

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



**ITEM: 3.29
(ID # 28521)**

MEETING DATE:
Tuesday, August 26, 2025

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Receive and File the Statement of the Election Official, Adopt Resolution No. 2025-129 Declaring the Results of a Consolidated Special Election to Amend the Rate and Method of Apportionment of Special Tax , Tract Map No. 31100 and 38586. Introduce Ordinance No. 953.1 Authorizing the Amended Levy of a Special Tax within CFD 19-1M (La Ventana) . District 3. [\$0] (Clerk of the Board to Record Notice of Special Tax

RECOMMENDED MOTION: That the Board of Supervisors:

1. With regard to Amending the Rate and Method of Apportionment of Special Tax for Community Facilities District No. 19-1M (La Ventana) of the County of Riverside, receive and file the Statement of the Election Official regarding the Canvas of the Election for the Communities Facilities District;
2. Adopt Resolution No. 2025-129, a Resolution of the Board of Supervisors of the County of Riverside Declaring the Results of Consolidated Special Elections Within Community Facilities District No. 19-1M (La Ventana) of the County of Riverside;
3. Introduce, read title, waive further reading of, and adopt on successive weeks Ordinance No. 953.1, an Ordinance of the County of Riverside Authorizing the Amended Levy of a Special Tax within Community Facilities District No. 19-1M (La Ventana) of the County of Riverside; and
4. Direct the Clerk of the Board to certify and record the Amended Notice of Special Tax with the County Clerk.


ACTION:Policy


Suzanne Holland, Director of Office of Economic Development 8/12/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: August 26, 2025
xc: OED, Recorder, COB/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: N/A	
			For Fiscal Year: 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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

D.R. Horton Los Angeles Holdings Company Inc., the Owner of Tracts 31100 and 38586 has petitioned that the County of Riverside Office of Economic Development assist them in amending the Rate and Method of Apportionment to cover the costs associated with the maintenance of public improvements within the proposed district and has submitted an application and formation deposit. D.R. Horton Los Angeles Holdings Company Inc. owns 100% of the area subject to the Special Tax Rate. The boundaries of CFD 19-1M (La Ventana) encompasses Tracts 31100 and 38586, which are projected to include 292 assessable single-family dwelling units. The proposed amendment includes increasing the Special Tax Rate beginning Fiscal Year 2025-2026. Subject to voters' approval, a special tax shall be levied on each individual parcel located within the boundary of the CFD, to fund the costs associated with services necessary to meet the increased demands placed by the development upon the County, as listed in Exhibit A attached herein. On May 7, 2019, the County of Riverside Board of Supervisors approved agenda item 3.10 Resolution No. 2019-070, a resolution of intention as the initial step for forming the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to levy a special tax to fund the service and maintenance functions requested by the Developer.

On June 11, 2019 (Agenda Item 19.2), the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing concerning the establishment of the CFD and the levy of the special tax. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2019-112, the Resolution of Formation of the CFD, which also authorized the levy of a special tax within the CFD subject to voter approval during a duly called election held that same day.

On July 23, 2019 (Agenda Item 3.21), the Board of Supervisors adopted Resolution No. 2019-161 declaring the results of the election regarding the proposed special tax and finding that 100% of the votes cast were in favor of the levy of the special tax. In addition, the Board introduced Riverside County Ordinance No. 953.1 authorizing the levy of the special tax pursuant to the Rate and Method of Apportionment approved by the voters.

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On September 10, 2019 (Agenda Item 3.15), the Board of Supervisors adopted Ordinance No. 953.1, an Ordinance of the County of Riverside Authorizing the Levy of a Special Tax Within Community Facilities District No. 19-1M (La Ventana).

On May 14, 2025, the property owner (D.R. Horton Los Angeles Holdings Company Inc. of Tract Map Nos. 31100 and 38586 petitioned the County to assist in amending the Rate and Method of Apportionment of Special Tax for Community Facilities District 19-1M (La Ventana).

