

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



ITEM: 3.15
(ID # 18624)

MEETING DATE:

Tuesday, April 05, 2022

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Resolution No. 2022-082, Intention to Establish Proposed Maintenance-Only Community Facilities District to be Named Community Facilities District No. 22-2M (Mountains Edge) of the County of Riverside to be Administered by Office of Economic Development. District 3. [\$33,440- Ongoing Cost; CFD 22-2M (Mountains Edge) – 100%] (Clerk to Set for Public Hearing on May 10, 2022 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. 2022-082, a Resolution of the Board of Supervisors of the County of Riverside of Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes and Setting a Date and Time for a Public Hearing Thereon; and
2. Set a public hearing concerning the establishment of Community Facilities District 22-2M (Mountains Edge) for 9:30 a.m. on May 10, 2022, 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

Suzanne Holland
Suzanne Holland, Director of Office of Economic Development

3/17/2022

Aaron Gettis
Aaron Gettis, Deputy County Counsel

3/24/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, May 10, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 5, 2022
xc: OED, Recorder, COB

Kecia R. Harper
Clerk of the Board
By: *[Signature]*
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 33,440	\$ 0	\$ 33,440
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 22-2M (Mountains Edge)			Budget Adjustment: N/A	
			For Fiscal Year: 22/23	

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 storm water Best Management Practices (BMP), street lighting, and traffic signals and set goals and policies concerning Community Facilities Districts (CFD).

Cal Hearthstone Lot Option Pool 03, L.P., is the Developer of Tract 36430-2 and petitioned that the County of Riverside Office of Economic Development 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 services for (i) Administration, inspection, and maintenance of all fossil filters, and 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 fossil filter operations. Inspection includes, but is not limited to, travel time, visual inspection process and procedures to ensure fossil filter functionality, Maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection and (ii) 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. 2022-082 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 22-2M (Mountains Edge) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

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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 (Cal Hearthstone Lot Option Pool 03, L.P.) of Tract Map No. 36430-2 has petitioned the County to include their property into proposed Community Facilities District 22-2M (Mountains Edge). The boundaries of CFD 22-2M (Mountains Edge) will encompass all of Tract Map No 36430-2, 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 Map No. (36430-2) 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 ensure 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 service and maintenance of Developer-installed and County-required infrastructure, particularly fossil filters 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

The proposed budget of \$33,440 for fiscal year 2022-2023 will result in a special tax of \$176 per taxable parcel, pursuant to the Rate and Method of Apportionment. The annual special tax shall be

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increased by the minimum of 2% or up to 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 2021.

ATTACHMENTS:

- Resolution No. 2022-082
- Proposed Boundary Map
- Rate and Method of Apportionment (RMA)
- Petition


Scott Bruckner 3/29/2022

2 RESOLUTION NO. 2022-082

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

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

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

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

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

- 20 (i) Administration, inspection, and maintenance of all fossil filters, and related devices and
21 structures as approved and accepted by the CFD. Administration includes, but is not
22 limited to, quality control and assurance of inspections and maintenance, general contract
23 management, scheduling of inspections and maintenance, and general oversight of all
24 fossil filter operations. Inspection includes, but is not limited to, travel time, visual
25 inspection process and procedures to ensure fossil filter functionality, Maintenance
26 includes, but is not limited to, repair or replacement of any deficiencies noted during
27 inspection,

28
APR 05 2022 3.15

FURNISHED APPROVED COUNTY COUNSEL
BY: Stephanie K. Nelson 3/29/22
DATE

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

3 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board
4 of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular
5 session assembled on April 5, 2022 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of
6 Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside,
7 California as follows:

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

17 **Section 2.** The name proposed for the Community Facilities District is "Community Facilities
18 District 22-2M (Mountains Edge) of the County of Riverside."

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

- 21 (i) Administration, inspection, and maintenance of all fossil filters, and related devices and
22 structures as approved and accepted by the CFD. Administration includes, but is not
23 limited to, quality control and assurance of inspections and maintenance, general contract
24 management, scheduling of inspections and maintenance, and general oversight of all
25 fossil filter operations. Inspection includes, but is not limited to, travel time, visual
26 inspection process and procedures to ensure fossil filter functionality, Maintenance
27 includes, but is not limited to, repair or replacement of any deficiencies noted during
28 inspection,

