

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



ITEM: 3.80
(ID # 28247)

MEETING DATE:
Tuesday, June 24, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Actions required for Jurisdictional Change to Transfer March JPA CFD No. 2013-01 (March LifeCare Campus) to the County of Riverside. District 1. [\$83,357 Total Cost - March JPA CFD No.2013-01 Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Direct** the Director of Transportation to return to the Board promptly with a resolution to transfer CFD No. 2013-01 (March LifeCare Campus) from the March JPA to the County of Riverside;
2. **Direct** the Clerk of the Board to sign and record the Amended Boundary Map for CFD No. 2013-01 (March LifeCare Campus) in a format approved by the County Recorder as required by Section 3110 of the California Streets and Highways Code;
3. **Direct** the Clerk of the Board to sign and record the Amended Notice of Special Tax as required by Section 3114.5 of the California Streets and Highways Code;

Continued on Page 2

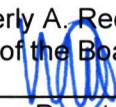
ACTION:Policy


Dennis Acuna, Director of Transportation 6/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 24, 2025
xc: TLMA-Transp., Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. **Direct** the Clerk of the Board to mail notice to each property owner within CFD No. 2013-01 (March LifeCare Campus), which states the amended name of the District, the effective date of the transfer of jurisdiction, the name and telephone number of the person or office at the County that will be responsible for annually preparing the current roll of special tax levy, as required by subdivision (a) of Section 53340.2, and from whom the notice specified in subdivision (b) of Section 53340.2 and other information regarding the District may be obtained;

5. **Authorize** the Director of Transportation, or their designee, to complete required documents for CFD 2013-01 (March LifeCare Campus) related to Fixed Charge Processing (assessments) with the County Auditor-Controller for FY 2025/26 and subsequent years; and,

6. **Direct** the County Auditor-Controller to establish an interest-bearing sub-fund 20613 to receive deposits and interest thereon from CFD no. 2013-01 (March LifeCare Campus).

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 83,357	\$ 83,357	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: March JPA CFD No. 2013-01 (March LifeCare Campus) 100%. There are no General Funds used in this project			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The March Joint Powers Authority (March JPA) was established in 1993 via a Joint Powers Agreement between the Cities of Moreno Valley, Perris, Riverside, and the County of Riverside, to ensure the effective reuse of the former March Air Force Base, which was realigned from an active-duty base to a reserve base. Among the primary objectives for forming the March JPA was to prevent the loss of thousands of jobs and millions of dollars, ensure the long-term viability of the airport, and facilitate economic development within the region. The former air base served as a critical economic generator for the region and to preserve its function as an operational, joint use airfield, the March JPA was granted land use and public utility authority and designated as the Successor Agency and March Inland Port Authority. The March JPA was also tasked with the provision of municipal services to the March JPA area.

On Tuesday, April 18, 2023, as Agenda Item 3.10, the Board of Supervisors approved the Fourteenth Amendment to the Joint Powers Agreement among the Member Agencies relating to the March Joint Powers Authority; Approval of the Tax and Revenue Sharing Agreement among

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the Cities of Moreno Valley, Perris, Riverside and the County of Riverside through August 1, 2041; and Approval of the Amended Restated Municipal Services Agreement between the County of Riverside and the March JPA for the Provision of Governmental Municipal Services from July 1, 2023, to June 30, 2025.

Pursuant to the Fourteenth Amended JPA Agreement, the March JPA is transferring its land use authority to the County on July 1, 2025. As a part of the transfer of land use authority to the County, the March JPA desires to transfer jurisdiction of the March CFD No. 2013-01 (March LifeCare Campus), or "March CFD 2013-01" to the County as allowed under Senate Bill ("SB") 994. SB 994 allows the March JPA to transfer jurisdiction over any community facilities districts, established pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5), to the County of Riverside pursuant to the requirements of that act and in the same manner as a county may transfer the authority for the governance of those districts to a city under that act. The requirements are inclusive of a signed and recorded Amended Boundary Map, a signed and recorded Amended Notice of Special Tax, and a mailed notice to each property owner.

March CFD No. 2013-01 was formed by the March JPA Commission on May 15, 2013. Only parcels developed under the March Lifecare Campus Specific Plan with facilities and services provided under March CFD 2013-01 have been taxed and proposed to be taxed in the upcoming year. Each year, the maximum annual tax is increased by 3%. The Fiscal Year 2025/2026 Maximum Annual Special Tax for developed property and developed realigned property is \$6,138.18 per acre. To meet funding needs for Fiscal Year 2025/2026, staff is recommending an effective tax rate of 100%, or \$6,138.18 per acre. The tax levy proposed for Fiscal Year 2025/2026 totals \$83,356.56. Last year the special tax levied totaled \$80,928.70.

Impact on Residents and Businesses

The approval of this action allows the County of Riverside to continue the services of the March CFD 2013-01 including improvements to be serviced and maintained located within public easements and rights-of-way dedicated for public use, including street lights, pedestrian lighting within the public realm, traffic signals, landscaping within parkways and the public realm, drainage facilities (catch basins, inlets, outlets, swales, box culverts, storm drain, three bridge overcrossings, various lots and detention basins), street sweeping, graffiti control, signage (monuments and directional kiosks) at major access points, transit facilities, seating area/trash cans, and appurtenances.

The costs associated with this service comes from a Special Tax on property only within the Boundary of the March CFD 2013-01 as noted on the attached CFD formation documents.

Additional Fiscal Information

On June 11, 2025, as Item No. 9 (18) the March JPA adopted Resolution 25-18, A Resolution of the Commission of the March Joint Powers Authority, Establishing Fiscal Year 2025/26 Annual Special Tax For CFD No. 2013-01, County of Riverside, State of California. The County of

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Riverside Transportation Department will be responsible for the submittal of the special tax with the ACO for FY2025/26.

ATTACHMENTS:

- Original March CFD No. 2013-01 (March LifeCare Campus) formation documents
- Amended Boundary Map for March CFD No. 2013-01 (March LifeCare Campus)
- Amended Notice of Special Tax for March CFD No. 2013-01 (March LifeCare Campus)
- Draft letters to existing property owners
- March JPA resolution 25-18 Establishing FY2025/26 Annual Special Tax



Jason Farin, Principal Policy Analyst

6/19/2025



Aaron Gettis, Chief of Deputy County Counsel

6/19/2025

RECORDING REQUESTED BY AND
WHEN RECORDED, PLEASE RETURN TO:

County of Riverside Transportation Dept
Attn: March CFD No 2013-01 Administrator
4080 Lemon Street, 8th Floor
Riverside, CA 92501

2025-0225270

07/24/2025 08:14 AM Fee: \$ 47.00

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



2148

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
COMMUNITY FACILITIES DISTRICT NO. 2013-01
(MARCH LIFECARE CAMPUS)**

Pursuant to the requirements of Section 53368.2(b) of the Streets and Highways Code, the undersigned clerk of the legislative body of the County of Riverside (the "County"), acting on behalf of Community Facilities District No. 2013-01 (March LifeCare Campus) (the "District"), HEREBY GIVES NOTICE that proceedings have been conducted pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311 of Part 1 of Division 2 of Title 5 of the Government Code), which have resulted in a transfer of a community facilities district and this Amendment to Notice of Special Tax Lien amends that certain Notice of Special Tax Lien, heretofore recorded in the Office of the County Recorder of the County of Riverside, State of California on May 7, 2013 as Document No. 2013-0215169 (the "Original Notice of Special Tax Lien"), by transferring the jurisdiction of the District from the governing board of March Joint Powers Authority (the "Authority") to the governing board of the County (the "Board of Supervisors of the County").

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the Board of Supervisors of the County acting on behalf of the District, HEREBY GIVES NOTICE that a lien is hereby imposed upon the parcels listed in Exhibit C attached hereto to secure payment of a special tax which the Board of Supervisors of the County is authorized to annually levy for the following purposes: (a) to pay for the annual costs of the provision of certain services and for the on-going maintenance of certain facilities described in Exhibit A attached hereto and incorporated herein by this reference, (b) to pay for annual Administrative (c) to fund a Tax Roll Reserve as such term is defined in the Rate and Method.

The Special Tax is authorized to be levied by the District and the lien of the 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 Section 53330.5 of the Government Code. The Special Tax is not subject to prepayment.

The Rate and Method of Apportionment (the "Rate and Method") of the authorized special tax is as shown on the attached referenced and incorporated Exhibit B. The special taxes, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as the Board of Supervisors of the County or its designee shall determine, including direct billing of the affected property owners. Such Special Taxes shall be subject to the same penalties, procedure, sale and lien priority in any

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case of delinquency as applicable for ad valorem taxes. Any Special Taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by CFD No. 2013-01.

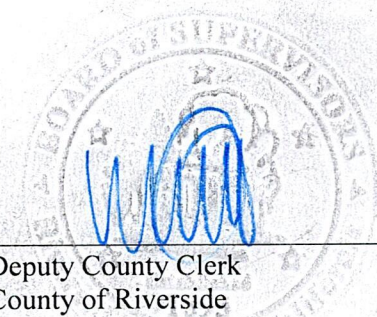
Notice is further given that upon the recording of this notice in the Office of the County Recorder, the obligation to pay the Special Tax levy shall become a lien upon all non-exempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The (a) names of the owner(s) of the real property included within the District as of the date of recording of the Original Notice of Special Tax Lien and (b) the corresponding Assessor's Parcel Numbers or, if no Assessment Parcel Number has been assigned, the legal descriptions of the real property included within the District are as set forth on the attached, referenced and incorporated as Exhibit C.

Reference is made to the boundary map of the District and the improvement areas designated therein, recorded at Book 96, Pages 73-74, Document No. 2025-0224537 of Maps of Assessment and Community Facilities Districts in the Office of the Assessor - County Clerk - Recorder for the County of Riverside, State of California, which map is now the final boundary map of the District.

For further information concerning the current and estimated future special tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the CFD No.2013-01 Maintenance CFD Administrator at the County of Riverside Transportation Department, 4080 Lemon Street, 8th Floor Riverside, CA 92501, telephone (951) 955-1000.

Dated: June 24, 2025



Deputy County Clerk
County of Riverside

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

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

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: 06/24/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT A
DESCRIPTION OF SERVICES AND FACILITIES TO BE MAINTAINED

In response to the realignment of March Air Force Base, there was a determination by the March Joint Powers Authority (MJPA) that a plan was required to provide for areas declared surplus and available for disposal actions. The March LifeCare Campus Specific Plan (SP) was prepared, approved and amended by the MJPA as a means to mitigate the losses associated with the base realignment.

Implementation of the SP required the formation of Community Facilities District (CFD) No. 2013-01 to provide certain services and for the on-going maintenance of certain facilities. The intent of CFD 2013-01 is to provide funding for the annual services and continued maintenance of these facilities in perpetuity.

The public facilities to be maintained and serviced under CFD 2013-01 have been constructed in accordance with the SP and the Conditions of Approval for March LifeCare Campus, as amended. General descriptions of the public services to be provided and facilities to be maintained and serviced under CFD 2013-01 are presented in the following paragraphs. It is noted that the constructed location of these facilities may differ from these general descriptions.

Signage and Lighting Facilities

The work to be performed consists of the energy, servicing, operation, and maintenance of the directional signage at major access points and street lights installed along and within the public streets and easements. The location of the signage and lighting facilities are further identified on Page 4. Pedestrian lighting along and within the Public Realm identified on Page 6 will also be maintained.

Traffic Signal Facilities

The work to be performed consists of the energy, servicing, operation, and maintenance of traffic signals, safety lighting, beacons, and other electrically operated traffic control or warning devices, including routine maintenance and emergency call-out service.

Routine maintenance includes an inspection of the signal system and cleaning the control cabinet every six weeks, with alternating day and night inspections. Additional servicing includes re-lamping and cleaning signal heads as required

The traffic signals are located at the intersections of:

- March LifeCare Drive and Meyer Drive
- March LifeCare Drive and Riverside Medical Clinic Drive
- March LifeCare Drive and "BB" Drive
- Meyer Drive and "CC" Drive
- Meyer Drive and Riverside Drive
- Riverside Drive and Riverside Medical Clinic Drive
- Riverside Drive and "BB" Drive

Certain traffic signals identified in the SP and the Supplemental Traffic Impact Analysis, appended thereto, are owned and maintained by City of Moreno Valley. Traffic signals located at the intersections of Cactus Avenue with Riverside Drive and March LifeCare Drive; and, the intersections of Heacock Street with Cactus Avenue, Meyer Drive and Delphinium Avenue are the responsibility of the City of Moreno Valley.

Landscaping Facilities

The work to be performed includes the maintenance, servicing and repair of the landscaping, multi-use trails, entry monuments at major access points, bio- swales, irrigation system, electrical, water, and

appurtenant facilities located in public streets, rights-of-way, and the Public Realm easements (Note 19 for landscaping and pedestrian uses) set forth on Parcel Map 36035. The landscaping facilities are located along the public streets and easements identified on Page 6.

Parcel Map 36035 was recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

Drainage Facilities

The work to be performed includes the video inspection, maintenance, servicing and repair of the public drainage facilities and appurtenances that convey and retain the storm drain flow within the March Lifecare Campus. The drainage facilities are further identified on Page 7.

These facilities include catch basins, channel inlets and outlets, a swale, box culverts, a water quality and detention basin (Lots N and O), interim detention basins, three bridge overcrossing over the Cactus and Heacock Flood Control Channels, storm drains located in public streets and rights-of-way, Lot R, and drainage easements (Note 20) set forth on Parcel Map 36035

The annual maintenance, servicing and repair of the landscaping, irrigation system, electrical, water, and structures appurtenant to the drainage facilities within Lots N, O, and R and the drainage easements (Note 20) are included in the work to be performed. Annual activities also include general cleanup, debris removal, inspection, replacement and repairs. Weed abatement will also take place with a contact spray in the beginning of spring bloom and a residual spray after the first rain in fall.

Catch basins, inlets and outlets will be cleaned on an annual basis. Depending on that year's storm drain flow and the level of debris in the flow, a cleaning of these facilities may be required after the first rain and again during or at the end of the rainy season.

Cleaning of the storm drain pipes and box culverts, along with video inspection, is scheduled to take place every three years. Approximately every six years, the bridge overcrossings will be cleaned and repaired to assure proper storm drain flow.

Street Sweeping

The service to be performed includes the monthly sweeping of public streets and easements, with bi-monthly sweeping, as may be required, during three months of the year. The public streets and easements to be serviced are identified on Page 9.

Transit Shelters

Transit shelters to be maintained are identified on Page 10. These shelters provide connection points for shuttle service to and from the Moreno Valley/March Field Metro-link Station, bus routes and van car-pools. Regular maintenance such as general cleanup, trash removal, steam cleaning and painting will be provided by the County of Riverside Rapid Transit Authority. Replacement and repairs above regular maintenance and due to accidents will be the responsibility of the CFD.

Graffiti Removal

The work to be performed is the removal of graffiti within the public streets and easements. The surface areas of the facilities may include, but not be limited to, ornamental structures, shelters, wall surfaces, signage, enclosures, and utility boxes.

The Cost Estimate which follows herein further identifies the location and extent of the improvements to be maintained, operated and serviced for the ensuing fiscal year. As future improvements are constructed, there will be a minimum of 90 days and a maximum of 365 days between the final inspection date and the date of acceptance

of the improvements. Upon the completion of construction, the improvements will be shown in Atlas Maps, As-Built Maps and Specifications on file in the Office of the MJPA Public Works.

Reference is also made to the future plans and specifications for Street Improvement Plans, Mass Grading Plans, Storm Drain Plans and Landscape Plans required for the development of the March LifeCare Campus. Pending design, the improvements to be maintained, operated and serviced are as set forth in the Specific Plan for the March LifeCare Campus, as amended.

Plans and Specifications for the improvements to be maintained and/or improved for a fiscal year have been approved or are in the process of being designed for approval by the March Joint Powers Authority (MJPA). The work to be performed is under the ownership and operation of the MJPA.

