

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



**ITEM: 19.1
(ID # 21210)**

MEETING DATE:

Tuesday, March 07, 2023

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Public Hearing amending the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch) Improvement Area B, Tract Map No. 36730 of the County of Riverside, Adopt Resolution Amending and Restating the Rate and Method of Apportionment, and Receive and File CFD Documents. District 2. [\$81,600 On-going cost - CFD 21-3M (Eagle Vista/Lake Ranch) Improvement Area B -100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing to receive public comments and conduct a majority protest proceeding for the Amended and Restated Rate and Method of Apportionment of Special Tax for Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch) Improvement Area B of the County of Riverside; and
2. Adopt Resolution No. 2023-044, a Resolution of the Board of Supervisors of the County of Riverside Amending and Restating the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch) Improvement Area B of the County of Riverside, Amending the Levy of Special Tax within Said District to Pay for landscaping, Street Lighting and Traffic Signal Maintenance Services; Calling a Special Election to Submit to the Respective Qualified Voters the Question of Amending the Levy of Special Tax and maintaining the Appropriations Limit for Said District; and Designating the Election Official for Such Matters.

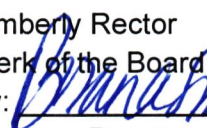
ACTION:


Suzanne Holland, Director of Office of Economic Development 2/15/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 7, 2023
xc: OED, COBAB

Kimberly Rector
Clerk of the Board
By: 
Deputy

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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 Riverside County Office of Economic Development include their property within the proposed district to cover the costs associated with the maintenance of public improvements within the district. The boundaries of CFD 21-3M (Eagle Vista - Lake Ranch) Improvement Area B encompasses the entire Tract Map No. 36730, which is projected to include 272 assessable single-family dwelling units.

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.

On February 8, 2022 (Agenda Item 3.17), the County of Riverside Board of Supervisors approved 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 (Agenda Item 19.2), 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.

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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).

On January 6, 2023, Pulte Home Company, LLC, petitioned that the Riverside County Office of Economic Development assist them in Amending and Restating the Rate and Method of Apportionment to cover additional costs associated with the maintenance of public improvements within the district. Pulte Home Company, LLC owns 100% of the area subject to the Special Tax Rate. The boundaries of CFD No. 21-3M (Eagle Vista - Lake Ranch) Improvement Area B encompasses the entire Tract Map No. 36730, which is projected to include 272 assessable single-family dwelling units. The proposed amendment includes increasing the Special Tax Rate beginning Fiscal Year 2023-24.

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.

On January 31, 2023, (Agenda Item 3.14) the Board of Supervisors adopted Resolution No. 2023-043 declaring its Intention to Consider Amending and Restating the Rate and Method of Apportionment of Special Tax 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.

Approval of proposed Resolution No. 2023-044 by the Board of Supervisors is the amendment of the Rate and Method of Apportionment of Special Tax 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 Amended and Restated Rate and Method of Apportionment (RMA) is consistent with the Mello-Roos Act of 1982. In November 1996, California voters passed Proposition 218, Right to Vote on Taxes Act which added Articles XIII C and XIII D to the California Constitution. The County may levy taxes on this proposed CFD after complying with the requirements of the Mello-Roos Community Facilities Act of 1982 and the provisions of Proposition 218 Right to Vote on Taxes Act. The formation of the proposed CFD adheres to Board Policy B-12 entitled "Land Secured Financing Districts" which was revised on January 27, 2015, to include "Service

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and Maintenance CFDs” to fund the ongoing maintenance of landscape, storm water, or other similar improvements and set goals and policies concerning CFDs.

Impact on Residents and Businesses

Only the parcels with Assessor Parcel Numbers within the proposed boundaries of the CFD which are represented by the proposed Boundary Map (inclusive of Tract Map No. 36730; Improvement Area B) are impacted by the proposed 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 public funding sources. By specifically collecting and using the special tax revenue within the boundary of the proposed CFD, there is a financial mechanism in place to ensure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or bond obligations and is solely for the purposes of funding the service and maintenance of Developer-installed and County-required infrastructure, particularly landscaping, street lighting 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.

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:

- Recorded CFD Boundary Map (reference only)
- Resolution No. 2023-044
- CFD Report
- Certificate of Registrar of Voters
- Signed Concurrence of Election Official


Scott Bruckner 2/24/2023


Aaron Gettis, Deputy County Counsel 2/23/2023

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2023-044

3
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
5 INTENTION TO AMEND THE RATE AND METHOD OF APPORTIOMENT FOR COMMUNITY
6 FACILITIES DISTRICT NO. 21-3M (EAGLE VISTA – LAKE RANCH) IMPROVEMENT AREA B
7 OF THE COUNTY OF RIVERSIDE, AMENDING THE LEVY OF A SPECIAL TAX WITHIN
8 IMPROVEMENT AREA B WITHIN SAID DISTRICT TO PAY FOR CERTAIN LANDSCAPING,
9 STREET LIGHTING AND TRAFFIC SIGNAL MAINTENANCE SERVICES; CALLING A SPECIAL
10 ELECTION TO SUBMIT TO THE RESPECTIVE QUALIFIED VOTERS THE QUESTION OF
11 AMENDING THE LEVY OF A SPECIAL TAX AND MAINTAINING THE APPROPRIATIONS
12 LIMIT FOR SAID DISTRICT; AND DESIGNATING THE ELECTION OFFICIAL FOR SUCH
13 MATTERS

