirement 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 amount in effect in the previous Fiscal Year.

“Special Tax Services” means (i) Administration, inspection, and maintenance of all storm water 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 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 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. (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD.

“State” means the State of California.

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

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

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

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, commencing with Fiscal Year 2020-2021, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Undeveloped Property, Public Property or Property Owners Association Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D.

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

C. MAXIMUM SPECIAL TAX RATES

1. Developed Property

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

TABLE 1
Maximum Special Tax Rates 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	\$571
2	Multi-family Residential Property	Acre	\$861
3	Non-Residential Property	Acre	\$861

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

2. Approved Property

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

The Maximum Special Tax for Approved Property 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 corresponding Maximum Special Tax in effect in the previous Fiscal Year.

3. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property shall be \$861 per Acre.

The Maximum Special Tax for Undeveloped Property 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 corresponding Maximum Special Tax in effect in the previous Fiscal Year.

4. Public Property and/or Property Owners Association Property

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2020-2021 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

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

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

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

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

E. EXEMPTIONS

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

F. MANNER OF COLLECTION

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

G. APPEALS

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

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

H. TERM OF THE SPECIAL TAX

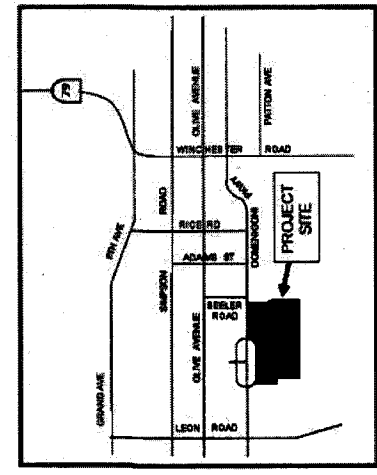
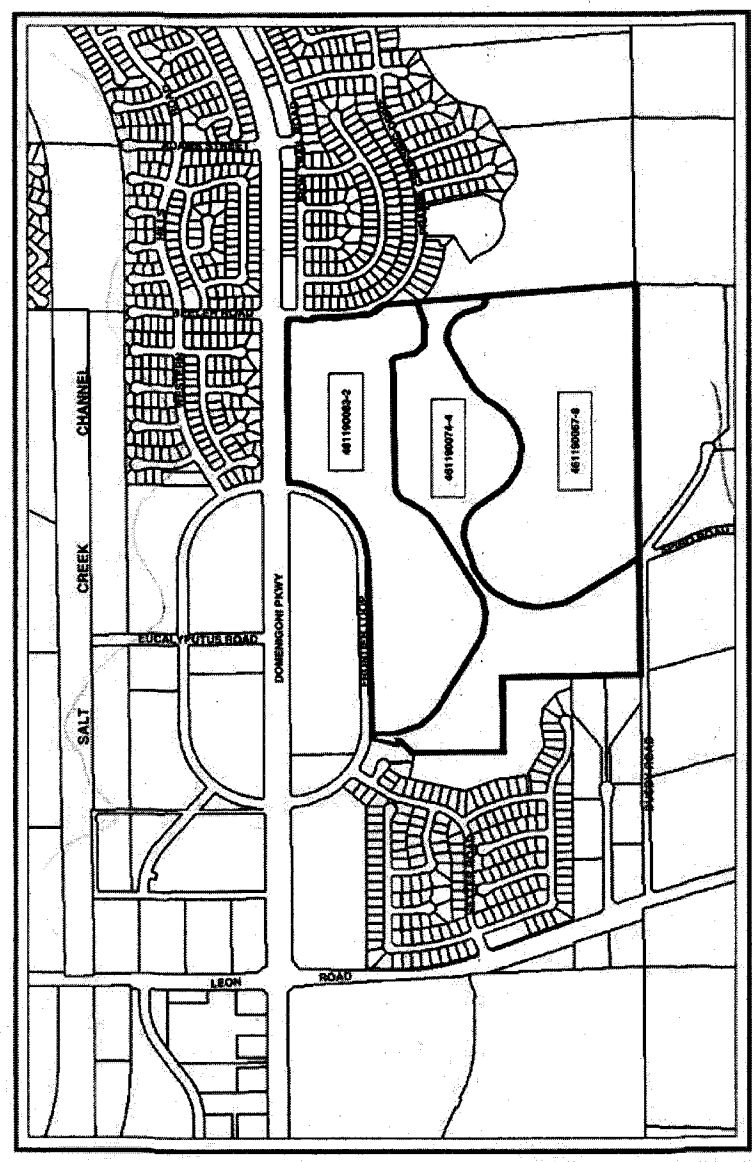
The Special Tax shall be levied annually in perpetuity unless terminated earlier by the County.