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

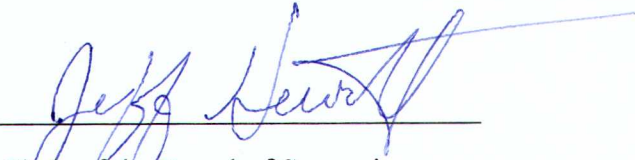
3 **Section 4.** Except where funds are otherwise available, a special tax sufficient to pay for all
4 Services, secured by recordation of a continuing lien against all nonexempt real property in the
5 Community Facilities District, will be annually levied within the Community Facilities District. The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

13 **Section 5.** The Board of Supervisors hereby sets the matter for public hearing on May 10, 2022,
14 at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting room
15 of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon
16 Street, 1st Floor, Riverside, California, as the time and place when and where the Board of Supervisors
17 will conduct a public hearing on the establishment of the Community Facilities District and the levy of the
18 special tax therein.

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

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

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Chair of the Board of Supervisors
JEFF HEWITT

ATTEST:

EXHIBIT B

PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(See Attached)

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1 **RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR**
2 **COMMUNITY FACILITIES DISTRICT 22-2M (MOUNTAINS EDGE)**
3 **OF THE COUNTY OF RIVERSIDE**
4 **STATE OF CALIFORNIA**

5
6 A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable
7 Property located within the boundaries of Community Facilities District (CFD) 22-2M (Mountains Edge). The amount of
8 Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2022-2023, shall be determined by the
9 Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate
10 Special Tax as set forth in Sections B., C., and D., below. All property within the CFD, unless exempted by law or by the
11 provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

12
13 **A. DEFINITIONS**

14
15 The terms hereinafter set forth have the following meanings:

16
17 **“Accessory Dwelling Unit(s)”** means a residential unit of limited size, as defined in California Government Code Section
18 65852.2 that shares an Assessor’s Parcel Number with Single-Family Property.

19
20 **“Acre” or “Acreage”** means the land area of a Parcel as shown on the most recent Assessor’s Parcel Map, or if the land area is
21 not shown on the Assessor’s Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other
22 recorded County map. If the preceding maps are not available, the Acreage of an Assessor’s Parcel Number may be
23 determined utilizing GIS. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

24
25 **“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title
26 5 of the Government Code of the State of California.

27
28 **“Administrative Expenses”** means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or

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

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

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

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

22
23 **"Board"** means Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD.

24
25 **"Boundary Map"** means a recorded map of the CFD which indicates by a boundary line the extent of the territory within the
26 CFD identified to be subject to the levy of Special Taxes.

27
28 **"Building Permit(s)"** means a legal document(s) issued by a local agency that allows for new vertical construction of a

1 building or buildings.

2
3 **“CFD”** means Community Facilities District 22-2M (Mountains Edge) of the County of Riverside.

4
5 **“Consumer Price Index”** means the cumulative percentage increase in the Consumer Price Index (CPI) published by the U.S.
6 Bureau of Labor Statistics for All Urban Consumers in the Riverside-San Bernardino-Ontario Area, as it stands in March of
7 each year over the base index as of 2021. In the event this index ceases to be published, the Consumer Price Index shall be
8 another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-
9 San Bernardino-Ontario Area. In the event that the percentage change in the annualized CPI is negative, the Special Tax shall
10 not be decreased.

11
12 **“County”** means the County of Riverside, California.

13
14 **“Developed Property”** means for each Fiscal Year, all Parcels of Taxable Property: (i) that are included in a Final Map that
15 was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a
16 Building Permit(s) for vertical construction has been issued prior to April 1st preceding the Fiscal Year in which the Special
17 Tax is being levied.

18
19 **“Development Class”** means either Developed Property, Approved Property, Taxable Property Owner’s Association Property,
20 Taxable Public Property, or Undeveloped property.

21
22 **“Dwelling Unit(s)” or “(D/U)”** means a residential building(s) that is used or intended to be used as a domicile by one or more
23 persons, as determined by the Administrator. An Accessory Dwelling Unit shall be considered a separate Taxable Unit for
24 purposes of calculating the Special Tax.