14
15 **WHEREAS**, on January 31, 2023, the Board of Supervisors (the “Board of Supervisors”) of the
16 County of Riverside (the “County”), pursuant to the Mello-Roos Community Facilities Act of 1982 (the
17 “Act”), commencing with Section 53311 of the California Government Code (the “Government Code”),
18 adopted Resolution No. 2023-043 (the “Resolution of Intention”), stating its intention to amend and restate
19 the Rate and Method of Apportionment of Special Tax for the community facilities district, proposed to be
20 named Community Facilities District No. 21-3M (Eagle Vista – Lake Ranch) Improvement Area B of the
21 County of Riverside (the “Community Facilities District”), and to authorize the levy of special taxes within
22 Improvement Area B to finance certain authorized services and setting March 7, 2023 as the date for a
23 public hearing to be held for the Community Facilities District;

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

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

28 **WHEREAS**, notice of such public hearing was timely published in *The Press-Enterprise*, a

FORM APPROVED COUNTY COUNSEL
BY:  2-23-23
DATE
BY: AARON C. GETTIS

MAR 7 2023

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1 newspaper of general circulation published in the area of the proposed district, as required by Section 53322
2 of the Government Code;

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

6 **WHEREAS**, on this date, the Board of Supervisors conducted and closed said public hearing to
7 consider the proposed Community Facilities District, amend the levy of a special tax of the Community
8 Facilities District within Improvement Area B and maintain the appropriations limit previously approved
9 on March 22, 2022;

10 **WHEREAS**, any and all persons interested, including all taxpayers, property owners and registered
11 voters of the proposed Community Facilities District within Improvement Area B, were given an
12 opportunity to appear and be heard at said public hearing and a full hearing was held;

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

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

23 **WHEREAS**, at said public hearing, evidence was presented to the Board of Supervisors on the
24 matters before it, and the Board of Supervisors at the conclusion of the hearing was fully advised as to all
25 matters relating to amending and restating the Rate and Method of Apportionment of the Community
26 Facilities District within Improvement Area B and the furnishing of specified types of services;

27 **WHEREAS**, written protests against amending and restating the Rate and method of
28 Apportionment of the Community Facilities District within Improvement Area B the furnishing of any

1 specified type or types of authorized services within the Community Facilities District or the levying of any
2 specified special tax were not made or filed at or before the hearing by 50% or more of the registered voters,
3 or six registered voters, whichever is more, residing within the territory proposed to be included in the
4 Community Facilities District within Improvement Area B or by the owners of one-half or more of the area
5 of land in the territory proposed to be included in the Community Facilities District and not exempt from
6 the special tax;

7 **WHEREAS**, there has been filed with the Clerk to the Board of Supervisors a certification of the
8 Registrar of Voters of the County that within the ninety-day period preceding the close of said public
9 hearing, zero (0) persons were registered to vote within the territory proposed to be included in the
10 Community Facilities District within Improvement Area B;

11 **WHEREAS**, on the basis of all of the foregoing, the Board of Supervisors has determined at this
12 time to proceed with amending the rate and method of apportionment of the Community Facilities District
13 within Improvement Area B as provided by said Resolution No. 2023-043 to submit to the qualified electors
14 of the Community Facilities District propositions to authorize the levy of a special tax pursuant to the
15 Amended and Restated Rate and Method of Apportionment of Special Tax described in Exhibit B to
16 Resolution No. 2023-043 and the Community Facilities District Report;

17 **WHEREAS**, the Board of Supervisors has received a Petition, Consent and Waiver of 100% of the
18 landowners within the boundaries of the Community Facilities District within Improvement Area B waiving
19 certain election requirements, time limits and formalities; and

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

23 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by
24 the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on
25 March 7, 2023, as follows:

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

27 **Section 2.** The Board of Supervisors hereby approves and adopts and confirms said Resolution
28 No. 2023-043, notice of which was published and mailed prior to the public hearing as required by law,

1 and, except as otherwise provided herein, reconfirms all of its findings and determinations contained in said
2 Resolution No. 2023-043.

3 **Section 3.** The Board of Supervisors hereby approves and adopts the Amended and Restated
4 Rate and Method of Apportionment of Special Tax within the applicable Improvement Areas for the
5 Community Facilities District and the manner of collection of the special tax as set forth in Exhibit B to
6 this resolution. To the extent required by Section 53325.1(a) of the Government Code, all of the information
7 contained in Resolution No. 2023-043 is incorporated herein and made a part hereof.

8 **Section 4.** The Community Facilities District is hereby amended according to the Act.

9 **Section 5.** The Community Facilities District is hereby named “Community Facilities District
10 No. 21-3M (Eagle Vista – Lake Ranch) Improvement Area B of the County of Riverside.”

11 **Section 6.** The services to be provided within Improvement Area B and funded by the
12 Community Facilities District are described under the caption “Services” on Exhibit A hereto, which is by
13 this reference incorporated herein. The incidental expenses proposed to be incurred are identified under the
14 caption “Incidental Expenses” on Exhibit A hereto.

15 **Section 7.** The Amended and Restated special tax for Improvement Area B to be levied within
16 the Community Facilities District has not been precluded by majority protest pursuant to Section 53324 of
17 the California Government Code; and any and all written protests to the special tax and appropriations limit
18 are hereby overruled.