EXHIBIT B

The following is the Rate and Method of Apportionment of Special Taxes included in the original notice of Special Tax Lien. Commencing Fiscal Year 2025/26, the term "Authority" referenced herein is replaced by the "Board of Supervisors of the County", as appropriate.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

A Special Tax (as hereinafter defined) shall be apportioned, levied and collected on all Parcels of Taxable Property in Community Facilities District No. 2013-01 (the "CFD" of the March Joint Powers Authority (the "Authority") in each Fiscal Year in an amount determined by the Commission of the Authority, through the application of the procedures described below. All Parcels in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS. The terms used herein have the following meanings:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map for each Parcel. In the event that the Assessor's Parcel Map shows no acreage, the Acreage for any Parcel shall be that shown or computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.

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

"Adjusted Acreage" or "Adjusted Acre" means the Acreage of a Parcel minus the acreage for the area within Easement Notes 18, 19 and 20 on Parcel Map 36035 and as identified by the District Administrator for purposes of Section C of this Rate and Method of Apportionment. In no event, shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the CFD: annexations to the CFD; contract management costs for the Maintenance and Servicing of the Facilities with an allocable share of the applicable Authority staff; costs of computing the Special Taxes and of preparing the annual Special Tax Levy (whether by Authority, or an agent thereof); the fees and costs of collecting the Special Taxes (whether by the County of Riverside, the Authority, or otherwise); and the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes. Administrative Expenses shall also include engineering and attorney fees necessary for purposes of the CFD.

"Assessor Parcel Number" means a parcel of land as designated on a map of the County Assessor of the County of Riverside and which has been assigned a specific identifying number by the County Assessor.

"District Administrator" means an official of the Authority, or an agent thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"Developed Property" means a Parcel in the CFD within Parcel Map 36035 for which maintenance and services are to be provided and consequently expenses incurred in the ensuing Fiscal Year. Based on the acceptance of the Facilities by the Authority for maintenance and the services to be provided by the Authority, the District Administrator shall determine if expenses are to be incurred in the ensuing Fiscal Year.

“Developed Realigned Property” means Realigned Property for which maintenance and services are to be provided and consequently expenses incurred in the ensuing Fiscal Year. Based on the acceptance of the Facilities by the Authority for maintenance and the services to be provided by the Authority, the District Administrator shall determine if expenses are to be incurred in the ensuing Fiscal Year.

“Developer Deposit” means an amount required to fund the Administrative Expenses, Maintenance and Servicing Expenses and the Tax Roll Reserve in the Fiscal Year for which the Special Taxes are to be levied and the subsequent Fiscal Year (2 years). This amount shall be deposited with the Authority and the funds made available for the Special Tax Requirement.

“Exempt Property” means all property within the CFD which is exempt from the Special Tax pursuant to Section E.

“Facilities” mean the public improvements, in whole or in part, authorized to be maintained and serviced under the CFD.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Maintenance and Servicing Expenses” means the actual or reasonably estimated costs directly related to the continued operation, maintenance, repair, replacement and servicing of the Facilities.

“Maximum Annual Special Tax” means the initial amount of \$4,845.54 per Adjusted Acre of a Developed Parcel which shall be applicable for the first levy of the Special Tax. Following the initial year, the Maximum Annual Special Tax, shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amount of such rate for the preceding Fiscal Year.

“Non-Realigned Property” means a parcel in the CFD and outside of Parcel Map 36035 that is further identified as Assessor Parcel Number 294-080-005, 294-080-016, 294- 660-014 and 297-260-003.

“Operating Reserve” means an amount to pay Maintenance and Servicing Expenses not to exceed two times the total Maximum Special Tax for all Taxable Property for that Fiscal Year.

“Parcel Map 36035” means Parcel Map 36035 as recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

“Proportionately” means that the ratio of the amount of Special Tax Requirement levied per Adjusted Acre to the Maximum Annual Special Tax per Adjusted Acre is the same for all Taxable Property.

“Realigned Property” means “Non-Realigned Property” declared surplus and available for disposal actions with a development approved by the Authority as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

“Special Tax Requirement” means that amount, after taking into consideration available funds, required in any Fiscal Year to pay the Administrative Expenses and Maintenance and Servicing Expenses and, in addition, provides for the Tax Roll Reserve, the Operating Reserve and any reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

“Taxable Property” means all the land within the boundaries of the CFD which is not Undeveloped Property, Non-Realigned Property or Exempt Property.

“Tax Roll Reserve” means an amount for the payment of Administrative Expenses and Maintenance and Servicing Expenses incurred prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January.

“Undeveloped Property” means parcels of Taxable Property that are not classified as Developed Property, Developed Realigned Property, Non-Realigned Property or Realigned Property.

B. CLASSIFICATION OF PROPERTY. For each Fiscal Year, the Authority shall classify all Parcels within the CFD to be Developed Property, Developed Realigned Property, Non-Realigned Property, Realigned Property, Undeveloped Property or Exempt Property subject to the levy of the Special Taxes as determined pursuant to Sections C and D. Once a Parcel is classified as Developed Property or Developed Realigned Property, that parcel cannot be reclassified.

C. MAXIMUM ANNUAL SPECIAL TAX.

1. The Maximum Annual Special Tax for a Parcel shall be the amount derived by multiplying the Adjusted Acreage of the Parcel by the Maximum Annual Special Tax. In no event shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.
2. For purposes of determining the Maximum Annual Special Tax for all Parcels for each Fiscal Year following the initial year, the Maximum Annual Special Tax shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amounts of such rates for the preceding Fiscal Year.

D. APPORTIONMENT AND LEVY OF SPECIAL TAXES. For each Fiscal Year, the Authority shall cause the Maximum Annual Special Tax to be apportioned and levied on Taxable Property in the CFD as follows:

1. The Adjusted Acreage shall be assigned to Developed Property within Parcel Map 36035, as specified on Table 1 shown on the following page.
2. The portion of each Parcel with Developed Realigned Property shall be Taxable Property. The Adjusted Acreage of Developed Realigned Property shall be computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.
3. The Special Tax shall be levied Proportionately based on the Adjusted Acreage assigned to each Parcel of Taxable Property.

Table 1, Adjusted Acreage for Parcel Map 36035

Parcel, PM 36035	Acreage	Street Easement (18)	Public Realm (19)	Drainage Easement (20)	Adjusted Acreage
Parcel 1	4.68		0.00		4.68
Parcel 2	4.68		0.00		4.68
Parcel 3	3.40	0.48	1.11		1.81
Parcel 4	5.02	0.70	0.00	0.23	4.09
Parcel 5	2.75	0.13	0.24	0.19	2.19
Parcel 6	2.39	0.16	0.99		1.24
Parcel 7	5.97	0.10	0.58		5.29
Parcel 8	15.28	1.71	0.05	1.78	11.74
Parcel 9	4.15		0.83		3.32
Parcel 10	9.57	1.42	0.76	1.01	6.38
Parcel 11	3.81	0.26	0.32		3.23
Parcel 12	6.29	0.95	0.18	0.77	4.39
Parcel 13	3.24	0.34	0.20	0.34	2.36
Parcel 14	3.14		0.24		2.90
Parcel 15	1.68		0.27		1.41
Parcel 16	1.38	0.18	0.06		1.14
Parcel 17	2.41	0.18	0.61		1.62
Parcel 18	3.32	0.23	0.81		2.28
Parcel 19	1.64	0.23	0.09		1.32
Parcel 20	1.78		0.32		1.46
Parcel 24	4.82		0.18		4.64
Parcel 25	3.38		0.00		3.38
Parcel 26	4.61	0.31	0.00		4.30
Parcel 27	5.29	0.59	0.37		4.33
Parcel 28	2.05		0.18		1.87
Parcel 29	1.87		0.23		1.64
Parcel 30	3.08		0.13		2.95
Parcel 31	1.31		0.05		1.26
Parcel 32	1.16		0.06		1.10
Parcel 33	1.73		0.08		1.65
Parcel 34	2.26		1.00		1.26
Parcel 35	2.58		1.01		1.57
Parcel 36	1.01		0.04		0.97
Totals	121.73	7.97	10.99	4.32	98.45

E. EXEMPT PROPERTY.

1. The portion of each Parcel with Non-Realigned Property shall be exempt from the levy of the Special Tax.
2. No Special Tax shall be levied on the acreage within Easement Notes 18, 19 and 20 and Lettered Lots within Parcel Map 36035.

F. DURATION OF THE SPECIAL TAX.

1. Commencement of the Special Tax. The Special Taxes shall not be levied until the facilities are constructed and scheduled for acceptance for Maintenance and Servicing by the Authority. The Special Taxes will be levied in the initial fiscal year to provide funding to the Authority at the time of acceptance of the facilities, in whole or in part.
2. Duration of Special Tax. Taxable Property in the CFD shall be subject to the Special Tax in perpetuity.

G. MANNER OF COLLECTION. The Special Tax shall be collected in the same manner and at the same time as ad valorem property taxes; provided however, the Authority or its designee may directly bill the Special Tax and collect the Special Tax at a different time, or in a different manner, if necessary, to meet its financial obligation.

EXHIBIT C

Name of Property Owner	Property Description	Assessor's Parcel Number
March Joint Powers Authority	Parcels I through 20 and Parcels 24 through 36, and Lots A through U, of Parcel Map 36035, as recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.	None assigned as of the date of recordation of the Notice of Special Tax Lien
March Joint Powers Authority		294-080-005, 294-080-006, 294-080-007, 294-080-008, 294-080-009, and 294-080-011
March Joint Powers Authority	Parcel J-1 as described within the Quitclaim Deed recorded in the Official Records as Instrument Number 2006-0359740 in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on May 17, 2006.	None assigned as of the date of recordation of the Notice of Special Tax Lien

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 9 (18)

Meeting Date: June 11, 2025

Action: **ADOPT RESOLUTION JPA 25-18 A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF THE MARCH JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS), ESTABLISHING FISCAL YEAR 2025/26 ANNUAL SPECIAL TAX TO BE LEVIED ON PROPERTY WITHIN SUCH COMMUNITY FACILITIES DISTRICT**

Motion: Move to adopt Resolution JPA 25-18 a Resolution of the Commission of the March Joint Powers Authority, California, acting as the legislative body of the March Joint Powers Authority Community Facilities District No. 2013-01 (March LifeCare Campus), establishing Fiscal Year 2025/26 Annual Special Tax to be levied on property within such community facilities district.

Background:

Community Facilities District No. 2013-01 (March LifeCare Campus) (CFD) was formed by the Commission on May 15, 2013. In general, the CFD provides annual funding for the servicing and maintenance of public improvements constructed pursuant to the March Lifecare Campus Specific Plan. The improvements to be serviced and maintained are located within public easements and rights-of-way dedicated for public use, including street lights, pedestrian lighting within the Public Realm, traffic signals, landscaping within parkways and the Public Realm, drainage facilities (catch basins, inlets, outlets, swales, box culverts, storm drain, three bridge overcrossings, various lots and detention basins), street sweeping, graffiti control, signage (monuments and directional kiosks) at major access points, transit facilities, seating area/trashcans, and appurtenances.

The special tax is for funding the maintenance of facilities constructed for the development of two parcels. However, only one of those parcels has been developed while the other remains entitled. These parcels are located west of 6th Street and are identified as the US Vets Transitional Housing Facility (constructed) located south of N Street and the Signature Healthcare Facility (entitled but not constructed) located north of N Street.

Only parcels developed under the March Lifecare Campus Specific Plan with facilities and services provided under CFD 2013-01 have been taxed and proposed to be taxed in the upcoming year. Each year, the maximum annual tax is increased by 3%. The Fiscal Year 2025/2026

Maximum Annual Special Tax for developed property and developed realigned property is \$6,138.18 per acre. To meet funding needs for Fiscal Year 2025/2026, staff is recommending an effective tax rate of 100%, or \$6,138.18 per acre. The tax levy proposed for Fiscal Year 2025/2026 totals \$83,356.56. Last year the special tax levied totaled \$80,928.70.

- Attachment(s):**
- 1) Resolution JPA 25-18
 - 2) Map of Boundaries of Annexation No 1. and Community Facilities District No 2013-01.

RESOLUTION JPA 25-18

**RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS
AUTHORITY ESTABLISHING FISCAL YEAR 2025/2026 ANNUAL
SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2013-01
(MARCH LIFECARE CAMPUS), COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA**

WHEREAS, the Commission (the “Commission”) of the March Joint Powers Authority (the “Authority”) initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax on taxable property in Community Facilities District No. 2013-01 (March Lifecare Campus) (the “CFD”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California.

WHEREAS, the Commission, through the adoption of Ordinance # JPA 17-02 as authorized by Section 53340 of the California Government Code, has authorized the levy of a special tax to pay for costs and expenses related to said CFD, and this Commission is desirous to establish the specific rate of the special tax to be collected for the next fiscal year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct and are incorporated herein.

SECTION 2. The specific rate and amount of the special tax to be collected to pay for the costs and expenses for the next fiscal year (2025/2026) for the CFD is hereby determined and established as set forth in Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The rate as set forth above does not exceed the amount as previously authorized by Ordinance of the Commission, and is not in excess of that as previously approved by the qualified electors of the CFD, and is exempt from Proposition 218, Article XIII D of the California State Constitution.

SECTION 4. The proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following, in the following order of priority:

- A. Authorized CFD Services and Facilities;
- B. Authorized CFD administrative costs.

The proceeds of the special taxes shall be used as set forth above, and shall not be used for any other purpose.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is

hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6. All monies above collected shall be paid into the CFD funds.

SECTION 7. The Auditor of the County is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked "CFD 2013-01" or by any other suitable designation, the installment of the special tax, and for the exact rate and amount of said tax, reference is made to the attached Exhibit "A."

SECTION 8. The County Auditor shall then, at the close of the tax collection period, promptly render to the Authority a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

ADOPTED, SIGNED AND APPROVED this 11th day of June 2025.

Michael M. Vargas, Chair
March Joint Powers Authority

CERTIFICATION

I, Cindy Camargo, Clerk of the Commission of the March Joint Powers Authority, certify that the foregoing Resolution JPA 25-18 was adopted by the Commission of the March Joint Powers Authority at a regular meeting thereof held on the 11th day of June 2025, by the following vote of the Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: June 11, 2025.

Cindy Camargo, CAP
Clerk, March Joint Powers Authority Commission

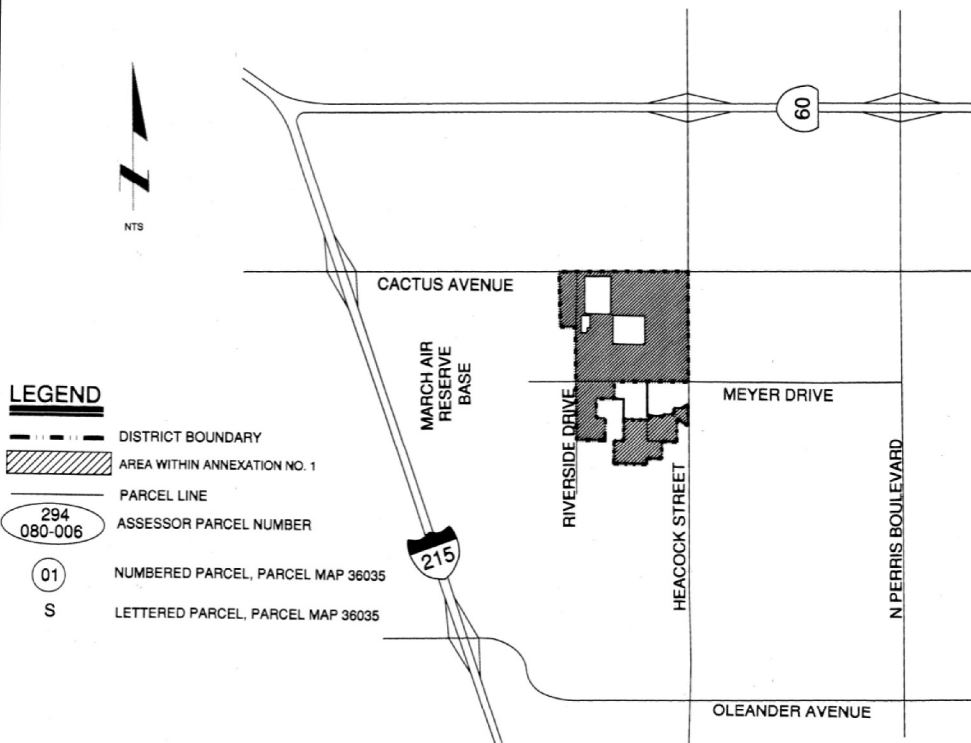
Exhibit "A"

**MARCH JOINT POWERS AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE
CAMPUS), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

2025/2026 SPECIAL TAX RATES

SPECIAL TAX AREA (DEVELOPED REALIGNED PROPERTY)	2025/2026 MAXIMUM SPECIAL TAX	2025/2026 APPLIED SPECIAL TAX
Assessor Parcel Number 294-080-016	\$6,138.18 Per Adjusted Acre	\$6,138.18 Per Adjusted Acre
Assessor Parcel Number 294-660-014	\$6,138.18 Per Adjusted Acre	\$6,138.18 Per Adjusted Acre

MAP OF BOUNDARIES OF ANNEXATION NO. 1
 COMMUNITY FACILITIES DISTRICT NO. 2013-01
 (MARCH LIFECARE CAMPUS)
 MARCH JOINT POWERS AUTHORITY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY AND LOCATION MAP

THE MAP OF BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS) OF THE MARCH JOINT POWERS AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WAS RECORDED ON MARCH 22, 2013, IN BOOK 76, PAGES 8 AND 9, OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AS INSTRUMENT NUMBER 2013-0139405, IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FILED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY THIS 10TH DAY OF MAY, 2017.