25
26 **“Exempt Property”** means any Parcel which is exempt from Special Taxes pursuant to Section E., below.
27
28

1 **“Final Map”** means a subdivision of property by recordation of a tract map, parcel map or lot line adjustment, pursuant to the
2 Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a condominium plan pursuant to
3 California Civil Code 4200 that creates individual lots for which Building Permit(s) may be issued without further subdivision.
4

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

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

10 **“Multi-family Residential Property”** means all Parcels of Residential Property that consist of a two or more buildings
11 comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user, and under common
12 management. An Accessory Dwelling Unit that may be rented and under common management does not qualify as
13 Multifamily Residential Property.
14

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

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

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

25 **“Proportionately”** means for each Parcel of Taxable Property that are Developed Property, Approved Property, Taxable
26 Property Owner’s Association Property, Taxable Public Property or Undeveloped Property, that the ratio of the actual Special
27 Tax levy to Maximum Special Tax is the same for all Parcels assigned within each Development Class.
28

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

7
8 **“Residential Property”** means all Parcels of Developed Property for which a Building Permit(s) has been issued permitting
9 the construction of one or more residential Dwelling Units. An Accessory Dwelling Unit(s) that shares a Parcel shall be
10 considered a separate Single-Family Property for the purposes of the Special Tax.

11
12 **“Single-Family Property”** means all Parcels of Residential Property, other than Multi-family Residential Property.

13
14 **“Special Tax(es)”** means the amount to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with
15 Section D., below to fund the Special Tax Requirement.

16
17 **“Special Tax Requirement(s)”** means that amount required in any Fiscal Year to: (i) pay the estimated cost of Special Tax
18 Services such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion
19 of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount
20 needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative
21 Expenses; (iv) pay any anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year
22 outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual
23 Special Tax levy at the sole discretion of the Administrator.

24
25 **“Special Tax Reserve Fund”** means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$33,440.
26 The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2022, by the amount equal to the
27 greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum
28 Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

1 **“Special Tax Services”** means (i) Administration, inspection, and maintenance of all fossil filters, and related devices and
2 structures as approved and accepted by the CFD. Administration includes, but is not limited to, quality control and assurance of
3 inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight
4 of all fossil filter operations. Inspection includes, but is not limited to, travel time, visual inspection process and procedures to
5 ensure fossil filter functionality, Maintenance includes, but is not limited to, repair or replacement of any deficiencies noted
6 during inspection (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration
7 of street lighting located within and/or surrounding the CFD.

8
9 **“State”** means the State of California.

10
11 **“Taxable Property”** means all Parcels within the boundary of the CFD pursuant to the Boundary Map which are not exempt
12 from the Special Tax pursuant to Section E., below.

13
14 **“Taxable Property Owner’s Association Property”** means all Parcels of Property Owner’s Association Property that
15 satisfies both of the following conditions: (i) based on reference to the maps used during the formation of the district, the Parcel
16 was not anticipated to be Property Owner’s Association Property, as determined by the Administrator, and (ii) if the Parcel
17 were to be exempt from the Special Tax because it is Property Owner’s Association Property, the County has determined that
18 there would be a reduction in Special Tax revenues that would create a deficit in funding the Special Tax Requirement.

19
20 **“Taxable Public Property”** means all Parcels of Public Property that satisfies both of the following conditions: (i) based on
21 reference to the maps used during the formation of the district, the Parcel was not anticipated to be Public Property, as
22 determined by the Administrator, and (ii) if the Parcel were to be exempt from the Special Tax because it is Public Property,
23 the County has determined that there would be a reduction in Special Tax revenues that would create a deficit in funding the
24 Special Tax Requirement.

25
26 **“Taxable Unit”** means either a Dwelling Unit(s) or an Acre. An Accessory Dwelling Unit on a Parcel shall be considered a
27 separate Taxable Unit for purposes of calculating the Special Tax.

28

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

3
4 **B. ASSIGNMENT TO DEVELOPMENT CLASS**

5
6 Each Fiscal Year, commencing with Fiscal Year 2022-2023, all Parcels of Taxable Property shall be classified as either
7 Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or
8 Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as
9 determined pursuant to Sections C. and D., below.

10
11 Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Parcels of
12 Residential Property shall further be classified as Single-Family Property or Multi-family Residential Property.

13
14 **C. MAXIMUM SPECIAL TAX RATES**

15
16 **1. Developed Property**

17
18 The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1. (a) below, in each
19 Fiscal Year for each Parcel classified as

20 Developed Property shall be determined by reference to Table 1 below.
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TABLE 1

Maximum Special Tax Rates for Developed
Property for Fiscal Year 2021-2022

Description	Taxable Unit Per	Maximum Special Tax Per Taxable Unit
Single-Family Property	D/U	\$176
Multi-family Residential Property	Acre	\$1,467
Non-Residential Property	Acre	\$1,467

(a) Increase in the Maximum Special Tax

On each July 1, the Maximum Special Tax identified in Table 1 above, shall be increased annually, commencing July 1, 2022, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

(b) Multiple Development Classes

In some instances, a Parcel of Developed Property may contain more than one Development 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 Development Class located on that Parcel. For a Parcel that contains two or more different Development Classes, 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 Development Class shall be final.