APPENDIX B
CFD BOUNDARY MAP FOR
19-2M (WINCHESTER RANCH)

18/20

Copy

PROPOSED BOUNDARY COMMUNITY FACILITIES DISTRICT 19-2M (WINCHESTER RANCH) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SEC. 32, T. 5S., R. 2W



VICINITY MAP

Legend
 [] Proposed Boundary

ASSESSOR PARCEL NUMBERS LOCATED
 WITHIN PROPOSED BOUNDARIES OF
 CFD 19-2M (WINCHESTER RANCH) AS OF
 FISCAL YEAR 2019-2020:

- 461190087-8
- 461190074-4
- 461190083-2

REFERENCE IS HEREBY MADE TO THE ASSESSOR
 MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL
 YEAR 2019-2020, 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 20th DAY OF October, 2019.
 COUNTY OF RIVERSIDE

Prepared By:
 COUNTY OF RIVERSIDE
 EDA, CCSD
 3403 Tenth Street, Ste. 400 Riverside, CA 92501
 951-955-8916 Phone

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
 BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 19-2M, AS
 SHOWN ON MAPS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 WAS APPROVED BY THE BOARD OF SUPERVISORS AT A
 REGULAR MEETING THEREOF, HELD ON THE 24th DAY OF October,
 2019, BY ITS RESOLUTION NO. 2019-150

Kamran Khan
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

RECORDED THIS 10 DAY OF October, 2019.
 AT THE HOUR OF 2:43 O'CLOCK, 2 M IN BOOK 24 OF MAPS OF
 ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 36
 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA.
 FEE 51 DOCUMENT NO. 2019-046971
 PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER
Peter Aldana
 DEPUTY

REBECCA SPENCER
Registrar of Voters



ART TINOCO
Assistant Registrar of Voters

**REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE**

CERTIFICATE OF REGISTRAR OF VOTERS

State of California)
) ss
County of Riverside)

I, **Rebecca Spencer**, Registrar of Voters of said County, hereby certify that:

(A) I have been furnished a map describing the proposed boundary of Community Facilities District No. 19-2M (Winchester Ranch), of the County of Riverside, State of California;

(B) On October 11, 2019, I conducted, or caused to be conducted, a review of the voter registration records of the County of Riverside for the purpose of determining the number of voters registered to vote within the proposed boundary of Community Facilities District No. 19-2M (Winchester Ranch), of the County of Riverside.

(C) There are 0 registered voters residing within the proposed boundary of Community Facilities District No. 19-2M (Winchester Ranch), of the County of Riverside.

IN WITNESS WHEREOF, I have executed this Certificate on this 11th day of October 2019.

Rebecca Spencer
Registrar of Voters

By: 
Art Tinoco
Assistant Registrar of Voters



CONCURRENCE OF ELECTION OFFICIAL IN DATE OF SPECIAL ELECTION

I, Suzanne Holland, Assistant Director of the County of Riverside Economic Development Agency (the "County"), hereby certify as follows:

(a) I am the election official responsible for conducting special elections in the County; and

(b) Pursuant to California Government Code Section 53326(a), I do hereby concur in the holding of a special election on Tuesday, November 19, 2019, for the purpose of submitting to the qualified electors of proposed Community Facilities District No. 19-2M (Winchester Ranch) of the County of Riverside (the "District") the proposition to levy a special tax within the District and to establish an appropriations limit for the District, as provided in Resolution No. 2019-229, proposed to be adopted by the Riverside County Board of Supervisors on November 19, 2019.

Dated: 10/16, 2019


SUZANNE HOLLAND
Election Official