On June 10, 2025 (Agenda Item 3.47), the County of Riverside Board of Supervisors approved, Resolution No. 2025-127 a Resolution of Intention to Institute Change Proceedings for the CFD and declared the intention of the Board of Supervisors as required by the Mello-Roos Act of 1982 to Amend and Restate the Rate and Method of Apportionment of Special Tax to fund the service and maintenance functions requested by the Developer. The Resolution also directed that the Board of Supervisors hold a public hearing and submit the Amended and Restated Rate and Method of Apportionment of Special Tax for CFD 19-1M (La Ventana) to the landowners at a special election to be conducted by mailed ballot if a majority protest does not occur.

On July 29, 2025 (Agenda item 21.4), the County of Riverside Board of Supervisors held a public hearing to receive public comments and conduct a majority protest hearing. At the conclusion of the public hearing, the Board of Supervisors adopted Resolution No. 2025-128, a Resolution of the Board of Supervisors of the County of Riverside Amending and Restating the Levy of Special Tax of Community Facilities District No. 19-1M (La Ventana) of the County of Riverside, within Said District to Pay for authorized maintenance of services listed in Exhibit A attached herein; Calling a Special Election to submit to the Respective Qualified Voters the Question of Amending the Levy of a Special Tax and Establishing an Appropriations Limit for Said District; and Designating the Election Official For Such Matters. Under the same agenda item, the required CFD report, Certificate of Registrar of Voters stating there are fewer than twelve registered voters, and Concurrence of Election Official in Date of Special Election were all received and filed.

The attached Statement of the Election Official regarding the Canvass of the Election declares the election results which were 59 'YES' votes for Proposition A and Proposition B as described in Section 14 of Resolution No. 2025-128 (on July 29, 2025). Adoption of proposed Resolution No. 2025-129 a Resolution of the Board of Supervisors of the County of Riverside will declare the results of the Consolidated Special Election within the boundary of Community Facilities District 19-1M (La Ventana). County Ordinance No. 953.1 would authorize the amended levy of special taxes within the boundaries of Community Facilities District 19-1M (La Ventana).

Reference

The CFD Amended and Restated Rate and Method of Apportionment of a Special Tax (RMA) is consistent with the Mello-Roos Act of 1982. In November 1996, California voters passed Proposition 218, Right to Vote on Taxes Act which added Articles XIII C and XIII D to the California Constitution. The County may levy taxes within this CFD after complying with the requirements of the Mello-Roos Act of 1982 and the provisions of Proposition 218 Right to Vote

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on Taxes Act. The CFD Amended and Restated Rate and Method of Apportionment of a Special Tax adheres to Board Policy B-12 entitled "Land Secured Financing Districts" which was revised on January 27, 2015, to include "Service and Maintenance CFDs" to fund the ongoing maintenance of landscape, street lighting, storm water, or other similar improvements, regional sports facility, graffiti abatement, and set goals and policies concerning Community Facilities Districts (CFD).

Impact on Residents and Businesses

Only the parcels with Assessor Parcel Numbers (APN) within the boundaries of the CFD which are represented by the Recorded Boundary Map are impacted by the amended special tax. By setting up this mechanism for the maintenance of certain infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon public funding sources. By specifically collecting and using the amended special tax revenue within the boundary of the CFD, there is a financial mechanism in place to ensure the infrastructure is maintained. This CFD does not propose to fund the repayment of any bonds or bond obligations and is solely for the purposes of funding the maintenance of Developer installed, and County required infrastructure, particularly those listed in Exhibit A attached herein. The Developer shall and is obligated to provide disclosure statements to potential buyers which outline the associated tax rate of a new home.

SUPPLEMENTAL:

Additional Fiscal Information

The amended budget of \$235,352 for fiscal year 2025-2026, as reflected in the Amended and Restated Rate and Method of Apportionment of Special Tax, will result in Special Tax of \$806 per taxable parcel (as defined in the Amended and Restated Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Ordinance). The Maximum Special Tax amount may be adjusted by the minimum of 2% or a maximum of 6% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U) in effect in the previous Fiscal Year, as it stands as of March of each year over the base index of the previous fiscal year. There are no General Funds used in this project.

