

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



ITEM: 3.16  
(ID # 26961)

**MEETING DATE:**  
Tuesday, February 04, 2025

**FROM :** OFFICE OF ECONOMIC DEVELOPMENT

**SUBJECT:** OFFICE OF ECONOMIC DEVELOPMENT: Receive and File the Statement of the Election Official, Adopt Resolution No. 2025-010 Declaring the Results of a Consolidated Special Election to Amend the Rate and Method of Apportionment of Special Tax , Tract Map No. 31818-1. Introduce Ordinance No. 994 Authorizing the Amended Levy of a Special Tax within CFD 23-7M (Monteverdi) . District 2. [\$0] (Clerk of the Board to Record Notice of Special Tax)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. With regard to Amending the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside, receive and file the Statement of the Election Official regarding the Canvas of the Election for the Communities Facilities District;

Continued on page 2

**ACTION:**Policy

  
Suzanne Holland, Director of Office of Economic Development 1/16/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: February 4, 2025  
xc: OED, Recorder

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Adopt Resolution No. 2025-010, a Resolution of the Board of Supervisors of the County of Riverside Declaring the Results of Consolidated Special Elections Within Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside;
3. Introduce, read title, waive further reading of, and adopt on successive weeks Ordinance No. 994, an Ordinance of the County of Riverside Authorizing the Amended Levy of a Special Tax within Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside; and
4. Direct the Clerk of the Board to certify and record the Amended Notice of Special Tax with the County Clerk.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: 25/26	

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

**BACKGROUND:**

**Summary**

The State Legislature enacted the Mello-Roos 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 has petitioned that the County of Riverside Office of Economic Development assist them in amending the Rate and Method of Apportionment to cover the costs associated with the maintenance of public improvements within the proposed district and has submitted an application and formation deposit. 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 23-7M (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

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and remove the remaining property from the original boundary. The proposed amendment includes increasing the Special Tax Rate beginning Fiscal year 2024-2025. Subject to voter approval, an amended special tax shall be levied on each individual parcel located within the boundary of the proposed CFD to fund the costs associated with (i) Landscaping improvements that may include but are not limited to all landscaping material and facilities within the CFD. These improvements include turf, ground cover, shrubs, trees, plants, irrigation and drainage system, ornamental lighting, masonry walls or other fencing, and trail maintenance, (ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD, (iii) 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 Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation system, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, buildings, playgrounds, graffiti removal, fencing and security as needed within the CFD, and (v) Graffiti abatement of walls and other permanent structures. The boundaries of CFD No. 23-7M (Monteverdi) encompass the entire Tract Map No. 31818-1, which includes 203 assessable single-family dwelling units, none of which are currently occupied.

On June 6, 2023, the County of Riverside Board of Supervisors approved agenda item 3.19 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, 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 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 and finding that 100% of the votes cast were in favor of the levy of the special tax. In addition, the Board

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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 December 1, 2024, the property owner (KB Home Cal Management Services, LLC) of Tract Map No. 31818-1 petitioned the County to assist in amending the Rate and Method of Apportionment of Special Tax for Community Facilities District 23-7M (Monteverdi).

On December 17, 2024 (Agenda Item 3.16), the County of Riverside Board of Supervisors approved, Resolution No. 2024-282 a Resolution of Intention to Institute Change Proceedings for the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to Amend and Restate the Rate and Method of Apportionment of Special Tax to fund the service and maintenance functions requested by the Developer. The Resolution also directed that the Board of Supervisors hold a public hearing and submit the Amended and Restated Rate and Method of Apportionment of Special Tax for CFD 23-7M (Monteverdi) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

On January 28, 2025 (Agenda Item 21.3), the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2025-009, a Resolution of the Board of Supervisors of the County of Riverside Amending and Restating the Levy of Special Tax of Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside, within Said District to Pay for authorized maintenance of landscaping, lighting, traffic signal, parks and trails, and drainage; Calling a Special Election to submit to the Respective Qualified Voters the Question of Amending the Levy of a Special Tax and Establishing an Appropriations Limit for Said District; and Designating the Election Official For Such Matters. Under the same agenda item, the required CFD report, Certificate of Registrar of Voters stating there are fewer than twelve registered voters, and Concurrence of Election Official in Date of Special Election were all received and filed.