[Signature]
 CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE TERRITORY TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS), MARCH JOINT POWERS AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AT A REGULAR MEETING THEREOF, HELD ON THE 10TH DAY OF MAY, 2017, BY ITS RESOLUTION #JPA 17-09.

[Signature]
 CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

FILED THIS 16th DAY OF MAY, 2017 AT THE HOUR OF 10:59 O'CLOCK AM IN BOOK 80, AT PAGES 69-70 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$ 12.00 NO: 2017- 0199161
 PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-COUNTY CLERK-RECORDER

BY: *[Signature]*, DEPUTY

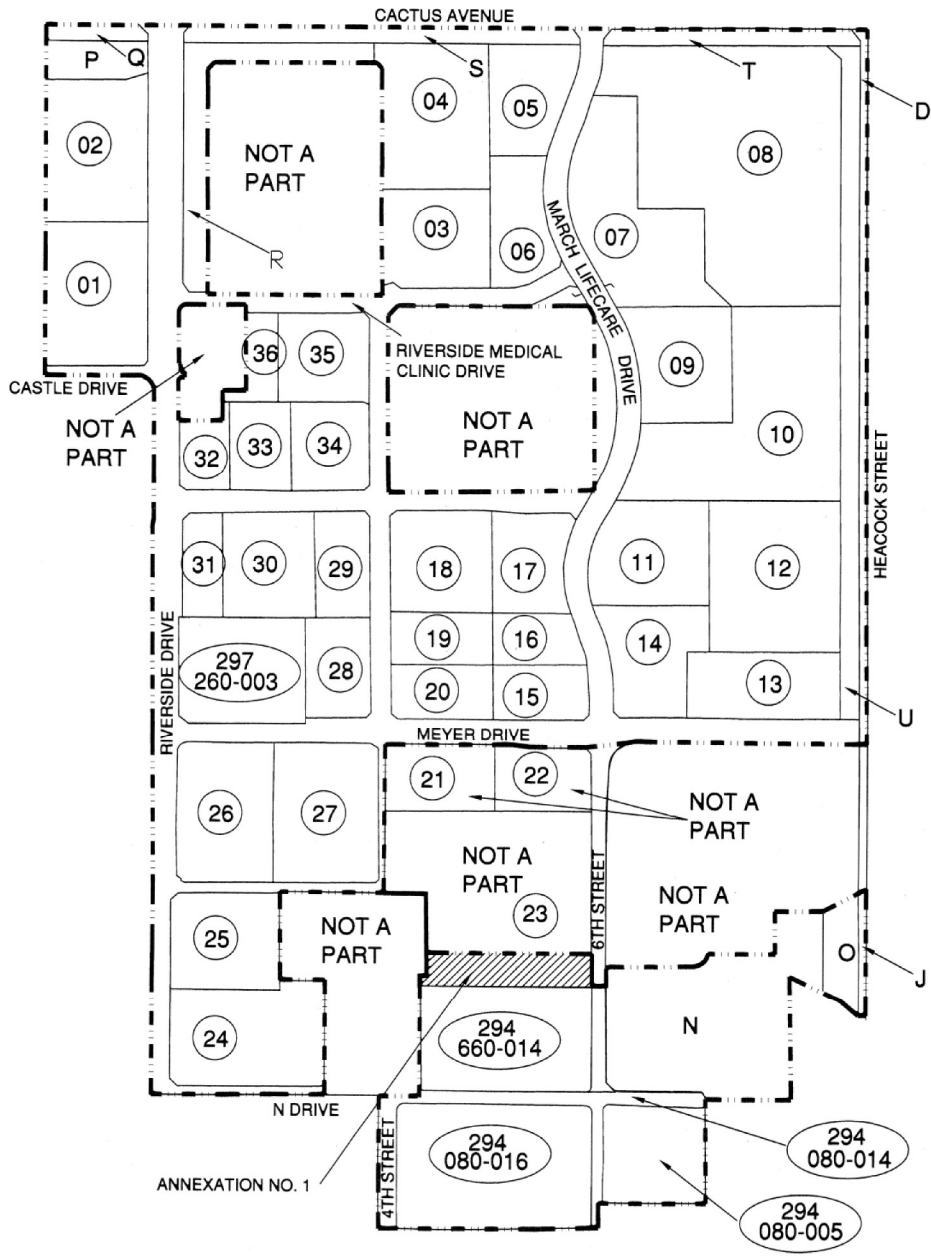
8/10

COUS

MAP OF BOUNDARIES OF ANNEXATION NO. 1
 COMMUNITY FACILITIES DISTRICT NO. 2013-01
 (MARCH LIFECARE CAMPUS)
 MARCH JOINT POWERS AUTHORITY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Parcel	Assessor
PM 36035	Parcel Number
1	297-250-003
2	297-250-002
3	297-250-004
4	297-250-005
5	297-250-006
6	297-250-007
7	297-250-008
8	297-250-009
9	297-260-004
10	297-260-005
11	297-260-006
12	297-260-007
13	297-260-008
14	297-260-009
15	297-260-010
16	297-260-011
17	297-260-012
18	297-260-013
19	297-260-014
20	297-260-015
PTN 23	294-660-014
24	294-660-006
25	294-660-007
26	294-660-008
27	294-660-009
28	297-260-016
29	297-260-017
30	297-260-018
31	297-260-019
32	297-260-020
33	297-260-021
34	297-260-022
35	297-260-023
36	297-260-024
D	To Street
J	To Street
N	294-660-010
O	294-660-011
P	297-250-010
Q	297-250-011
R	297-250-012
S	297-250-013
T	297-250-014
PTN U	297-250-015
PTN U	297-260-025



REFERENCE NOTES

Reference is made to the following for a detailed description of parcel lines and dimensions:

1. Riverside County Assessor Maps
2. Parcel Map 36035, recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

NOTICE OF TRANSFER OF JURISDICTION FOR
COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

June 18, 2025

Riverside Life Prop
1450 W. Long Lake #340
Troy, MI 48098

Assessor's Parcel Number: 294-660-014

Dear Property Owner:

The property you own, referenced by the Assessor's Parcel Number noted above, is located in Community Facilities District No. 2013-01 (March Lifecare Campus) (the "CFD"). Each year, a special tax is placed on your property tax bill to fund the annual services and maintenance of the CFD that benefits your property. This notice informs you that the jurisdiction of Community Facilities District No. 2013-01 (March Lifecare Campus) will be transferred from March Joint Powers Authority to the County of Riverside. This transfer will take effect on July 1, 2025.

Starting July 1, 2025, the County of Riverside will be responsible for the administration and ongoing maintenance and services of the CFD, including signage and lighting facilities, traffic signal facilities, landscaping facilities, drainage facilities, street sweeping, transit shelters, and graffiti removal.

For further information, interested persons should contact Mark Hughes, Technical Engineering Unit Supervisor of Riverside County, at 4080 Lemon Street, Riverside, CA 92501, telephone (951) 955-6767.

Sincerely,

County Clerk,
County of Riverside

NOTICE OF TRANSFER OF JURISDICTION FOR
COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

June 18, 2025

March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Assessor's Parcel Number: See Attachment

Dear Property Owner:

The property you own, referenced by the Assessor's Parcel Numbers noted above, is located in Community Facilities District No. 2013-01 (March Lifecare Campus) (the "CFD"). Each year, a special tax is placed on your property tax bill to fund the annual services and maintenance of the CFD that benefits your property. This notice informs you that the jurisdiction of Community Facilities District No. 2013-01 (March Lifecare Campus) will be transferred from March Joint Powers Authority to the County of Riverside. This transfer will take effect on July 1, 2025.

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For further information, interested persons should contact Mark Hughes, Technical Engineering Unit Supervisor of Riverside County, at 4080 Lemon Street, Riverside, CA 92501, telephone (951) 955-6767.

Sincerely,

County Clerk,
County of Riverside

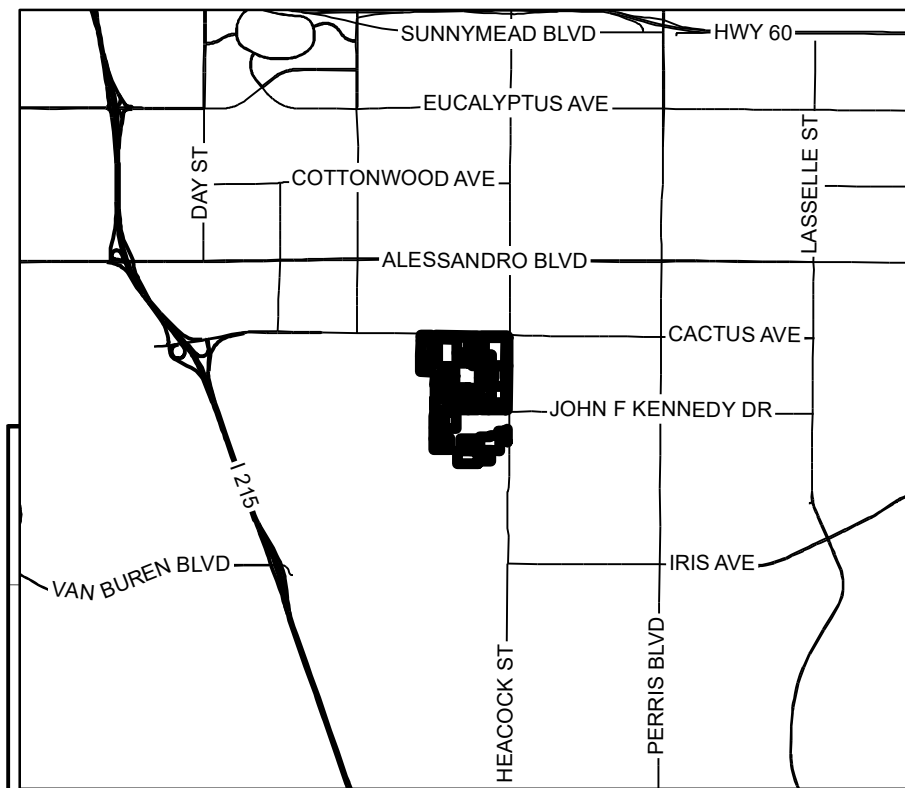
Name of Property Owner	Assessor's Parcel Number
MARCH JOINT POWERS AUTHORITY	294-080-005
MARCH JOINT POWERS AUTHORITY	294-080-016
MARCH JOINT POWERS AUTHORITY	294-660-006
MARCH JOINT POWERS AUTHORITY	294-660-007
MARCH JOINT POWERS AUTHORITY	294-660-008
MARCH JOINT POWERS AUTHORITY	294-660-009
MARCH JOINT POWERS AUTHORITY	294-660-010
MARCH JOINT POWERS AUTHORITY	294-660-011
MARCH JOINT POWERS AUTHORITY	297-250-002
MARCH JOINT POWERS AUTHORITY	297-250-003
MARCH JOINT POWERS AUTHORITY	297-250-004
MARCH JOINT POWERS AUTHORITY	297-250-005
MARCH JOINT POWERS AUTHORITY	297-250-006
MARCH JOINT POWERS AUTHORITY	297-250-007
MARCH JOINT POWERS AUTHORITY	297-250-008
MARCH JOINT POWERS AUTHORITY	297-250-009
MARCH JOINT POWERS AUTHORITY	297-250-010
MARCH JOINT POWERS AUTHORITY	297-250-011
MARCH JOINT POWERS AUTHORITY	297-250-012
MARCH JOINT POWERS AUTHORITY	297-250-013
MARCH JOINT POWERS AUTHORITY	297-250-014
MARCH JOINT POWERS AUTHORITY	297-250-015
MARCH JOINT POWERS AUTHORITY	297-260-003
MARCH JOINT POWERS AUTHORITY	297-260-004
MARCH JOINT POWERS AUTHORITY	297-260-005
MARCH JOINT POWERS AUTHORITY	297-260-006
MARCH JOINT POWERS AUTHORITY	297-260-007
MARCH JOINT POWERS AUTHORITY	297-260-008
MARCH JOINT POWERS AUTHORITY	297-260-009
MARCH JOINT POWERS AUTHORITY	297-260-010
MARCH JOINT POWERS AUTHORITY	297-260-011
MARCH JOINT POWERS AUTHORITY	297-260-012
MARCH JOINT POWERS AUTHORITY	297-260-013
MARCH JOINT POWERS AUTHORITY	297-260-014
MARCH JOINT POWERS AUTHORITY	297-260-015
MARCH JOINT POWERS AUTHORITY	297-260-016
MARCH JOINT POWERS AUTHORITY	297-260-017
MARCH JOINT POWERS AUTHORITY	297-260-018
MARCH JOINT POWERS AUTHORITY	297-260-019

Name of Property Owner	Assessor's Parcel Number
MARCH JOINT POWERS AUTHORITY	297-260-020
MARCH JOINT POWERS AUTHORITY	297-260-021
MARCH JOINT POWERS AUTHORITY	297-260-022
MARCH JOINT POWERS AUTHORITY	297-260-023
MARCH JOINT POWERS AUTHORITY	297-260-024
MARCH JOINT POWERS AUTHORITY	297-260-025

