

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



**ITEM: 3.14
(ID # 20973)**

MEETING DATE:
Tuesday, January 31, 2023

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Adoption of Resolution No. 2023-043, Intention to Institute Change Proceedings for Community Facilities District No. 21-3M (Eagle Vista-Lake Ranch) Improvement Area B, Tract Map No. 36730. District 2. [\$81,600 Ongoing Cost; CFD 21-3M (Eagle Vista-Lake Ranch) Improvement Area B- 100%] (Clerk to Set for Public Hearing on March 7, 2023 at 9:30 a.m. or as soon as possible thereafter-and to Advertise)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2023-043, a Resolution of the Board of Supervisors of the County of Riverside of Intention to Institute Change Proceedings for Community Facilities District 21-3M (Eagle Vista – Lake Ranch) Improvement Area B 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 Change Proceedings of Community Facilities District 21-3M (Eagle Vista – Lake Ranch) Improvement Area B for 9:30 a.m. on March 7, 2023, and direct the Clerk of the Board to publish notice of the public hearing in accordance with California Government Code Section 53322.

ACTION:Policy, Clerk to Advertise, Set for Hearing


Suzanne Holland, Director of Office of Economic Development 1/17/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez 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, March 7, 2023, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 31, 2023
xc: OED, COBcf

Kimberly Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 81,600	\$ 0	\$ 81,600
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% CFD 21-3M (Eagle Vista – Lake Ranch) Improvement Area B			Budget Adjustment: N/A	
			For Fiscal Year: 23/24	

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).

Pulte Home Company, LLC, the owner of Tract 36730 (Improvement Area B), have petitioned that the County of Riverside Office of Economic Development assist them in amending the Rate and Method of Apportionment to cover costs associated with additional maintenance and servicing of public improvements within the established district. Pulte Home Company, LLC, owns 100% of the area subject to the Special Tax Rate. The boundaries of CFD 21-3M (Eagle Vista – Lake Ranch) encompasses the entire Tract Map No. 36730 (Improvement Area B), which is projected to include 272 assessable single-family dwelling units. The proposed amendment includes increasing the Special Tax Rate beginning fiscal Year 2023-2024.

As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD, Improvement Area B, to fund the costs associated with (i) Landscaping improvements that may include but are not limited to all landscaping material and facilities within the CFD. These improvements include turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD (iii) Traffic signal maintenance, which includes energy charges, operation, maintenance, and administrative costs of traffic signal within the boundaries of the CFD

The special tax is levied according to the Amended and Restated Rate and Method of Apportionment (RMA) which is developed with respect to the specific features of the residential development within the District and which is approved by the eligible voters and later adopted by an ordinance. The special tax levy is annually placed on the tax roll for each Assessor Parcel Number noted in the CFD Boundary Map.

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

On February 8, 2022, the County of Riverside Board of Supervisors approved agenda item 3.17 Resolution No. 2022-047, a resolution of intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to applicable Improvement Areas to fund the service and maintenance functions requested by the developer.

On March 22, 2022, the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax in the Improvement Areas. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2022-048, the Resolution of Formation of the CFD, which also authorized the levy of a special tax in the Improvement Areas within the CFD subject to voter approval during a duly called election held that same day.

On March 29, 2022 (Agenda Item 3.14), the Board of Supervisors adopted Resolution No. 2022-049 declaring the results of the election regarding the proposed special tax in the Improvement Areas and finding that 100% of the votes cast were in favor of the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 971 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters.

On April 5, 2022 (Agenda Item 3.17), the Board of Supervisors adopted Ordinance No. 971, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 21-3M (Eagle Vista – Lake Ranch).

Approval of proposed Resolution No. 2023-043 by the Board of Supervisors is the initial step for Instituting Change Proceedings for CFD 21-3M (Eagle Vista – Lake Ranch) Improvement Area B, 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 change proceedings of CFD 21-3M (Eagle Vista – Lake Ranch) Improvement Area B to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

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 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.

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

Impact on Residents and Businesses

Only the parcels with Assessor Parcel Numbers within the boundaries of the CFD which are represented by the Boundary Map (inclusive of Tract Map No. 36730 (Improvement Area B)) are impacted by the proposed special taxes. By setting up special taxes 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 service and maintenance of developer-installed and County-required infrastructure, particularly landscaping, trail maintenance, lighting, and traffic signal maintenance. The owners shall, and are obligated to, provide disclosure statements to potential buyers that outline the associated tax rate of a new home.