ATTACHMENTS:

- Recorded CFD Boundary Map (reference only)
- Statement of the Election Official regarding the Canvass of the Election for the CFD
- Resolution No. 2025-129
- Ordinance No. 953.1
- Amended and Restated Rate and Method of Apportionment (RMA)
- Exhibit A: Description of Services


Jacqueline Ruiz, Principal Analyst 8/13/2025


Aaron Gettis, Chief of Deputy County Counsel 8/13/2025

2025-0264285

08/27/2025 03:40 PM Fee: \$ 0.00

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



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

3036

AMENDED AND RESTATED NOTICE OF SPECIAL TAX LIEN

**COUNTY OF RIVERSIDE COMMUNITY FACILITIES DISTRICT NO. 19-1M
(LA VENTANA)**

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

This Amended Notice of Special Tax is being filed to replace in its entirety the Notice of Special Tax recorded on July 25, 2019, as Document Number 2019-0278463. The Special tax authorized to be levied within the County of Riverside Community Facilities District No. 19-1M (La Ventana) (the "District"), which has now been officially formed and the amended lien of special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with the Section 53330.5 of the Act.

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

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

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

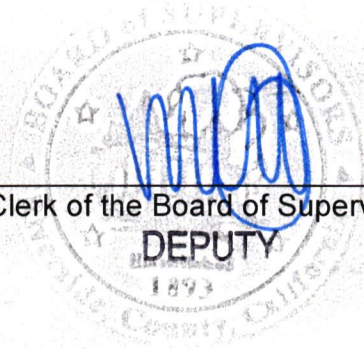
AUG 26 2025 3.29

Reference is made to the boundary map of the District recorded on May 16, 2019, in Book 83 of Maps of Assessment and Community Facilities Districts at Pages 87 in the office of the County Recorder for the County of Riverside, State of California, as Document #2019-0171364 which map is the final boundary map of the District.

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

Dated: AUG 26 , 2025

By: 
Clerk of the Board of Supervisors
DEPUTY



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: 08/26/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT A

SERVICES AND INCIDENTAL EXPENSES

Services

The services which may be funded with proceeds of the special tax of CFD No. 25-8M, as provided by Section 53313 of the Act, will include all costs attributable to the following services:

- i. Maintenance of landscape improvements in the public right of way to include replacement and repair of irrigation system, fencing, graffiti abatement of a retaining wall; and
- ii. Street and pedestal lighting energy charges, maintenance, repair and replacement of lighting located within the designated boundaries of the CFD; and
- iii. Traffic signal maintenance, including energy charges, operation, maintenance, and administrative costs of traffic signals within the boundaries of the CFD; and
- iv. Administration, inspection, and maintenance of all stormwater facilities and BMPs to include: water quality basins, fossil filters, basin forebays, and all other NPDES/WQMP/BMP related devices and structures as approved and accepted by the Community Facilities District; administration includes, but is not limited to, quality control and assurance of inspections and maintenance, general contract management, scheduling of inspections and maintenance, and general oversight of all NPDES/WQMP/BMP operations; inspection includes, but is not limited to, travel time, visual inspection process and procedures for functionality, GPS location recording, assurance of proper vegetation, functioning irrigation, and citing operational or structural deficiencies, erosion, trash, silt and sediment build-up; and maintenance includes, but is not limited to, repair or replacement of any deficiencies noted during inspection, weed control and abatement, trash removal, and healthy upkeep of required plant materials.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

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

EXHIBIT B

AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA) OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 19-1M (La Ventana). The amount of Special Tax to be levied on each Parcel in each Improvement Area in each Fiscal Year, commencing in Fiscal Year 2025-2026 shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

“Administrative Expenses” means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out the duties of the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the County or designee thereof, or both), any litigation or appeal involving the CFD, and other administrative expenses of the County or designee thereof,

or both, directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the County or CFD for attorney's fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

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

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

"Assessor" means the Assessor of the County.

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

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

"Base Year" means the Fiscal Year ending June 30, 2026.

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

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

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

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

“**CFD**” or “**CFD 19-1M**” means Community Facilities District 19-1M (La Ventana) of the County of Riverside.

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

“**County**” means the County of Riverside, California.

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

“**Development Class**” means either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Special Tax Requirement(s)” means that amount required in any Fiscal Year to: (i) pay the estimated cost of Special Tax Services such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the

developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative Expenses; (iv) pay any anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy at the sole discretion of the Administrator.

“Special Tax Reserve Fund Requirement” means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$235,352. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

“Special Tax Services” means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD 19-1M as set forth in the documents adopted by the Board at the time the CFD was formed.

“State” means the State of California.