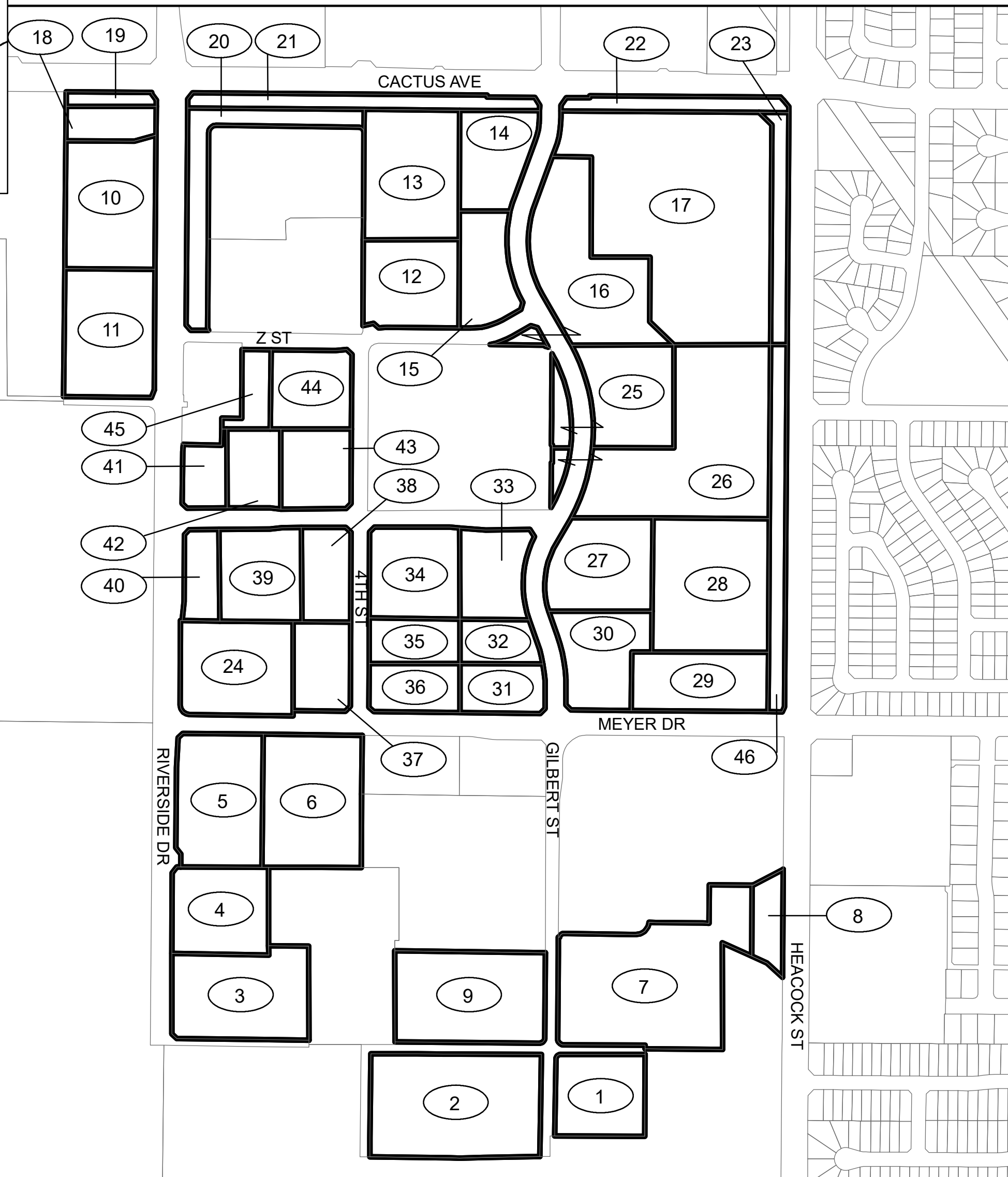
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

VICINITY MAP



THIS BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS), MARCH JOINT POWERS AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PRIOR RECORDED AT BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 8 - 9, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF RIVERSIDE BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20__.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING BOUNDARIES OF CFD NO. 2013-01 (MARCH LIFECARE CAMPUS), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.


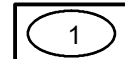
BY CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

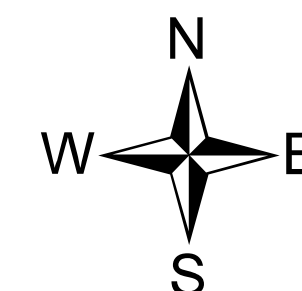
FILED THIS _____ DAY OF _____, 20__, AT THE HOUR OF _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: _____
INSTRUMENT NO. _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE

Legend

-  COMMUNITY FACILITIES DISTRICT 2013-01 (MARCH LIFECARE CAMPUS)
-  MAP REFERENCE NUMBER



27368 VIA INDUSTRIA, SUITE #200
TEMECULA, CA 92590
(951) 587-3500

BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
1	294-080-005
2	294-080-016
3	294-660-006
4	294-660-007
5	294-660-008
6	294-660-009
7	294-660-010
8	294-660-011
9	294-660-014
10	297-250-002
11	297-250-003
12	297-250-004
13	297-250-005
14	297-250-006
15	297-250-007
16	297-250-008

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
17	297-250-009
18	297-250-010
19	297-250-011
20	297-250-012
21	297-250-013
22	297-250-014
23	297-250-015
24	297-260-003
25	297-260-004
26	297-260-005
27	297-260-006
28	297-260-007
29	297-260-008
30	297-260-009
31	297-260-010
32	297-260-011

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
33	297-260-012
34	297-260-013
35	297-260-014
36	297-260-015
37	297-260-016
38	297-260-017
39	297-260-018
40	297-260-019
41	297-260-020
42	297-260-021
43	297-260-022
44	297-260-023
45	297-260-024
46	297-260-025



27368 VIA INDUSTRIA, SUITE #200
TEMECULA, CA 92590
(951) 587-3500

RESOLUTION #JPA 13 -07

RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY, CALIFORNIA, FORMING AND ESTABLISHING THE MARCH JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS) AND AUTHORIZING SUBMITTAL OF LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS

WHEREAS, the Commission (the "Commission") of the March Joint Powers Authority (the "Authority") has, by the adoption of Resolution #JPA 13-03 (the "Resolution of Intention"), previously declared its intention to form a Community Facilities District (CFD) pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") for the purpose of financing the services and facilities described hereinbelow; such CFD referred to as the March Joint Powers Authority Community Facilities District No. 2013-01 (March LifeCare Campus) (the "CFD No. 2013-01"); and,

WHEREAS, notice of a public hearing relating to the establishment of CFD No. 2013-01, the extent of CFD No. 2013-01, the financing of certain types of public services and all other related matters has been given, and the Engineer's Report for March Joint Powers Authority Community Facilities District No. 2013-01 (March LifeCare Campus) (the "Report"), as ordered by this Commission in the Resolution of Intention, has been prepared by Habib M. Motlagh, the designated Engineer of Work, and presented to this Commission and has been made a part of the record of the hearing to establish CFD No. 2013-01; and,

WHEREAS, all communications relating to the establishment of CFD No. 2013-01, the financing of certain types of public services and the proposed rate and method of apportionment of special taxes have been presented, and it has further been determined that a majority protest as defined by law has not been received against these proceedings; and,

WHEREAS, inasmuch as there have been less than twelve (12) registered voters residing within the territory of CFD No. 2013-01 for at least the preceding ninety (90) days, the Act provides that the authorization to levy special taxes within CFD No. 2013-01 shall be submitted to the landowner or landowners of CFD No. 2013-01, such landowner or landowners being the qualified elector or electors as authorized by law.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AS FOLLOWS:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Determinations. It is hereby determined by this Commission that:

- A. All prior proceedings pertaining to the formation of CFD No. 2013-01 were valid and taken in conformity with the requirements of the law, and specifically the

provisions of the Act, and that this finding and determination is made pursuant to the provisions of Government Code Section 53325.1.

- B. The written protests received, if any, do not represent a majority protest as defined by the applicable provisions of the Act and, therefore, the special tax proposed to be levied within CFD No. 2013-01 has not been precluded by majority protest pursuant to Section 53324 of the Government Code of the State of California.
- C. CFD No. 2013-01 as proposed conforms with the Authority statement of goals and policies regarding the establishment of CFD's (the "Goals and Policies").
- D. Less than twelve (12) registered voters have resided within the territory of proposed CFD No. 2013-01 for each of the ninety (90) days preceding the close of the public hearing, therefore, pursuant to the Act the qualified elector or electors of CFD No. 2013-01 shall be the landowner or landowners of CFD No. 2013-01 as such term is defined in Government Code Section 53317(f) and each such landowner who is the owner of record as of the close of the public hearing pertaining to the formation of CFD No. 2013-01, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that such owner owns within CFD No. 2013-01 that is not exempt from the special tax.
- E. The territory of proposed CFD No. 2013-01 is owned by Authority and Government Code Section 53317(f) provides that a public agency is not a "landowner" for purposes of the Act unless one of four circumstances identified in Section 53317(f) exists. One of such circumstances set forth in clause (4) of Section 53317(f) is that the land owned by a public agency is within the territory of a military base that was realigned pursuant to Federal Base Realignment and Closure actions of 1996. The territory of proposed CFD No. 2013-01 owned by Authority is located within the former territory of March Air Force Base, a military base that was realigned pursuant to a Federal Base Realignment and Closure action of 1996. As a result, Authority is the "landowner" of the territory of proposed CFD No. 2013-01 for purposes of the Act including being the qualified elector of proposed CFD No. 2013-01.
- F. Government Code Section 53326(a) provides that the legislative body of the local agency undertaking proceedings to form a CFD shall submit the levy of any special taxes to the qualified electors of the proposed CFD in the next general election or in a special election to be held, notwithstanding any other requirement, including any requirement that elections be held on specified dates, contained in the Elections Code, at least 90 days, but not more than 180 days, following the adoption of the resolution of formation of such CFD. However, any time limit specified by Section 53326 or requirement pertaining to the conduct of the election may be waived with the unanimous consent of the qualified electors of the proposed district and the concurrence of the election official conducting the election.

The Commission has determined that it shall waive the time limit specified by the Act for conducting an election to submit the levy of the special taxes to the qualified electors of CFD No. 2013-01 and the requirements for impartial analysis and ballot arguments.

SECTION 3. The Report. The Report, as prepared pursuant to the Act and the Resolution of Intention and now submitted and received by this Commission, shall stand as the Report for all future proceedings and all terms and contents are approved as set forth therein.

SECTION 4. Name of CFD No. 2013-01. This legislative body does hereby establish and declare the formation of CFD No. 2013-01 to be known and designated as " March Joint Powers Authority CFD No. 2013-01 (March LifeCare Campus)."

SECTION 5. Boundaries of CFD No. 2013-01. The boundaries of CFD No. 2013-01 are generally described as follows:

All property within the boundaries of CFD No. 2013-01, as shown on a boundary map approved by this legislative body, said boundary map designated as "Boundaries of Community Facilities District No. 2013-01 (March LifeCare Campus). March Joint Powers Authority, County of Riverside, State of California," a copy of which is on file in the Office of the Clerk of the Commission (the "Boundary Map). A copy of the Boundary Map was recorded in the office of the Recorder of the County of Riverside on March 22, 2013 as Document No. 2013-0139405.

SECTION 6. Description of Authorized Services. The types of public services authorized to be financed by CFD No. 2013-01 (the "Authorized Services") are in addition to those provided in or required for the territory within CFD No. 2013-01 and will not be replacing services already available. A general description of the services (collectively, the "Authorized Services"), whether provided directly by the Authority or by a third party contracting with the Authority or CFD No. 2013-01, to be financed is set forth in Exhibit "A" to the Resolution of Intention and is incorporated herein by this reference.

For a further description of the public services and the public facilities, reference is made to the Report, a copy of which is on file in the Office of the Clerk of the Commission.

The Commission finds that the Authorized Services described in this Section 6 hereof are necessary to meet increased demands placed upon the Authority as a result of new development occurring within the boundaries of the proposed CFD No. 2013-01.

SECTION 7. Special Taxes. Except where funds are otherwise available, a Special Tax as such term is as defined in the rate and method of apportionment of such Special Tax as set forth in Exhibit B to the Resolution of Intention (the "Rate and Method") and which is incorporated herein by this reference sufficient to fund the Authorized Services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all non-exempt real property in CFD No. 2013-01, will be levied annually within the boundaries of such CFD No. 2013-01. The Rate and Method sets forth the rates of the Special Tax and method

of apportionment thereof in sufficient detail to allow each landowner or resident within CFD No. 2013-01 to clearly estimate the maximum amount that such person will have to pay. The Special Tax may not be prepaid.

The Special Taxes herein authorized, to the extent possible, shall be collected in the same manner as *ad valorem* property taxes or in such other manner as this Commission or its designee shall determine, including direct billing of the affected property owners. Such Special Taxes shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes. Any Special Taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Authority.

Pursuant to Government Code Section 53340 and except as provided in Government Code Section 53317.3, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax.

Upon recordation of a Notice of Special Tax Lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the Special Taxes shall attach to all non-exempt real property in CFD No. 2013-01 and this lien shall continue in force and effect until collection of the special taxes by the legislative body ceases.

SECTION 8. Special Tax Accountability Measures. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, this Commission hereby establishes the following accountability measures pertaining to the levy by CFD No. 2013-01 of the Special Taxes described in Section 7 above:

- A. Each Special Tax shall be levied for the specific purposes set forth in Section 7 above.
- B. The proceeds of the levy of such Special Tax shall be applied only to the specific applicable purposes set forth in Section 7 above.
- C. CFD No. 2013-01 shall establish a separate account into which the proceeds of such special taxes shall be deposited.
- D. The Executive Director or his or her designee, acting for and on behalf of CFD No. 2013-01, shall annually file a report with the Commission as required pursuant to Government Code Section 50075.3.

SECTION 9. Preparation of Annual Tax Roll. The name, address and telephone number of the official, office, department, or bureau who or which will be responsible for preparing annually a current roll of Special Tax levy obligations by Assessor's parcel number and which shall be responsible for estimating future Special Tax levies pursuant to Section 53340.1 of the Government Code of the State of California, are as follows:

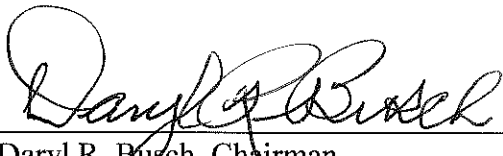
Assistant Director
March Joint Powers Authority
23555 Myer Drive
Riverside, California 92518
(951) 656-7000

SECTION 10. Election. This legislative body herewith submits the levy of the Special Taxes to the qualified elector of CFD No. 2013-01, said elector being the landowner of CFD No. 2013-01, with such landowner having one (1) vote for each acre or portion thereof of land owned within CFD No. 2013-01 that is not exempt from the levy of such Special Taxes.

SECTION 11. Designation of Authorized Representative. The Commission hereby appoints the Executive Director and the Assistant Director, alternatively, as the duly authorized representative of the Authority for the purpose of voting in the election to authorize the levy of the Special Taxes and the establishment of an appropriations limit for CFD No. 2013-01 and directs such representatives to vote in favor of authorizing the levy of the Special Taxes and the establishment of such appropriations limit.

SECTION 12. Effective Date. The Chairman shall sign and the Clerk of the Commission shall certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

ADOPTED this 1st day of May, 2013.



Daryl R. Busch, Chairman
March Joint Powers Authority Commission

CERTIFICATION

I, Carey L. Allen, Clerk of the Commission of March Joint Powers Authority, certify that the foregoing resolution #JPA 13-07 was adopted by the Commission at a regular meeting held on the 1st day of May, 2013 by the following vote of the Commission:

Ayes: Melendrez, Co (2 votes), Gardner, Yarbrough, Jeffries, Ashley, Busch
Noes: None
Absent: None
Abstain: None

Date: May 1, 2013



Carey L. Allen, CMC
Clerk, March Joint Powers Commission

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

INTRODUCTION

WHEREAS, the Commission of the March Joint Powers Authority, County of Riverside, State of California, did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Act), being Chapter 2.5 of Part 1, of Division 2, of Title 5 of the Government Code of the State of California, and specifically Section 53321.5 thereof, expressly order, by adoption of Resolution #JPA 13-03, the filing of a written Community Facilities District (CFD) Report ("Report") with said Commission for a proposed CFD, which District shall hereinafter be referred to as CFD 2013-01 (March Lifecare Campus); and

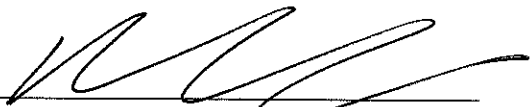
WHEREAS, the Report generally contains the following:

- a. A brief description of the Services and Facilities which are required to adequately meet the needs of CFD 2013-01;
- b. An estimate of the cost of annually funding the Services and Facilities and incidental expenses. Incidental expenses include engineering, inspection, insurance, legal counsel, administration, and finance expenses incurred by CFD 2013-01, including the processing of payments and the submittal of taxes to the Riverside County Auditor-Controller for placement on the tax roll; and
- c. The Rate and Method of Apportionment of Special Tax in sufficient detail to allow each property owner within the proposed CFD 2013-01 to estimate the maximum annual amount of payment.

For Particulars, reference is made to Resolution #JPA 13-03, the Resolution of Intention as approved by the Commission on March 20, 2013.