19 **Section 8.** Except where funds are otherwise available, a special tax sufficient to pay for all
20 Services, secured by recordation of a continuing lien against all nonexempt real property in the Community
21 Facilities District, will be annually levied within the Community Facilities District. The Amended and
22 Restated Rate and Method of Apportionment of the Special Tax (the “Rate and Method”), in sufficient
23 detail to allow each landowner within the proposed Community Facilities District to estimate the maximum
24 amount that he or she will have to pay, is described in Exhibit B attached hereto, which is by this reference
25 incorporated herein. The special tax will be collected in the same manner as ordinary *ad valorem* property
26 taxes or in such other manner as the Board of Supervisors shall determine, including direct billing of the
27 affected property owners. The special tax will be levied annually, until terminated by the Board of
28 Supervisors, as specified in the Rate and Method.

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

6 **Section 10.** Upon recordation of a Notice of Special Tax Lien pursuant to Section 3114.5 of the
7 California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach
8 to all nonexempt real property in the Community Facilities District and this lien shall continue in force and
9 effect until collection of the tax by the Board of Supervisors ceases.

10 **Section 11.** The Board of Supervisors approved and ratified the boundary map of the Community
11 Facilities District and it was recorded on February 10, 2022 , in Riverside County in Book 88 at Pages 30-
12 31 of the Book of Maps of Assessment and Community Facilities Districts in the Riverside County
13 Recorder's Office, as Instrument No. 2022-0069460, which are incorporated herein and made a part hereof.

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

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

28 **Section 14.** The Board of Supervisors hereby calls and schedules a special election for March 7,

1 2023, at 9:30 a.m. within and for the Community Facilities District on (i) the proposition with respect to
2 the amended annual levy of special taxes of the Community Facilities within Improvement Area B District
3 for the provision of authorized services to the Community Facilities District and (ii) the proposition with
4 respect to maintaining the appropriations limit for the Community Facilities District. The propositions to
5 be submitted to the voters of the Community Facilities District at such special election shall be as follows:

6
7 Proposition A: Shall special taxes be levied annually on taxable property within Community
8 Facilities District No. 21-3M (Eagle Vista – Lake Ranch) Improvement Area B of the County of
9 Riverside to fund, pay for, and finance authorized landscaping, street lighting, and traffic signal
10 maintenance services (as specified and reflected in the Resolution of Intention dated January 31,
11 2023, the Resolution Amending the Rate and Method of Apportionment of Special Tax dated March
12 7, 2023 and the Amended and Restated Rate and Method of Apportionment of Special Tax) and to
13 pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long
14 as the special taxes are needed to fund such services, at the special tax rates and pursuant to the
15 method of apportioning the special taxes set forth in Exhibit B to Resolution No. 2023-043 adopted
16 by the Board of Supervisors of said County on January 31, 2023?

17
18 Proposition B: Shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article
19 XIII B of the California Constitution, be maintained for Community Facilities District No. 21-3M
20 (Eagle Vista – Lake Ranch) of the County of Riverside in the amount of \$4,000,000?

21
22 **Section 15.** Based on its findings that fewer than 12 registered voters reside within the
23 boundaries of the Community Facilities District within Improvement Area B and that the election will be
24 among landowner voters, the Board of Supervisors hereby appoints the Director of the Riverside County
25 Office of Economic Development or her designee, or such other officer or employee as the Board shall
26 designate, to serve as the election official (the “Election Official”) for the election pursuant to Government
27 Code Section 53326.

28 **Section 16.** The procedures to be followed in conducting the special election on (i) the

1 proposition with respect to the levy of special taxes on taxable property for Improvement Areas within the
2 Community Facilities District to pay the costs of authorized services, and (ii) the proposition with respect
3 to maintain the appropriations limit for the Community Facilities District in the amount of \$4,000,000 (the
4 “Special Election”) shall be as follows:

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

8 (b) Pursuant to applicable sections of the California Elections Code governing the conduct of
9 mail ballot elections of counties, and in particular Division 4 (commencing with Section 4000) of that Code
10 with respect to elections conducted by mail, the Election Official shall mail or deliver to each qualified
11 elector an official ballot and shall also mail or deliver to all such qualified electors a ballot pamphlet and
12 instructions to voter, including a sample ballot identical in form to the official ballot but identified as a
13 sample ballot, a return identification envelope with prepaid postage thereon addressed to the Election
14 Official for the returning of voted official ballots, and a copy of Resolution No. 2023-043.

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

26 (d) The return identification envelope to be mailed or delivered by the Election Official to each
27 landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the
28 address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner

1 or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose
2 name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address
3 of the voter, (vi) the date of signing and place of execution of the declaration, and (vii) a notice that the
4 envelope contains an official ballot and is to be opened only by the Election Official.

5 (e) The information to voter form to be mailed or delivered by the Election Official to the
6 landowner-voters shall inform them that the official ballots shall be returned to the Election Official
7 properly voted as provided thereon and with the certification appended thereto properly completed and
8 signed in the sealed return identification envelope with the certification thereon completed and signed and
9 all other information to be inserted thereon properly inserted by 9:00 a.m. on the date of the Special Election;
10 provided that the election shall be closed before such hour if the Election Official determines that all of the
11 qualified voters have voted.

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

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

20 **Section 17.** If two-thirds (2/3) of the votes cast within the Community Facilities District, within
21 Improvement Area B, upon the question of levying the amended special tax are in favor of the levy of that
22 tax, as determined by the Board of Supervisors after the canvass of the returns of such election, the
23 Legislative Body may levy such special taxes within Improvement Area B within the territory of the
24 Community Facilities District in the amounts and for the purposes as specified in this Resolution, the
25 Special Tax Ordinance (to be adopted), and the Amended and Restated Rate and Method of Apportionment,
26 except that such special tax may be levied at a rate lower than the amounts specified therein.