The attached Statement of the Election Official regarding the Canvass of the Election declares the election results which were 46 'YES' votes for Proposition A and Proposition B as described in Section 14 of Resolution No. 2025-009 (on January 28, 2025). Adoption of proposed Resolution No. 2025-010 a Resolution of the Board of Supervisors of the County of Riverside will declare the results of the Consolidated Special Election within the boundary of Community Facilities District 23-7M (Monteverdi). County Ordinance No. 994 would authorize the amended levy of special taxes within the boundaries of Community Facilities District 23-7M (Monteverdi).



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**Reference**

The CFD Amended and Restated Rate and Method of Apportionment of a Special Tax (RMA) is consistent with the Mello-Roos Act of 1982. In November 1996, California voters passed Proposition 218, Right to Vote on Taxes Act which added Articles XIII C and XIII D to the California Constitution. The County may levy taxes within this CFD after complying with the requirements of the Mello-Roos Act of 1982 and the provisions of Proposition 218 Right to Vote on Taxes Act. The CFD Amended and Restated Rate and Method of Apportionment of a Special Tax 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, street lighting, storm water, or other similar improvements, regional sports facility, graffiti abatement, and set goals and policies concerning Community Facilities Districts (CFD).

**Impact on Residents and Businesses**

Only the parcels with Assessor Parcel Numbers (APN) within the boundaries of the CFD which are represented by the Recorded Boundary Map are impacted by the amended special tax. By setting up this mechanism 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 amended special tax revenue within the boundary of the CFD, there is a financial mechanism in place to ensure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or bond obligations and is solely for the purposes of funding the maintenance of Developer installed, and County required infrastructure, particularly, particularly, landscaping, lighting, drainage, park and trail maintenance, Regional Sports Facilities, 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.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The amended budget of \$356,671 for fiscal year 2024-2025, as reflected in the Amended and Restated Rate and Method of Apportionment of Special Tax, will result in Special Tax of \$1,757 per taxable parcel (as defined in the Amended and Restated Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Ordinance). The Maximum Special Tax amount may be adjusted by the minimum of 2% or a maximum of 6% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U) in effect in the previous Fiscal Year, as it stands as of March of each year over the base index for March of 2022. There are no General Funds used in this project.

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**ATTACHMENTS:**

- Recorded CFD Boundary Map (reference only)
- Statement of the Election Official regarding the Canvass of the Election for the CFD
- Resolution No. 2025-010
- Ordinance No. 994
- Amended and Restated Rate and Method of Apportionment (RMA)

  
Jacqueline Ruiz, Principal Analyst 1/30/2025

  
Aaron Gettis, Chief of Deputy County Counsel 1/23/2025

FORM APPROVED COUNTY COUNSEL  
BY: *Stephanie K. Nelson* 1/23/25  
DATE

Board of Supervisors

County of Riverside

RESOLUTION NO. 2025-010

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE  
DECLARING THE RESULTS OF CONSOLIDATED SPECIAL ELECTIONS WITHIN COMMUNITY  
FACILITIES DISTRICT NO. 23-7M (MONTEVERDI)  
OF THE COUNTY OF RIVERSIDE

WHEREAS, on January 28, 2025 the Board of Supervisors (the "Board of Supervisors") of the County of Riverside adopted Resolution No. 2025-009 Amending the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside (the "Community Facilities District") and calling a special election for submitting to the voters propositions with respect to amending the levy of an annual special tax within the Community Facilities District and maintaining an appropriations limit for the Community Facilities District; and

WHEREAS, the Board of Supervisors has received a statement from the Director of the Office of Economic Development, who was appointed to serve as the election official of the election (the "Election Official") pursuant to Resolution No. 2025-009, with respect to the canvass of the ballots returned in and the results of the consolidated special elections, certifying that more than two-thirds of the votes cast upon the propositions submitted to the voters of the Community Facilities District were cast in favor of the propositions.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on February 4, 2025, as follows:

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

Section 2. Findings. The Board of Supervisors finds that: (i) there were no persons registered to vote within the boundaries of the Community Facilities District at the time of the close of the public or protest hearing on January 28, 2025, and, pursuant to Section 53326 of the California Government Code ("Section 53326"), the vote in the consolidated special elections for the Community Facilities District was, therefore, to be by the landowners owning land within the Community Facilities District, with each landowner having one vote for each acre or portion of an acre of land that he or she

owned within the Community Facilities District which would have been subject to the special tax if levied at the time of the consolidated special elections; (ii) pursuant to Section 53326 and Resolution No. 2025-009, the Election Official caused the ballots for the consolidated special elections for the Community Facilities District to be delivered to the owners of the property within the Community Facilities District (the "Property Owners"); (iii) the Property Owners waived the time limits for holding the consolidated special elections and the election dates specified in Section 53326, and consented to the calling and holding of the consolidated special elections on January 28, 2025; (iv) the consolidated special elections have been properly conducted in accordance with all statutory requirements and the provisions of Resolution No. 2025-009; (v) pursuant to Section 53326, based on the acreage of their land ownership within the Community Facilities District, the Property Owners, as the owners of all of the property within such Community Facilities District, were entitled to 46 votes in the consolidated special elections; (vi) the ballots for the consolidated special elections were returned by the Property Owners to the Election Official prior to 9:00 a.m. on January 28, 2025; (vii) the ballots returned to the Election Official by the Property Owners voted all votes to which they were entitled in favor of all propositions set forth therein; (viii) more than two-thirds of the votes cast in the consolidated special elections on each proposition were cast in favor thereof, and pursuant to Section 53328 of the California Government Code, all such propositions carried; (ix) the Board of Supervisors, as the legislative body of the Community Facilities District, is therefore authorized to annually levy special taxes on taxable property in the Community Facilities District, in amounts sufficient to fund, pay for, and finance authorized maintenance of landscaping, lighting, drainage, and graffiti abatement (as specified and reflected in the Resolution of Intention, the Resolution of Formation, and the Amended and Restated Rate and Method of Apportionment of Special Tax) and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes, so long as the special taxes are needed to fund such services, at the special tax rates and pursuant to the method of apportioning the special taxes set forth in Exhibit B to Resolution No. 2024-282; and (x) an appropriations limit for the Community Facilities District has been maintained in the amount of \$4,000,000.

Section 3. Declaration of Results. All votes voted in the consolidated special elections on

(i) the proposition with respect to the annual levy of special taxes on taxable property within the



1 Community Facilities District, consistent with the Amended and Restated Rate and Method of  
2 Apportionment, in amounts sufficient to fund, pay for, and finance authorized maintenance of  
3 landscaping, lighting , drainage, parks and trails, graffiti abatement, and to pay expenses incidental thereto  
4 and expenses incidental to the levy and collection of the special taxes, so long as the special taxes are  
5 needed to fund such services and (ii) the proposition with respect to establishing an appropriations limit  
6 for the Community Facilities District in the amount of \$4,000,000 were voted in favor thereof; and both  
7 such propositions carried.

8           Section 4. Effect of Elections. The effect of the results of the consolidated special  
9 elections, as specified in Section 3 hereof, is that the Board of Supervisors, as the legislative body of the  
10 Community Facilities District, is authorized to annually levy special taxes on taxable property within the  
11 Community Facilities District in amounts sufficient to fund, pay for, and finance authorized maintenance  
12 of landscaping, lighting, drainage, parks and trails, graffiti abatement, and to pay expenses incidental  
13 thereto and expenses incidental to the levy and collection of the special taxes, so long as the special taxes  
14 are needed to fund such services in accordance with the Amended and Restated Rate and Method of  
15 Apportionment set forth in Exhibit B to Resolution No. 2025-009 adopted by the Board of Supervisors on  
16 January 28, 2025, and that an appropriations limit of \$4,000,000 has been established for the Community  
17 Facilities District.

18           Section 5. Notice of Special Tax Lien. The Clerk is authorized and directed to record a  
19 notice of special tax lien as provided in Section 53328.3 of the California Government Code and Section  
20 3114.5 of the California Streets and Highways Code.