SUPPLEMENTAL:

Additional Fiscal Information

The amended budget for Improvement Area B, of \$81,600 for fiscal year 2023-2024, will result in a special tax of \$300 per taxable parcel, pursuant to the Amended and Restated Rate and Method of Apportionment. The annual special tax, for Improvement Area B, 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 2022.

ATTACHMENTS:

- Resolution No. 2023-043
- Recorded CFD Boundary Map
- Amended and Restated Rate and Method of Apportionment (RMA)
- Petition


Scott Bruckner 1/23/2023


Aaron Gettis, Deputy County Counsel 1/18/2023

2 RESOLUTION NO. 2023-043

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4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
 5 INTENTION TO DECLARE ITS INTENTION TO CONSIDER AMENDING THE RATE AND
 6 METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT
 7 No. 21-3M (EAGLE VISTA-LAKE RANCH) IMPROVEMENT AREA B AND TO AUTHORIZE THE
 8 LEVY OF SPECIAL TAXES AND SETTING A DATE AND TIME FOR A PUBLIC HEARING
 9 THEREON

10

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

13 **WHEREAS**, the Board of Supervisors has received both a Qualifying Petition and the Deposit
 14 pursuant to the Act and therefore institutes change proceedings to amend Community Facilities District
 15 21-3M (Eagle Vista - Lake Ranch) Improvement Area B (the “Community Facilities District” “CFD”)
 16 and to authorize the levy of special taxes therein in order to finance:

- 17 i) Landscaping improvements that may include, but are not limited to all landscaping
 18 material and facilities within the CFD. These improvements include turf, ground
 19 cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,
 20 masonry walls or other fencing, and trail maintenance; and
- 21 ii) Street lighting maintenance, which includes energy charges, operation,
 22 maintenance, and administration of street lighting; and
- 23 iii) Traffic signal maintenance including energy charges, operation, maintenance, and
 24 administrative costs of traffic signal within the boundaries of the CFD.

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

27 **WHEREAS**, on February 8, 2022, the County of Riverside Board of Supervisors approved,
 28 Resolution No. 2022-047, a Resolution of Intention as the initial step for forming the CFD and declaring

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BY:  STEPHANIE K. NELSON
 DATE: 1/18/23

1 the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax
2 to fund the service and maintenance functions requested by the developer.

3 **WHEREAS**, on March 22, 2022, the County of Riverside Board of Supervisors held a public
4 hearing to receive public comments and conduct a majority protest hearing concerning the establishment
5 of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of
6 Supervisors adopted Resolution No. 2022-048, the Resolution of Formation of the CFD, which also
7 authorized the levy of a special tax within the CFD subject to voter approval during a duly called election
8 held the same day;

9 **WHEREAS**, on March 29, 2022, the Board of Supervisors adopted 2022-049 declaring the results
10 of the election regarding the proposed special tax and finding that 100% of the votes cast were in favor of
11 the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 971
12 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the
13 voters;

14 **WHEREAS**, on April 5, 2022, the Board of Supervisors adopted Ordinance No. 971, an Ordinance
15 of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District
16 No. 21-3M (Eagle Vista – Lake Ranch).

17 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board
18 of Supervisors of the County of Riverside, State of California (the “Board of Supervisors”) in regular
19 session assembled on January 31, 2023 at 9:30 a.m. or soon thereafter, in the meeting room of the Board
20 of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street,
21 Riverside, California as follows:

22 **Section 1.** The Board of Supervisors declares its intention to institute change proceedings
23 pursuant to Article 3.5 of the Mello-Roos Community Facilities Act of 1982, as amended, commencing
24 with Section 53311 of the Government Code (the “Act”) for the proposed amendment to the Original Rate
25 and Method of Apportionment for the Improvement Area B of the CFD in the form of the Amended and
26 Restated Rate and Method of Apportionment.

27 **Section 2.** The proposed Amended and Restated Rate and Method of Apportionment and manner
28 of collection of the special tax is described in detail in Exhibit B.