27 **Section 18.** The Board of Supervisors hereby determines and finds that all proceedings up to and
28 including the adoption of this Resolution were valid and in conformity with the requirements of the Act. In

accordance with Section 53325.1 of the California Government Code, such finding shall be final and conclusive.

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

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

ADOPTED, SIGNED AND APPROVED this 7th day of March 2023, by the Board of Supervisors
of the County of Riverside.



KEVIN JEFFRIES
Chair of the Board of Supervisors

ATTEST:

Kimberley A. Rector

Clerk to the Board of Supervisors

By:

Brandsmit

Deputy

2
3 RESOLUTION NO. 2023-044

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF
5 INTENTION TO AMEND THE RATE AND METHOD OF APPORTIONMENT FOR
6 COMMUNITY FACILITIES DISTRICT NO. 21-3M (EAGLE VISTA-LAKE RANCH)
7 IMPROVEMENT AREA B OF THE COUNTY OF RIVERSIDE, AMENDING THE LEVY OF A
8 SPECIAL TAX WITHIN IMPROVEMENT AREA B WITHIN SAID DISTRICT TO PAY FOR
9 CERTAIN LANDSCAPING, STREET LIGHTING AND TRAFFIC SIGNAL MAINTENANCE
10 SERVICES; CALLING A SPECIAL ELECTION TO SUBMIT TO RESPECTIVE QUALIFIED
11 VOTERS THE QUESTION OF AMENDING THE LEVY OF A SPECIAL TAX AND
12 MAINTAINING THE APPROPRIATIONS LIMIT FOR SAID DISTRICT; AND DESIGNATING
13 THE ELECTION OFFICAL FOR SUCH MATTERS

14
15 ROLL CALL:

16
17 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

18 Nays: None

19 Absent: None

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

22 KIMBERLY A. RECTOR, Clerk of said Board

23
24 By:  _____

25 Deputy

1 **EXHIBIT A**

2
3 **SERVICES AND INCIDENTAL EXPENSES**

4
5 **Services**

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

7 **Improvement Area B**

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

16 **Incidental Expenses**

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

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

[Please see attached.]

**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.

CERTIFICATE OF MAILING

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

On FEBRUARY 22, 2023, I mailed a copy of the following documents:

Notice of Public Hearing to Landowner; Resolution No. 2023-043 and exhibits thereto by delivering a true copy thereof in a sealed, stamped, envelope(s) addressed as follows:

**Pulte Home Company, LLC.
27401 Los Altos, Suite 400
Mission Viejo, CA 92691**

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

Executed on FEBRUARY 22, 2023, at Riverside California.



Michael Franklin

CFD 21-3M (Eagle Vista/Lake Ranch)



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

CONCURRENCE OF ELECTION OFFICIAL IN
DATE OF SPECIAL ELECTION

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

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

(b) Pursuant to California Government Code Section 53326(a), I do hereby concur in the holding of a special election on Tuesday, May 10, 2022, for the purpose of submitting to the qualified electors of proposed Community Facilities District No. 20-2M (Prairie Crossing Improvement Area B) of the County of Riverside (the "District") the proposition to levy a special tax within the District and to establish an appropriations limit for the District, as provided in Resolution No. 2022-086, proposed to be adopted by the Riverside County Board of Supervisors on May 10, 2022.

Dated: April 6, 2022

SUZANNE HOLLAND
Election Official

RIVERSIDE COUNTY

OFFICE OF ECONOMIC DEVELOPMENT

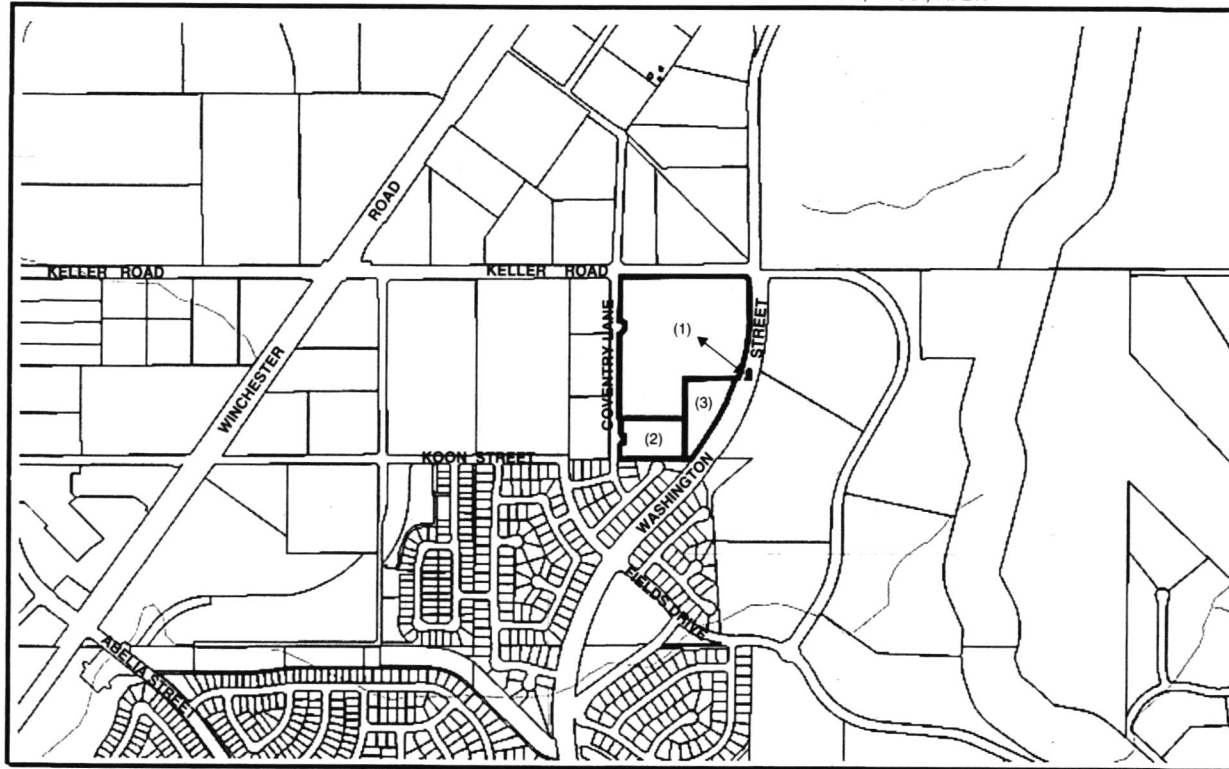
3403 10TH STREET, SUITE 400, RIVERSIDE, CA 92501 | (951) 955-8916