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1 **ADOPTED, SIGNED AND APPROVED** this 4th day of February 2025, by the Board of Supervisors of  
2 the County of Riverside.

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Chair of the Board of Supervisors  
V. Manuel Perez

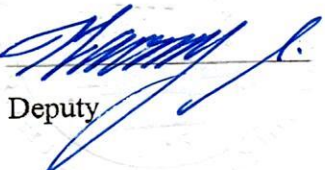
9 ATTEST:

10 Kimberley A. Rector

11 Clerk of the Board of Supervisors

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14 By: 

Deputy

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18 ROLL CALL:

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

20 Nays: None

21 Absent: None

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23 The foregoing is certified to be a true copy of a resolution duly adopted by said

Board of Supervisors on the date therein set forth.

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KIMBERLY A. RECTOR, Clerk of said Board

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26 By: 

Deputy

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The Board of Supervisors of the County of Riverside ordains as follows:

a. Pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the "Act"), and in accordance with Section 53311 of the California Government Code (the "Government Code"), on January 22, 2024, the Board of Supervisors (the "Board of Supervisors") of the County of Riverside (the "County") adopted Resolution No. 2024-282 (the "Resolution of Intention"), stating its intention to consider the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 23-0001 (the "District") of the County of Riverside (the "District"), and to authorize the levy of special taxes to fund and finance landscaping, lighting, drainage, parks and trails, and graffiti abatement services and reflected in the Resolution of Intention, the Resolution of Formation, and the Rate and Method of Apportionment of Special Tax) (the "Services") and to pay expenses incidental thereto and the levy and collection of the special taxes, so long as the special taxes are needed to fund the establishment of the District, setting January 28, 2025 as the date for a public hearing to be held on the establishment of the District.

c. Subsequent to said public hearing, the Board of Supervisors adopted Resolution No. 2025-009 (the “Resolution of Formation”), establishing the District, authorizing the levy of a special tax to Improvement Area B within the District to fund the Services, subject to voter approval, maintaining an

1 annual appropriations limit of \$4,000,000 for the District, subject to voter approval, and calling a special  
2 election for the District for January 28, 2025 on the propositions to levy a special within the District and to  
3 maintain an appropriations limit for the District.

4 d. Pursuant to the terms of the Resolution of Formation and the provisions of the Act,  
5 said special election was held on January 28, 2025. Each of the propositions was approved by more than  
6 two-thirds of the votes cast at said special election.

7 e. Pursuant to the Act, the Board of Supervisors is the *ex officio* legislative body (the  
8 "Legislative Body") of the District.

9 Section 2. PURPOSE. The purpose of this ordinance is to provide for the levy of a  
10 special tax to Improvement Area B within the District.

11 Section 3. AUTHORITY. This ordinance is adopted pursuant to Sections 53328 and  
12 53340 of the California Government Code, which authorizes counties to adopt ordinances to levy special  
13 taxes at the rate and in accordance with the method of apportionment specified in the resolution of formation  
14 of the community facilities district.

15 Section 4. LEVY OF SPECIAL TAXES.

16 a. By the passage of this Ordinance, the Board of Supervisors hereby authorizes and  
17 levies special taxes within the District pursuant to Sections 53328 and 53340 of the Government Code, at  
18 the amended rate and in accordance with the Amended and Restated Method of Apportionment (the "Rate  
19 and Method") set forth in the Resolution Amending the Rate and Method of Apportionment of Special Tax  
20 and attached as Exhibit A hereto and made a part hereof. The special taxes are hereby levied commencing  
21 in the fiscal year 2024-2025 and in each fiscal year thereafter for the period necessary to satisfy the Special  
22 Tax Requirement (as defined in the Rate and Method) and until action is taken by the Board of Supervisors,  
23 acting as the Legislative Body of the District, to dissolve the District.

24 b. The Board of Supervisors, acting as the Legislative Body of the District, is hereby  
25 authorized and directed each fiscal year to determine, or cause to be determined, the specific special tax  
26 rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the  
27 District, in the manner and as provided in the Rate and Method.



