

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



ITEM: 3.17
(ID # 18422)

MEETING DATE:

Tuesday, April 12, 2022

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Receive and File the Statement of the Election Official, Adoption of Resolution No. 2022-066 Declaring the Results of a Consolidated Special Election, Introduction of Ordinance No. 972, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax within Community Facilities District 22-1M (Los Olivos/Countryview) of the County of Riverside. District 3. [\$0] (Clerk of the Board to Record Notice of Special Tax)

RECOMMENDED MOTION: That the Board of Supervisors:

1. With regard to the formation of Community Facilities District No. 22-1M (Los Olivos/Countryview) of the County of Riverside, receive and file the Statement of the Election Official regarding the Canvas of the Election for the Communities Facilities District;
2. Adopt Resolution No. 2022-066, a Resolution of the Board of Supervisors of the County of Riverside Declaring the Results of Consolidated Special Elections Within Community Facilities District No. 22-1M (Los Olivos/Countryview) of the County of Riverside;
3. Introduce, read title, waive further reading of, and adopt on successive weeks proposed Ordinance No. 972, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax within Community Facilities District No. 22-1M (Los Olivos/Countryview) of the County of Riverside; and
4. Direct the Clerk of the Board to certify and record the Notice of Special Tax with the County Clerk.

ACTION:Policy

Suzanne Holland
Suzanne Holland, Director of Office of Economic Development

3/17/2022

Aaron Gettis
Aaron Gettis, Deputy County Counsel

3/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 12, 2022
xc: O.E.D., Recorder, Co. Co., 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 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: 100% CFD 22-1M Los Olivos/Countryview | | | 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 landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD).

KB Home Coastal Inc., the Developer of Tract 37294 (Improvement Area A), and KB Home Coastal Inc., the Developer of Tracts 29322 and 37533 (Improvement Area B), have petitioned that Riverside County Office of Economic Development assist them in forming a district, with each Improvement Area, 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 for each Improvement Area is proposed to be levied on each individual parcel located within the boundary of the proposed CFD. Each Improvement Area will have specific CFD services and costs.

The costs associated with Improvement Area A are (i) Administration, inspection, and maintenance of all stormwater facilities and BMPs, including water quality basins, fossil filters, basin forebays and all other National Pollutant Discharge Elimination System (NPDES) 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 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 are also included, and entail energy charges, operation, maintenance, and administration of street lighting.

The costs associated with Improvement Area B are (i) Administration, inspection, and maintenance of all stormwater facilities and BMPs, including water quality basins, fossil filters, basin forebays and all other NPDES BMP-related devices and structures as approved and

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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 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. (iii) Traffic signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signals.

Each new CFD is created for a specific residential 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 tax levy is annually placed on the tax roll for each Assessor Parcel Number (APN) noted in the CFD Boundary Map.

The property owners of Tract Map No. 37294, KB Home Coastal Inc., and of Tract Map No's. 29322 and 37533, KB Home Coastal Inc., have petitioned the County to include their property into proposed Community Facilities District 22-1M (Los Olivos/Countryview).

The boundaries of CFD 22-1M (Los Olivos/Countryview) will encompass Tract Map No. 37294 (Improvement Area A) which includes 47 single family dwelling units, none of which are currently occupied, and Tract Map No's. 29322 and 37533 (Improvement Area B) which includes 545 single family dwelling units, none of which are currently occupied.

On March 1, 2022 (Agenda Item 3.26), the County of Riverside Board of Supervisors approved, Resolution No. 2022-064, a Resolution of Intention as the initial step for forming the CFD and declaring 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 KB Home Coastal Inc.

The Resolution also directed that the Board of Supervisors hold a public hearing and submit the formation of the proposed CFD 22-1M (Los Olivos/Countryview) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

On April 5, 2022, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2022-065 a Resolution of the Board of Supervisors of the County of Riverside of Formation of Community Facilities District No. 22-1M (Los Olivos/Countryview) of the County of Riverside, Authorizing the Levy of a Special Tax

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to applicable Improvement Areas within Said District to Pay for Certain Stormwater Facilities and BMPs, Street Lighting and Traffic Signal 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. Under the same agenda item, the required CFD report, Certificate of Registrar of Voters stating there are fewer than twelve registered voters, and Concurrence of Election Official in Date of Special Election were all received and filed.