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

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

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

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

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

B. ASSIGNMENT TO DEVELOPMENT CLASS

Each Fiscal Year, commencing with Fiscal Year 2025-2026, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Amended and Restated Rate and Method of Apportionment as determined pursuant to Sections C. and D., below.

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

C. MAXIMUM SPECIAL TAX

1. Developed Property

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

**TABLE 1
MAXIMUM SPECIAL TAX RATES
DEVELOPED PROPERTY
FOR FISCAL YEAR 2025-2026**

Development Class	Taxable Unit	Maximum Special Tax
Single Family Residential Property	DU	\$806
Multi-family Residential Property	Acre	\$4,044
Non-Residential Property	Acre	\$4,044

(a) Increase in the Maximum Special Tax

On each July 1, the Maximum Special Tax identified in Table 1 above, shall be increased annually, commencing July 1, 2026, by the amount equal to the greater

of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

(b) Multiple Land Use Classes

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

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

(c) Accessory Dwelling Unit(s)

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

2. Approved Property

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Residential Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1., as if such Parcel were already designated as Developed Property and classified as Single Family Residential Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

4. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property for each Parcel shall be \$4,044 per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

5. Public Property and/or Property Owners Association Property

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2025-2026 and for each following Fiscal Year, the Administrator shall levy the Special Tax in each Improvement Area on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement for each Improvement Area in accordance with the following steps:

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

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied

Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property.

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

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

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

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

E. EXEMPTIONS

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

F. MANNER OF COLLECTION

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

G. APPEALS

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

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

H. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

I. TERM OF THE SPECIAL TAX

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

EXHIBIT C

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

Owner:
KB Home Cal Management Services, LLC

APNs:

393-310-016	393-681-013	393-683-001	393-690-018	393-691-030	393-700-016	393-702-024
393-310-017	393-681-014	393-683-002	393-690-019	393-691-031	393-701-001	393-702-025
393-680-001	393-681-015	393-683-003	393-691-001	393-691-032	393-701-002	393-702-026
393-680-002	393-681-016	393-683-004	393-691-002	393-691-033	393-701-003	393-702-027
393-680-003	393-681-017	393-683-005	393-691-003	393-692-001	393-701-004	393-702-028
393-680-004	393-682-001	393-683-006	393-691-004	393-692-002	393-701-005	393-702-029
393-680-005	393-682-002	393-683-007	393-691-005	393-692-003	393-701-006	393-702-030
393-680-006	393-682-003	393-683-008	393-691-006	393-692-004	393-701-007	393-702-031
393-680-007	393-682-004	393-683-009	393-691-007	393-692-005	393-702-001	393-702-032
393-680-008	393-682-005	393-683-010	393-691-008	393-692-006	393-702-002	393-702-033
393-680-009	393-682-006	393-683-011	393-691-009	393-692-007	393-702-003	393-702-034
393-680-010	393-682-007	393-683-012	393-691-010	393-692-008	393-702-004	393-702-035
393-680-011	393-682-008	393-683-013	393-691-011	393-692-009	393-702-005	393-702-036
393-680-012	393-682-009	393-683-014	393-691-012	393-692-010	393-702-006	393-702-037
393-680-013	393-682-010	393-690-001	393-691-013	393-692-011	393-702-007	393-702-038
393-680-014	393-682-011	393-690-002	393-691-014	393-692-012	393-702-008	393-702-039
393-680-015	393-682-012	393-690-003	393-691-015	393-700-001	393-702-009	393-702-040
393-680-016	393-682-013	393-690-004	393-691-016	393-700-002	393-702-010	393-702-041
393-680-017	393-682-014	393-690-005	393-691-017	393-700-003	393-702-011	393-702-042
393-681-001	393-682-015	393-690-006	393-691-018	393-700-004	393-702-012	393-702-043
393-681-002	393-682-016	393-690-007	393-691-019	393-700-005	393-702-013	393-702-044
393-681-003	393-682-017	393-690-008	393-691-020	393-700-006	393-702-014	393-702-045
393-681-004	393-682-018	393-690-009	393-691-021	393-700-007	393-702-015	393-702-046
393-681-005	393-682-019	393-690-010	393-691-022	393-700-008	393-702-016	393-702-047
393-681-006	393-682-020	393-690-011	393-691-023	393-700-009	393-702-017	393-702-048
393-681-007	393-682-021	393-690-012	393-691-024	393-700-010	393-702-018	393-702-049
393-681-008	393-682-022	393-690-013	393-691-025	393-700-011	393-702-019	393-702-050
393-681-009	393-682-023	393-690-014	393-691-026	393-700-012	393-702-020	
393-681-010	393-682-024	393-690-015	393-691-027	393-700-013	393-702-021	
393-681-011	393-682-025	393-690-016	393-691-028	393-700-014	393-702-022	
393-681-012	393-682-026	393-690-017	393-691-029	393-700-015	393-702-023	

