

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



**ITEM: 21.3  
(ID # 26877)**

**MEETING DATE:**  
Tuesday, January 28, 2025

**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. 23-7-M (Monteverdi), Tract Map No. 31818-1 of the County of Riverside, Adopt Resolution Amending and Restating- the Rate and Method of Apportionment, and Receive and File CFD Documents. District 2. [\$356,671 On-going cost - CFD 23-7-M (Monteverdi) -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. 23-7M (Monteverdi) of the County of Riverside; and
2. Adopt Resolution No. 2025-009, 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. 23-7M (Monteverdi) of the County of Riverside, Amending the Levy of Special Tax within Said District to Pay for Landscaping, Lighting, Drainage, Park and Trails, and Graffiti Abatement; 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:Policy**


  
Suzanne Holland, Director of Office of Economic Development 1/7/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 28, 2025  
xc: OED

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 356,671	\$ 0	\$ 356,671
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% CFD 23-7M (Monteverdi)			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 25/26	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The State legislature enacted the Mello-Roos Community Facilities Act of 1982 to assist public agencies in financing certain public services and maintenance requirements. On January 27, 2015, the Board of Supervisors revised Board Policy B-12 entitled "Land Secured Financing Districts" to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, storm water Best Management Practices (BMP), street lighting, or other similar improvements and set goals and policies concerning Community Facilities Districts (CFD).

KB Home Cal Management Services, LLC, the Owner of Tract 31818-1, have petitioned that the Riverside County Office of Economic Development assist them in amending the original Rate and Method of Apportionment, the Amended Rate and Method of Apportionment to cover costs associated with additional maintenance and servicing of public improvements within the established district. KB Home Cal Management Services, LLC owns 100% of the area subject to the Special Tax Rate and acquired the property from MPLC JBJ Ranch who originally formed the previously named CFD 23-7M (JBj Ranch). The new Owner will be building out the residential development and has requested changing the name to CFD 23-7 (Monteverdi), consistent with the new community's name being developed. The Amended Boundary Map for CFD 23-7M (Monteverdi) was revised from the original Boundary Map to encompass only the entirety of Tract Map No 31818-1, which is projected to include 203 assessable single-family dwelling units, and remove the remaining property from the original boundary. The proposed amendment includes increasing the Special Tax Rate beginning Fiscal Year 2024-2025

As approved by voters, a special tax is to be levied on each individual parcel located within the boundary of the CFD to fund the costs associated with services including but not limited to 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) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording,

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assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials, (iv) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the CFD (v) and Graffiti Abatement of walls and other permanent structures.

On June 6, 2023 (Agenda Item 3.19), the County of Riverside Board of Supervisors approved Resolution No. 2023-107, a resolution of intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer.

On July 18, 2023 (Agenda Item 19.3), 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 within the CFD. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2023-160, the Resolution of Formation of the CFD, which also authorized the levy of a special tax within the CFD subject to voter approval during a duly called election held that same day.

On August 1, 2023 (Agenda Item 3.39), the Board of Supervisors adopted Resolution No. 2023-161 declaring the results of the election regarding the proposed special tax within the CFD 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. 985 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters.

On August 29, 2023 (Agenda Item 3.47), the Board of Supervisors adopted Ordinance No. 985, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 23-7M (Monteverdi).

On November 12, 2024, KB Home Cal Management Services, 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. KB Home Cal Management Services, LLC owns 100% of the area subject to the Special Tax Rate. The boundaries of CFD No. 23-7M (Monteverdi) encompasses the entire Tract Map No. 31818-1, which is projected to include 203 assessable single-family dwelling units. The proposed amendment includes increasing the Special Tax Rate beginning Fiscal Year 2024-25.

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 Amended Boundary Map.

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On December 17, 2024, (Agenda Item 3.16) the Board of Supervisors adopted Resolution No. 2024-282 declaring its Intention to Consider Amending and Restating the Rate and Method of Apportionment of Special Tax for Community Facilities District 23-7M (Monteverdi) and to Authorize the Levy of Special Taxes and Setting a Date and Time for a Public Hearing.

Approval of proposed Resolution No. 2024-282 by the Board of Supervisors is the amendment of the Rate and Method of Apportionment of Special Tax for CFD 23-7M (Monteverdi), 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 23-7M (Monteverdi) 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 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. 31818-1) 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 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, lighting, drainage, park and trail maintenance, and graffiti abatement. The Developer shall, and is obligated to, provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

The amended budget for the CFD of \$356,671 for fiscal year 2024-2025, will result in a special tax of \$1,757 per taxable parcel, pursuant to the Amended and Restated Rate and Method of Apportionment. The annual special tax for the CFD, shall be increased by the minimum of 2%, 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 of previous fiscal year.

**ATTACHMENTS:**

- Recorded CFD Boundary Map (reference only)
- Resolution No. 2025-009
- CFD Report
- Certificate of Registrar of Voters
- Signed Concurrence of Election Official

  
Jacqueline Ruiz, Principal Analyst 1/22/2025

  
Aaron Gettis, Chief of Deputy County Counsel 1/14/2025

### 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 10<sup>th</sup> 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 January 7, 2025, I mailed a copy of the following documents:

Notice of Public Hearing to Landowner; Resolution No. 2024-282 and exhibits thereto by delivering a true copy thereof in a sealed, stamped, envelope(s) addressed as follows:

KB Home Cal Management Services, LLC.  
36310 Inland Valley Dr  
Wildomar, CA 92595

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

Executed on January 7, 2025, at Riverside California.

  
\_\_\_\_\_  
Michael Franklin

CFD 23-7M (Monteverdi)

FORM APPROVED COUNTY COUNSEL  
BY: *Stephanie K. Nelson* 1/14/25  
DATE

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2025-009

3  
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 COMMUNITY  
6 FACILITIES DISTRICT NO. 23-7M (MONTEVERDI) OF THE COUNTY OF RIVERSIDE,  
7 AMENDING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT TO PAY FOR  
8 MAINTENANCE SERVICES; CALLING A SPECIAL ELECTION TO SUBMIT TO THE  
9 RESPECTIVE QUALIFIED VOTERS THE QUESTION OF AMENDING THE LEVY OF A SPECIAL  
10 TAX AND MAINTAINING THE APPROPRIATIONS LIMIT FOR SAID DISTRICT; AND  
11 DESIGNATING THE ELECTION OFFICIAL FOR SUCH MATTERS

12  
13 **WHEREAS**, on December 17, 2024, the Board of Supervisors (the "Board of Supervisors") of the  
14 County of Riverside (the "County"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the  
15 "Act"), commencing with Section 53311 of the California Government Code (the "Government Code"),  
16 adopted Resolution No. 2024-282 (the "Resolution of Intention"), stating its intention to amend and restate  
17 the Rate and Method of Apportionment of Special Tax for the community facilities district, proposed to be  
18 named Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside (the "Community  
19 Facilities District"), and to authorize the levy of special taxes within the CFD to finance certain authorized  
20 services and setting January 28, 2025 as the date for a public hearing to be held for the Community Facilities  
21 District;

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

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

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

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

3       **WHEREAS**, on this date, the Board of Supervisors conducted and closed said public hearing to  
4 consider the proposed Community Facilities District, amend the levy of a special tax of the Community  
5 Facilities District and maintain the appropriations limit previously approved on January 28, 2025;