The attached Statement of the Election Official regarding the Canvass of the Election declares the election results which were 125 'YES' votes for Proposition A and Proposition B as described in Section 14 of Resolution No. 2022-065 (adopted on 4/5/2022). Adoption of proposed Resolution No. 2022-065 a Resolution of the Board of Supervisors of the County of Riverside will declare the results of the Consolidated Special Election within the boundary of Community Facilities District 22-1M (Los Olivos/Countryview). Proposed County Ordinance No. 972 would authorize and levy special taxes within the boundaries of Community Facilities District 22-1M (Los Olivos/Countryview).

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 within this 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 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 CFD which are represented by the Recorded Boundary Map (inclusive of Tract Map No. 37294 for Improvement Area A and Tract Map No's. 29322 and 37533 for Improvement Area B) are impacted by the special taxes. By setting up special taxes for each Improvement Area 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 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 maintenance of Developer-installed and County-required infrastructure, particularly, storm water facilities and BMPs, streetlights and traffic signal. The Developer shall and is obligated to provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

SUPPLEMENTAL:

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Additional Fiscal Information

Pursuant to the Rate and Method of Apportionment (attached as Exhibit A to the Ordinance), for fiscal year 2023-2023, the proposed Budget and Special Tax in each Improvement Area of the CFD will be as follows:

Improvement Area A budget will be \$9,870 and will result in a special tax of \$210 per taxable parcel; Improvement Area B budget will be \$88,290 and will result in a special tax of \$162 per taxable parcel. The annual special tax, for each Improvement Area, shall 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 2021. There are no General Funds used in this project.

ATTACHMENTS:

- Recorded CFD Boundary Map (reference only)
- Statement of the Election Official regarding the Canvass of the Election for the CFD
- Resolution No. 2022-066
- Proposed Ordinance No. 972


Scott Bruckner 4/5/2022

2 RESOLUTION NO. 2022-066

3 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
4 DECLARING THE RESULTS OF CONSOLIDATED SPECIAL ELECTIONS WITHIN COMMUNITY
5 FACILITIES DISTRICT NO. 22-1M (LOS OLIVOS/COUNTRYVIEW)
6 OF THE COUNTY OF RIVERSIDE

7
8 WHEREAS, on April 5, 2022 the Board of Supervisors (the "Board of Supervisors") of the
9 County of Riverside adopted Resolution No. 2022-065 forming Community Facilities District No. 22-1M
10 (Los Olivos/Countryview) of the County of Riverside (the "Community Facilities District") and calling a
11 special election for submitting to the voters propositions with respect to the levy of an annual special tax
12 to applicable Improvement Areas within the Community Facilities District and establishing an
13 appropriations limit for the Community Facilities District; and

14 WHEREAS, the Board of Supervisors has received a statement from the Director of the
15 Office of Economic Development, who was appointed to serve as the election official of the election (the
16 "Election Official") pursuant to Resolution No. 2022-065, with respect to the canvass of the ballots
17 returned in and the results of the consolidated special elections, certifying that more than two-thirds of the
18 votes cast upon the propositions submitted to the voters within the Community Facilities District were
19 cast in favor of the propositions.

20 NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the Board of
21 Supervisors of the County of Riverside, in regular session assembled on April 12, 2022, as follows:

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

23 Section 2. Findings. The Board of Supervisors finds that: (i) there were no persons
24 registered to vote within the boundaries of the Community Facilities District at the time of the close of the
25 public or protest hearing on April 5, 2022, and, pursuant to Section 53326 of the California Government
26 Code ("Section 53326"), the vote in the consolidated special elections for the Community Facilities
27 District was, therefore, to be by the landowners owning land within the Community Facilities District,
28 with each landowner having one vote for each acre or portion of an acre of land that he or she owned