2 RESOLUTION NO. 2025-129

3 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
4 DECLARING THE RESULTS OF CONSOLIDATED SPECIAL ELECTIONS WITHIN COMMUNITY
5 FACILITIES DISTRICT NO. 19-1M (LA VENTANA)
6 OF THE COUNTY OF RIVERSIDE

7
8 WHEREAS, on July 29, 2025 the Board of Supervisors (the "Board of Supervisors") of the
9 County of Riverside adopted Resolution No. 2025-128 Amending the Rate and Method of Apportionment
10 of Special Tax for Community Facilities District No. 19-1M (La Ventana) of the County of Riverside (the
11 "Community Facilities District") and calling a special election for submitting to the voters propositions
12 with respect to amending the levy of an annual special tax within the Community Facilities District and
13 maintaining an appropriations limit for the Community Facilities District; and

14 WHEREAS, the Board of Supervisors has received a statement from the Director of the
15 Office of Economic Development, who was appointed to serve as the election official of the election (the
16 "Election Official") pursuant to Resolution No. 2025-128, with respect to the canvass of the ballots
17 returned in and the results of the consolidated special elections, certifying that more than two-thirds of the
18 votes cast upon the propositions submitted to the voters of the Community Facilities District were cast in
19 favor of the propositions.

20 NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED by the Board of
21 Supervisors of the County of Riverside, in regular session assembled on August 26, 2025, as follows:

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

23 Section 2. Findings. The Board of Supervisors finds that: (i) there were no persons
24 registered to vote within the boundaries of the Community Facilities District at the time of the close of the
25 public or protest hearing on July 29, 2025, and, pursuant to Section 53326 of the California Government
26 Code ("Section 53326"), the vote in the consolidated special elections for the Community Facilities
27 District was, therefore, to be by the landowners owning land within the Community Facilities District,
28 with each landowner having one vote for each acre or portion of an acre of land that he or she owned

AUG 26 2025 3.29

FORM APPROVED COUNTY COUNSEL
BY:  8/11/25
STEPHANIE K. NELSON DATE

1 within the Community Facilities District which would have been subject to the special tax if levied at the
2 time of the consolidated special elections; (ii) pursuant to Section 53326 and Resolution No. 2025-128,
3 the Election Official caused the ballots for the consolidated special elections for the Community Facilities
4 District to be delivered to the owners of the property within the Community Facilities District (the
5 “Property Owners”); (iii) the Property Owners waived the time limits for holding the consolidated special
6 elections and the election dates specified in Section 53326, and consented to the calling and holding of the
7 consolidated special elections on July 29, 2025; (iv) the consolidated special elections have been properly
8 conducted in accordance with all statutory requirements and the provisions of Resolution No. 2025-128;
9 (v) pursuant to Section 53326, based on the acreage of their land ownership within the Community
10 Facilities District, the Property Owners, as the owners of all of the property within such Community
11 Facilities District, were entitled to 59 votes in the consolidated special elections; (vi) the ballots for the
12 consolidated special elections were returned by the Property Owners to the Election Official prior to 9:00
13 a.m. on July 29, 2025; (vii) the ballots returned to the Election Official by the Property Owners voted all
14 votes to which they were entitled in favor of all propositions set forth therein; (viii) more than two-thirds
15 of the votes cast in the consolidated special elections on each proposition were cast in favor thereof, and
16 pursuant to Section 53328 of the California Government Code, all such propositions carried; (ix) the
17 Board of Supervisors, as the legislative body of the Community Facilities District, is therefore authorized
18 to annually levy special taxes on taxable property in the Community Facilities District, in amounts
19 sufficient to fund, pay for, and finance authorized maintenance of landscaping, street and pedestal
20 lighting, traffic signals, and drainage (as specified and reflected in the Resolution of Intention, the
21 Resolution of Formation, and the Amended and Restated Rate and Method of Apportionment of Special
22 Tax) and to pay expenses incidental thereto and incidental to the levy and collection of the special taxes,
23 so long as the special taxes are needed to fund such services, at the special tax rates and pursuant to the
24 method of apportioning the special taxes set forth in Exhibit B to Resolution No. 2025-127; and (x) an
25 appropriations limit for the Community Facilities District has been maintained in the amount of
26 \$4,000,000.