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

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

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

19       **WHEREAS**, at said public hearing, evidence was presented to the Board of Supervisors on the  
20 matters before it, and the Board of Supervisors at the conclusion of the hearing was fully advised as to all  
21 matters relating to amending and restating the Rate and Method of Apportionment of the Community  
22 Facilities District and the furnishing of specified types of services;

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

1 the Community Facilities District and not exempt from the special tax;

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

6       **WHEREAS**, on the basis of all of the foregoing, the Board of Supervisors has determined at this  
7 time to proceed with amending the rate and method of apportionment of the Community Facilities District  
8 as provided by said Resolution No. 2024-282 to submit to the qualified electors of the Community Facilities  
9 District propositions to authorize the levy of a special tax pursuant to the Amended and Restated Rate and  
10 Method of Apportionment of Special Tax described in Exhibit B to Resolution No. 2024-282 and the  
11 Community Facilities District Report;

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

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

18       **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
19 the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on  
20 January 28, 2025, as follows:

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

22       **Section 2.** The Board of Supervisors hereby approves and adopts and confirms said Resolution  
23 No. 2024-282, notice of which was published and mailed prior to the public hearing as required by law,  
24 and, except as otherwise provided herein, reconfirms all of its findings and determinations contained in said  
25 Resolution No. 2024-282.

26       **Section 3.** The Board of Supervisors hereby approves and adopts the Amended and Restated  
27 Rate and Method of Apportionment of Special Tax for the Community Facilities District and the manner  
28 of collection of the special tax as set forth in Exhibit B to this resolution. To the extent required by Section

1 53325.1(a) of the Government Code, all of the information contained in Resolution No. 2024-282 is  
2 incorporated herein and made a part hereof.

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

4 **Section 5.** The Community Facilities District is hereby named "Community Facilities District  
5 No. 23-7M (Monteverdi) of the County of Riverside."

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

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

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

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

28 **Section 10.** Upon recordation of a Notice of Special Tax Lien pursuant to Section 3114.5 of the

1 California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach  
2 to all nonexempt real property in the Community Facilities District and this lien shall continue in force and  
3 effect until collection of the tax by the Board of Supervisors ceases.

4       **Section 11.** The Board of Supervisors approved and ratified the amended boundary map of the  
5 Community Facilities District and it was recorded on December 19, 2024, in Riverside County in Book 94  
6 at Pages 92-93 of the Book of Maps of Assessment and Community Facilities Districts in the Riverside  
7 County Recorder's Office, as Instrument No. 2024-0386512, which are incorporated herein and made a part  
8 hereof.

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

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

23       **Section 14.** The Board of Supervisors hereby calls and schedules a special election for January  
24 28, 2025, at 9:30 a.m. within and for the Community Facilities District on (i) the proposition with respect  
25 to the amended annual levy of special taxes of the Community Facilities District for the provision of  
26 authorized services to the Community Facilities District and (ii) the proposition with respect to maintaining  
27 the appropriations limit for the Community Facilities District. The propositions to be submitted to the voters  
28 of the Community Facilities District at such special election shall be as follows:

1        Proposition A: Shall special taxes be levied annually on taxable property within Community  
2        Facilities District No. 23-7M (Monteverdi) of the County of Riverside to fund, pay for, and finance  
3        authorized maintenance to include but not limited to landscaping, lighting, drainage, park and trails,  
4        and graffiti abatement (as specified and reflected in the Resolution of Intention dated December 17  
5        2024, the Resolution Amending the Rate and Method of Apportionment of Special Tax dated  
6        December 17, 2024 and the Amended and Restated Rate and Method of Apportionment of Special  
7        Tax) and to pay expenses incidental thereto and incidental to the levy and collection of the special  
8        taxes, so long as the special taxes are needed to fund such services, at the special tax rates and  
9        pursuant to the method of apportioning the special taxes set forth in Exhibit B to Resolution No.  
10       2024-282 adopted by the Board of Supervisors of said County on December 17, 2024?

11  
12       Proposition B: Shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article  
13       XIII B of the California Constitution, be maintained for Community Facilities District No. 23-7M  
14       (Monteverdi) of the County of Riverside in the amount of \$4,000,000?

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

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

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

1           (b) Pursuant to applicable sections of the California Elections Code governing the conduct of  
2 mail ballot elections of counties, and in particular Division 4 (commencing with Section 4000) of that Code  
3 with respect to elections conducted by mail, the Election Official shall mail or deliver to each qualified  
4 elector an official ballot and shall also mail or deliver to all such qualified electors a ballot pamphlet and  
5 instructions to voter, including a sample ballot identical in form to the official ballot but identified as a  
6 sample ballot, a return identification envelope with prepaid postage thereon addressed to the Election  
7 Official for the returning of voted official ballots, and a copy of Resolution No. 2024-282.

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

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

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

1 all other information to be inserted thereon properly inserted by 9:00 a.m. on the date of the Special Election;  
2  
3 provided that the election shall be closed before such hour if the Election Official determines that all of the  
4 qualified voters have voted.

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

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

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


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

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

27 **Section 20.** The officers of the County are, and each of them is, hereby authorized and directed  
28 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


1 provisions hereof.

2 **ADOPTED, SIGNED AND APPROVED** this 28th day of January 2025, by the Board of  
3 Supervisors of the County of Riverside.

4  
5   
6 Chair of the Board of Supervisors  
V. Manuel Perez

7 ATTEST:

8 ~~Kecia R. Harper~~  
9 Kimberly A. Rector  
Clerk to the Board of Supervisors

10  
11 By:   
12 Deputy

13  
14  
15 ROLL CALL:

16 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

17 Nays: None

18 Absent: None

19  
20 The foregoing is certified to be a true copy of a resolution duly adopted by said  
21 Board of Supervisors on the date therein set forth.

22 KIMBERLY A. RECTOR, Clerk of said Board

23 By:   
24 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 i) Landscaping improvements that may include, but are not limited to all landscaping  
8 material and facilities within the CFD No. 23-7M. These improvements include turf,  
9 ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental  
10 lighting, masonry walls or other fencing, and trail maintenance; and  
11 ii) Street lighting maintenance, which includes energy charges, operation, maintenance,  
12 and administration of street lighting located within the designated boundaries of the  
13 CFD No. 23-7M; and  
14 iii) Administration inspection, and maintenance of all stormwater facilities and BMPs to  
15 include: water quality basins, fossil filters, basin forebays, and all other  
16 NPDES/WQMP/BMP related devices and structures as approved and accepted by  
17 the Community Facilities District; administration includes, but is not limited to,  
18 quality control and assurance of inspections and maintenance, general contract  
19 management, scheduling of inspections and maintenance, and general oversight of  
20 all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel  
21 time, visual inspection process and procedures for functionality, GPS location  
22 recording, assurance of proper vegetation, functioning irrigation, and citing  
23 operational or structural deficiencies, erosion, trash, silt and sediment build-up; and  
24 maintenance includes, but is not limited to, repair or replacement of any deficiencies  
25 noted during inspection, weed control and abatement, trash removal, and healthy  
26 upkeep of required plant materials; and  
27 iv) Regional Sports Facilities including maintenance and servicing of the regional sports  
28 facilities within the Subzone to be operated, maintained and service may include, but

are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatement, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the CFD; and

- v) Graffiti abatement of walls and other permanent structures.