88/30

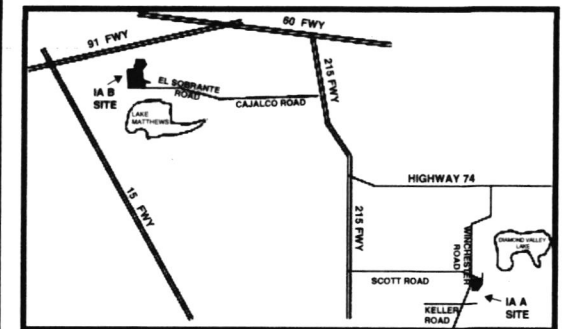
CMT

PAGE 1 OF 2

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 10th DAY OF February, 2022.

Reva R. Hager
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 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. 2022-0069460

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

Alana V. Sub
DEPUTY

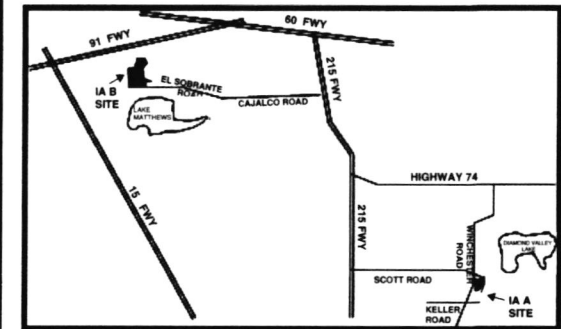


PROPOSED BOUNDARY COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE VISTA/LAKE RANCH) IMPROVEMENT AREA B

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 | |

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.

Reina K. 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



COUNTY OF RIVERSIDE
OFFICE OF ECONOMIC DEVELOPMENT



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT

AMENDED AND RESTATED
COMMUNITY FACILITIES DISTRICT REPORT

CFD 21-3M (EAGLE VISTA/LAKE RANCH)

MARCH 2023



SPICER CONSULTING
GROUP

Table of Contents

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Appendices

A	Rate and Method of Apportionment
B	Boundary Map
C	Resolution of Intention

Introduction

This Community Facilities District (CFD) shall consist of all parcels of land within the residential subdivision known as Tracts 31700-F, 31700-1, and 33303 (Improvement Area A) and Tract No. 36730 (Improvement Area B). The services to be provided by Improvement Area A include: (i) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting. The services to be provided by Improvement Area B include: i) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting, ii) Traffic signal maintenance including energy charges, operation, maintenance, and administrative costs of traffic signals, and iii) Landscaping improvements that may include, but are not limited to turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance.

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 operations. Inspection includes, but is not limited to, travel time, visual inspection process and procedures to ensure maintained facilities functionality. Maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection.

Improvement Area A (Tracts 31700-F, 31700-1, and 33303) is located within the unincorporated area of the County of Riverside and is generally located north of Fields Drive, south of Keller Road, east of Coventry Lane and west of Washington Street. At full development, this Improvement Area is projected to include 74 assessable single-family residential lots/units. Improvement Area B (Tract 36730) is located within the unincorporated area of the County of Riverside and is generally located north of El Sobrante Road, south of Blackburn Road, east of McAllister Street and west of Travertine Drive. At full development this Improvement Area is projected to include 272 assessable single-family residential lots/units. Refer to Appendix B, Boundary Map of this Report for the location of this CFD.

The Maximum Special Taxes in each Improvement Area within the CFD have been established to pay for these services and are as follows, as defined in the Rate and Method of Apportionment attached in Appendix A: For Improvement Area A the special tax of \$121 per taxable unit per year for Single Family Residential Property and \$856 per acre per year for Multi-family Residential Property and Non-Residential Property for Fiscal Year 2022-2023; for Improvement Area B the special tax of \$300 per taxable unit per year for Single Family Residential Property and \$2,394 per acre per year for Multi-family Residential Property and Non-Residential Property for Fiscal Year 2022-2023.