1           c.       All of the collections of the special tax shall be used as provided for in the Act, the  
2 Rate and Method and the Resolution Amending the Rate and Method of Apportionment of Special Tax,  
3 including, but not limited to, to fund, pay for, and finance landscaping, lighting, drainage, parks and trails,  
4 and graffiti abatement services and to pay expenses incidental thereto, so long as the special taxes are needed  
5 to fund such services; to replenish the reserve fund for the District; to pay the costs of administering the  
6 District, and to pay the costs of collecting and administering the special tax.

7           d.       The special taxes shall be collected from time to time as necessary to meet the  
8 financial obligations of the District on the secured real property tax roll in the same manner as ordinary *ad*  
9 *valorem* taxes are collected, or may be collected in such other manner as set forth in the Rate and Method.  
10 The special taxes shall have the same lien priority, and shall be subject to the same penalties and the same  
11 procedure and sale in cases of delinquency as provided for *ad valorem* taxes. The Board of Supervisors,  
12 acting as the Legislative Body of the District, is hereby authorized and directed to take all actions necessary  
13 in order to effect the proper billing and collection of the special tax, so that the special tax shall be levied  
14 and collected in sufficient amounts and at the times necessary to satisfy the financial obligations of the  
15 District in each fiscal year.

16           e.       Notwithstanding the foregoing, the Board of Supervisors, acting as the Legislative  
17 Body of the District, may collect, or cause to be collected, one or more installments of the special taxes by  
18 means of direct billing by the District of the property owners within the District if, in the judgment of the  
19 Legislative body, such means of collection will reduce the burden of administering the District or is  
20 otherwise appropriate in the circumstances. In such event, the special taxes shall become delinquent if not  
21 paid when due as set forth in any such respective billing to the property owners.

22           Section 5.     EXEMPTIONS. Properties or entities of the state, federal or other local  
23 governments shall be exempt from any levy of the special taxes, to the extent set forth in the Amended and  
24 Restated Rate and Method of Apportionment. In no event shall the special taxes be levied on any parcel  
25 within the District in excess of the maximum tax specified in the Rate and Method.

26           Section 6.     SEVERABILITY. If for any reason any portion of this ordinance is found to  
27 be invalid, or if the special tax is found inapplicable to any particular parcel within the District, by a court  
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1 of competent jurisdiction, the balance of this ordinance and the application of the special tax to the  
2 remaining parcels within the District shall not be affected.

3           Section 7.     EFFECTIVE DATE. This ordinance relating to the levy and collection of  
4 special taxes in the District shall take effect immediately upon its passage in accordance with the provisions  
5 of Section 25123(c) of the Government Code. The Chair of the Board of Supervisors shall sign this  
6 ordinance, and the Clerk of the Board of Supervisors shall attest to the Chair's signature and then cause a  
7 summary of the same to be published within 15 days after its passage at least once in *The Press-Enterprise*,  
8 a newspaper of general circulation published and circulated in the area of the District.

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10 BOARD OF SUPERVISORS OF THE COUNTY  
11 OF RIVERSIDE, STATE OF CALIFORNIA  
12

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

14 Chair of the Board of Supervisors

15 ATTEST:

16 CLERK OF THE BOARD:

17  
18 By: \_\_\_\_\_

19 Deputy

20 (SEAL)  
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22 APPROVED AS TO FORM

23 By: 

24 Stephanie Nelson

25 Deputy County Counsel  
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STATEMENT FROM THE DIRECTOR OF OFFICE OF ECONOMIC DEVELOPMENT (ACTING AS ELECTION OFFICIAL) TO THE BOARD OF SUPERVISORS AS TO THE CANVASS OF BALLOTS VOTED IN AND THE RESULTS OF THE CONSOLIDATED SPECIAL ELECTIONS FOR COMMUNITY FACILITIES DISTRICT NO. 23-7M (MONTEVERDI) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HELD ON JANUARY 28, 2025.