#### **Incidental Expenses**

The incidental expenses proposed to be incurred include the following:

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

**EXHIBIT B**  
**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 NO. 23-7M (MONTEVERDI)  
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 No. 23-7M (Monterey) (the "CFD 23-7M" or "CFD"; defined below). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, (defined below), commencing in Fiscal Year 2024-2025, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

**"Acre" or "Acreage"** means the land area of a Parcel as shown on the most recent Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map. If the preceding maps are not available, the Acreage of an Assessor's Parcel Number may be determined utilizing Geographic Information System. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

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

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

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

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

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

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

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

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

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

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

**"Certificate of Occupancy"** means a certificate of occupancy issued by the County in accordance with all applicable ordinances, regulations, and rule of the County and State law.

**"CFD" or "CFD 23-7M"** means Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside.

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

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

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

**"Development Class"** means either Developed Property, Approved Property, Taxable Property Owner's Association Property, Taxable Public Property, or Undeveloped property.

**"Dwelling Unit(s)" or "(DU)"** means a residential building(s) that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

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

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

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

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

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

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

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

**"Property Owner's Association Property"** means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a home-owner's association, condominium owner's association or any master or sub-association, prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

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

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

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

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

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

**"Special Tax Requirement(s)"** means that amount required in any Fiscal Year to: (i) pay the estimated cost of Special Tax Services for Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative Expenses; (iv) pay any anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time

the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy at the sole discretion of the Administrator.

**"Special Tax Reserve Fund Requirement"** means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$356,671. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

**"Special Tax Services"** means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD 23-7M as set forth in the documents adopted by the Board at the time the CFD was formed.

**"State"** means the State of California.

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

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

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

**"Taxable Unit"** means either a Dwelling Unit(s) or an Acre.

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

#### **B. ASSIGNMENT TO DEVELOPMENT CLASS**

Each Fiscal Year, commencing with Fiscal Year 2024-2025, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Taxable Property Owner's Association Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Amended Rate and Method of Apportionment as determined pursuant to Sections C. and D., below.

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

## C. MAXIMUM SPECIAL TAX RATES

### 1. **Developed Property**

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

**TABLE 1  
MAXIMUM SPECIAL TAX RATES  
DEVELOPED PROPERTY  
FISCAL YEAR 2024-2025**

<b>Development Class</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax</b>
Single Family Residential Property	DU	\$1,757
Multi-family Residential Property	Acre	\$9,655
Non-Residential Property	Acre	\$9,655

#### (a) Increase in the Maximum Special Tax

On each July 1, the Maximum Special Tax identified in Table 1 above, shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

#### (b) Multiple Development Classes

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

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

#### (c) Accessory Dwelling Unit(s)

Where an Accessory Dwelling Unit(s) is on the same Assessor Parcel Number as another Taxable Unit, the Accessory Dwelling Unit(s) is not considered a separate Taxable Unit and will not be added to the calculation of the Maximum Special Tax for a Parcel.

## **2. Approved Property**

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Residential 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 Residential Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

## **4. Undeveloped Property**

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property for each Parcel shall be \$9,655 per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

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

Commencing with Fiscal Year 2024-2025 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

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

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

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

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

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

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

#### **E. EXEMPTIONS**

The CFD shall not levy Special Taxes on Property Owner's Association Property (except Taxable Property Owner's Association Property) or Public Property (except Taxable Public Property) within the CFD.

#### **F. MANNER OF COLLECTION**

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

#### **G. APPEALS**

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

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

#### **H. PREPAYMENT OF SPECIAL TAX**

The Special Tax may not be prepaid.

#### **I. TERM OF THE SPECIAL TAX**

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



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, January 28, 2025, for the purpose of submitting to the qualified electors of proposed Community Facilities District No. 25-1M (Rancho El Mineral) 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. 2025-005, proposed to be adopted by the Riverside County Board of Supervisors on January 28, 2025.

Dated: January 6, 2024



SUZANNE HOLLAND  
Election Official

COPY

94/92

SHEET 1 OF 2 SHEETS

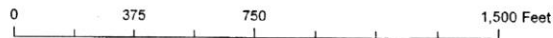
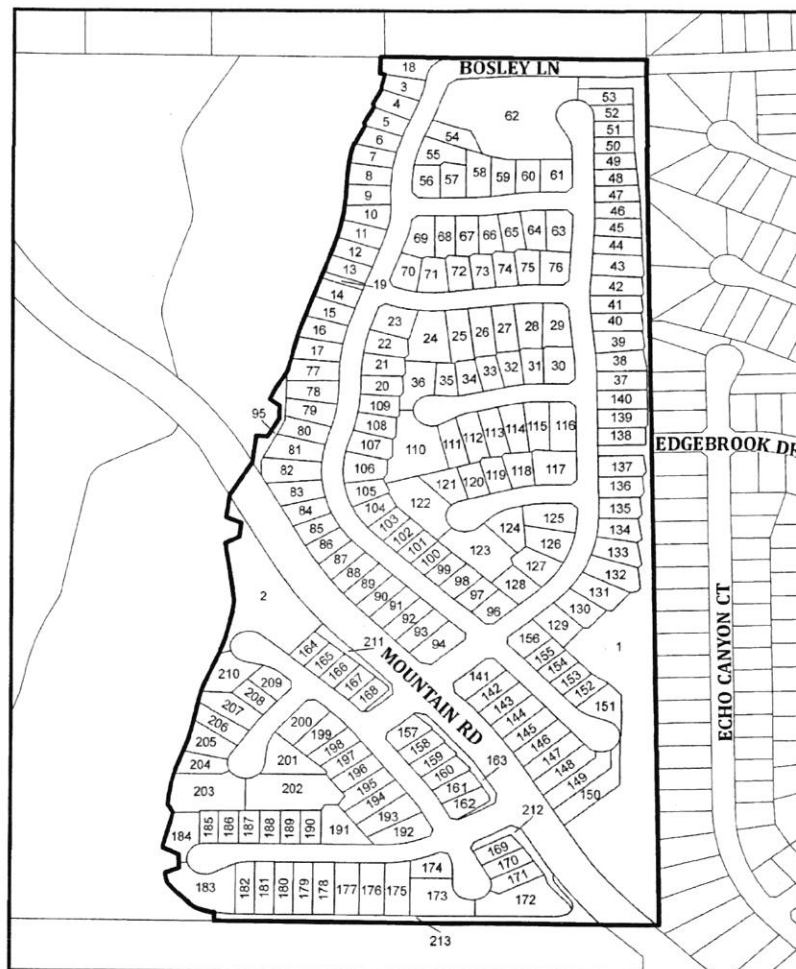
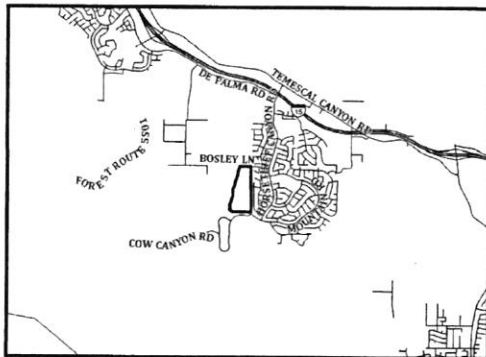
# **AMENDED BOUNDARY MAP** **COMMUNITY FACILITIES DISTRICT NO. 23-7M** **(MONTEVERDI)** **COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED AMENDED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 23-7M (MONTEVERDI), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 17<sup>th</sup> DAY OF Dec., 2024, BY RESOLUTION NO. 2024-282

  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THIS 17<sup>th</sup> DAY OF Dec., 2024.