FORM APPROVED COUNTY COUNSEL
BY SARAH K. MOORE 3/29/22
DATE

1 within the Community Facilities District which would have been subject to the special tax if levied at the
2 time of the consolidated special elections; (ii) pursuant to Section 53326 and Resolution No. 2022-065,
3 the Election Official caused the ballots for the consolidated special elections for the Community Facilities
4 District to be delivered to the owners of the property within the Community Facilities District (the
5 “Property Owners”); (iii) the Property Owners waived the time limits for holding the consolidated special
6 elections and the election dates specified in Section 53326, and consented to the calling and holding of the
7 consolidated special elections on April 5, 2022; (iv) the consolidated special elections have been properly
8 conducted in accordance with all statutory requirements and the provisions of Resolution No. 2022-065;
9 (v) pursuant to Section 53326, based on the acreage of their land ownership within the Community
10 Facilities District, the Property Owners, as the owners of all of the property within such Community
11 Facilities District, were entitled to 125 votes in the consolidated special elections; (vi) the ballots for the
12 consolidated special elections were returned by the Property Owners to the Election Official prior to 5:00
13 p.m. on April 5, 2022; (vii) the ballots returned to the Election Official by the Property Owners voted all
14 votes to which they were entitled in favor of all propositions set forth therein; (viii) more than two-thirds
15 of the votes cast in the consolidated special elections on each proposition were cast in favor thereof, and
16 pursuant to Section 53328 of the California Government Code, all such propositions carried; (ix) the
17 Board of Supervisors, as the legislative body of the Community Facilities District, is therefore authorized
18 to annually levy special taxes on taxable property to the applicable Improvement Areas within the
19 Community Facilities District, in amounts sufficient to fund, pay for, and finance authorized stormwater
20 facilities and BMPs, street lighting and traffic signal services (as specified and reflected in the Resolution
21 of Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax)
22 and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so
23 long as the special taxes are needed to fund such services, at the special tax rates and pursuant to the
24 method of apportioning the special taxes set forth in Exhibit B to Resolution No. 2022-064; and (x) an
25 appropriations limit for the Community Facilities District has been established in the amount of
26 \$4,000,000.

27 Section 3. Declaration of Results. All votes voted in the consolidated special elections
28 on (i) the proposition with respect to the annual levy of special taxes on taxable property to the applicable

1 Improvement Areas within the Community Facilities District, consistent with the Rate and Method of
2 Apportionment, in amounts sufficient to fund, pay for, and finance authorized stormwater facilities and
3 BMPs, street lighting and traffic signal services and to pay expenses incidental thereto and expenses
4 incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund
5 such services and (ii) the proposition with respect to establishing an appropriations limit for the
6 Community Facilities District in the amount of \$4,000,000 were voted in favor thereof; and both such
7 propositions carried.

8 Section 4. Effect of Elections. The effect of the results of the consolidated special
9 elections, as specified in Section 3 hereof, is that the Board of Supervisors, as the legislative body of the
10 Community Facilities District, is authorized to annually levy special taxes on taxable property within the
11 Community Facilities District in amounts sufficient to fund, pay for, and finance authorized stormwater
12 facilities and BMPs, street lighting and traffic signal services and to pay expenses incidental thereto and
13 expenses incidental to the levy and collection of the special taxes, so long as the special taxes are needed
14 to fund such services in accordance with the Rate and Method of Apportionment set forth in Exhibit B to
15 Resolution No. 2022-065 adopted by the Board of Supervisors on April 5, 2022; and that an
16 appropriations limit of \$4,000,000 has been established for the Community Facilities District.

17 Section 5. Notice of Special Tax Lien. The Clerk is authorized and directed to record
18 a notice of special tax lien as provided in Section 53328.3 of the California Government Code and Section
19 3114.5 of the California Streets and Highways Code.

20 ADOPTED this 12th day of April 2022.

21
22 
23 Chair of the Board of Supervisors
24 **JEFF HEWITT**

23 ATTEST:
24 Kecia R. Harper
25 Clerk of the Board of Supervisors

26 By: 
27 Deputy
28

2 **RESOLUTION 2022-066**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
4 **RIVERSIDE**

5 ADOPTED by Riverside County Board of Supervisors on April 12, 2022.

6 ROLL CALL:

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

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

11 KECIA R. HARPER, Clerk of said Board

12 By:  _____

13 Deputy

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19 04.12.2022 3.17
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RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Clerk of the Board of Supervisors
Riverside County
Office of Economic Development
Attn: Leni Zarate
3403 10th Street, Ste. 400
Riverside, CA 92501