I, Suzanne Holland, Director of Office of Economic Development of Riverside County, acting as the election official pursuant to Resolution No. 2025-009 adopted by the Board of Supervisors of Riverside County ("Board of Supervisors") on January 28, 2025, make the following statements regarding the consolidated special elections held within and for Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside, State of California (the "Community Facilities District"), on January 28, 2025, on (i) the proposition with respect to the annual levy of special taxes on taxable property within the Community Facilities District to fund, pay for, and finance authorized maintenance services for administration, inspection of Drainage, Landscaping, Lighting, Park and Trails and Graffiti Abatement, and to pay expenses incidental thereto and (ii) the proposition with respect to establishing an appropriations limit for the Community Facilities District:

(1) I have received a signed written waiver entitled "Petition, Waiver, and Consent" from the owner of all the land within the Community Facilities District ("Owner").

(2) The written waiver, among other matters, waived compliance with the provisions of Section 53326 of the Government Code to the effect that a special election with respect to the levy of special taxes within the Community Facilities District must be held at least ninety (90) days, but not more than one hundred eighty (180) days, following the adoption of the resolution of formation establishing the Community Facilities District and consented to the holding of the consolidated special elections on January 28, 2025.

(3) I have received a written certification from the Registrar of Voters of the County of Riverside, stating that there are no registered voters residing within the Community Facilities District. Accordingly, pursuant to Section 53326 of the Government Code, and as determined by the Board of Supervisors in Resolution No. 2025-009, the vote in the consolidated special elections was to be by the landowners of the Community Facilities District, with each landowner having one vote for each acre, or portion thereof, of land that he or she owns within the Community Facilities District.

(4) Pursuant to Resolution No. 2025-009, an Official Ballot together with a Ballot Pamphlet and Instructions to Voter containing Instructions to Landowner Voter, a Sample Ballot, and a copy of Resolution No. 2024-282 adopted by the Board of Supervisors on December 17, 2024, was delivered to the Owner. Also delivered to the Owner was an official identification envelope, with return postage affixed thereto, for returning the voted Official Ballot.

(5) Pursuant to Section 53326 of the Government Code, for purposes of the consolidated special elections, the Owner was entitled to one vote for each acre, or portion thereof, of land within the Community Facilities District which Owner owned. Based on the approximate acreage of land owned by the Owner within the Community Facilities District, Owner was entitled to the following votes.

<u>Owner</u>	<u>Acreage</u>	<u>Votes</u>
KB Home Cal Management Services, LLC	45.56	46
Totals	45.56	46


(6) The voted Official Ballot was returned to me by the Owner, sealed in aforementioned identification envelope, prior to 9:00 a.m. on January 28, 2025. Each returned ballot was voted with a cross marked in the box after the word "YES" following each proposition set forth on the ballot and had a signed statement attached that the signer was entitled to vote the ballot on behalf of the Owner named therein, and that it was the intent of that Owner to vote all votes to which it was entitled in the manner marked on the ballot. I have canvassed the ballots returned in the consolidated special elections, being the Official Ballot above referred to, and determined that the results of the elections with respect to each proposition set forth in the Official Ballot are as follows:

Proposition A: 46 YES votes, 0 NO votes

Proposition B: 46 YES votes, 0 NO votes

(7) More than two-thirds of the votes cast in the consolidated special elections are in favor of all such propositions.

Dated: January 28, 2025

  
SUZANNE HOLLAND  
DIRECTOR  
OFFICE OF ECONOMIC DEVELOPMENT  
COUNTY OF RIVERSIDE  
ELECTION OFFICIAL



**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.

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

HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED  
NAMED 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. 2024-212

*Kimberly P. [Signature]*  
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 17th  
DAY OF Dec. 2024.

*Kimberly Spence*  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE



**SPICER**  
CONSULTING GROUP




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-TM (JBI RANCH) BOUNDARY.

FILED THIS 19th DAY OF December, 20 24 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: 411 NO.: 2024-0386512  
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: AK 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.