NOW THEREFORE, Habib M. Motlagh, the appointed Engineer of Work, hereby submits this Report for the formation of CFD 2013-01. The annual services and maintenance funded by this District are necessary for the development and sustainability of the area within the boundaries of CFD 2013-01. Further it is my opinion that the Rate and Method of Apportionment of Special Taxes under CFD 2013-01 is equitable and is not discriminatory or arbitrary and permits a purchaser of property subject to the special tax a fair means of determining the tax obligation.

Executed this 1st day of May, 2013.



HABIB M. MOTLAGH, ENGINEER
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

ENGINEER'S REPORT for
MARCH JOINT POWERS AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-01
(MARCH LIFECARE CAMPUS)

MAY 1, 2013

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

Table of Contents	Page
Introduction	1
Description of Services and Facilities	2
Annual Cost Estimate for Facilities	10
Boundaries of Community Facilities District No 2013-01	18
Rate and Method of Apportionment of Special Taxes	20

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

INTRODUCTION

WHEREAS, the Commission of the March Joint Powers Authority, County of Riverside, State of California, did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Act), being Chapter 2.5 of Part 1, of Division 2, of Title 5 of the Government Code of the State of California, and specifically Section 53321.5 thereof, expressly order, by adoption of Resolution #JPA 13-03, the filing of a written Community Facilities District (CFD) Report ("Report") with said Commission for a proposed CFD, which District shall hereinafter be referred to as CFD 2013-01 (March Lifecare Campus); and

WHEREAS, the Report generally contains the following:

- a. A brief description of the Services and Facilities which are required to adequately meet the needs of CFD 2013-01;
- b. An estimate of the cost of annually funding the Services and Facilities and incidental expenses. Incidental expenses include engineering, inspection, insurance, legal counsel, administration, and finance expenses incurred by CFD 2013-01, including the processing of payments and the submittal of taxes to the Riverside County Auditor-Controller for placement on the tax roll; and
- c. The Rate and Method of Apportionment of Special Tax in sufficient detail to allow each property owner within the proposed CFD 2013-01 to estimate the maximum annual amount of payment.

For Particulars, reference is made to Resolution #JPA 13-03, the Resolution of Intention as approved by the Commission on March 20, 2013.

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Executed this 1st day of May, 2013.

**HABIB M. MOTLAGH, ENGINEER
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

DESCRIPTION OF SERVICES AND FACILITIES

In response to the realignment of March Air Force Base, there was a determination by the March Joint Powers Authority (MJPA) that a plan was required to provide for areas declared surplus and available for disposal actions. The March LifeCare Campus Specific Plan (SP) was prepared, approved and amended by the MJPA as a means to mitigate the losses associated with the base realignment.

Implementation of the SP required the formation of Community Facilities District (CFD) No. 2013-01 to provide certain services and for the on-going maintenance of certain facilities. The intent of CFD 2013-01 is to provide funding for the annual services and continued maintenance of these facilities in perpetuity.

The public facilities to be maintained and serviced under CFD 2013-01 have been constructed in accordance with the SP and the Conditions of Approval for March LifeCare Campus, as amended. General descriptions of the public services to be provided and facilities to be maintained and serviced under CFD 2013-01 are presented in the following paragraphs. It is noted that the constructed location of these facilities may differ from these general descriptions.

Signage and Lighting Facilities

The work to be performed consists of the energy, servicing, operation, and maintenance of the directional signage at major access points and street lights installed along and within the public streets and easements. The location of the signage and lighting facilities are further identified on Page 3. Pedestrian lighting along and within the Public Realm identified on Page 5 will also be maintained.

Traffic Signal Facilities

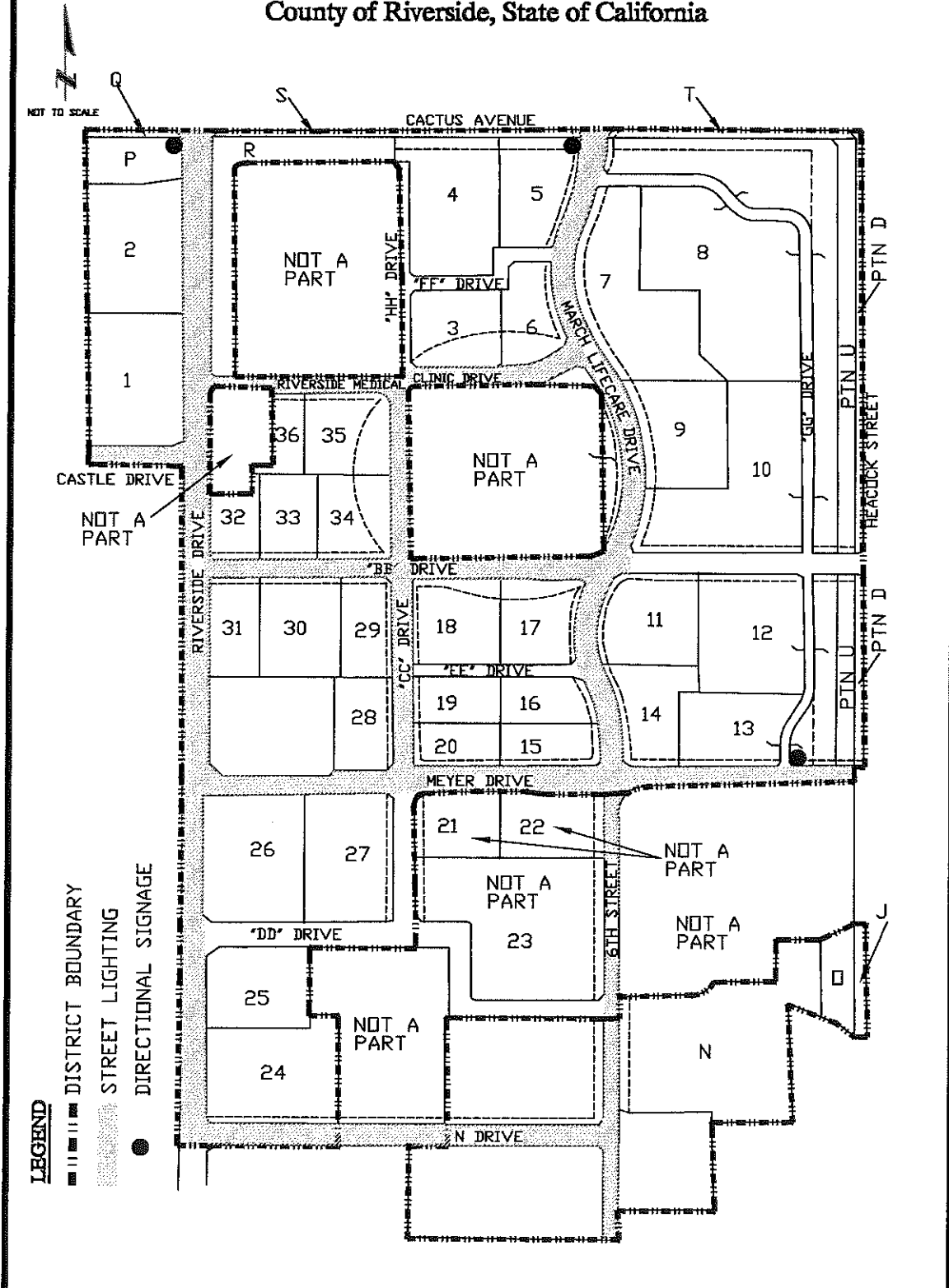
The work to be performed consists of the energy, servicing, operation, and maintenance of traffic signals, safety lighting, beacons, and other electrically operated traffic control or warning devices, including routine maintenance and emergency call-out service.

Routine maintenance includes an inspection of the signal system and cleaning the control cabinet every six weeks, with alternating day and night inspections. Additional servicing includes re-lamping and cleaning signal heads as required.

The traffic signals are located at the intersections of:

March LifeCare Drive and Meyer Drive
March LifeCare Drive and Riverside Medical Clinic Drive
March LifeCare Drive and "BB" Drive
Meyer Drive and "CC" Drive
Meyer Drive and Riverside Drive
Riverside Drive and Riverside Medical Clinic Drive
Riverside Drive and "BB" Drive

**March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**



SIGNAGE AND LIGHTING FACILITIES

Certain traffic signals identified in the SP and the Supplemental Traffic Impact Analysis, appended thereto, are owned and maintained by City of Moreno Valley. Traffic signals located at the intersections of Cactus Avenue with Riverside Drive and March LifeCare Drive; and, the intersections of Heacock Street with Cactus Avenue, Meyer Drive and Delphinium Avenue are the responsibility of the City of Moreno Valley.

Landscaping Facilities

The work to be performed includes the maintenance, servicing and repair of the landscaping, multi-use trails, entry monuments at major access points, irrigation system, electrical, water, and appurtenant facilities located in public streets, rights-of-way, and the Public Realm easements (Note 19 for landscaping and pedestrian uses) set forth on Parcel Map 36035. The landscaping facilities are located along the public streets and easements identified on Page 5.

Parcel Map 36035 was recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

Drainage Facilities

The work to be performed includes the video inspection, maintenance, servicing and repair of the public drainage facilities and appurtenances that convey and retain the storm drain flow within the March Lifecare Campus. The drainage facilities are further identified on Page 6.

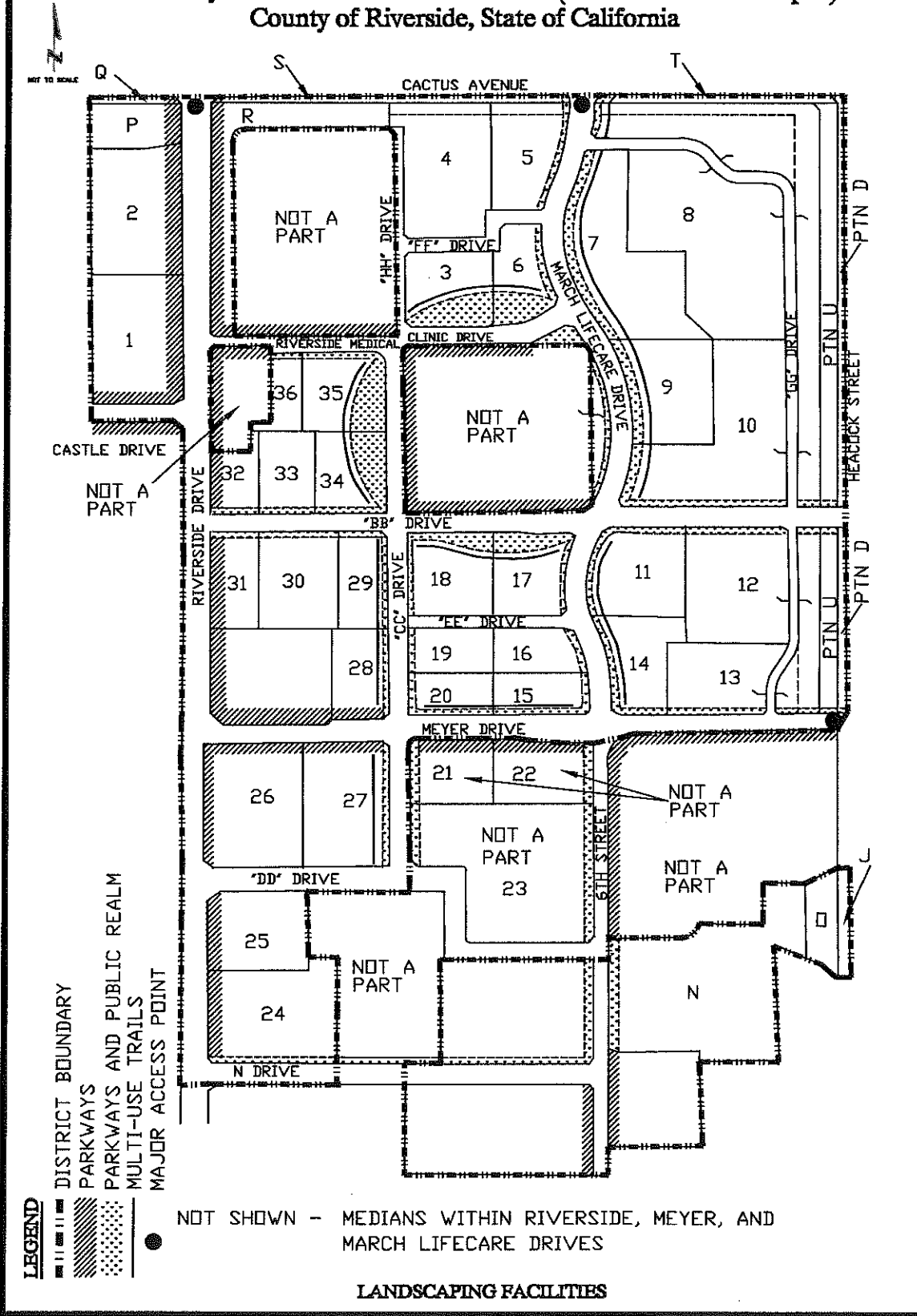
These facilities include catch basins, channel inlets and outlets, box culverts, a water quality and detention basin (Lots N and O), three bridge overcrossing over the Cactus and Heacock Flood Control Channels, storm drains located in public streets and rights-of-way, Lot R, and drainage easements (Note 20) set forth on Parcel Map 36035.

The annual maintenance, servicing and repair of the landscaping, irrigation system, electrical, water, and structures appurtenant to the drainage facilities within Lots N, O, and R and the drainage easements (Note 20) are included in the work to be performed. Annual activities also include general cleanup, debris removal, inspection, replacement and repairs. Weed abatement will also take place with a contact spray in the beginning of spring bloom and a residual spray after the first rain in fall.

Catch basins, inlets and outlets will be cleaned on an annual basis. Depending on that year's storm drain flow and the level of debris in the flow, a cleaning of these facilities may be required after the first rain and again during or at the end of the rainy season.

Cleaning of the storm drain pipes and box culverts, along with video inspection, is scheduled to take place every three years. Approximately every six years, the bridge overcrossings will be cleaned and repaired to assure proper storm drain flow.

**March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**



NOT SHOWN - MEDIANS WITHIN RIVERSIDE, MEYER, AND MARCH LIFECARE DRIVES

LANDSCAPING FACILITIES

Street Sweeping

The service to be performed includes the monthly sweeping of public streets and easements, with bi-monthly sweeping, as may be required, during three months of the year. The public streets and easements to be serviced are identified on Page 8.

Transit Shelters

Transit shelters to be maintained are identified on Page 9. These shelters provide connection points for shuttle service to and from the Moreno Valley/March Field Metro-link Station, bus routes and van car-pools. Regular maintenance such as general cleanup, trash removal, steam cleaning and painting will be provided by the County of Riverside Rapid Transit Authority. Replacement and repairs above regular maintenance and due to accidents will be the responsibility of the CFD.