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

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

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

8 Section 4. Effect of Elections. The effect of the results of the consolidated special
9 elections, as specified in Section 3 hereof, is that the Board of Supervisors, as the legislative body of the
10 Community Facilities District, is authorized to annually levy special taxes on taxable property within the
11 Community Facilities District in amounts sufficient to fund, pay for, and finance authorized maintenance
12 of landscaping, street and pedestal lighting, traffic signals, and drainage, and to pay expenses incidental
13 thereto and expenses incidental to the levy and collection of the special taxes, so long as the special taxes
14 are needed to fund such services in accordance with the Amended and Restated Rate and Method of
15 Apportionment set forth in Exhibit B to Resolution No. 2025-128 adopted by the Board of Supervisors on
16 July 29, 2025, and that an appropriations limit of \$4,000,000 has been established for the Community
17 Facilities District.

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

21 ///

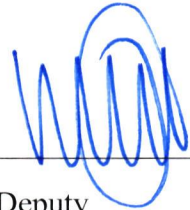
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1 **ADOPTED, SIGNED AND APPROVED** this 26th day of August 2025, by the Board of Supervisors of
2 the County of Riverside.

3 //
4 //

5
6 
7 _____
8 Chair of the Board of Supervisors
9 **V. MANUEL PEREZ**

9 ATTEST:
10 Kimberley A. Rector
11 Clerk of the Board of Supervisors

12
13 
14 By: _____
15 Deputy

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2
3 RESOLUTION NO. 2025-129

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 DECLARING THE RESULTS OF CONSOLIDATED SPECIAL ELECTIONS WITHIN
6 COMMUNITY FACILITIES DISTRICT NO. 19-1M (LA VENTANA)
7 OF THE COUNTY OF RIVERSIDE

8 ROLL CALL:

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

10 Nays: None

11 Absent: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22 08/26/2025 Item 3.29
23
24
25

1 establishment of the District, the furnishing of the Services, and the proposed levy of an annual special tax
2 were heard. Written protests, if any, were received, and a full and fair hearing was held.

3 c. Subsequent to said public hearing, the Board of Supervisors adopted Resolution No.
4 2025-128 (the “Resolution of Formation”), establishing the District, authorizing the levy of a special tax to
5 Improvement Area B within the District to fund the Services, subject to voter approval, maintaining an
6 annual appropriations limit of \$4,000,000 for the District, subject to voter approval, and calling a special
7 election for the District for July 29, 2025 on the propositions to levy a special within the District and to
8 maintain an appropriations limit for the District.

9 d. Pursuant to the terms of the Resolution of Formation and the provisions of the Act,
10 said special election was held on July 29, 2025. Each of the propositions was approved by more than two-
11 thirds of the votes cast at said special election.

12 e. Pursuant to the Act, the Board of Supervisors is the *ex officio* legislative body (the
13 “Legislative Body”) of the District.

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

16 Section 3. AUTHORITY. This ordinance is adopted pursuant to Sections 53328 and
17 53340 of the California Government Code, which authorizes counties to adopt ordinances to levy special
18 taxes at the rate and in accordance with the method of apportionment specified in the resolution of formation
19 of the community facilities district.

20 Section 4. LEVY OF SPECIAL TAXES.

21 a. By the passage of this Ordinance, the Board of Supervisors hereby authorizes and
22 levies special taxes within the District pursuant to Sections 53328 and 53340 of the Government Code, at
23 the amended rate and in accordance with the Amended and Restated Method of Apportionment (the “Rate
24 and Method”) set forth in the Resolution Amending the Rate and Method of Apportionment of Special Tax
25 and attached as Exhibit A hereto and made a part hereof. The special taxes are hereby levied commencing
26 in the fiscal year 2025-2026 and in each fiscal year thereafter for the period necessary to satisfy the Special
27 Tax Requirement (as defined in the Rate and Method) and until action is taken by the Board of Supervisors,
28 acting as the Legislative Body of the District, to dissolve the District.