  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE





REFERENCES IS HEREBY MADE TO PARCELS 1 AND 2 OF THE COUNTY OF RIVERSIDE PARCEL MAP 38418 ON FILE WITH THE COUNTY. FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PORTIONS OF THE PARCELS LISTED THAT ARE A PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M (JBJ RANCH) BOUNDARY.

FILED THIS 19<sup>th</sup> DAY OF December, 2024 AT THE HOUR OF 3:00 O'CLOCK P.M. IN BOOK 94 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 92-93, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$11 NO.: 2024-0384512  
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY:  DEPUTY

## **LEGEND**

-  CFD BOUNDARY
-  PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- 1** MAP REFERENCE NUMBER

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.

 **SPICER**  
 CONSULTING GROUP



COPY

04  
03

SHEET 2 OF 2 SHEETS

**AMENDED BOUNDARY MAP**  
**COMMUNITY FACILITIES DISTRICT NO. 23-7M**  
**(MONTEVERDI)**  
**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN
1	393-310-016	32	393-681-013	63	393-683-001	94	393-690-018	125	393-691-030	156	393-700-016	187	393-702-024
2	393-310-017	33	393-681-014	64	393-683-002	95	393-690-019	126	393-691-031	157	393-701-001	188	393-702-025
3	393-680-001	34	393-681-015	65	393-683-003	96	393-691-001	127	393-691-032	158	393-701-002	189	393-702-026
4	393-680-002	35	393-681-016	66	393-683-004	97	393-691-002	128	393-691-033	159	393-701-003	190	393-702-027
5	393-680-003	36	393-681-017	67	393-683-005	98	393-691-003	129	393-692-001	160	393-701-004	191	393-702-028
6	393-680-004	37	393-682-001	68	393-683-006	99	393-691-004	130	393-692-002	161	393-701-005	192	393-702-029
7	393-680-005	38	393-682-002	69	393-683-007	100	393-691-005	131	393-692-003	162	393-701-006	193	393-702-030
8	393-680-006	39	393-682-003	70	393-683-008	101	393-691-006	132	393-692-004	163	393-701-007	194	393-702-031
9	393-680-007	40	393-682-004	71	393-683-009	102	393-691-007	133	393-692-005	164	393-702-001	195	393-702-032
10	393-680-008	41	393-682-005	72	393-683-010	103	393-691-008	134	393-692-006	165	393-702-002	196	393-702-033
11	393-680-009	42	393-682-006	73	393-683-011	104	393-691-009	135	393-692-007	166	393-702-003	197	393-702-034
12	393-680-010	43	393-682-007	74	393-683-012	105	393-691-010	136	393-692-008	167	393-702-004	198	393-702-035
13	393-680-011	44	393-682-008	75	393-683-013	106	393-691-011	137	393-692-009	168	393-702-005	199	393-702-036
14	393-680-012	45	393-682-009	76	393-683-014	107	393-691-012	138	393-692-010	169	393-702-006	200	393-702-037
15	393-680-013	46	393-682-010	77	393-690-001	108	393-691-013	139	393-692-011	170	393-702-007	201	393-702-038
16	393-680-014	47	393-682-011	78	393-690-002	109	393-691-014	140	393-692-012	171	393-702-008	202	393-702-039
17	393-680-015	48	393-682-012	79	393-690-003	110	393-691-015	141	393-700-001	172	393-702-009	203	393-702-040
18	393-680-016	49	393-682-013	80	393-690-004	111	393-691-016	142	393-700-002	173	393-702-010	204	393-702-041
19	393-680-017	50	393-682-014	81	393-690-005	112	393-691-017	143	393-700-003	174	393-702-011	205	393-702-042
20	393-681-001	51	393-682-015	82	393-690-006	113	393-691-018	144	393-700-004	175	393-702-012	206	393-702-043
21	393-681-002	52	393-682-016	83	393-690-007	114	393-691-019	145	393-700-005	176	393-702-013	207	393-702-044
22	393-681-003	53	393-682-017	84	393-690-008	115	393-691-020	146	393-700-006	177	393-702-014	208	393-702-045
23	393-681-004	54	393-682-018	85	393-690-009	116	393-691-021	147	393-700-007	178	393-702-015	209	393-702-046
24	393-681-005	55	393-682-019	86	393-690-010	117	393-691-022	148	393-700-008	179	393-702-016	210	393-702-047
25	393-681-006	56	393-682-020	87	393-690-011	118	393-691-023	149	393-700-009	180	393-702-017	211	393-702-048
26	393-681-007	57	393-682-021	88	393-690-012	119	393-691-024	150	393-700-010	181	393-702-018	212	393-702-049
27	393-681-008	58	393-682-022	89	393-690-013	120	393-691-025	151	393-700-011	182	393-702-019	213	393-702-050
28	393-681-009	59	393-682-023	90	393-690-014	121	393-691-026	152	393-700-012	183	393-702-020		
29	393-681-010	60	393-682-024	91	393-690-015	122	393-691-027	153	393-700-013	184	393-702-021		
30	393-681-011	61	393-682-025	92	393-690-016	123	393-691-028	154	393-700-014	185	393-702-022		
31	393-681-012	62	393-682-026	93	393-690-017	124	393-691-029	155	393-700-015	186	393-702-023		



**SPICER**  
CONSULTING GROUP



Registrar of Voters

# RivCo VOTE

Your Voice. Every Vote. Our Future.

ART TINOCO  
REGISTRAR OF VOTERS

MATTHEW CEBALLOS  
ASSISTANT REGISTRAR OF VOTERS

State of California )  
 ) ss  
County of Riverside )

I, **Art Tinoco**, Registrar of Voters of said County, hereby certify that:

(A) I have been furnished a map describing the proposed boundary of Community Facilities District No. 23-7M (JBJ Ranch), of the County of Riverside, State of California.

(B) On November 13, 2024, I conducted, or caused to be conducted, a review of the voter registration records of the County of Riverside for the purpose of determining the number of voters registered to vote within the proposed boundary of Community Facilities District No. 23-7M (JBJ Ranch), of the County of Riverside.

(C) There are 0 registered voters residing within the proposed boundary of Community Facilities District No. 23-7M (JBJ Ranch), of the County of Riverside.

IN WITNESS WHEREOF, I have executed this Certificate on this 13<sup>th</sup> day of November 2024.

**Art Tinoco**

Registrar of Voters

By: \_\_\_\_\_

**Alice Kim**

Chief Deputy Registrar of Voters

2724 GATEWAY DRIVE  
RIVERSIDE, CA 92507-0918  
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VOTEINFO.NET





# RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

## Amended and Restated Community Facilities District Report



**January 2025**

Community Facilities District No. 23-7M  
(Monteverdi)

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A	Amended and Restated Rate and Method of Apportionment
B	Amended 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 Tract 31818-1. The services to be provided by CFD No. 23-7M (Monteverdi) include but are not limited to: (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) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials, (iv) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatement, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the CFD; and (v) Graffiti Abatement of walls and other permanent structures.