2022-0196638

04/27/2022 09:01 AM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



8778

NOTICE OF SPECIAL TAX LIEN

**COUNTY OF RIVERSIDE COMMUNITY FACILITIES DISTRICT NO. 22-1M
(LOS OLIVOS/COUNTRYVIEW)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), the undersigned Clerk of the Board of Supervisors, County of Riverside, State of California, hereby gives notice (the "Notice") of the foregoing and that a lien to secure payment of a special tax is hereby imposed by the Board of Supervisors of the County of Riverside, State of California. The special tax secured by this lien is authorized to be levied for the purpose of providing the services, including incidental expenses, described in Exhibit A attached hereto and incorporated by this reference herein.

The special tax is authorized to be levied within the County of Riverside Community Facilities District No. 22-1M (Los Olivos/Countryview) (the "District"), which has now been officially formed and the lien of special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with the Section 53330.5 of the Act.

The rate, method of apportionment, and manner of collection of the authorized special tax are as set forth in the rate and method of apportionment of the special tax (the "Rate and Method") attached hereto as Exhibit B and by this reference incorporated herein. The Rate and Method does not provide for prepayment of the special tax obligation.

Notice is further given that upon the recording of this Notice in the office of the County Recorder of the County of Riverside, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the District, in accordance with Section 3115.5 of the California Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within the District are as set forth in Exhibit C attached hereto and by this reference made a part hereof.

Reference is made to the boundary map of the District recorded on March 10, 2022 in Book 88 of Maps of Assessment and Community Facilities Districts at Pages 54-56 in the office of the County Recorder for the County of Riverside, State of California, as Document # 2022-0119374 which map is the final boundary map of the District.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Maintenance CFD Administrator at the County of Riverside Office of Economic Development 3403 10th Street, Suite 400, Riverside, CA 92501, phone 951-955-3212.

Dated: April 12, 2022

By: 
Clerk of the Board of Supervisors

EXHIBIT A

DESCRIPTION OF SERVICES

The services (the "Services") described below are proposed to be financed by County of Riverside Community Facilities District No. 22-1M (Los Olivos/Countryview) (the "CFD"):

Improvement Area A

- 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 surrounding area of the Community Facilities District; and

Improvement Area B

- 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 surrounding area of the Community Facilities District; and
- iii) Traffic signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signal within the boundaries of the CFD

Incidental Expenses

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

EXHIBIT B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT 22-1M (LOS OLIVOS / COUNTRYVIEW) 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) 22-1M (Los Olivos / Countryview). The amount of Special Tax to be levied on a Parcel in each Improvement Area in each Fiscal Year, commencing in Fiscal Year 2022-2023, 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 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:

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

“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 not shown on the Assessor’s Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map. If the preceding maps are not available, the Acreage of an Assessor’s Parcel Number may be determined utilizing GIS. 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 Special Tax Requirement and providing for 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(s) 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 a Parcel by an 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.

“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 of each Improvement Area within the CFD identified to be subject to the levy of Special Taxes.

“Building Permit(s)” means a legal document(s) issued by a local agency that allows for new vertical construction of a building or buildings.

“CFD” means Community Facilities District 22-1M (Los Olivos / Countryview) of the County of Riverside.

“Consumer Price Index” means the cumulative percentage increase in the Consumer Price Index (CPI) 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 as of 2021. 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. In the event that the percentage change in the annualized CPI is negative, the Special Tax shall not be decreased.

“County” means the County of Riverside, California.

“Developed Property” means for each Fiscal Year, 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(s) for vertical construction has been issued prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

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

“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 persons, as determined by the Administrator. An Accessory Dwelling Unit shall be considered a separate Taxable Unit for purposes of calculating the Special Tax.

“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 Permit(s) 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.

“Improvement Area(s)” means Improvement Area A or Improvement Area B as identified on the Boundary Map.

“Improvement Area A” means the specific area identified on the Boundary Map as Improvement Area A of the CFD.

“Improvement Area B” means the specific area identified on the Boundary Map as Improvement Area B of the CFD.

“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 for Improvement Area A or Improvement Area B.