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

5 c. All of the collections of the special tax shall be used as provided for in the Act, the
6 Rate and Method and the Resolution Amending the Rate and Method of Apportionment of Special Tax,
7 including, but not limited to, to fund, pay for, and finance landscaping, street and pedestal lighting, traffic
8 signals, and drainage services and to pay expenses incidental thereto, so long as the special taxes are needed
9 to fund such services; to replenish the reserve fund for the District; to pay the costs of administering the
10 District, and to pay the costs of collecting and administering the special tax.

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

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

26 Section 5. EXEMPTIONS. Properties or entities of the state, federal or other local
27 governments shall be exempt from any levy of the special taxes, to the extent set forth in the Amended and
28

1 Restated Rate and Method of Apportionment. In no event shall the special taxes be levied on any parcel
2 within the District in excess of the maximum tax specified in the Rate and Method.

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

7 Section 2. EFFECTIVE DATE. This ordinance relating to the levy and collection of
8 special taxes in the District shall take effect immediately upon its passage in accordance with the provisions
9 of Section 25123(c) of the Government Code. The Chair of the Board of Supervisors shall sign this
10 ordinance, and the Clerk of the Board of Supervisors shall attest to the Chair’s signature and then cause a
11 summary of the same to be published within 15 days after its passage at least once in *The Press-Enterprise*,
12 a newspaper of general circulation published and circulated in the area of the District.

13
14 BOARD OF SUPERVISORS OF THE COUNTY
15 OF RIVERSIDE, STATE OF CALIFORNIA

16 By: _____
17 Chair of the Board of Supervisors

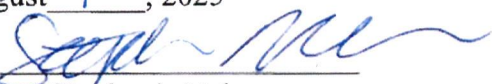
18 ATTEST:
19 KIMBERLY RECTOR
20 CLERK OF THE BOARD:

21 By: _____
22 Deputy

23 (SEAL)

24 APPROVED AS TO FORM:

25 August 11, 2025

26 By: 
27 Stephanie Nelson
28 Deputy County Counsel

STATEMENT FROM THE DIRECTOR OF OFFICE OF ECONOMIC DEVELOPMENT (ACTING AS ELECTION OFFICIAL) TO THE BOARD OF SUPERVISORS AS TO THE CANVASS OF BALLOTS VOTED IN AND THE RESULTS OF THE CONSOLIDATED SPECIAL ELECTIONS FOR COMMUNITY FACILITIES DISTRICT NO. 19-1M (LA VENTANA) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HELD ON JULY 29, 2025.

I, Suzanne Holland, Director of Office of Economic Development of Riverside County, acting as the election official pursuant to Resolution No. 2025-128 adopted by the Board of Supervisors of Riverside County ("Board of Supervisors") on July 29, 2025, make the following statements regarding the consolidated special elections held within and for Community Facilities District No. 19-1M (LA Ventana) of the County of Riverside, State of California (the "Community Facilities District"), on July 29, 2025, on (i) the proposition with respect to the annual levy of special taxes on taxable property within the Community Facilities District to fund, pay for, and finance authorized maintenance services for administration, inspection of Drainage, Landscaping, Street and Pedestal Lighting and Traffic signal Maintenance, and to pay expenses incidental thereto and (ii) the proposition with respect to establishing an appropriations limit for the Community Facilities District:

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

(2) The written waiver, among other matters, waived compliance with the provisions of Section 53326 of the Government Code to the effect that a special election with respect to the levy of special taxes within the Community Facilities District must be held at least ninety (90) days, but not more than one hundred eighty (180) days, following the adoption of the resolution of formation establishing the Community Facilities District and consented to the holding of the consolidated special elections on July 29, 2025.