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.

The CFD is located within the unincorporated area of the County of Riverside and is generally located east of the Horsethief Canyon wash, south of Bosley Lane, west of Horsethief Canyon Road, and north of Mountain Road terminus. At full development, this CFD is projected to include 203 assessable detached single family residential lots/units. Refer to Appendix B, Amended Boundary Map of this Report for the location of this CFD.

The Maximum Special Taxes within the CFD have been established to pay for these services with a special tax of \$1,757 per taxable unit per year for Residential Property and \$9,655 per acre per year for Multi-family Residential and Non-Residential Property (as defined in the Amended and Restated Rate and Method of Apportionment attached in Appendix A). This amount shall be increased based upon the percentage change in the Consumer Price Index, with a minimum increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

## Background

On December 17, 2024, the Board of Supervisors of the County of Riverside, State of California (Board) adopted a Resolution of Intention to amend Community Facilities District No. 23-7M (Monteverdi), Resolution No. 2024-282 (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 Amended and Restated 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 ongoing maintenance of landscape, street lighting, or other similar improvements for public use. These services include but are not limited to the following:

- (a) 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, park and trail maintenance; and
- (b) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- (c) Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials; and
- (d) Regional Sports Facilities including maintenance and servicing of the regional sports facilities within the Subzone to be operated, maintained and service may include, but are not limited to, the maintenance and care of all landscaping and facilities within and around the Regional Sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatement, signs, monuments, buildings, playgrounds, graffiti removal, fences and security as needed within the CFD; and
- (e) Graffiti abatement of walls and other permanent structures.

### 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 Amended and Restated Rate and Method of Apportionment.

The above services shall be limited to those provided within the boundaries of CFD No. 23-7M (Monteverdi) 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. 23-7M (Monteverdi) was created.

The services listed herein are representative of the types of services authorized to be financed by Community Facilities District No. 23-7M (Monteverdi). 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. 23-7M, and the Act.

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. 23-7M (Monteverdi), as outlined above, will be as follows:

### Estimated Cost of Service

**Special Tax Service Costs** - the costs to be covered shall be the direct costs for maintenance services including but not limited to (i) Landscaping, (ii) street lighting maintenance, (iii) maintenance and operation of water quality improvements, (iv) Regional Sports Facilities, (v) graffiti abatement, (vi) fund an operating reserve for the costs of Services as determined by the Administrator, and (vii) Administrative Expenses.

The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2024-25. These services are being funded by the levy of a Special Tax for Community Facilities District No. 23-7M (Monteverdi).

**Table 3-1**  
**Cost Estimate**

Item	Description	Estimated Cost
1	Landscaping	\$159,062
2	Lighting	\$8,271
3	Drainage	\$65,204
4	Regional Sports Facilities	\$57,351
5	Graffiti Abatement	\$919
6	Reserves	\$21,891
7	Administration	\$43,973
<b>Total</b>		<b>\$356,671</b>

### Escalation of Maximum Special Tax

**Maximum Special Tax** – On each July 1, shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

### 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.

The CFD includes one tract that will consist of 203 future single family residential units located in the unincorporated Riverside County on approximately 46 gross acres. The property is generally located east of the Horsethief Canyon wash, south of Bosley Lane, west of Horsethief Canyon Road, and north of Mountain Road terminus. The CFD includes Assessor Parcel Numbers (APNs):

APN	APN	APN	APN	APN	APN	APN
393680001	393681015	393683002	393690017	393691028	393700012	393702019
393680002	393681016	393683003	393690018	393691029	393700013	393702020
393680003	393681017	393683004	393691001	393691030	393700014	393702021
393680004	393682001	393683005	393691002	393691031	393700015	393702022
393680005	393682002	393683006	393691003	393691032	393700016	393702023
393680006	393682003	393683007	393691004	393691033	393701001	393702024
393680007	393682004	393683008	393691005	393692001	393701002	393702025
393680008	393682005	393683009	393691006	393692002	393701003	393702026
393680009	393682006	393683010	393691007	393692003	393701004	393702027
393680010	393682007	393683011	393691008	393692004	393701005	393702028
393680011	393682008	393683012	393691009	393692005	393701006	393702029
393680012	393682009	393683013	393691010	393692006	393702001	393702030
393680013	393682010	393683014	393691011	393692007	393702002	393702031
393680014	393682011	393690001	393691012	393692008	393702003	393702032
393680015	393682012	393690002	393691013	393692009	393702004	393702033
393681001	393682013	393690003	393691014	393692010	393702005	393702034
393681002	393682014	393690004	393691015	393692011	393702006	393702035
393681003	393682015	393690005	393691016	393692012	393702007	393702036
393681004	393682016	393690006	393691017	393700001	393702008	393702037
393681005	393682017	393690007	393691018	393700002	393702009	393702038
393681006	393682018	393690008	393691019	393700003	393702010	393702039
393681007	393682019	393690009	393691020	393700004	393702011	393702040
393681008	393682020	393690010	393691021	393700005	393702012	393702041
393681009	393682021	393690011	393691022	393700006	393702013	393702042
393681010	393682022	393690012	393691023	393700007	393702014	393702043
393681011	393682023	393690013	393691024	393700008	393702015	393702044
393681012	393682024	393690014	393691025	393700009	393702016	393702045
393681013	393682025	393690015	393691026	393700010	393702017	393702046
393681014	393683001	393690016	393691027	393700011	393702018	393702047

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 amended 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 December 19, 2024, as Instrument No. 2024-0386512 in the Book 94 of Maps of Assessment and Community Facilities Districts at Pages 92-93.

The Amended and Restated Rate and Method of Apportionment allows each property owner within Community Facilities District No. 23-7M (Monteverdi) to estimate the annual Special Tax amount that would be required for payment. The Amended and Restated Rate and Method of Apportionment of the Special Tax established pursuant to these proceedings, is attached hereto as Appendix A (the "Amended and Restated 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 Amended and Restated Rate and Method proposed for the CFD, shall be taxed for the purpose of providing necessary services to serve the CFD.

Maximum Special Tax on each July 1, shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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 Amended and Restated Rate and Method for Community Facilities District No. 23-7M (Monteverdi), 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. 23-7M (Monteverdi) 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: January 28, 2025

SPICER CONSULTING GROUP, LLC



SHANE SPICER  
SPECIAL TAX CONSULTANT FOR  
CFD NO. 23-7M (MONTEVERDI)  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA



# Appendix A:

Amended and Restated

Rate and Method of Apportionment

**AMENDED AND RESTATED  
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR  
COMMUNITY FACILITIES DISTRICT NO. 23-7M (MONTEVERDI)  
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 No. 23-7M (Monteverdi) (the "CFD 23-7M" or "CFD"; defined below). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, (defined below), commencing in Fiscal Year 2024-2025, shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

**"Acre" or "Acreage"** means the land area of a Parcel as shown on the most recent Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map. If the preceding maps are not available, the Acreage of an Assessor's Parcel Number may be determined utilizing Geographic Information System. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

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

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

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

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

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

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

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

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

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

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

**"Certificate of Occupancy"** means a certificate of occupancy issued by the County in accordance with all applicable ordinances, regulations, and rule of the County and State law.