1 **Section 3.** The services (the “Services”) proposed to be financed by the Community Facilities
2 District, within Improvement Area B, pursuant to the Act are described in Exhibit A attached hereto and
3 as follows:

4 Improvement Area B

- 5 i) Landscaping improvements that may include, but are not limited to all landscaping
6 material and facilities within the CFD. These improvements include turf, ground
7 cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,
8 masonry walls or other fencing, and trail maintenance; and
- 9 ii) Street lighting maintenance, which includes energy charges, operation,
10 maintenance, and administration of street lighting; and
- 11 iii) Traffic signal maintenance including energy charges, operation, maintenance, and
12 administrative costs of traffic signal within the boundaries of the CFD.

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

24 **Section 5.** The Board of Supervisors hereby sets the matter for public hearing on March 7, 2023,
25 at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting room
26 of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon
27 Street, 1st Floor, Riverside, California, as the time and place when and where the Board of Supervisors
28 will conduct a public hearing on the amending the Original Rate and Method of Apportionment in

1 accordance with the proposed Amended and Restated Rate and Method of Apportionment of the
2 Community Facilities District and the levy of the special tax therein.

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

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

13 **Section 7.** The levy of said proposed special tax in Improvement Area B shall be subject to the
14 approval of the qualified electors of the Community Facilities District at a special election based upon the
15 Improvement Area. The proposed voting procedure shall be by mail or hand-delivered ballot among each
16 landowner, in Improvement Area B, respectively within the Community Facilities District, with each
17 owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities
18 District within the Improvement Area.

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

23
24 **ADOPTED, SIGNED AND APPROVED** this 31st day of January 2023, by the Board of
25 Supervisors of the County of Riverside.

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Chair of the Board of Supervisors

KEVIN JEFFRIES

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3 ATTEST:

4 Kimberly Rector
5 Clerk of the Board of Supervisors

6 By: 
7 Deputy

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9 ROLL CALL:

10 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
11 Nays: None
12 Absent: None

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

15 KIMBERLY A. RECTOR, Clerk of said Board

16 By: 
17 Deputy

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EVIN JEFFRIES

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1 **EXHIBIT A**

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3 **SERVICES AND INCIDENTAL EXPENSES**

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5 **Services**

6 The types of services to be financed by Improvement Area B within the Community Facilities District
7 are:

8 Improvement Area B

- 9 i) Landscaping improvements that may include, but are not limited to all landscaping
10 material and facilities within the CFD. These improvements include turf, ground
11 cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting,
12 masonry walls or other fencing, and trail maintenance; and
- 13 ii) Street lighting maintenance, which includes energy charges, operation,
14 maintenance, and administration of street lighting; and
- 15 iii) Traffic signal maintenance including energy charges, operation, maintenance, and
16 administrative costs of traffic signal within the boundaries of the CFD.

17 **Incidental Expenses**

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

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

**PROPOSED AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT OF
SPECIAL TAX**

(See Attached)

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PETITION, WAIVER AND CONSENT

December 5, 2022

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

Members of the Board:

This Petition, Waiver and Consent ("**Petition**") is (i) a petition submitted pursuant to the Mello-Roos Community Facilities Act of 1982 (Section 53311 and following of the California Government Code) (the "**Act**") to amend Improvement Area B of Community Facilities District No. 2021-3M (Eagle Vista/Lake Ranch) to fund certain maintenance and services, and (ii) a waiver and consent of certain election formalities and procedures.

1. Petitioners. This Petition is submitted pursuant to the Act to the County of Riverside (the "**County**") by the undersigned owner (the "**Property Owner**") of 100% of the fee simple interest in the following parcels of land identified by Assessor Parcel Numbers (the "**Property**"):

270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010

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

2. Request for Change Proceedings. The Board of Supervisors is hereby requested to do all of the following:
 - a. Pursuant to the Act, the Property owner requests the Board of Supervisors to amend the community facilities district designated "Improvement Area B of Community Facilities District No. 2021-3M (Eagle Vista/Lake Ranch) of the County of Riverside" (the "**CFD**"), which CFD shall include only the Property; and
 - b. Conduct a landowner-voter election in accordance with the Act to obtain authorization to levy a special tax within the CFD.
3. Boundaries of CFD. The Property Owner hereby confirms that the territory within the boundaries of the CFD is shown on the map attached hereto as Exhibit B
4. Purpose of CFD. The CFD shall be amended for the purpose to fund the additional costs associated with (i) Maintenance, administration and inspection of the fossil filters, and any other NPDES/WQMP/BMP related devices as approved by the CFD. The maintenance may include, but is not limited to drainage systems, weed control and other abatements, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services, (ii) Street lighting maintenance including energy charges, operation, maintenance, and administrative costs of street lighting located within the surrounding area of the CFD (iii) Traffic

signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signals.