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

“Non-Residential Property” means all Parcels of Developed Property for which a Building Permit(s) 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 Owner’s Association Property” means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a home-owner’s association, condominium owner’s association or any master or sub-association, prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

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

“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(s) has been issued permitting the construction of one or more residential Dwelling Units. An Accessory Dwelling Unit(s) that shares a Parcel shall be considered a separate Single-Family Property for the purposes of the Special Tax.

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

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

“Special Tax Requirement(s)” means that amount required in any Fiscal Year to pay the Special Tax Requirement for Improvement Area A or for the Special Tax Requirement for Improvement Area B.

“Special Tax Requirement for Improvement Area A” means that amount required in any Fiscal Year within Improvement Area A of the CFD, to: (i) pay the estimated cost of

Special Tax Services for Improvement Area A for such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement for Improvement Area A; (iii) pay Administrative Expenses; (iv) pay any 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 at the sole discretion of the Administrator.

“Special Tax Requirement for Improvement Area B” means that amount required in any Fiscal Year within Improvement Area B of the CFD, to: (i) pay the estimated cost of Special Tax Services for Improvement Area B for such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement for Improvement Area B; (iii) pay Administrative Expenses; (iv) pay any 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 at the sole discretion of the Administrator.

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

“Special Tax Reserve Fund Requirement for Improvement Area A” means an amount up to 150% of the anticipated annual cost of Special Tax Services for Improvement Area A of \$9,870. The Special Tax Reserve Fund Requirement for Improvement Area A shall be increased annually, commencing July 1, 2022, by the amount equal to the greater of two percent (2%) or the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

“Special Tax Reserve Fund Requirement for Improvement Area B” means an amount up to 150% of the anticipated annual cost of Special Tax Services for Improvement Area B of \$88,290. The Special Tax Reserve Fund Requirement for Improvement Area B shall be increased annually, commencing July 1, 2022, by the amount equal to the greater of two percent (2%) or the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

“Special Tax Services” means the service(s) funded for Improvement Area A or Improvement Area B.

“Special Tax Services for Improvement Area A” 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 Improvement Area A.

“Special Tax Services for Improvement Area B” 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 Improvement Area B and the surrounding area of Improvement Area B. (iii) Traffic signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signal conditioned for Improvement Area B.

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

“Taxable Public Property” means all Parcels of Public Property that satisfies both of the following conditions: (i) based on reference to the maps used during the formation of the

district, the Parcel was not anticipated to be Public Property, as determined by the Administrator, and (ii) if the Parcel were to be exempt from the Special Tax because it is Public Property, the County has determined that there would be a reduction in Special Tax revenues that would create a deficit in funding the Special Tax Requirement.

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

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

B. ASSIGNMENT TO DEVELOPMENT CLASS

Each Fiscal Year, commencing with Fiscal Year 2022-2023, all Parcels of Taxable Property within Improvement Area A and Improvement Area B shall be classified as either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped 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., below.

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 for each Parcel in Improvement Area A, and by reference to Table 2 for each Parcel in Improvement Area B.

TABLE 1
Maximum Special Tax Rates for Developed
Property for Fiscal Year 2021-2022
Improvement Area A

| Description | Taxable Unit Per | Maximum Special Tax Per Taxable Unit |
|--|------------------------|---|
| Single-Family Property | D/U | \$210 |
| Multi-family Residential Property | Acre | \$1,994 |
| Non-Residential Property | Acre | \$1,994 |

TABLE 2
Maximum Special Tax for Developed
Property for Fiscal Year 2021-2022
Improvement Area B

| Description | Taxable Unit Per | Maximum Special Tax Per Taxable Unit |
|--|------------------------|---|
| Single-Family Property | D/U | \$162 |
| Multi-family Residential Property | Acre | \$1,572 |
| Non-Residential Property | Acre | \$1,572 |

(a) Increase in the Maximum Special Tax

On each July 1, the Maximum Special Tax identified in Tables 1 and Table 2 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 within the applicable Improvement Area 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.

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

(c) Accessory Dwelling Unit(s)

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

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 for the applicable Improvement Area 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 within the applicable Improvement Area.

The Maximum Special Tax for Approved Property 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.

3. Taxable Property Owner's Association Property and Taxable Public Property

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

The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property 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.

4. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property is shown in Table 3 for each Parcel in Improvement Area A and in Table 4 for each Parcel in Improvement Area B.

Table 3
Maximum Special Tax for Undeveloped
Property for Fiscal Year 2021-2022
Improvement Area A

| Taxable Unit | Maximum Special Tax Per Taxable Unit |
|--------------|--------------------------------------|
| Acre | \$1,994 |

Table 4
Maximum Special Tax for Undeveloped
Property for Fiscal Year 2021-2022
Improvement Area B

| Taxable Unit | Maximum Special Tax Per Taxable Unit |
|--------------|--------------------------------------|
| Acre | \$1,572 |

The Maximum Special Tax for Undeveloped Property 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.

5. Public Property and/or Property Owner’s Association Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Property Owner’s Association Property and/or Public Property shall be \$0.00 per Acre for both Improvement Area A and Improvement Area B. **There shall be no levy on Property Owner’s Association Property and/or Public Property.**

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the Administrator shall levy the Special Tax in each Improvement Area on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement for each Improvement Area 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 within each Improvement Area;

Second: If additional moneys are needed to satisfy the Special Tax Requirement for an Improvement Area 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 within each Improvement Area.

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 Taxable Property Owner's Associations Property up to 100% of the applicable Maximum Special Tax for Taxable Property Owner's Association within each Improvement Area.

Fourth: If additional moneys are needed to satisfy the Special Tax requirement after the first three steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property at up to 100% of the applicable Maximum Special Tax for Taxable Public Property within each Improvement Area.

Fifth: If additional moneys are needed to satisfy the Special Tax Requirement for an Improvement Area after the first four 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 within each Improvement Area.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property within an Improvement Area 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 within the same Improvement Area above the amount that would have been levied in that Fiscal Year for the same Improvement Area had there never been any such delinquency or default within the same Improvement Area of the CFD.

E. EXEMPTIONS

The CFD shall not levy Special Taxes on Property Owner's Association Property (except Taxable Property Owner's Association Property) or Public Property (except Taxable Public 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. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

I. TERM OF THE SPECIAL TAX

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

EXHIBIT C

**NAMES OF THE OWNERS AND ASSESSOR'S PARCEL NUMBERS
OF THE REAL PROPERTY WITHIN DISTRICT**

Improvement Area A

Tract 37294 (Los Olivos)

480100085-4

480100075-5

Improvement Area B

Tract 29322 (Countryview)

457330007-5 457330032-7

457330010-7 457330036-1

457330020-6 457330037-2

457330026-2

Tract 37533 (Countryview)

457320006-3 457320027-2

457320007-4 457320029-4

457320010-6 457320030-4

457320011-7 457320032-6

457320023-7 457320035-9

457320024-9 457320038-2

457320026-1 457320042-5

Exhibit A

FY2022/23

RCIT

27464 Commerce Center Drive, Temecula, Ca

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|--|--------|--------------|----------------------|
| Current Office: | 10,311 | SQFT | |
| Approximate Cost per SQFT (JUL-JUN) | \$1.80 | | |
| Lease Cost per Month (JUL-JUN) | | \$ 18,596.20 | |
| Total Lease Cost (JUL-JUN) | | | \$223,154.40 |
| Total Estimated Lease Cost for FY 2022/23 | | | \$ 223,154.40 |

Estimated Additional Costs:

| | | | |
|---|--------------|-------------|----------------------|
| Utility Cost per SQFT | \$ 0.12 | | |
| Estimated Utility Costs per Month | | \$ 1,237.32 | |
| Total Estimated Utility Cost July-June | | | \$ 14,847.84 |
| Total Estimated Utility Cost for FY2022/23 | | | \$ 14,847.84 |
| FM Lease Management Fee as of 7/1/2021 | 4.86% | | \$ 10,845.30 |
| TOTAL ESTIMATED COST FOR FY2022/23 | | | \$ 248,847.54 |
| TOTAL COUNTY COST | 5.00% | | \$ 12,442.38 |