**"CFD" or "CFD 23-7M"** means Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside.

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

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

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

**"Development Class"** means either Developed Property, Approved Property, Taxable Property Owner's Association Property, Taxable Public Property, or Undeveloped property.

**"Dwelling Unit(s)" or "(DU)"** means a residential building(s) that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

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

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

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

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

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

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

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

**"Property Owner's Association Property"** means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a home-owner's association, condominium owner's association or any master or sub-association, prior to April 1<sup>st</sup> preceding the Fiscal Year in which the Special Tax is being levied.

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

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

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

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

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

**"Special Tax Requirement(s)"** means that amount required in any Fiscal Year to: (i) pay the estimated cost of Special Tax Services for Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative Expenses; (iv) pay any anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time

the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy at the sole discretion of the Administrator.

**“Special Tax Reserve Fund Requirement”** means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$356,671. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

**“Special Tax Services”** means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD 23-7M as set forth in the documents adopted by the Board at the time the CFD was formed.

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

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

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

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

**“Taxable Unit”** means either a Dwelling Unit(s) or an Acre.

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

## **B. ASSIGNMENT TO DEVELOPMENT CLASS**

Each Fiscal Year, commencing with Fiscal Year 2024-2025, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Amended Rate and Method of Apportionment as determined pursuant to Sections C. and D., below.

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

**C. MAXIMUM SPECIAL TAX RATES**

**1. Developed Property**

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

**TABLE 1  
MAXIMUM SPECIAL TAX RATES  
DEVELOPED PROPERTY  
FISCAL YEAR 2024-2025**

<b>Development Class</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax</b>
Single Family Residential Property	DU	\$1,757
Multi-family Residential Property	Acre	\$9,655
Non-Residential Property	Acre	\$9,655

**(a) Increase in the Maximum Special Tax**

On each July 1, the Maximum Special Tax identified in Table 1 above, shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

**(b) Multiple Development Classes**

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

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

**(c) Accessory Dwelling Unit(s)**

Where an Accessory Dwelling Unit(s) is on the same Assessor Parcel Number as another Taxable Unit, the Accessory Dwelling Unit(s) is not considered a separate Taxable Unit and will not be added to the calculation of the Maximum Special Tax for a Parcel.

## **2. Approved Property**

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Residential 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 Residential Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

## **4. Undeveloped Property**

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property for each Parcel shall be \$9,655 per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2025, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

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

Commencing with Fiscal Year 2024-2025 and for each following Fiscal Year, the Administrator shall levy the Special Tax on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement in accordance with the following steps:

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

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

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

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

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

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

#### **E. EXEMPTIONS**

The CFD shall not levy Special Taxes on Property Owner's Association Property (except Taxable Property Owner's Association Property) or Public Property (except Taxable Public Property) within the CFD.

#### **F. MANNER OF COLLECTION**

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

#### **G. APPEALS**

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

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

**H. PREPAYMENT OF SPECIAL TAX**

The Special Tax may not be prepaid.

**I. TERM OF THE SPECIAL TAX**

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



# Appendix B:

## Amended Boundary Map

COPY

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92

## AMENDED BOUNDARY MAP

SHEET 1 OF 2 SHEETS

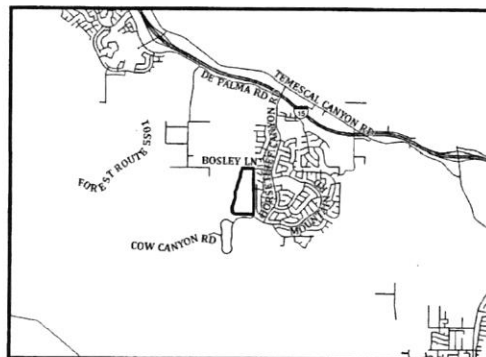
### COMMUNITY FACILITIES DISTRICT NO. 23-7M (MONTEVERDI) COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED AMENDED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 23-7M (MONTEVERDI), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON 17<sup>th</sup> DAY OF Dec., 2024, BY RESOLUTION NO. 2024-282

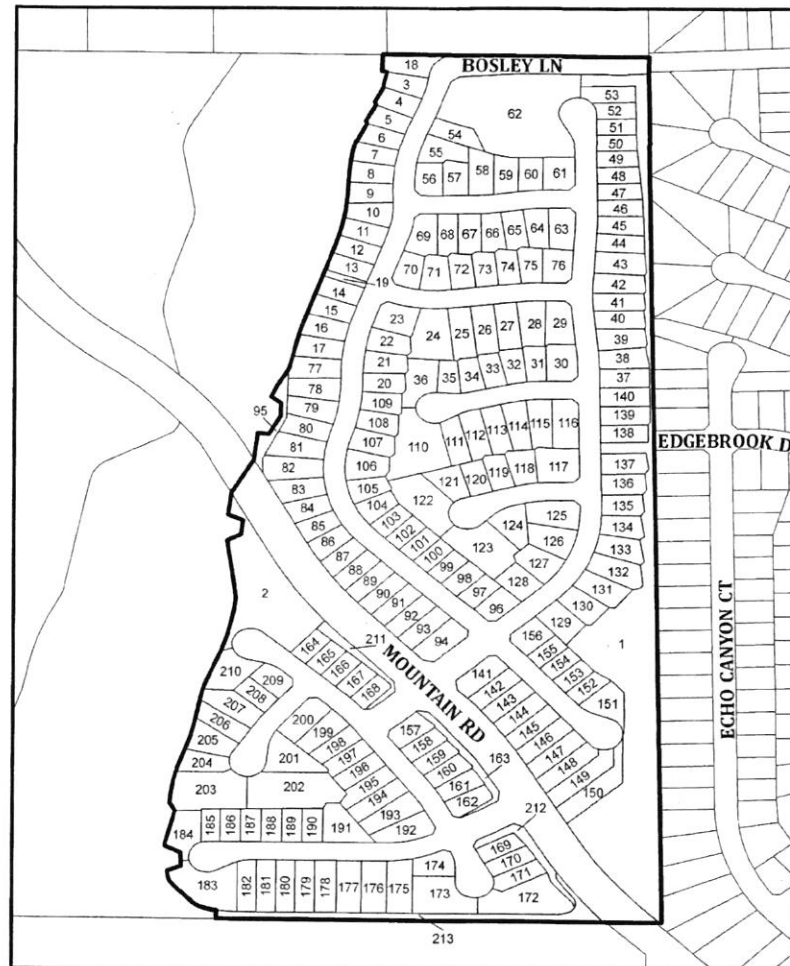
  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THIS 17<sup>th</sup> DAY OF Dec., 2024.

  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE



 **SPICER**  
CONSULTING GROUP



0 375 750 1,500 Feet



REFERENCES IS HEREBY MADE TO PARCELS 1 AND 2 OF THE COUNTY OF RIVERSIDE PARCEL MAP 38418 ON FILE WITH THE COUNTY. FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF THE PORTIONS OF THE PARCELS LISTED THAT ARE A PART OF COMMUNITY FACILITIES DISTRICT NO. 23-7M (IBJ RANCH) BOUNDARY.

FILED THIS 19<sup>th</sup> DAY OF December, 2024 AT THE HOUR OF 3:00 O'CLOCK P.M. IN BOOK 94 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 92-93, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$11 NO.: 2024-D384512  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY:  DEPUTY

## LEGEND

-  CFD BOUNDARY
-  PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- 1 MAP REFERENCE NUMBER

THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.