1 Once a Maximum Special Tax has been assigned to a Parcel of Developed Property, the Maximum Special Tax shall
2 not be reduced in future Fiscal Years regardless of changes in Development Class, Square Footage, or Acreage, unless
3 a reduction in the Maximum Special Tax is approved by the Board for the entire CFD.

4
5 (c) Accessory Dwelling Unit(s)

6
7 Where an Accessory Dwelling Unit(s) is on the same Assessor Parcel Number as another Taxable Unit, the Accessory
8 Dwelling Unit(s) is considered a separate Taxable Unit that will be added to the calculation of the Maximum Special
9 Tax for a Parcel.

10
11 **2. Approved Property**

12
13 The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable
14 Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a
15 Parcel of Approved Property that is expected to become Single-Family Property as reasonably determined by the
16 Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved
17 Property shall be calculated pursuant to Section C.1., as if such Parcel were already designated as Developed Property
18 and classified as Single-Family Property.

19
20 The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2022, by the
21 amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the
22 corresponding Maximum Special Tax in effect in the previous Fiscal Year. at the sole discretion of the Administrator.

23
24 **3. Taxable Property Owner's Association Property and Taxable Public Property**

25
26 The Maximum Special Tax for each Parcel of Taxable Property Owner's Association Property or Taxable Public
27 Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times
28 the Acreage of such Parcel.

1 The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property shall be
2 increased annually, commencing July 1, 2022, by the amount equal to the greater of two percent (2%) or up to the
3 percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous
4 Fiscal Year at the sole discretion of the Administrator.

5
6 **4. Undeveloped Property**

7
8 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property is
9 shown in Table 1 for each Parcel shall be \$ 1,467.00 per Acre.

10
11 The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2022, by the
12 amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the
13 corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

14
15 **5. Public Property and/or Property Owner's Association Property**

16
17 The Maximum Special Tax that may be levied and escalated for each Parcel classified as Property Owner's
18 Association Property and/or Public Property shall be \$0.00 per Acre. **There shall be no levy on Property Owner's**
19 **Association Property and/or Public Property.**

20
21 **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

22
23 Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the Administrator shall levy the Special
24 Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with
25 the following steps:

26
27 First: The Special Tax shall be levied Proportionately on each Parcel of Developed Property at up to 100% of the
28 applicable Maximum Special Tax as needed to satisfy the Special Tax Requirement;

1 **F. MANNER OF COLLECTION**

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

8
9 **G. APPEALS**

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

18
19 The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy
20 and administration of the Special Tax and any taxpayer who appeals, as herein specified.

21
22 **H. PREPAYMENT OF SPECIAL TAX**

23
24 The Special Tax may not be prepaid.

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

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



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

Transmittal

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

Date: 3/31/2022
To: Board of Supervisors-Clerk of the Board
From: Leni Zarate (951) 955-3212
Re: CFD 22-2M (Mountains Edge)

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 MAR 31 AM 9:54

Quantity	Description	Pages	APPROVED BOARD DATE	MINUTE TRAQ #
1	Proposed Boundary Map for the above referenced CFD	1	4/5/22	18624

Remarks:

Requesting Clerk of the Board signature, **Expedited**. Map must be recorded at the Recorders Office within 15 days of BOS meeting, 4/5/2022.