5. Elections. The Property Owner hereby asks that the special election to be held under the Act to authorize the special taxes and to maintain an appropriations limit for the CFD be consolidated into a single election and that the election be conducted by the County and its officials, using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the Board of Supervisors as the public hearings on the CFD under the Act or as soon thereafter as possible.
6. Waivers. To expedite the completion of the proceedings for the CFD and to hold the elections on the date described in paragraph 5 above, the Property Owner makes all of the following waivers:
 - The Property Owner hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).
 - The Property Owner hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).
 - The Property Owner hereby waives the requirement to publish notice of the election under Government Code Section 53352.
 - The Property Owner hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101 and agrees that either mailed service or personal service of the ballot will be sufficient.
 - The Property Owner hereby waives any requirement as to the specific form of the ballot to be used for the election, whether under the Act, the California Elections Code or otherwise.
 - The Property Owner hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.
7. Deposits. Compliance with the provisions of subsection (d) of Section 53318 of the Act has been accomplished by a previous deposit of funds by the Property Owner with the County.

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

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

Pulte Home Company, LLC.
a Michigan limited liability company

By: 

Name: DARREN WARREN
Title: Vice President Land Acquisitions & Development

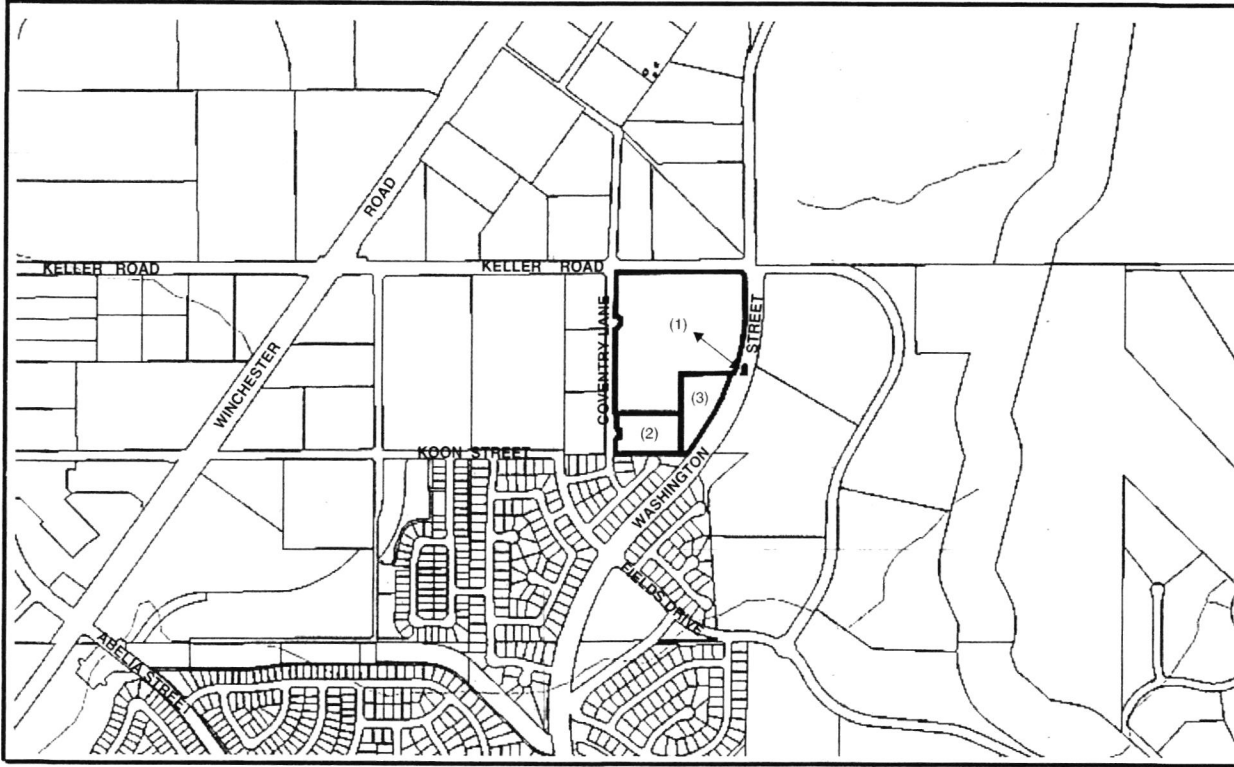
Mailing Address:

Pulte Homes
27401 Los Altos, Suite 400
Mission Viejo, CA 92691
Attn: Patric Lyman

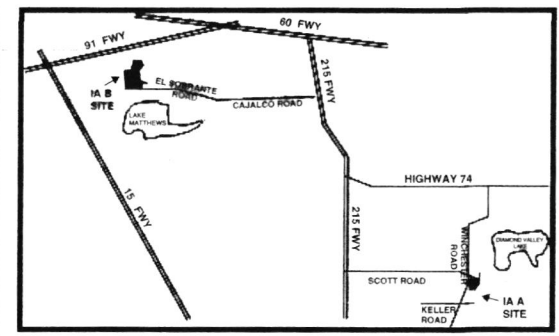
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**PROPOSED BOUNDARY
 COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE VISTA/LAKE RANCH)
 IMPROVEMENT AREA A
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SEC. 28, T. 6S., R. 2W**



VICINITY MAP



Legend

□ Proposed Boundary

ASSESSOR PARCEL NUMBERS LOCATED
 WITHIN PROPOSED BOUNDARIES OF
**CFD 21-3M (EAGLE VISTA/LAKE RANCH)
 IMPROVEMENT AREA A**
 AS OF FISCAL YEAR 2021-2022:

- (1) 476010052-5
- (2) 476010051-4
- (3) 476010053-6

REFERENCE IS HEREBY MADE TO THE ASSESSOR
 MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL
 YEAR 2021-2022, FOR AN EXACT DESCRIPTION OF
 THE LINES AND DIMENSIONS OF EACH LOT/PARCEL.

FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE,
 STATE OF CALIFORNIA THIS 8th DAY OF February, 2022.

Reva 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 21-3M (EAGLE
 VISTA/LAKE RANCH) IMPROVEMENT AREA A OF THE COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF
 SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON THE 8th
 DAY OF February, 2022, BY ITS RESOLUTION NO. 2022-047

Sue Maxwell (deputy)
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE

RECORDED THIS 10th DAY OF February, 2022.

AT THE HOUR OF 10:51 O'CLOCK A.M IN BOOK 98 OF MAPS OF

ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 30-31
 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA.
 FEE \$ 11 DOCUMENT NO. 2022-0089460

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

Maia V. Suk
 DEPUTY

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



Cap

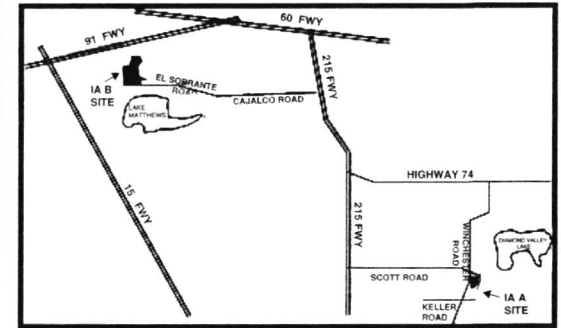
88/31

PROPOSED BOUNDARY COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE VISTA/LAKE RANCH) IMPROVEMENT AREA B

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
POR. SEC. 31, T. 3S., R. 5W, POR N 1/2 SEC. 31 & 32, T. 3S., R. 5W, POR. SEC 32 & 33, T. 3S., R. 5W
N 1/2, N 1/2 SEC. 6, T.4S, R. 5W



VICINITY MAP



Legend

Proposed Boundary

ASSESSOR PARCEL NUMBERS LOCATED
WITHIN PROPOSED BOUNDARIES OF
CFD 21-3M (EAGLE VISTA/LAKE RANCH)
IMPROVEMENT AREA B
AS OF FISCAL YEAR 2021-2022:

- (1) 270060010-8 (5) 270170010-8
- (2) 270050026-2 (6) 270180010-9
- (3) 270170009-8 (7) 270160001-9
- (4) 270170011-9

FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE,
STATE OF CALIFORNIA THIS 8th DAY OF February, 2022.