COPY

94  
93

SHEET 2 OF 2 SHEETS

**AMENDED BOUNDARY MAP**  
**COMMUNITY FACILITIES DISTRICT NO. 23-7M**  
**(MONTEVERDI)**  
**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN	REF No.	APN
1	393-310-016	32	393-681-013	63	393-683-001	94	393-690-018	125	393-691-030	156	393-700-016	187	393-702-024
2	393-310-017	33	393-681-014	64	393-683-002	95	393-690-019	126	393-691-031	157	393-701-001	188	393-702-025
3	393-680-001	34	393-681-015	65	393-683-003	96	393-691-001	127	393-691-032	158	393-701-002	189	393-702-026
4	393-680-002	35	393-681-016	66	393-683-004	97	393-691-002	128	393-691-033	159	393-701-003	190	393-702-027
5	393-680-003	36	393-681-017	67	393-683-005	98	393-691-003	129	393-692-001	160	393-701-004	191	393-702-028
6	393-680-004	37	393-682-001	68	393-683-006	99	393-691-004	130	393-692-002	161	393-701-005	192	393-702-029
7	393-680-005	38	393-682-002	69	393-683-007	100	393-691-005	131	393-692-003	162	393-701-006	193	393-702-030
8	393-680-006	39	393-682-003	70	393-683-008	101	393-691-006	132	393-692-004	163	393-701-007	194	393-702-031
9	393-680-007	40	393-682-004	71	393-683-009	102	393-691-007	133	393-692-005	164	393-702-001	195	393-702-032
10	393-680-008	41	393-682-005	72	393-683-010	103	393-691-008	134	393-692-006	165	393-702-002	196	393-702-033
11	393-680-009	42	393-682-006	73	393-683-011	104	393-691-009	135	393-692-007	166	393-702-003	197	393-702-034
12	393-680-010	43	393-682-007	74	393-683-012	105	393-691-010	136	393-692-008	167	393-702-004	198	393-702-035
13	393-680-011	44	393-682-008	75	393-683-013	106	393-691-011	137	393-692-009	168	393-702-005	199	393-702-036
14	393-680-012	45	393-682-009	76	393-683-014	107	393-691-012	138	393-692-010	169	393-702-006	200	393-702-037
15	393-680-013	46	393-682-010	77	393-690-001	108	393-691-013	139	393-692-011	170	393-702-007	201	393-702-038
16	393-680-014	47	393-682-011	78	393-690-002	109	393-691-014	140	393-692-012	171	393-702-008	202	393-702-039
17	393-680-015	48	393-682-012	79	393-690-003	110	393-691-015	141	393-700-001	172	393-702-009	203	393-702-040
18	393-680-016	49	393-682-013	80	393-690-004	111	393-691-016	142	393-700-002	173	393-702-010	204	393-702-041
19	393-680-017	50	393-682-014	81	393-690-005	112	393-691-017	143	393-700-003	174	393-702-011	205	393-702-042
20	393-681-001	51	393-682-015	82	393-690-006	113	393-691-018	144	393-700-004	175	393-702-012	206	393-702-043
21	393-681-002	52	393-682-016	83	393-690-007	114	393-691-019	145	393-700-005	176	393-702-013	207	393-702-044
22	393-681-003	53	393-682-017	84	393-690-008	115	393-691-020	146	393-700-006	177	393-702-014	208	393-702-045
23	393-681-004	54	393-682-018	85	393-690-009	116	393-691-021	147	393-700-007	178	393-702-015	209	393-702-046
24	393-681-005	55	393-682-019	86	393-690-010	117	393-691-022	148	393-700-008	179	393-702-016	210	393-702-047
25	393-681-006	56	393-682-020	87	393-690-011	118	393-691-023	149	393-700-009	180	393-702-017	211	393-702-048
26	393-681-007	57	393-682-021	88	393-690-012	119	393-691-024	150	393-700-010	181	393-702-018	212	393-702-049
27	393-681-008	58	393-682-022	89	393-690-013	120	393-691-025	151	393-700-011	182	393-702-019	213	393-702-050
28	393-681-009	59	393-682-023	90	393-690-014	121	393-691-026	152	393-700-012	183	393-702-020		
29	393-681-010	60	393-682-024	91	393-690-015	122	393-691-027	153	393-700-013	184	393-702-021		
30	393-681-011	61	393-682-025	92	393-690-016	123	393-691-028	154	393-700-014	185	393-702-022		
31	393-681-012	62	393-682-026	93	393-690-017	124	393-691-029	155	393-700-015	186	393-702-023		

A large, light blue, stylized graphic resembling a thick 'S' or a continuous line forming a series of curves, positioned in the background of the page.

# Appendix C:

## Resolution of Intention

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] DATE: 12/16/24

Board of Supervisors

County of Riverside

RESOLUTION NO. 2024-282

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF  
INTENTION TO DECLARE ITS INTENTION TO CONSIDER AMENDING THE RATE AND  
METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT  
NO. 23-7M (MONTEVERDI) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES AND  
SETTING A DATE AND TIME FOR A PUBLIC HEARING THEREON

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

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

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

**WHEREAS**, the Board of Supervisors has received both a Qualifying Petition and the Deposit pursuant to the Act and therefore institutes change proceedings to amend Community Facilities District 23-7M (Monteverdi) (the "Community Facilities District" "CFD") and to authorize the levy of special taxes therein in order to finance services described in Exhibit A attached hereto.

**WHEREAS**, on June 6, 2023, the County of Riverside Board of Supervisors approved, Resolution No. 2023-107, a Resolution of Intention as the initial step for forming the CFD and declaring the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the developer.

**WHEREAS**, on July 18, 2023, 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. At the conclusion of the public hearing, the Board of

1 Supervisors adopted Resolution No. 2023-160, the Resolution of Formation of the CFD, which also  
2 authorized the levy of a special tax within the CFD subject to voter approval during a duly called election  
3 held the same day;

4 **WHEREAS**, on August 1, 2023, the Board of Supervisors adopted 2023-161 declaring the results  
5 of the election regarding the proposed special tax and finding that 100% of the votes cast were in favor of  
6 the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 985  
7 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the  
8 voters;

9 **WHEREAS**, on August 29, 2023, the Board of Supervisors adopted Ordinance No. 985, an  
10 Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community  
11 Facilities District No. 23-7M (Monteverdi).

12 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY** the Board  
13 of Supervisors of the County of Riverside, State of California (the "Board of Supervisors") in regular  
14 session assembled on December 17, 2024 at 9:30 a.m. or soon thereafter, in the meeting room of the  
15 Board of Supervisors, located on the first floor of the County Administrative Center, 4080 Lemon Street,  
16 Riverside, California as follows:

17 **Section 1.** The Board of Supervisors declares its intention to institute change proceedings  
18 pursuant to Article 3.5 of the Mello-Roos Community Facilities Act of 1982, as amended, commencing  
19 with Section 53311 of the Government Code (the "Act") for the proposed amendment to the Original Rate  
20 and Method of Apportionment of the CFD in the form of the Amended and Restated Rate and Method of  
21 Apportionment.