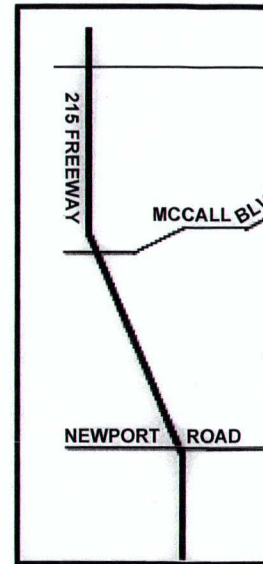
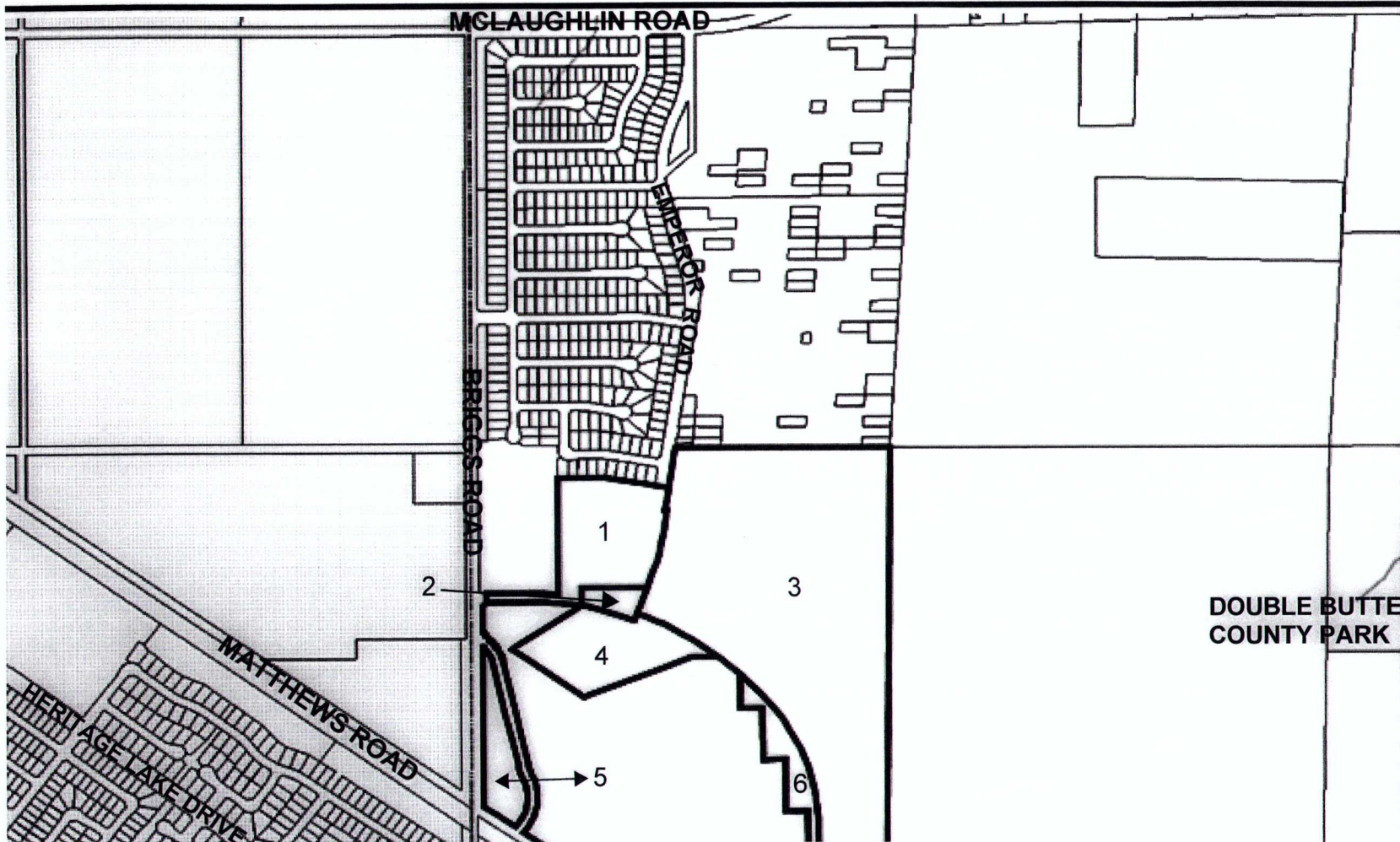
At time of recording at Assessor/Recorder's office, need to Request a copy of recorded Mylar map. Billing Code: ECDEV. Once ready please call Jason Aznoff (951-955-9020) for pick up from Assessor/Recorder's office.