Kenna R. Hoyer
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE
VISTA/LAKE RANCH) IMPROVEMENT AREA B OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF
SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON THE 8th
DAY OF February, 2022, BY ITS RESOLUTION NO. 2022-047

Jane 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 _____ OF MAPS OF

ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____
IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA.
FEE _____ DOCUMENT NO _____

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

DEPUTY _____

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

REFERENCE IS HEREBY MADE TO THE ASSESSOR
MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL
YEAR 2021-2022, FOR AN EXACT DESCRIPTION OF
THE LINES AND DIMENSIONS OF EACH LOT/PARCEL.



**AMENDED AND RESTATED
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE VISTA/LAKE RANCH)
OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 21-3M (Eagle Vista/Lake Ranch). The amount of Special Tax to be levied on each 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 of the real property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

“Assessor” means the Assessor of the County.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating Parcels by Assessor’s Parcel Number.

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

“Base Year” means the Fiscal Year ending June 30, 2022.

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

“CFD” means Community Facilities District 21-3M (Eagle Vista/Lake Ranch) of the County of Riverside.

“Consumer Price Index” means the cumulative percentage increase in the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Riverside-San Bernardino-Ontario Area, as it stands in March of each year over the base index of March 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.

“County” means the County of Riverside, California.

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

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

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

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

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

“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.

“Land Use Class” means any of the classes listed in Table 1 or 2 of Section C. below.

“Maximum Special Tax” means for each Parcel in each Fiscal Year, the greatest amount of Special Tax, determined in accordance with Section C., below, which may be levied on such Parcel in a given Fiscal Year for Improvement Area A or Improvement Area B.

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

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

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

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

“Proportionately” means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property as determined separately for each Improvement Area, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property as determined separately for each Improvement Area, and (iii) Undeveloped Property, Public Property or Property Owners Association Property, that the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and Property Owners Association Property as determined separately for 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 has been issued permitting the construction of one or more residential Dwelling Units.

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

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

“Special Tax Requirement(s)” means that amount required in any Fiscal Year to pay for 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 each 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 in an amount equal to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund Requirement for Improvement Area A or (b) 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 for anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the Administrator.

“Special Tax Requirement for Improvement Area B” means that amount required in each 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 in an amount equal to the lesser of (a) an amount equal to 20% of the Special Tax Reserve Fund Requirement for Improvement Area B or (b) 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 for anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy as determined by the Administrator.

“Special Tax Reserve Fund” means a fund to be used for capital replacement and maintenance costs related to the Special Tax Services 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 \$13,359 for the Base Year. The Special Tax Reserve Fund Requirement for Improvement Area A shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

“Special Tax 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 \$81,600 for the Base Year. The Special Tax Reserve Fund Requirement for Improvement Area B shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

“Special Tax Services” means Special Tax Services for Improvement Area A or Special Tax Services for Improvement Area B.

“Special Tax Services for Improvement Area A” means street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the surrounding area of Improvement Area A.

“Special Tax Services for Improvement Area B” means (i) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the surrounding area of Improvement Area B. (ii) Traffic signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signal within Improvement Area B. (iii) Landscaping improvements that may include, but are not limited to, turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, masonry walls or other fencing and graffiti abatement located within the designated boundaries of the 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 Unit” means either a Dwelling Unit or an Acre, as shown in Table 1, 2, 3 or 4.

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

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, commencing with Fiscal Year 2022-2023, all Parcels of Taxable Property within Improvement Area A and Improvement Area B shall be classified as either Developed Property, Approved Property, Undeveloped Property, Public Property or Property Owners Association Property, and subject to the levy of Special Tax in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D. Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Parcels of Residential Property shall further be classified as Single Family Property or Multi-family Residential Property.

C. MAXIMUM SPECIAL TAX

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 FOR DEVELOPED PROPERTY
 FOR FISCAL YEAR 2021-2022
 IMPROVEMENT AREA A**

Land Use Class	Development Class	Taxable Unit	Maximum Special Tax
1	Single Family Residential Property	D/U	\$121
2	Multi-family Residential Property	Acre	\$856
3	Non-Residential Property	Acre	\$856

**TABLE 1
 MAXIMUM SPECIAL TAX FOR DEVELOPED PROPERTY
 FOR FISCAL YEAR 2022-2023
 IMPROVEMENT AREA B**

Land Use Class	Development Class	Taxable Unit	Maximum Special Tax
1	Single Family Residential Property	D/U	\$300
2	Multi-family Residential Property	Acre	\$2,394
3	Non-Residential Property	Acre	\$2,394

(a) Increase in the Maximum Special Tax

On each July 1, following the Base Year, the Maximum Special Tax identified in Table 1 and Table 2 above shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

(b) Multiple Land Use Classes

In some instances, a Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied within the applicable Improvement Area for each Land Use Class located on that Parcel. For a Parcel that contains more than one Land Use Class, the Acreage of such Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Parcel. The Administrator's allocation to each Land Use Class shall be final.