Exhibit B

FY2023/24

DPSS

27464 Commerce Center Drive, Temecula, Ca

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

| | | | |
|---|--------------|------|----------------------|
| Current Office: | 10,311 | SQFT | |
| Approximate Cost per SQFT July-June | \$ 1.80 | | |
| Lease Cost per Month July-June | \$ 19,154.08 | | |
| Total Lease Cost July-June | | | \$ 229,848.96 |
| Total Estimated Lease Cost for FY2023/24 | | | \$ 229,848.96 |

Estimated Additional Costs:

| | | | |
|---|--------------|-------------|----------------------|
| Utility Cost per SQFT | \$ 0.12 | | |
| Estimated Utility Costs per Month | | \$ 1,237.32 | |
| Total Estimated Utility Cost (Jul-Jun) | | | \$ 14,847.84 |
| FM Lease Management Fee as of 7/1/2021 | 4.86% | | \$ 11,170.66 |
| TOTAL ESTIMATED COST FOR FY2023/24 | | | \$ 255,867.46 |
| TOTAL COUNTY COST | 5.00% | | \$ 12,793.37 |

Exhibit C

FY2024/25

DPSS

27464 Commerce Center Drive, Temecula, Ca

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 10,311

FY2024/25

Approximate Cost per SQFT July-June \$ 1.91

Lease Cost per Month July-June \$ 19,728.70

Total Lease Cost July-June \$ 236,744.40

Total Estimated Lease Cost for FY2024/25 \$ 236,744.40

Estimated Additional Costs:

Utility Cost per SQFT \$ 0.12

Estimated Utility Costs per Month \$ 1,237.32

Total Estimated Utility Cost \$ 14,847.84

FM Lease Management Fee as of 7/1/2021 4.86% \$ 11,505.78

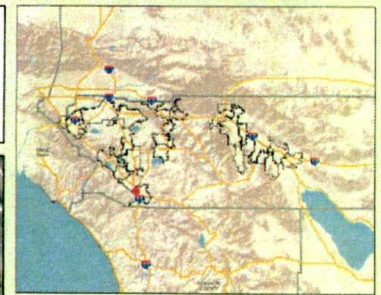
TOTAL ESTIMATED COST FOR FY2024/25 \$ 263,098.02

F11 Total Cost \$ **767,813.02**

F11 Total County Cost 5.00% \$ **38,390.65**

Department of Public Social Services

27464 Commerce Center Drive



Legend



0 401 803 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Notes

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District 3

THE PRESS-ENTERPRISE

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

04/15/2022

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

Date: April 15, 2022
At: Riverside, California



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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

Ad Number: 0011529935-03

P.O. Number:

Ad Copy:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public meeting at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 26, 2022 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 972 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 22-1M (LOS OLIVOS/COUNTRYVIEW) OF THE COUNTY OF RIVERSIDE

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 972 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street 1st Floor, Riverside, California 92501.

Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Government Code"), March 1, 2022 the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2022-064, stating its intention to establish a community facilities district proposed to be named Community Facilities District No. 22-1M (Los Olivos/Countryview) of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund, pay for, and finance authorized stormwater facilities and BMPs, street lighting and traffic signal services (as specified and reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) (the "Services") and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund the Services.

Ordinance No. 972 authorizes the levy of special taxes within the District at the rate and in accordance with the method of apportionment approved by the voters at an election held on April 5, 2022 regarding the proposed levy of special taxes. Ordinance No. 972 provides that the Board of Supervisors, as the legislative body of the District, is authorized and directed each fiscal year to determine or cause to be determined the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the District. The special tax revenues shall be used to fund, pay for, and finance the Services and shall be levied so long as special taxes are needed to fund such Services. In addition, the special tax revenue may be used to replenish a reserve fund for the District, to pay the costs of administering the District, and fund the cost of collecting and administering the special tax. Ordinance No. 972 provides that the special taxes may be collected on the secured property tax roll in the same manner as ordinary ad valorem taxes and that the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. The rate and method of apportionment of the special tax authorized by Ordinance No. 972 is the rate and method approved by voters within the District and as further reflected in Exhibit A "Rate and Method" to Ordinance No. 972. A complete copy of Exhibit A "Rate and Method" is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code. Ordinance No. 972 takes effect immediately upon its adoption in accordance with section 25123(c) of the Government Code.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to the meeting.

Dated: April 11, 2022
Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
The Press-Enterprise
Published: 4/15/22

OED
4/12/22
Item 3.17