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

4/5/22 3.15
2022-4-152398

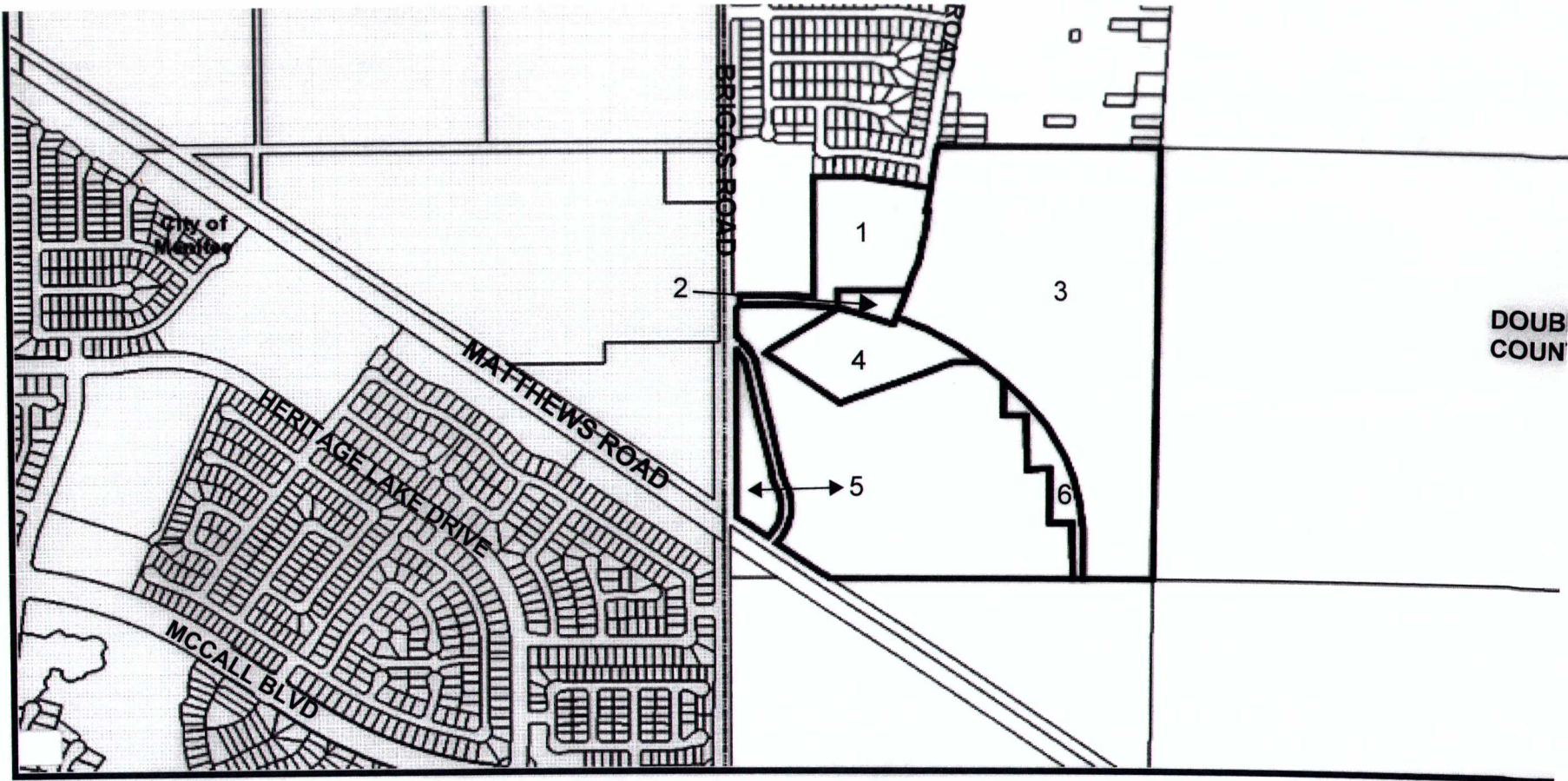
Submitted by: Leni Zarate/JA
Phone: (951) 955-6993
Email: lzarate@rivcoeda.org

PROPOSED BOUNDARY
COMMUNITY FACILITIES DISTRICT 22-2M (MOUNTAINS EDGE)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
N 1/2 OF SEC. 19, T. 5S., R. 2W.



V





FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE,
STATE OF CALIFORNIA THIS 5th DAY OF April 2022.

Kenna R. Hayer

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 22-2M (MOUNTAINS
EDGE) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS
APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING
THEREOF, HELD ON THE 5th DAY OF April 2022, BY ITS
RESOLUTION NO. 2022-082

Sue Maxwell (Deputy)

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

RECORDED THIS _____ DAY OF _____ 2022.

AT THE HOUR OF _____ O'CLOCK _____ M IN BOOK _____

ASSESSMENT AND COMMUNITY FACILITIES DISTRICT
IN THE OFFICE OF THE COUNTY RECORDER IN THE C
RIVERSIDE, STATE OF CALIFORNIA.
FEE _____ DOCUMENT NO. _____

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLE

DEPUTY

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