2. Approved Property

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre 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, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

3. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property 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	\$856

**TABLE 4
MAXIMUM SPECIAL TAX FOR UNDEVELOPED PROPERTY
FOR FISCAL YEAR 2022-2023
IMPROVEMENT AREA B**

Taxable Unit	Maximum Special Tax Per Taxable Unit
Acre	\$2,394

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

4. Public Property and/or Property Owners Association Property

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 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 for an 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 such Improvement Area.

Third: If additional moneys are needed to satisfy the Special Tax Requirement for an Improvement Area after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property within such 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 Public Property or Property Owners Association Property within either Improvement Area within the boundary of the CFD.

F. MANNER OF COLLECTION

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

G. APPEALS

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

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

H. TERM OF THE SPECIAL TAX

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

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3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011585034
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	02/25/2023
<i>Total Amount:</i>	\$597.69
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$597.69
<i>Notice ID:</i>	2J0pPVX5QsATBRbNSIdF
<i>Invoice Text:</i>	<p>Board of SupervisorsCounty of Riverside 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 This summary is presented pursuant to California Government Code Section 53322. A certified copy of the full text of Resolution No. 2023-043, including a description of services and incidental expenses proposed to be financed and the proposed Amended and Restated Rate and Method of Apportionment, 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. Resolution No. 2023-043 sets a public hearing on the Board of Supervisor's intent to consider authorizing the levy of special taxes pursuant to the rate and original method of apportionment of special tax for Community Facilities District No. 21-3M (Eagle Vista-Lake Ranch) ("District"). The public hearing will be held on March 7, 2023 at 9:30 a.m., or as soon thereafter as the Board will consider the matter, at the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California. At the public hearing, testimony of all interested persons or taxpayers for or against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services will be heard. At the hearing, protests against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services may be made orally, or in writing by any interested person. Any protests</p>

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011585034

FILE NO. 0011585034

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

02/25/2023

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

Date: February 25, 2023.

At: Riverside, California



Signature

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

This summary is presented pursuant to California Government Code Section 53322. A certified copy of the full text of Resolution No. 2023-043, including a description of services and incidental expenses proposed to be financed and the proposed Amended and Restated Rate and Method of Apportionment, 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.

Resolution No. 2023-043 sets a public hearing on the Board of Supervisor's Intent to consider authorizing the levy of special taxes pursuant to the rate and original method of apportionment of special tax for Community Facilities District No. 21-3M (Eagle Vista-Lake Ranch) ("District"). The public hearing will be held on March 7, 2023 at 9:30 a.m., or as soon thereafter as the Board will consider the matter, at the meeting room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California.

At the public hearing, testimony of all interested persons or taxpayers for or against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services will be heard. At the hearing, protests against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services may be made orally, or in writing by any interested person. Any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities or defects to which objection is made. All written protests not personally presented by the author thereof at the hearing shall be filed with the Clerk of the Board at or before the time fixed for the hearing. The Board may waive any irregularities in the form or content of any written protest and at the hearing may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing.

If 50 percent or more of the registered voters, or six registered voters, whichever is more, residing within the District, or the owners of one-half or more of the area of the land in the territory included in the District and not exempt from the special tax, file written protests against the establishment of the District, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the District or to authorize the specified special tax lien shall be taken for a period of one year from the date of the decision of the legislative body. If the majority protests of the landowners are only against the furnishing of a specified type or types of facilities or services within the district, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of formation.

The proposed voting procedure for the proposal shall be by mailed or hand-delivered ballot among the landowners in the District, with each owner having one vote for each acre or portion of an acre such owner owns in the District.

ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on January 31, 2023.

KIMBERLY RECTOR, Clerk of said Board
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: February 2, 2023

Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant

The Press-Enterprise
Published: 2/25/23