On each July 1, following the Base Year, the Maximum Special Tax Rate listed above shall be increased annually, commencing July 1, 2022 for Improvement Area A and July 1, 2023 for Improvement Area B, based upon the percentage change in the Consumer Price Index, with a maximum annual increase of six percent (6%) and a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

Background

On December 13, 2022, the Board of Supervisors of the County of Riverside, State of California (Board) adopted a Resolution of Intention to amend Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch), Resolution No. 2023-043, (the "Resolution of Intention"), expressly ordering the preparation and filing of a written Report for a proposed Community Facilities District (Report) pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, (the "Act").

This Report is submitted pursuant to Section 53321.5 of the Act, as well as the Resolution of Intention. The law and the Resolution of Intention directs that said Community Facilities District Report generally contain the following:

1. A brief description of the services proposed to be financed from the levy of the special tax; and
2. A general cost estimate setting forth costs of providing such services; and
3. Further information regarding the implementation of the rate and method of apportionment of the special tax proposed to be levied within the CFD.

The Rate and Method of Apportionment of the Special Tax which was included in the Resolution of Intention and approved by the Board.

For particulars, reference is made to the Resolution of Intention as previously approved and adopted and is included in Appendix C.

NOW, THEREFORE, the undersigned, authorized representative of Spicer Consulting Group, LLC, the appointed responsible officer, or person directed to prepare the Report, does hereby submit the following data:

Description of the Services

The services which may be funded with proceeds of the special tax of the CFD, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including the following:

Improvement Area A

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

Improvement Area B

- (a) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- (b) Traffic signal maintenance, which includes energy charges, operation, maintenance, and administrative costs of traffic signal within the boundaries of the CFD; and
- (c) 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, trail maintenance.

Administrative Expenses

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in the Rate and Method of Apportionment.

The above services shall be limited to those provided within the boundaries of CFD No. 21-3M (Eagle Vista/Lake Ranch) or for the benefit of the properties within the boundaries of the CFD, and said services may be financed by proceeds of the special tax of the CFD only to the extent that they are in addition to those provided in the territory of the CFD before CFD No. 21-3M (Eagle Vista/Lake Ranch) was created.

The services listed herein are representative of the types of services authorized to be financing by Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch). Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the County of Riverside. Addition, deletion, or modification of descriptions of the services may be made consistent with the requirements of the Board of Supervisors of the County of Riverside, the Community Facilities District No. 21-3M, and the Act. The estimated cost for Fiscal Year 2022-23 of providing such services, based upon current dollars, which is subject to escalation, is as follows:

Services

The estimated annual cost of providing services at build-out for the subject properties are detailed below. The services funded by the special taxes of the CFD No. 21-3M (Eagle Vista/Lake Ranch), as outlined above, will be as follows:

Estimated Cost of Service

Improvement Area A Special Tax Service Costs - the costs to be covered shall be the direct costs for maintenance services including but not limited to (i) street lighting maintenance, (ii) fund an operating reserve for the costs of Services as determined by the Administrator, and (iii) Administrative Expenses.

The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2022-23. These services are being funded by the levy of a Special Tax for Improvement Area A of Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch).

Table 3-1
Cost Estimate – Special Tax for Improvement Area A
For FY 2021-2022

Item	Description	Estimated Cost
1	Street Lighting	\$5,015
2	Reserves	\$885
3	Administration	\$3,005
Total		\$8,905

Improvement Area B Special Tax Service Costs - the costs to be covered shall be the direct costs for maintenance services including but not limited to (i) street lighting maintenance, (ii) traffic signal maintenance, (iii) maintenance of landscaping of turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance, (iv) fund an operating reserve for the costs of Services as determined by the Administrator, and (v) Administrative Expenses.

The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2022-23. These services are being funded by the levy of Special Tax for Improvement Area B of Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch).

Table 3-2
Cost Estimate – Special Tax for Improvement Area B
For FY 2022-2023

Item	Description	Estimated Cost
1	Street Lighting	\$2,475
2	Traffic Signal	\$990
3	Landscaping	\$58,801
4	Reserves	\$9,371
5	Administration	\$9,865
Total		\$81,502

Escalation of Maximum Special Taxes

Maximum Special Tax for Improvement Area A On each July 1, commencing July 1, 2022 for Improvement Area A, 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

Maximum Special Tax for Improvement Area B On each July 1, commencing July 1, 2023 for Improvement Area B, 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.

Incidental Costs

The cost of the services shall include incidental expenses, including costs associated with formation of the CFD, determination of the amount of the special tax, collection of the special tax, payment of the special tax, costs incurred in order to carry out the authorized purposes of the CFD, and the costs of engineering, inspecting, coordinating, completing, planning, and designing the services, including the costs of environmental evaluations.

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

- ◆ Engineering services,
- ◆ Publishing, mailing and posting of notices
- ◆ Governmental notification and filing costs,
- ◆ Election costs, and
- ◆ Charges and fees of the County of Riverside other than those waived.

CFD 21-3M consists of two separate Improvement Areas. Improvement Area A (Tracts 31700-F, 31700-1, and 33303) is located within the unincorporated area of the County of Riverside and is generally located north of Fields Drive, south of Keller Road, east of Coventry Lane and west of Washington Street. At full development, this Improvement Area is projected to include 74 assessable single-family residential lots/units. Improvement Area B (Tract 36730) is located within the unincorporated area of the County of Riverside and is generally located north of El Sobrante Road, south of Blackburn Road, east of McAllister Street and west of Travertine Drive. At full development this Improvement Area is projected to included 272 assessable single-family residential lots/units. The CFD includes Assessor Parcel Numbers:

Improvement Area A

Assessor Parcel Numbers
476-010-051
476-010-052
476-010-053

Improvement Area B

Assessor Parcel Numbers
270-060-010
270-050-026
270-160-001
270-170-009
270-170-010
270-170-011
270-180-010

The boundaries of the CFD are those properties and parcels where services are authorized to be provided and upon which special taxes may be levied in order to pay for the costs and expenses of said services. A general description of the area within the boundaries of the CFD is attached as Appendix B.