0	375	750	1,500 Feet
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COPY

9/13

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	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	187	393-702-024	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	188	393-702-025	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	189	393-702-026	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	190	393-702-027	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	191	393-702-028	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	192	393-702-029	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	193	393-702-030	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	194	393-702-031	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	195	393-702-032	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	196	393-702-033	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	197	393-702-034	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	198	393-702-035	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	199	393-702-036	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	200	393-702-037	200	393-702-037
15	393-680-013	46	393-682-010	77	393-680-001	108	393-691-013	139	393-692-011	170	393-702-007	201	393-702-038	201	393-702-038	201	393-702-038
16	393-680-014	47	393-682-011	78	393-680-002	109	393-691-014	140	393-692-012	171	393-702-008	202	393-702-039	202	393-702-039	202	393-702-039
17	393-680-015	48	393-682-012	79	393-680-003	110	393-691-015	141	393-700-001	172	393-702-009	203	393-702-040	203	393-702-040	203	393-702-040
18	393-680-016	49	393-682-013	80	393-680-004	111	393-691-016	142	393-700-002	173	393-702-010	204	393-702-041	204	393-702-041	204	393-702-041
19	393-680-017	50	393-682-014	81	393-680-005	112	393-691-017	143	393-700-003	174	393-702-011	205	393-702-042	205	393-702-042	205	393-702-042
20	393-681-001	51	393-682-015	82	393-680-006	113	393-691-018	144	393-700-004	175	393-702-012	206	393-702-043	206	393-702-043	206	393-702-043
21	393-681-002	52	393-682-016	83	393-680-007	114	393-691-019	145	393-700-005	176	393-702-013	207	393-702-044	207	393-702-044	207	393-702-044
22	393-681-003	53	393-682-017	84	393-680-008	115	393-691-020	146	393-700-006	177	393-702-014	208	393-702-045	208	393-702-045	208	393-702-045
23	393-681-004	54	393-682-018	85	393-680-009	116	393-691-021	147	393-700-007	178	393-702-015	209	393-702-046	209	393-702-046	209	393-702-046
24	393-681-005	55	393-682-019	86	393-680-010	117	393-691-022	148	393-700-008	179	393-702-016	210	393-702-047	210	393-702-047	210	393-702-047
25	393-681-006	56	393-682-020	87	393-680-011	118	393-691-023	149	393-700-009	180	393-702-017	211	393-702-048	211	393-702-048	211	393-702-048
26	393-681-007	57	393-682-021	88	393-680-012	119	393-691-024	150	393-700-010	181	393-702-018	212	393-702-049	212	393-702-049	212	393-702-049
27	393-681-008	58	393-682-022	89	393-680-013	120	393-691-025	151	393-700-011	182	393-702-019	213	393-702-050	213	393-702-050	213	393-702-050
28	393-681-009	59	393-682-023	90	393-680-014	121	393-691-026	152	393-700-012	183	393-702-020						
29	393-681-010	60	393-682-024	91	393-680-015	122	393-691-027	153	393-700-013	184	393-702-021						
30	393-681-011	61	393-682-025	92	393-680-016	123	393-691-028	154	393-700-014	185	393-702-022						
31	393-681-012	62	393-682-026	93	393-680-017	124	393-691-029	155	393-700-015	186	393-702-023						

**2025-0048907**

02/19/2025 09:43 AM Fee: \$ 53.00

Page 1 of 14

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



183

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Spicer Consulting Group  
Attn: Shane Spicer  
41880 Kalmia St, Suite 145,  
Murrieta, CA 92562

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**AMENDED AND RESTATED NOTICE OF SPECIAL TAX LIEN**

**COUNTY OF RIVERSIDE COMMUNITY FACILITIES DISTRICT NO. 23-7M  
(MONTEVERDI)**

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

This Amended Notice of Special Tax is being filed to replace in its entirety the Notice of Special Tax recorded on August 2, 2023, as Document Number 2023-0224881. The Special tax authorized to be levied within the County of Riverside Community Facilities District No. 23-7M (Monteverdi) (the "District"), which has now been officially formed and the amended lien of special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with the Section 53330.5 of the Act.

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

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

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

Reference is made to the amended boundary map of the District recorded on December 19, 2024 in Book 94 of Maps of Assessment and Community Facilities Districts at Pages 92-93 in the office of the County Recorder for the County of Riverside, State of California, as Document #2024-0386512 which map is the final boundary map of the District.