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

24 **Section 3.** The Board of Supervisors proposes to amend the boundaries of the territory proposed  
25 for inclusion in the Community Facilities District are described in the map showing the proposed  
26 Community Facilities District (the "Amended Boundary Map") on file with the Clerk of the Board of  
27 Supervisors (the "Clerk"), which boundaries are hereby preliminarily approved and to which map  
28 reference is hereby made for further particulars. The Clerk is hereby directed to sign the Amended

1 Boundary Map and record, or cause to be recorded, the Amended Boundary Map with all proper  
2 endorsements thereon in the office of the Riverside County Recorder within 15 days of the date of  
3 adoption of this resolution, all as required by Section 3111 of the California Streets and Highways Code.

4 **Section 4.** The services (the "Services") proposed to be financed by the Community Facilities  
5 District pursuant to the Act are described in Exhibit A attached hereto. The cost of providing the Services  
6 includes "incidental expenses," which include costs associated with the creation of CFD No. 23-7M,  
7 determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise  
8 incurred in order to carry out the authorized purposes of CFD No. 23-7M.

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

20 **Section 6.** The Board of Supervisors hereby sets the matter for public hearing on January 28,  
21 2025, at 9:30 am, or as soon thereafter as the Board of Supervisors will consider the matter, at the meeting  
22 room of the Board of Supervisors, located on the first floor of the County Administrative Center, 4080  
23 Lemon Street, 1<sup>st</sup> Floor, Riverside, California, as the time and place when and where the Board of  
24 Supervisors will conduct a public hearing on the amendment of the Original Rate and Method of  
25 Apportionment in accordance with the proposed Amended and Restated Rate and Method of  
26 Apportionment of the Community Facilities District and the levy of the special tax therein.

27 **Section 7.** The Clerk is hereby directed to publish, or cause to be published, a notice of said  
28 public hearing, as prepared and approved by County Counsel, one time in *The Press Enterprise*, a

1 newspaper of general circulation published in the area of the Community Facilities District. The  
2 publication of said notice shall be completed at least seven days prior to the date set for public hearing.  
3 Said notice shall contain the information prescribed by Section 53322 of the Government Code.

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

9 **Section 8.** The levy of said proposed special tax shall be subject to the approval of the qualified  
10 electors of the Community Facilities District at a special election. The proposed voting procedure shall be  
11 by mailed or hand-delivered ballot among the landowners in the Community Facilities District, with each  
12 owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities  
13 District.

14 **Section 9.** Each officer of the County of Riverside who is or will be responsible for providing one  
15 or more of the proposed types of Services is hereby directed to study, or cause to be studied, the proposed  
16 Community Facilities District and, at or before said public hearing, file a report with the Board of  
17 Supervisors containing a brief description of the Services by type which will in his or her opinion be  
18 required to adequately meet the needs of the Community Facilities District, and his or her estimate of the  
19 cost of providing the Services. Such officers are hereby also directed to estimate the fair and reasonable  
20 cost of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said  
21 public hearing.

22 **Section 10.** In the opinion of the Board of Supervisors, the public interest will not be served by  
23 allowing the property owners within the proposed Community Facilities District to enter into a contract in  
24 accordance with subdivision (a) of Section 53329.5 of the Government Code and, accordingly, the Board  
25 of Supervisors hereby provides that such property owners may not enter into a contract in accordance with  
26 said subdivision.

27 **Section 11.** The officers of the County of Riverside are, and each of them is, hereby authorized  
28 and directed to do any and all things, and to execute and deliver any and all documents which said officers

1 may deem necessary or advisable in order to accomplish the purposes of this resolution and not  
2 inconsistent with the provisions hereof.  
3  
4

5 **ADOPTED, SIGNED AND APPROVED** this 17 day of December, 2024, by the Board of  
6 Supervisors of the County of Riverside.

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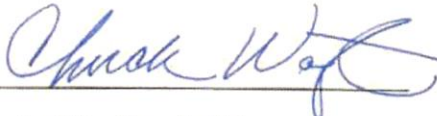
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Chair of the Board of Supervisors  
Chuck Washington

13 ATTEST:

14

15 Kimberley A. Rector

16 Clerk of the Board of Supervisors

17

18 By: 

19 Deputy

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2  
3 RESOLUTION NO. 2024-282

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE OF  
5 INTENTION TO DELCARE ITS INTENTION TO CONSIDER AMENDING THE RATE  
6 AND METHOD OF APPOINTMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT  
7 NO. 23-7M (MONTEVERDI) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES AND  
8 SETTING A DATE AND TIME FOR A PUBLIC HEARING THEREON

9  
10 ROLL CALL:

11  
12 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

13 Nays: None

14 Absent: None

15  
16  
17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
18 Supervisors on the date therein set forth.

19  
20 KIMBERLY A. RECTOR, Clerk of said Board

21  
22 By:  \_\_\_\_\_

23 Deputy

1 **EXHIBIT A**

2  
3 **SERVICES AND INCIDENTAL EXPENSES**

4  
5 **Services**

6 The services which may be funded with proceeds of the special tax of CFD No. 23-7M, as provided by  
7 Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing,  
8 and/or replacing landscaped areas (may include reserves for replacement) in public street rights-of-way,  
9 public landscaping, public open spaces, and other similar landscaped areas officially dedicated for public  
10 use. These services include the following:

- 11 i) Landscaping improvements that may include, but are not limited to all landscaping  
12 material and facilities within the CFD No. 23-7M. These improvements include  
13 turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental  
14 lighting, masonry walls or other fencing, and trail maintenance; and
- 15 ii) Street lighting maintenance, which includes energy charges, operation,  
16 maintenance, and administration of street lighting located within the designated  
17 boundaries of the CFD No. 23-7M; and
- 18 iii) Administration inspection, and maintenance of all stormwater facilities and BMPs  
19 to include: water quality basins, fossil filters, basin forebays, and all other  
20 NPDES/WQMP/BMP related devices and structures as approved and accepted by  
21 the Community Facilities District; administration includes, but is not limited to,  
22 quality control and assurance of inspections and maintenance, general contract  
23 management, scheduling of inspections and maintenance, and general oversight of  
24 all NPDES/WQMP/BMP operations; inspection includes, but is not limited to,  
25 travel time, visual inspection process and procedures for functionality, GPS  
26 location recording, assurance of proper vegetation, functioning irrigation, and  
27 citing operational or structural deficiencies, erosion, trash, silt and sediment build-  
28 up; and maintenance includes, but is not limited to, repair or replacement of any

1 deficiencies noted during inspection, weed control and abatement, trash removal,  
2 and healthy upkeep of required plant materials; and

3 iv) Regional Sports Facilities including maintenance and servicing of the regional  
4 sports facilities within the Subzone to be operated, maintained and service may  
5 include, but are not limited to, the maintenance and care of all landscaping and  
6 facilities within and around the Regional Sports Facility that service a Subzone but  
7 may not be located within a Subzone. This includes trees, plant material, sod,  
8 irrigation systems, sidewalks, drainage facilities, weed control and other abatement,  
9 signs, monuments, buildings, playgrounds, graffiti removal, fences and security as  
10 needed within the CFD; and

11 v) Graffiti abatement of walls and other permanent structures.  
12

### 13 **Incidental Expenses**

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

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

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

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(See Attached)



**S P I C E R**  

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**CONSULTING GROUP**