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

A reduced scale map showing the boundaries of the CFD is provided as Appendix B. A full-scale map is on file with the Clerk of the Board of Supervisors of Riverside County and was recorded with Riverside County Recorder on February 10, 2022, as Instrument No. 2022-0069460 in the Book 88 of Maps of Assessment and Community Facilities Districts at Page 30-31.

The Rate and Method of Apportionment allows each property owner within Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch) to estimate the annual Special Tax amount that would be required for payment. The Rate and Method of Apportionment of the Special Tax established pursuant to these proceedings, is attached hereto as Appendix A (the "Rate and Method"). The Special Tax will 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 CFD Administrator may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations, 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.

All of the property located within the CFD, unless exempted by law or by the Rate and Method proposed for the CFD, shall be taxed for the purpose of providing necessary services to serve the CFD.

Maximum Special Tax for Improvement Area A on each July 1, commencing July 1, 2022 for Improvement Area A, 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.

Maximum Special Tax for Improvement Area B on each July 1, commencing July 1, 2023 for Improvement Area B, 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.

Pursuant to Section 53325.3 of the Act, the tax imposed "is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The Special Tax may be based on the benefit received by property, the cost of making facilities or authorized services available or other reasonable basis as determined by the Board, although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

For particulars as to the Rate and Method for Community Facilities District No. 21-3M (Eagle Vista/Lake Ranch), see the attached and incorporated in Appendix A.

Based on the information provided herein, it is my opinion that the described services herein are those that are necessary to meet increased demands placed upon the County of Riverside as a result of development occurring within the CFD No. 21-3M (Eagle Vista/Lake Ranch) and benefits the lands within said CFD. Further, it is my opinion that the special tax rates and method of apportionment, as set forth herein, are fair and equitable, uniformly applied and not discriminating or arbitrary.

Date: March 7, 2023

SPICER CONSULTING GROUP, LLC



SHANE SPICER
SPECIAL TAX CONSULTANT FOR
CFD NO. 21-3M (EAGLE VISTA/LAKE RANCH)
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

APPENDIX A

Rate and Method of Apportionment



SPICER CONSULTING
GROUP

**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 2
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 for Improvement Area A and July 1, 2023 for Improvement Area B, 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 for Improvement Area A and July 1, 2023 for Improvement Area B, 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 for Improvement Area A and July 1, 2023 for Improvement Area B, 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.