Graffiti Removal

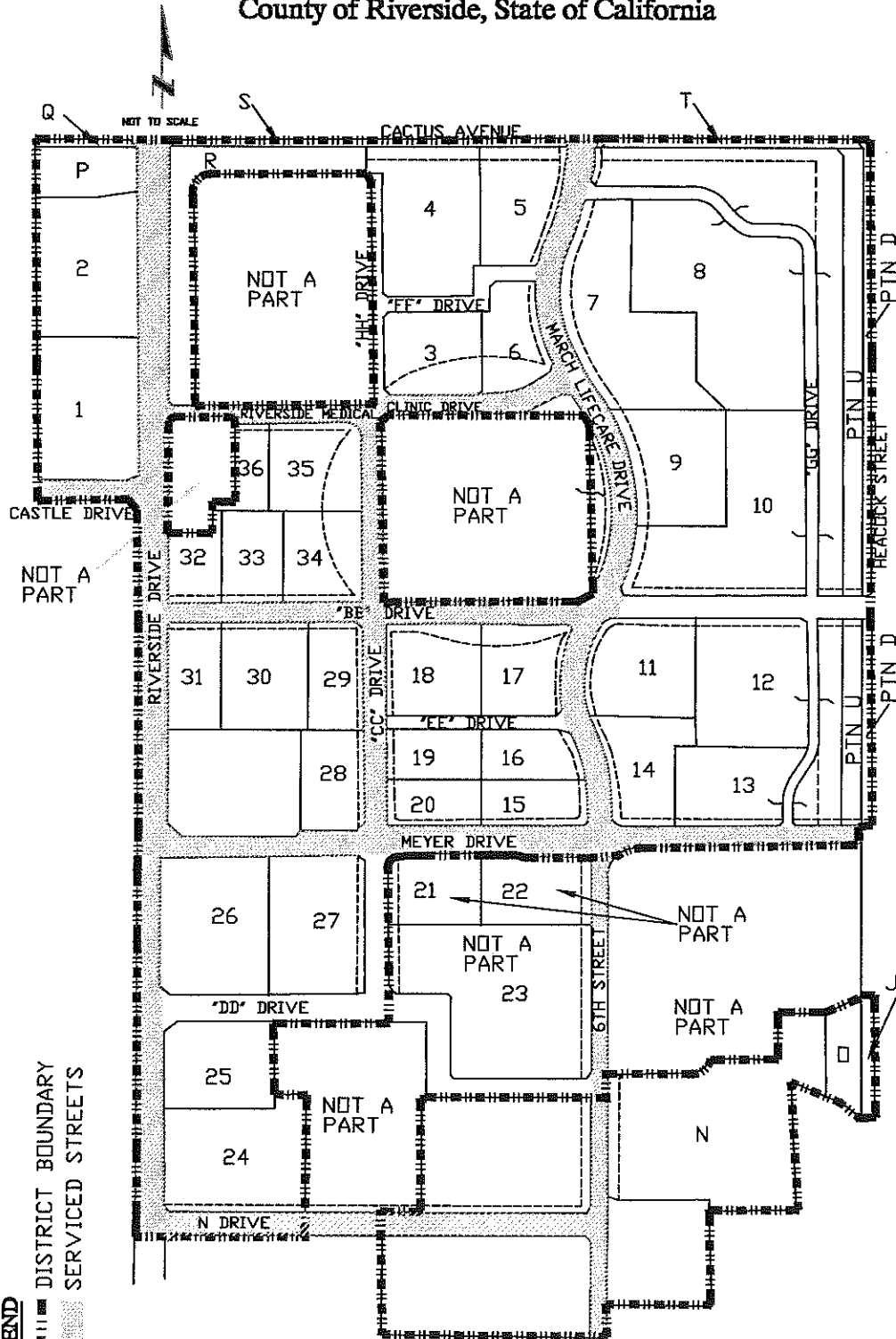
The work to be performed is the removal of graffiti within the public streets and easements. The surface areas of the facilities may include, but not be limited to, ornamental structures, shelters, wall surfaces, signage, enclosures, and utility boxes.

The Cost Estimate which follows herein further identifies the location and extent of the improvements to be maintained, operated and serviced for the fiscal year. As future improvements are constructed, there will be a minimum of 90 days and a maximum of 365 days between the final inspection date and the date of acceptance of the improvements. Upon the completion of construction, the improvements will be shown in Atlas Maps, As-Built Maps and Specifications on file in the Office of the MJPA Public Works.

Reference is also made to the future plans and specifications for Street Improvement Plans, Mass Grading Plans, Storm Drain Plans and Landscape Plans required for the development of the March LifeCare Campus. Pending design, the improvements to be maintained, operated and serviced are as set forth in the Specific Plan for the March LifeCare Campus, as amended.

Plans and Specifications for the improvements to be maintained and/or improved for a fiscal year have been approved or are in the process of being designed for approval by the March Joint Powers Authority (MJPA). The work to be performed is under the ownership and operation of the MJPA.

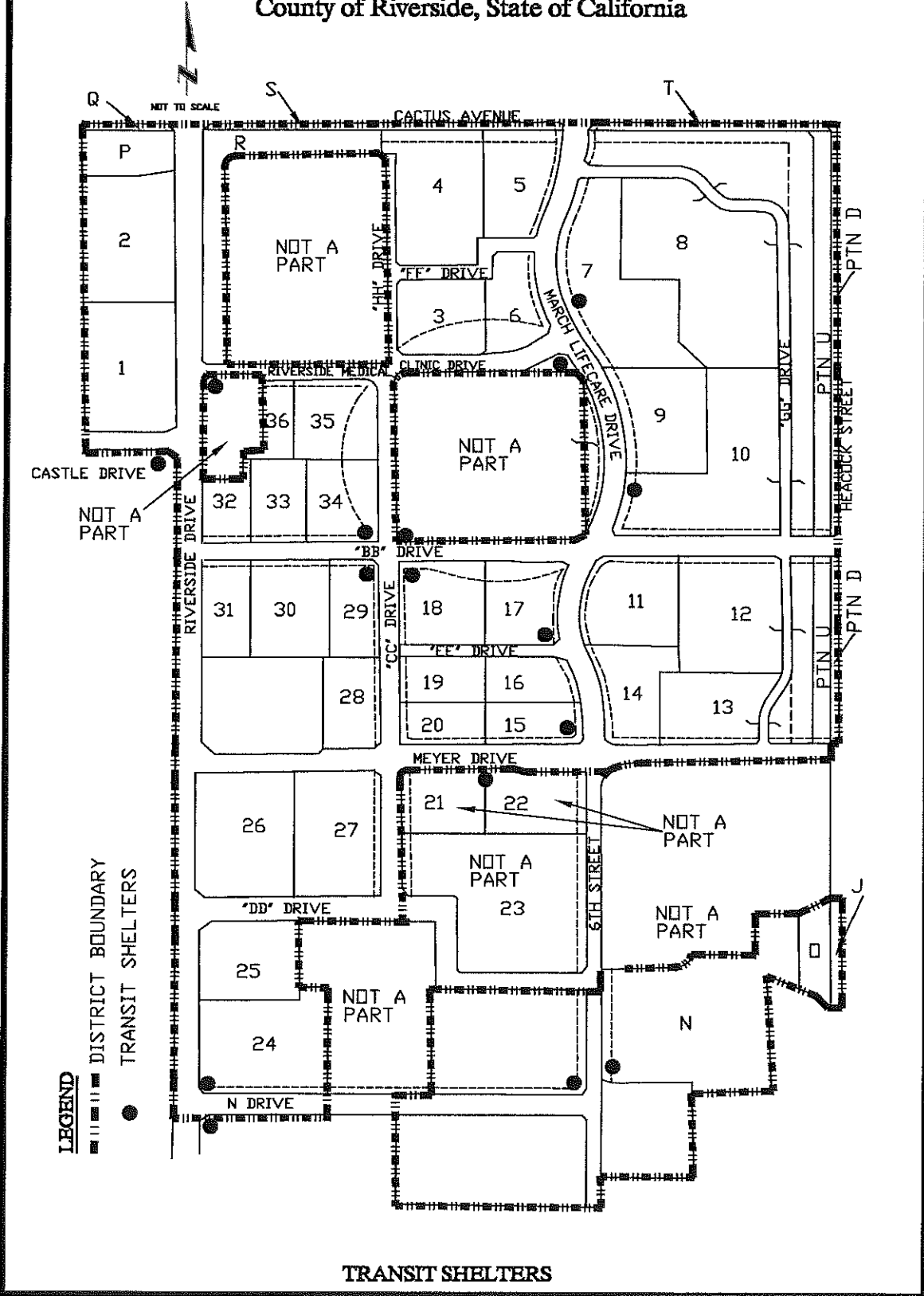
**March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**



LEGEND
 --- DISTRICT BOUNDARY
 --- SERVICED STREETS

STREET SWEEPING

**March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**



TRANSIT SHELTERS

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

Annual Cost Estimate

<u>Signage and Lighting Facilities</u>	<u>Number of Lights</u>	<u>Annual Cost Per Light</u>	<u>Total Annual Cost</u>
9500 Lumen	6	\$155.28	\$931.68
22000 Lumen	93	201.48	18,737.64
Pedestrian	74	125.04	9,252.96
Directional Signage			<u>6,245.88</u>
Total Signage and Lighting Facilities			\$35,168.16

	<u>Number of Signals</u>	<u>Annual Cost Per Signal</u>	
Traffic Signals	7	\$5,050.00	\$35,350.00

	<u>Square</u>		<u>Cost Per Square Foot</u>			
	<u>Feet</u>	<u>Contract</u>	<u>Utility</u>	<u>Total</u>		
Landscaping (See Pages 12-14 for Details)						
Parkways and Medians	316,993	\$0.192	\$0.100	\$0.292		\$92,561.96
Public Realm	258,452	0.192	0.100	0.292		75,467.98
Multi-Use Trails	96,435	0.060	0.000	0.060		<u>5,786.10</u>
Total Landscaping Facilities						\$173,816.04

	<u>Square</u>		<u>Cost Per Square Foot</u>			
	<u>Feet</u>	<u>Contract</u>	<u>Utility</u>	<u>Total</u>		
Drainage Facilities						
Landscape and Weed Abatement Maintenance						
Drainage Easements (Note 20)	204,577	\$0.006	\$0.050	\$0.056		\$11,456.31
Lot R	132,858	0.006	0.050	0.056		7,440.05
Water Quality Basin (Lots N and O)						3,456.00
Scheduled Drainage System Cleaning (See Pages 15 through 17 for Details)						<u>39,990.00</u>
Total Drainage Facilities						\$62,342.36

	<u>Sweeps</u>	<u>Curb Mile</u>	<u>Cost Per Curb Mile</u>	
Street Sweeping	15	9.56	\$22.92	\$3,286.73
Graffiti Removal				500.00
Rapid Transit Shelters				3,200.00

Annual Cost Estimate

		Total
		<u>Annual Cost</u>
Subtotal		\$313,663.29
Contingency	5.00%	<u>15,683.16</u>
Total Maintenance and Services		\$329,346.45
 <u>Incidental Expenses</u>		
Project Director		\$6,500.00
Project Manager		40,000.00
Administration		15,000.00
Operations		7,500.00
Transportation & Communication		7,500.00
Insurance		5,000.00
Special Tax Consultant		9,500.00
Professional Services		2,500.00
Publication		<u>1,000.00</u>
Total Incidental Expenses		\$94,500.00
 Total Annual Expenses		 \$423,846.45

Landscaping Facilities Quantity Details

<u>Street</u>	<u>ROW</u>	<u>Curb to Curb</u>	<u>Side</u>	<u>Net Lineal Feet</u>	<u>Width in Feet</u>			<u>Square Feet</u>				
					<u>Parkway</u>	<u>Median</u>	<u>Trail</u>	<u>Parkway</u>	<u>Median</u>	<u>Trail</u>		
Castle Drive	40	31		446								
landscaping			North	368	5			1,840	0	0		
landscaping			South	359	4			1,436	0	0		
March Lifecare Drive	90	60		2,828								
landscaping			East	2,579	9		15	23,211	0	38,685		
landscaping			West	2,639	9			23,751	0	0		
landscaping			Median	312		12		0	3,744	0		
Meyer Drive	94	64		2,616								
landscaping			North	2,275	9			20,475	0	0		
landscaping			South	2,599	9			23,391	0	0		
landscaping			Median	628		10		0	6,280	0		
"CC" Drive to March Lifecare Drive			North	697			15	0	0	10,455		
N Drive	108	48		1,636								
landscaping			North	1,552	9			13,968	0	0		
landscaping			South	0	9			0	0	0		
Riverside Drive	vary	84		4,204								
landscaping			East	3,805	9			34,245	0	0		
landscaping			West	1,285	9			11,565	0	0		
landscaping			Median	1,212		22		0	26,664	0		
Riverside Medical Clinic Dr.	108	48		1,575								
landscaping			North	1,356	9			12,204	0	0		
landscaping			South	1,413	9			12,717	0	0		
"HH" Drive to March Lifecare Drive			North	613			15	0	0	9,195		

Landscaping Facilities Quantity Details

<u>Street</u>	<u>ROW</u>	<u>Curb to Curb</u>	<u>Side</u>	<u>Net Lineal Feet</u>	<u>Width in Feet</u>		<u>Square Feet</u>		
					<u>Parkway</u>	<u>Median</u>	<u>Parkway</u>	<u>Median</u>	<u>Trail</u>
6th Street	108	48		1,828					
landscaping		East		1,583	9		14,247	0	
landscaping		West		1,590	9		14,310	0	
"BB" Drive	108	48		2,566					
landscaping		North		2,146	9		19,314	0	
landscaping		South		2,113	9		19,017	0	
"CC" Drive to March Lifecare Drive		South		680		15	0	10,200	
"CC" Drive	108	48		2,210					
landscaping		East		1,986	9		17,874	0	
landscaping		West		1,860	9		16,740	0	
Riverside Medical Clinic Drive to "DD" Drive		West		1,860		15	0	27,900	
Total Parkways, Medians, and Trails							280,305	36,688	96,435

Public Realm

<u>Parcel, Parcel Map 36035</u>	<u>Square Feet</u>
Parcel 1	0
Parcel 2	0
Parcel 3	48,496
Parcel 4	0
Parcel 5	10,645
Parcel 6	42,971
Parcel 7	25,416
Parcel 8	2,334
Parcel 9	35,980
Parcel 10	33,114
Parcel 11	14,122
Parcel 12	7,934
Parcel 13	8,574

Landscaping Facilities Quantity Details

<u>Parcel, Parcel Map 36035</u>	Public Realm <u>Square Feet</u>
Parcel 14	10,496
Parcel 15	11,653
Parcel 16	2,580
Parcel 17	26,601
Parcel 18	35,372
Parcel 19	4,032
Parcel 20	13,961
Parcel 21	5,129
Parcel 22	6,845
Parcel 23	23,794
Parcel 24	7,848
Parcel 25	0
Parcel 26	0
Parcel 27	16,204
Parcel 28	7,775
Parcel 29	10,107
Parcel 30	5,513
Parcel 31	2,136
Parcel 32	2,802
Parcel 33	3,634
Parcel 34	43,620
Parcel 35	43,790
Parcel 36	1,950
Lot "N"	9,330
Lot "S"	1,535
Lot "T"	<u>896</u>
Sub-total Public Realm	527,189
Less Multi-Use Trails	<u>-96,435</u>
Total Public Realm	430,754
Landscaped Area	258,452
	60%

Drainage System Quantities

<u>Location</u>	<u>Riverside Drive / Riverside Medical Clinic Dr.</u>	<u>"BB" Drive</u>	<u>"CC" Drive</u>	<u>March Life- Care Drive</u>	<u>Meyer Drive</u>	<u>"DD" Drive</u>	<u>6th Street</u>	<u>Quantity</u>
<u>Facilities</u>								
Catch Basins, each	5	5	3	2	12	6	0	33
Channel Inlets and Outlets								24
Reinforced Concrete Pipe (RCP), in lineal feet								
18-inch RCP	149	82			587			818
24-inch RCP	469	24						493
30-inch RCP			765			574		1,339
36-inch RCP	63	290						353
42-inch RCP	43					1,014		1,057
48-inch RCP	1,064				1,314		990	3,368
54-inch RCP	78							78
66-inch RCP				850				850
72-inch RCP		818			331			<u>1,149</u>
Total Storm Drain Pipe								9,505
Concrete Box Culvert, in lineal feet								
5-foot by 3.5-foot					224			224
5-foot by 4.0-foot					420			420
6-foot by 4.0-foot					293			293
6-foot by 5.0-foot					283			<u>283</u>
Total Box Culvert								1,220

Expense of Drainage System Cleaning

<u>Annual Maintenance</u>	<u>Quantity</u>	<u>Clean Per Day</u>	<u>Minimum Days</u>	<u>Days Used</u>	<u>Cost per Day</u>	<u>System Cleaning</u>
Catch Basins	33	15	2.20	3	\$1,800.00	\$5,400.00
Inlets and Outlets	24	10	2.40	3	1,800.00	5,400.00
Total Annual Maintenance						\$10,800.00

<u>3-year Maintenance</u>	<u>Quantity</u>	<u>Clean Per Day</u>	<u>Minimum Days</u>	<u>Days Used</u>	<u>Cost per Day</u>	<u>System Cleaning</u>
Pipe	9,505	1,780	5.34	5.5	2,800.00	\$15,400.00
Box Culvert	1,220	360	3.39	3.5	4,500.00	<u>15,750.00</u>
Total Cleaning Cost						\$31,150.00
Water Fee						2,000.00
Testing						3,000.00
Dumping						<u>2,500.00</u>
Total Expense of 3-year Maintenance						\$38,650.00

6-year Maintenance of Water Quality Basin, Silt Removal and Grading (Lots N and O)

\$36,000.00

6-year Maintenance of Channel Bridge Overcrossings , Silt Removal and Grading.