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

Dated: February 04, 2025

By:  Deputy  
Clerk of the Board of Supervisors  
Kimberly A. Rector



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 02/04/2025

Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Naomy Sicra", is written over a horizontal line. The signature is fluid and cursive.

Print Name: Naomy Sicra, Clerk of the Board Assistant

## **EXHIBIT A**

### **DESCRIPTION OF SERVICES**

The services (the "Services") described below are proposed to be financed by County of Riverside Community Facilities District No. 23-7M (Monteverdi) (the "CFD"):

- 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, park and trail maintenance; and
- ii) Street lighting maintenance, which includes energy charges, operation, maintenance, and administration of street lighting located within the designated boundaries of the CFD; and
- 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; and
- iv) Regional sports Facility that service a Subzone but may not be located within a Subzone. This includes trees, plant material, sod, irrigation system, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, building, playgrounds, graffiti removal, fencing and security as needed within the CFD, and
- v) Graffiti abatement of walls and other permanent structures.



## Incidental Expenses

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

**EXHIBIT B**  
**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.

## EXHIBIT C

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

**Owner:**

KB Home Cal Management Services, LLC

**APNs:**

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
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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



2025-0095948

04/01/2025 09:17 AM Fee: \$ 20.00

Page 1 of 3

**Recording Requested By and  
When Recorded Mail To:**

Spicer Consulting Group  
41880 Kalmia St., Suite 145  
Murrieta, California 92562  
Attn: Shane Spicer

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



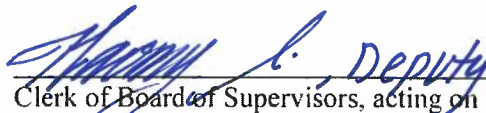
6080

This document is exempt from the payment of a recording  
fee pursuant to Government Code Section 6103.

**NOTICE OF CESSATION OF SPECIAL TAX  
COMMUNITY FACILITIES DISTRICT NO. 23-7M (JBJ RANCH)  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

NOTICE IS HEREBY GIVEN that, pursuant to Section 53330.5 of the Government Code and Resolution No. 2024-282 and Resolution No. 2025-009 adopted December 17, 2024 and January 28, 2025, respectively, the undersigned Clerk of the Board of Supervisors, County of Riverside, State of California, has determined that as a result of the inclusion of the Property (as defined below) in Community Facilities District No. 23-7M (Monteverdi) of the County of Riverside (the "District"), the obligation to pay the special tax levied upon a portion of the real property located within Community Facilities District No. 23-7M (JBJ Ranch) ("CFD No. 23-7M (JBJ Ranch)"), of County of Riverside as identified on Exhibit A hereto (the "Property"), and imposed by the Notice of Special Tax Lien recorded on August 02, 2023 as Document No. 2023-0224881 ("Notice of Special Tax Lien") has ceased and the lien imposed by the Notice of Special Tax Lien with respect to the Property identified in Exhibit A hereto is extinguished. The recordation of this notice shall have no effect upon the lien imposed upon property other than the Property located set forth in Exhibit A hereto.

Reference is made to the original boundary map of CFD No. 23-7M (JBJ Ranch) recorded in Book 91 of Maps of Assessment and Community Facilities Districts at Page 31, in the office of the County Recorder for the County of Riverside, State of California, which map is the boundary of CFD No. 23-7M (JBJ Ranch).



Clerk of Board of Supervisors, acting on behalf of  
Community Facilities District No. 23-7M  
(Monteverdi) of the County of Riverside

PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 02/04/2025

Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Naomy Sicra", is written over a horizontal line.

Print Name: Naomy Sicra, Clerk of the Board Assistant

## EXHIBIT A

### Legal Descriptions and Property Ownership:

All of that certain real property in the County of Riverside, State of California, identified by the Riverside County Assessor as Assessor Parcel Nos. intended to include all Property identified on Proposed Boundary Map of Community Facilities District No. 23-7M (JBJ Ranch) recorded June 7, 2023 as Document No. 2023-0162798:

**Owner Name:**  
**MPLC JBJ Ranch**

APN
393-310-012
393-310-013
393-310-014
393-310-015