APPENDIX B

Boundary Map



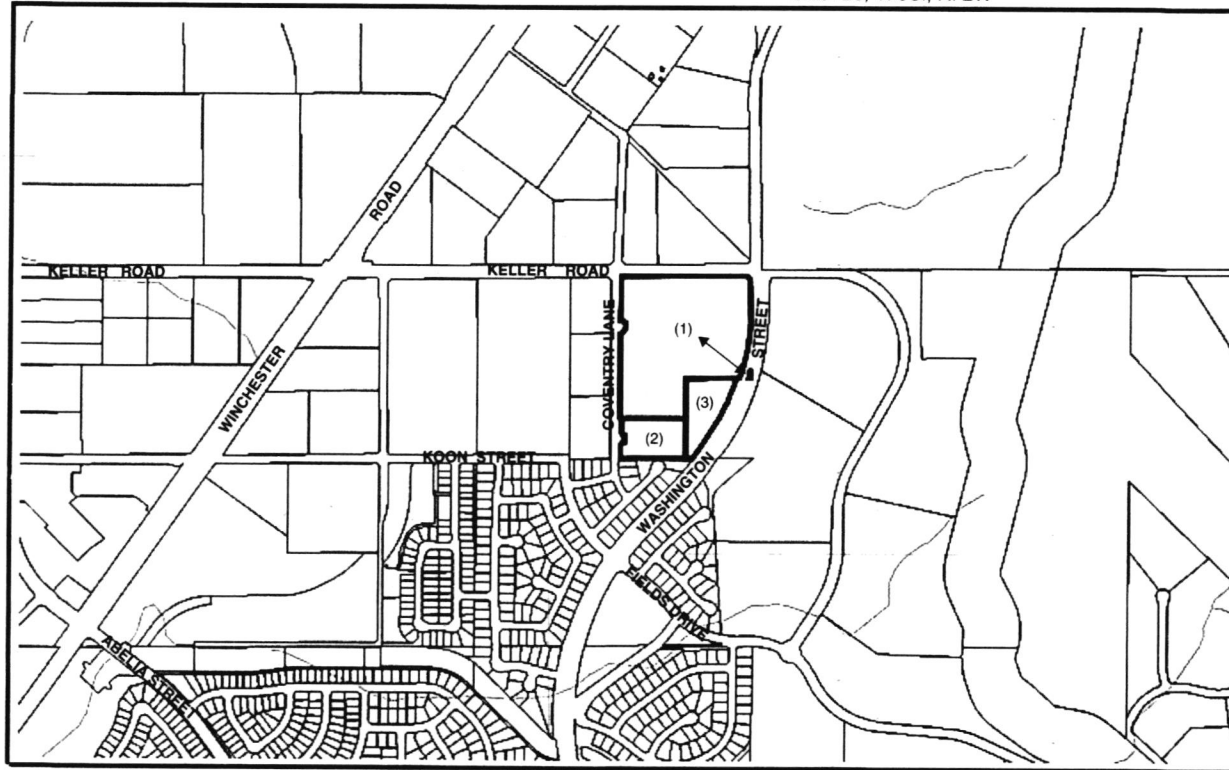
SPIKER CONSULTING
GROUP

88
30

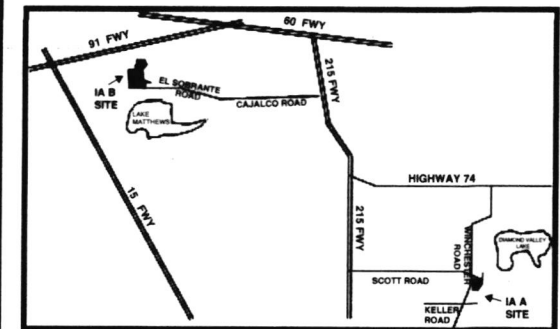
CMT

PAGE 1 OF 2

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



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 10th DAY OF February, 2022.

Rene R. Hager
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. 2022-0069460

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

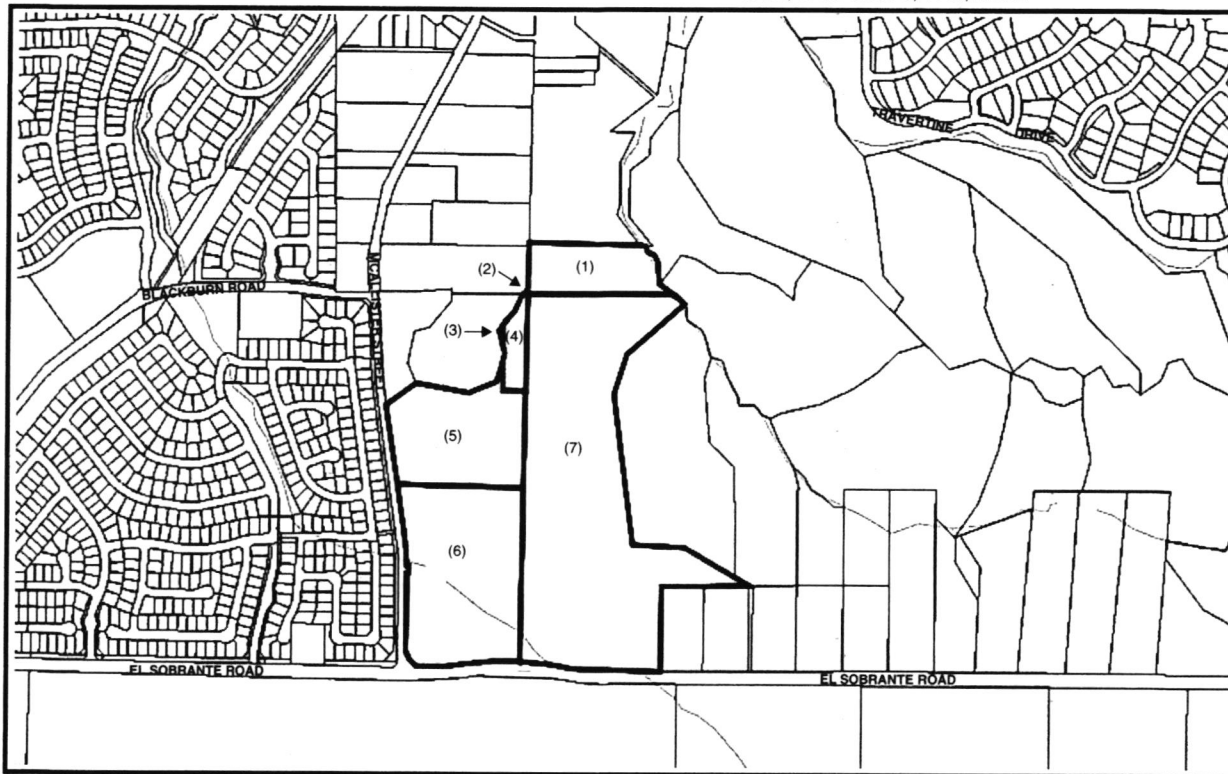
Alana V. Suk
DEPUTY

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

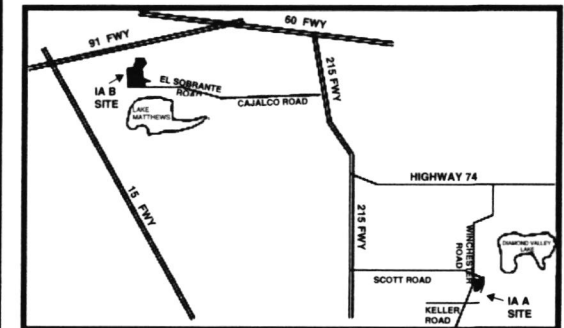


PROPOSED BOUNDARY COMMUNITY FACILITIES DISTRICT 21-3M (EAGLE VISTA/LAKE RANCH) IMPROVEMENT AREA B

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

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.

Reina R. Lopez
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



APPENDIX C

Resolution of Intention



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RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT



SPICER CONSULTING
GROUP

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
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, COB CF BS

Kimberly Rector
Clerk of the Board
By: *Kimberly Rector*
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