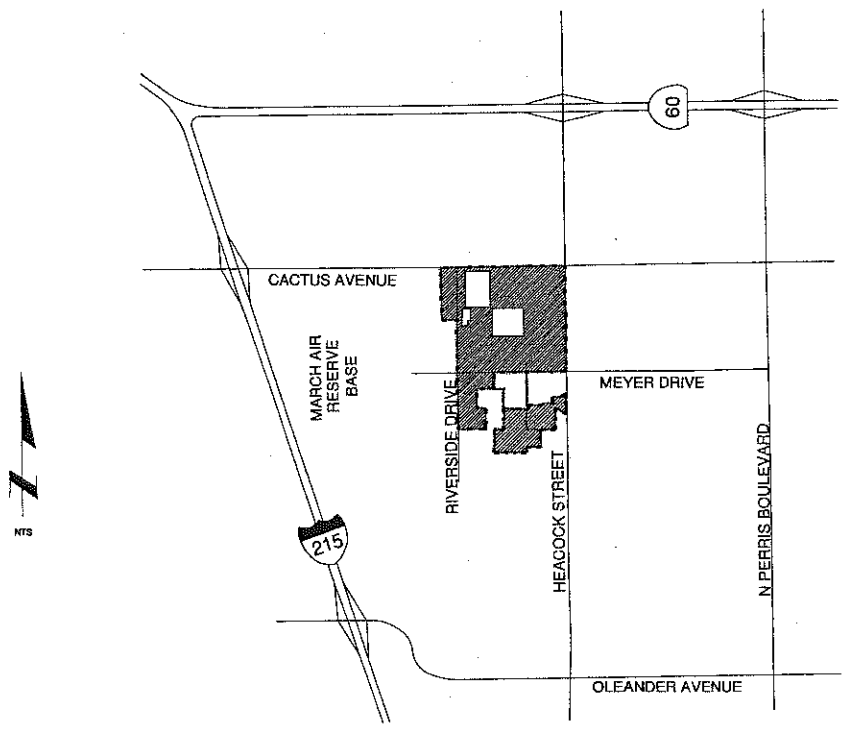
\$40,000.00

Cash Flow for Expense of Drainage System Cleaning

<u>Year</u>	<u>Projected Annual Revenue</u>	<u>Catch Basins</u>	<u>Storm Drain</u>	<u>Water Basin</u>	<u>Bridge Overcrossings</u>	<u>Subtotal</u>	<u>Construction & Admin</u>	<u>Total Annual Expenditure</u>	<u>Annual Fund Balance</u>
1	\$39,990.00	10,800.00				\$10,800.00	\$1,080.00	\$11,880.00	\$28,110.00
2	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	56,220.00
3	39,990.00	10,800.00	38,650.00			49,450.00	4,945.00	54,395.00	41,815.00
4	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	69,925.00
5	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	98,035.00
6	39,990.00	10,800.00	38,650.00	36,000.00	40,000.00	125,450.00	12,545.00	137,995.00	30.00
7	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	28,140.00
8	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	56,250.00
9	39,990.00	10,800.00	38,650.00			49,450.00	4,945.00	54,395.00	41,845.00
10	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	69,955.00
11	39,990.00	10,800.00				10,800.00	1,080.00	11,880.00	98,065.00
12	39,990.00	10,800.00	38,650.00	36,000.00	40,000.00	125,450.00	12,545.00	137,995.00	60.00
	\$479,880.00	\$129,600.00	\$154,600.00	\$72,000.00	\$80,000.00	\$436,200.00	\$43,620.00	\$479,820.00	

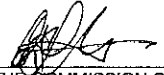
76/8
COPY

MAP OF BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2013-01
(MARCH LIFECARE CAMPUS)
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



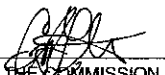
VICINITY AND LOCATION MAP

FILED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY.
THIS 20TH DAY OF MARCH, 2013.



CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

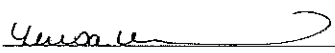
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS), MARCH JOINT POWERS AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AT A REGULAR MEETING THEREOF, HELD ON THE 20TH DAY OF MARCH, 2013, BY ITS RESOLUTION #JPA 13-02.



CLERK OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

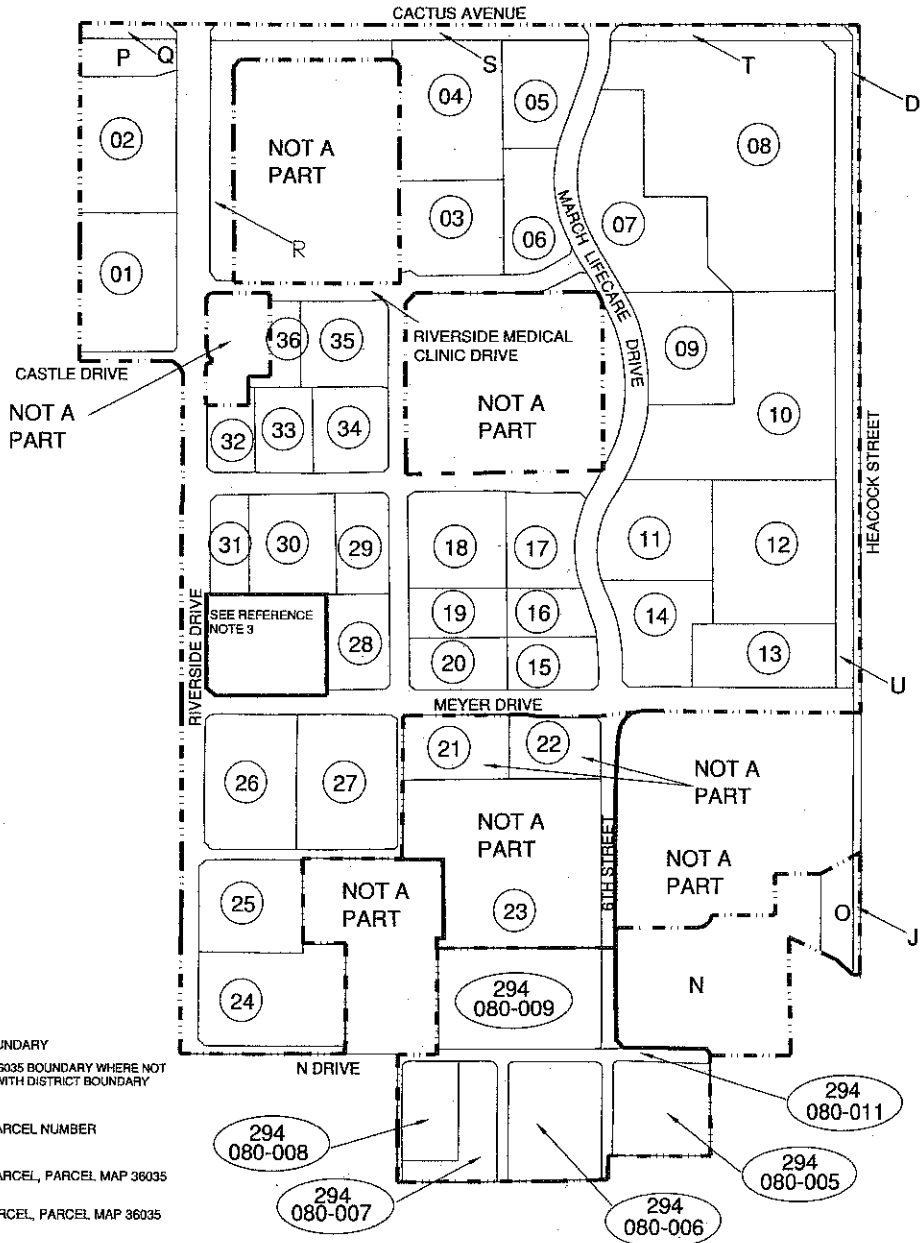
FILED THIS 22nd DAY OF March, 2013 AT THE HOUR OF 2:38 O'CLOCK P.M IN BOOK 76
AT PAGES 8-9 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$12.00 NO: 2013-0139405
LARRY W. WARD, RIVERSIDE COUNTY ASSESSOR-COUNTY CLERK-RECORDER

BY:  _____, DEPUTY

9/26/13
copy

MAP OF BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2013-01
(MARCH LIFECARE CAMPUS)
MARCH JOINT POWERS AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGEND

- DISTRICT BOUNDARY
- PARCEL MAP 36035 BOUNDARY WHERE NOT CONTIGUOUS WITH DISTRICT BOUNDARY
- PARCEL LINE
- 294 080-006 ASSESSOR PARCEL NUMBER
- 01 NUMBERED PARCEL, PARCEL MAP 36035
- S LETTERED PARCEL, PARCEL MAP 36035

REFERENCE NOTES

Reference is made to the following for a detailed description of parcel lines and dimensions:

1. Riverside County Assessor Maps
2. Parcel Map 36035, recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.
3. Quitclaim Deed, recorded in the Official Records, as Instrument Number 2006-0359740 in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 17th day of May, 2006.

**Engineer's Report for March Joint Powers Authority
Community Facilities District No. 2013-01 (March Lifecare Campus)
County of Riverside, State of California**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

A Special Tax (as hereinafter defined) shall be apportioned, levied and collected on all Parcels of Taxable Property in Community Facilities District No. 2013-01 (the "CFD") of the March Joint Powers Authority (the "Authority") in each Fiscal Year in an amount determined by the Commission of the Authority, through the application of the procedures described below. All Parcels in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS. The terms used herein have the following meanings:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map for each Parcel. In the event that the Assessor's Parcel Map shows no acreage, the Acreage for any Parcel shall be that shown or computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.

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

"Adjusted Acreage" or "Adjusted Acre" means the Acreage of a Parcel minus the acreage for the area within Easement Notes 18, 19 and 20 on Parcel Map 36035 and as identified by the District Administrator for purposes of Section C of this Rate and Method of Apportionment. In no event shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the CFD: contract management costs for the Maintenance and Servicing of the Facilities with an allocable share of the applicable Authority staff; costs of computing the Special Taxes and of preparing the annual Special Tax Levy (whether by Authority, or an agent thereof); the fees and costs of collecting the Special Taxes (whether by the County of Riverside, the Authority, or otherwise); and the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes. Administrative Expenses shall also include engineering and attorney fees necessary for purposes of the CFD.

"Assessor Parcel Number" means a parcel of land as designated on a map of the County Assessor of the County of Riverside and which has been assigned a specific identifying number by the County Assessor.

"District Administrator" means an official of the Authority, or an agent thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"Developed Property" means a Parcel in the CFD within Parcel Map 36035.

“Developer Deposit” means an amount required to fund the Administrative Expenses, Maintenance and Servicing Expenses and the Tax Roll Reserve in the Fiscal Year for which the Special Taxes are to be levied and the subsequent Fiscal Year (2 years). This amount shall be deposited with the Authority and the funds made available for the Special Tax Requirement.

“Exempt Property” means all property within the CFD which is exempt from the Special Tax pursuant to Section E.

“Facilities” mean the public improvements, in whole or in part, authorized to be maintained and serviced under the CFD.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Maintenance and Servicing Expenses” means the actual or reasonably estimated costs directly related to the continued operation, maintenance, repair, replacement and servicing of the Facilities.

“Maximum Annual Special Tax” means the initial amount of \$4,305.20 per Adjusted Acre of a Developed Parcel which shall be applicable for the first levy of the Special Tax. Following the initial year, the Maximum Annual Special Tax, shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amount of such rate for the preceding Fiscal Year.

“Non-Realigned Property” means a parcel in the CFD and outside of Parcel Map 36035 that is further identified as Assessor Parcel Number 294-080-005 through -008, and -011 and that property described within the Quitclaim Deed recorded in the Official Records as Instrument Number 2006-0359740 in the Office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on May 17, 2006.

“Parcel Map 36035” means Parcel Map 36035 as recorded in Book 235 of Parcel Maps, Pages 28 through 42, as Instrument Number 2013-0137571, in the office of the Assessor-County Clerk-Recorder of the County of Riverside, State of California, on the 21st day of March, 2013.

“Proportionately” means that the ratio of the amount of Special Tax Requirement levied per Adjusted Acre to the Maximum Annual Special Tax per Adjusted Acre is the same for all Taxable Property.

“Realigned Property” means “Non-Realigned Property” declared surplus and available for disposal actions with a development approved by the Authority as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

“Special Tax Requirement” means that amount, after taking into consideration available funds, required in any Fiscal Year to pay the Administrative Expenses and Maintenance and Servicing Expenses and, in addition, provides for the Tax Roll Reserve.

“Taxable Property” means all the land within the boundaries of the CFD which is not Non-Realigned Property or Exempt Property.

“Tax Roll Reserve” means an amount for the payment of Administrative Expenses and Maintenance and Servicing Expenses incurred prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January.

“Undeveloped Property” means parcels of Taxable Property that are not classified as Developed Property, Non-Realigned Property or Realigned Property.

B. CLASSIFICATION OF PROPERTY. For each Fiscal Year, the Authority shall classify all Parcels within the CFD to be Developed Property, Non-Realigned Property, Realigned Property, Undeveloped Property or Exempt Property subject to the levy of the Special Taxes as determined pursuant to Sections C and D.

C. MAXIMUM ANNUAL SPECIAL TAX.

1. The Maximum Annual Special Tax for a Parcel shall be the amount derived by multiplying the Adjusted Acreage of the Parcel by the Maximum Annual Special Tax. In no event shall the Adjusted Acreage assigned to the land within Parcel Map 36035 be less than listed in Section D, Table 1.
2. For purposes of determining the Maximum Annual Special Tax for all Parcels for each Fiscal Year following the initial year, the Maximum Annual Special Tax shall be increased on July 1, and on each July 1 thereafter by an amount equal to three percent (3%) of the amounts of such rates for the preceding Fiscal Year.

D. APPORTIONMENT AND LEVY OF SPECIAL TAXES. For each Fiscal Year, the Authority shall cause the Maximum Annual Special Tax to be apportioned and levied on Taxable Property in the CFD as follows:

1. The Adjusted Acreage shall be assigned on Taxable Property within Parcel Map 36035, as specified on Table 1 shown on the following page.
2. The portion of each Parcel with Realigned Property shall be Taxable Property. The Adjusted Acreage of Realigned Property shall be computed by the District Administrator based on the applicable final map, lot line adjustment, condominium plan or other recorded parcel map.
3. The Special Tax shall be levied Proportionately on each Parcel of Taxable Property.

Table 1, Adjusted Acreage for Parcel Map 36035

Parcel, PM 36035	Acreage	Street Easement (18)	Public Realm (19)	Drainage Easement (20)	Adjusted Acreage
Parcel 1	4.68		0.00		4.68
Parcel 2	4.68		0.00		4.68
Parcel 3	3.40	0.48	1.11		1.81
Parcel 4	5.02	0.70	0.00	0.23	4.09
Parcel 5	2.75	0.13	0.24	0.19	2.19
Parcel 6	2.39	0.16	0.99		1.24
Parcel 7	5.97	0.10	0.58		5.29
Parcel 8	15.28	1.71	0.05	1.78	11.74
Parcel 9	4.15		0.83		3.32
Parcel 10	9.57	1.42	0.76	1.01	6.38
Parcel 11	3.81	0.26	0.32		3.23
Parcel 12	6.29	0.95	0.18	0.77	4.39
Parcel 13	3.24	0.34	0.20	0.34	2.36
Parcel 14	3.14		0.24		2.90
Parcel 15	1.68		0.27		1.41
Parcel 16	1.38	0.18	0.06		1.14
Parcel 17	2.41	0.18	0.61		1.62
Parcel 18	3.32	0.23	0.81		2.28
Parcel 19	1.64	0.23	0.09		1.32
Parcel 20	1.78		0.32		1.46
Parcel 24	4.82		0.18		4.64
Parcel 25	3.38		0.00		3.38
Parcel 26	4.61	0.31	0.00		4.30
Parcel 27	5.29	0.59	0.37		4.33
Parcel 28	2.05		0.18		1.87
Parcel 29	1.87		0.23		1.64
Parcel 30	3.08		0.13		2.95
Parcel 31	1.31		0.05		1.26
Parcel 32	1.16		0.06		1.10
Parcel 33	1.73		0.08		1.65
Parcel 34	2.26		1.00		1.26
Parcel 35	2.58		1.01		1.57
Parcel 36	1.01		0.04		0.97
Totals	121.73	7.97	10.99	4.32	98.45

E. EXEMPT PROPERTY.

1. The portion of each Parcel with Non-Realigned Property shall be exempt from the levy of the Special Tax.
2. No Special Tax shall be levied on the acreage within Easement Notes 18, 19 and 20 and Lettered Lots within Parcel Map 36035.

F. DURATION OF THE SPECIAL TAX.

1. Commencement of the Special Tax. The Special Taxes shall not be levied until the facilities are constructed and scheduled for acceptance for Maintenance and Servicing by the Authority. The Special Taxes will be levied in the initial fiscal year to provide funding to the Authority at the time of acceptance of the facilities, in whole or in part.
2. Duration of Special Tax. Taxable Property in the CFD shall be subject to the Special Tax in perpetuity.

G. MANNER OF COLLECTION. The Special Tax shall be collected in the same manner and at the same time as ad valorem property taxes; provided however, the Authority or its designee may directly bill the Special Tax and collect the Special Tax at a different time, or in a different manner, if necessary, to meet its financial obligation.

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing - Agenda Item No. 8a

Meeting Date: May 1, 2013

Actions: **ADOPT RESOLUTION #JPA 13-07 A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY, FORMING AND ESTABLISHING THE MARCH JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS) AND AUTHORIZING SUBMITTAL OF LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS; ADOPT RESOLUTION #JPA 13-08 A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTOR OF MARCH JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS) A PROPOSITION WITH RESPECT TO THE ANNUAL LEVY OF SPECIAL TAXES WITHIN SAID COMMUNITY FACILITIES DISTRICT TO PAY THE COSTS OF CERTAIN SERVICES TO BE FINANCED BY THE COMMUNITY FACILITIES DISTRICT AND A PROPOSITION WITH RESPECT TO ESTABLISHING AN APPROPRIATIONS LIMIT FOR SAID COMMUNITY FACILITIES DISTRICT**

Motions:

- 1) Open and close Public Hearing to public comment in favor of and opposed to the formation of CFD No. 2013-01,
- 2) Adopt Resolution #JPA 13-07 forming and establishing CFD No. 2013-01 and authorizing submittal of levy of special taxes to the qualified voters, and
- 3) Adopt #JPA 13-08 calling for a special election and establishing an appropriations limit.

Background:

On March 20, 2013, by Resolution JPA#13-02, the March JPA initiated proceedings for the formation of CFD 2013-01 (March LifeCare Campus) and established the boundary showing the territory to be included in the CFD. All property within the CFD is under the single ownership of the JPA.

Subsequently, by Resolution JPA#13-03, the March JPA declared the intention to establish CFD No. 2013-01 and authorize the levy of special taxes to finance certain public services and maintenance. In addition, this resolution called for this Public Hearing and other actions to be completed under statute, including an election by qualified voters within the CFD.

With the exclusion of Parcels 21, 22 and 23, in general, the boundary of the CFD is concurrent with the boundary of Parcel Map 36035. These excluded parcels will be annexed to the CFD as a condition of approval for development. Accordingly, for purposes of the Public Hearing and election to be held for the formation of the CFD, the JPA is the sole property owner and qualified voter within the CFD.

The improvements to be serviced and maintained are located within public easements and rights-of-way dedicated for public use on Parcel Map 36035. These improvements include street lights, pedestrian lighting within the Public Realm easements, traffic signals, landscaping within parkways and the Public Realm easements, drainage facilities (catch basins, inlets, outlets, storm drain, three bridge overcrossings, parallel drainage channel and detention basins, street sweeping, graffiti control, signage (monuments and directional kiosks) at major access points, transit facilities, seating area/trash cans, and appurtenances.

A maximum annual special tax in the amount of \$4,305.20 per adjusted acre is proposed to finance servicing and maintenance of these improvements. This amount may be increased each July 1st thereafter by an amount equal to three percent (3%) of the previous Fiscal Year's annual special tax.

Following the close of the Public Hearing, the resolutions to be considered by the Commission for approval, are summarized as follows:

- 1) Resolution forming and establishing CFD No. 2013-01 (the "Resolution of Formation") and authorizing submittal of levy of special taxes to the qualified electors. By adoption of this resolution, the Commission will be:
 - a. Making certain determinations including determinations that:
 1. All prior formation proceedings were valid and conformed to the requirements of the Mello-Roos Act;
 2. There was no majority protest to the special tax or any of the proposed services;
 3. CFD No. 2013-01 conforms to the Authority's goals and policies regarding the establishment of Community Facilities Districts;
 4. Less than 12 registered voters have resided within the territory of CFD No. 2013-01 for each of the 90 days preceding the close of the public hearing, therefore, the qualified electors of the CFD shall be landowners;
 5. The Authority is a "landowner" for purposes of the Mello-Roos Act;

6. The Authority is waiving the time limit for holding the election and other election requirements;
 - b. The Engineer's Report shall stand as the Report for all future proceedings and the terms and contents are approved;
 - c. Establishing and declaring the formation of the CFD;
 - d. Describing the services authorized to be financed;
 - e. Approving the levy of special taxes subject to the approval of the qualified elector, i.e., the Authority; and
 - f. Designation of the Executive Director or Assistant Director as authorized representatives of the Authority for purposes of voting in the CFD election and directing that such representative vote in favor of the levy of the special taxes and the establishment of an appropriations limit.
- 2) Resolution calling a special election within CFD No. 2013-01 ("Resolution Calling Election") and submitting propositions regarding the levy of special taxes and the establishment of an appropriations limit to the qualified electors. By adoption of this resolution, the Commission will be:
- a. Calling an election to be held on May 1, 2013 following the public hearing and the adoption of the Resolution of Formation;
 - b. Designating the Clerk of the Commission as the election official to conduct the election;
 - c. Determining that the Clerk of the Commission has consented to holding the election on May 1; and
 - d. Establishing the election procedures.

Public Hearing:

Following the open and close of the Public Hearing, these resolutions form and establish CFD No. 2013-01 and call for an election regarding the levy of the special taxes and the establishment of an appropriations limit of \$2,500,000. This amount is approximately five times the current annual maintenance expense. An election of the property owners will be required to exceed this appropriations limit. If the special tax is increased 3% annually, the appropriations limit will be reached in approximately 62 years.

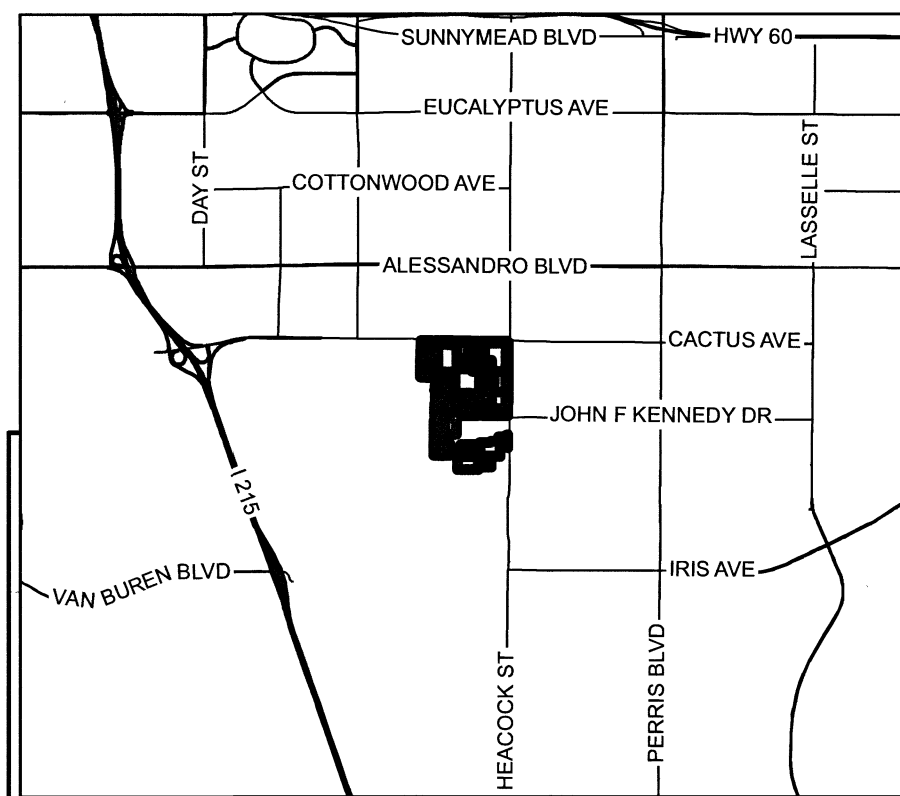
Attachments:

- 1) Resolution #JPA 13-07.
- 2) Engineer's Report.
- 3) Resolution #JPA 13-08.

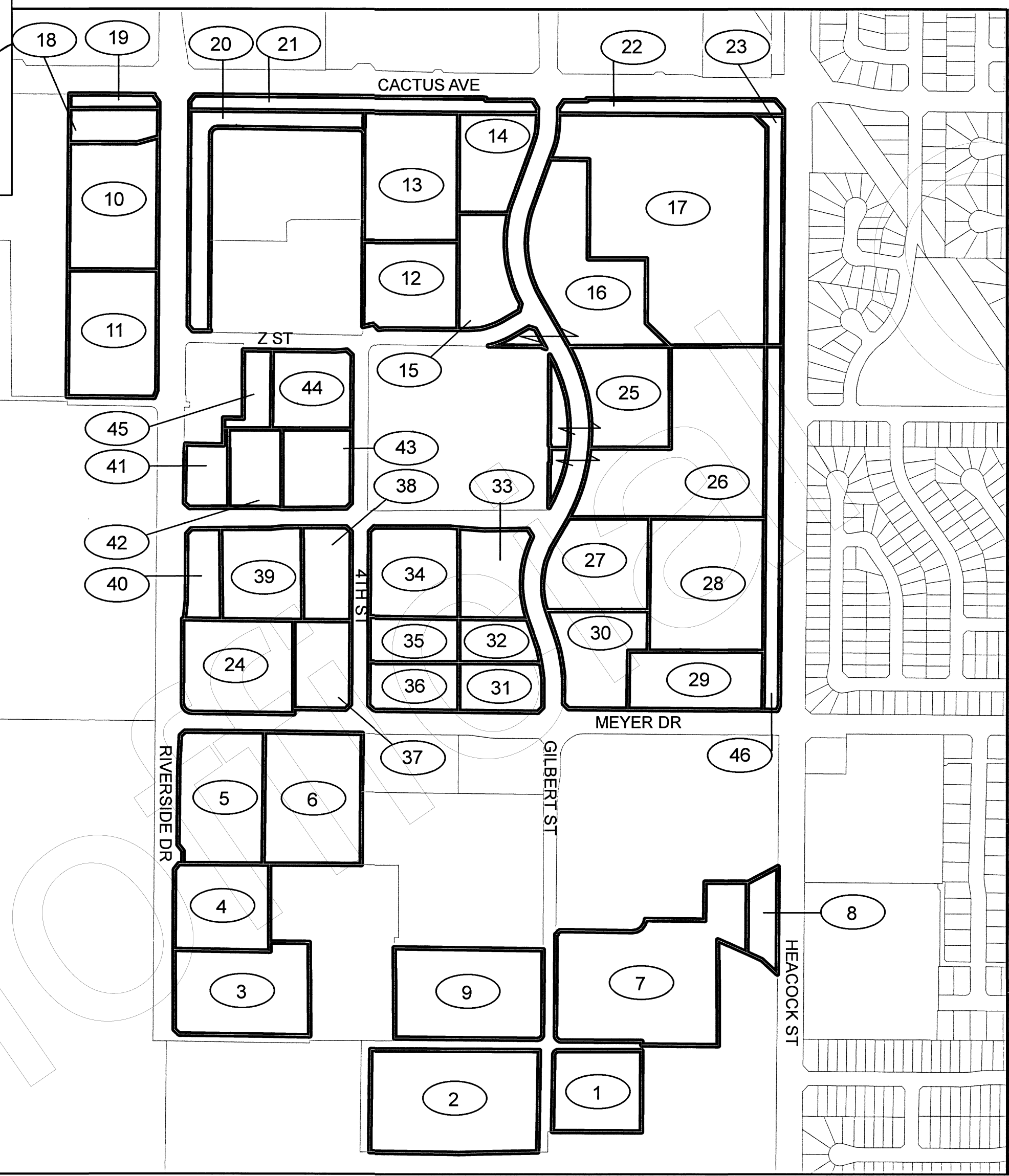
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

VICINITY MAP



THIS BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS), MARCH JOINT POWERS AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PRIOR RECORDED AT BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 8 - 9, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF RIVERSIDE BOARD OF SUPERVISORS THIS 14TH DAY OF JULY, 2025.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING BOUNDARIES OF CFD NO. 2013-01 (MARCH LIFECARE CAMPUS), COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE MARCH JOINT POWERS COMMISSION AT A REGULAR MEETING THEREOF, HELD ON THE 30TH DAY OF JUNE, 2025, BY ITS RESOLUTION NO. 25-23 AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AT A REGULAR MEETING THEREOF, HELD ON THE 29TH DAY OF JULY, 2025, BY ITS RESOLUTION NO. 2025-185.

Kuntal Puri
BY CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

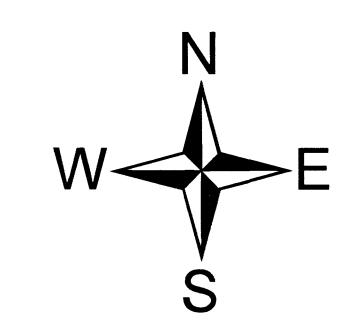
FILED THIS 23 DAY OF July, 2025, AT THE HOUR OF 2:01 P. M. IN BOOK 96 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 73-74, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$11⁰⁰
INSTRUMENT NO. 2025-0224537
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

Maria V. S.
BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE

Legend

- COMMUNITY FACILITIES DISTRICT 2013-01 (MARCH LIFECARE CAMPUS)
- MAP REFERENCE NUMBER



27368 VIA INDUSTRIA, SUITE #200
TEMECULA, CA 92590
(951) 587-3500

BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (MARCH LIFECARE CAMPUS)

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
1	294-080-005
2	294-080-016
3	294-660-006
4	294-660-007
5	294-660-008
6	294-660-009
7	294-660-010
8	294-660-011
9	294-660-014
10	297-250-002
11	297-250-003
12	297-250-004
13	297-250-005
14	297-250-006
15	297-250-007
16	297-250-008

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
17	297-250-009
18	297-250-010
19	297-250-011
20	297-250-012
21	297-250-013
22	297-250-014
23	297-250-015
24	297-260-003
25	297-260-004
26	297-260-005
27	297-260-006
28	297-260-007
29	297-260-008
30	297-260-009
31	297-260-010
32	297-260-011

MAP REFERENCE NUMBER	ASSESSMENT PARCEL NUMBER
33	297-260-012
34	297-260-013
35	297-260-014
36	297-260-015
37	297-260-016
38	297-260-017
39	297-260-018
40	297-260-019
41	297-260-020
42	297-260-021
43	297-260-022
44	297-260-023
45	297-260-024
46	297-260-025



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