(3) I have received a written certification from the Registrar of Voters of the County of Riverside, stating that there are no registered voters residing within the Community Facilities District. Accordingly, pursuant to Section 53326 of the Government Code, and as determined by the Board of Supervisors in Resolution No. 2025-128, the vote in the consolidated special elections was to be by the landowners of the Community Facilities District, with each landowner having one vote for each acre, or portion thereof, of land that he or she owns within the Community Facilities District.

(4) Pursuant to Resolution No. 2025-128 an Official Ballot together with a Ballot Pamphlet and Instructions to Voter containing Instructions to Landowner Voter, a Sample Ballot, and a copy of Resolution No. 2025-127 adopted by the Board of Supervisors on June 10, 2025, was delivered to the Owner. Also delivered to the Owner was an official identification envelope, with return postage affixed thereto, for returning the voted Official Ballot.

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

<u>Owner</u>	<u>Acreage</u>	<u>Votes</u>
Dr Horton Los Angeles Holdings Company, Inc.	58.59	59
Totals	58.59	59

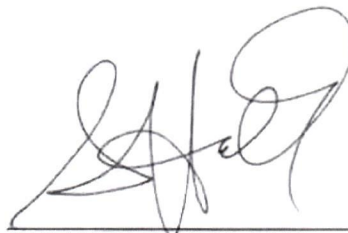
(6) The voted Official Ballot was returned to me by the Owner, sealed in aforementioned identification envelope, prior to 9:00 a.m. on July 29, 2025. Each returned ballot was voted with a cross marked in the box after the word "YES" following each proposition set forth on the ballot and had a signed statement attached that the signer was entitled to vote the ballot on behalf of the Owner named therein, and that it was the intent of that Owner to vote all votes to which it was entitled in the manner marked on the ballot. I have canvassed the ballots returned in the consolidated special elections, being the Official Ballot above referred to, and determined that the results of the elections with respect to each proposition set forth in the Official Ballot are as follows:

Proposition A: 59 YES votes, 0 NO votes

Proposition B: 59 YES votes, 0 NO votes

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

Dated: July 29, 2025



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

**AMENDED AND RESTATED
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA)
OF THE COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A. Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District (CFD) 19-1M (La Ventana). The amount of Special Tax to be levied on each Parcel in each Improvement Area in each Fiscal Year, commencing in Fiscal Year 2025-2026 shall be determined by the Riverside County Board of Supervisors, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E., below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

“Assessor” means the Assessor of the County.

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

“Assessor’s Parcel Number” means the number assigned to a lot or Parcel for purposes of identification

as determined from an Assessor Parcel Map or the applicable assessment roll.

“Base Year” means the Fiscal Year ending June 30, 2026.

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

“Boundary Map” means a recorded map of the CFD which indicates by a boundary line the extent of the territory of each Improvement Area within the CFD identified to be subject to the levy of Special Taxes.

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

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

“CFD” or **“CFD 19-1M”** means Community Facilities District 19-1M (La Ventana) of the County of Riverside.

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

“County” means the County of Riverside, California.

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

“Development Class” means either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Special Tax Requirement(s)” means that amount required in any Fiscal Year to: (i) pay the estimated cost of Special Tax Services such Fiscal Year as determined by the County; (ii) fund the Special Tax Reserve Fund to the extent that the inclusion of such amount does not increase the Special Tax for Undeveloped Property unless requested by the developer or the amount needed to fund the Special Tax Reserve Fund up to the Special Tax Reserve Fund Requirement; (iii) pay Administrative Expenses; (iv) pay any

anticipated Special Tax delinquencies based on actual delinquencies from the prior Fiscal Year outstanding at the time the annual Special Tax levy is determined; and (v) less a credit for funds available to reduce the annual Special Tax levy at the sole discretion of the Administrator.

“Special Tax Reserve Fund Requirement” means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$235,352. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

“Special Tax Services” means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD 19-1M as set forth in the documents adopted by the Board at the time the CFD was formed.

“State” means the State of California.

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

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

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

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

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

B. ASSIGNMENT TO DEVELOPMENT CLASS

Each Fiscal Year, commencing with Fiscal Year 2025-2026, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Taxable Property Owner’s Association Property, Taxable Public Property, or Undeveloped Property, and subject to the levy of Special Taxes in accordance with this Amended and Restated Rate and Method of Apportionment as determined pursuant to Sections C. and D., below.

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

C. MAXIMUM SPECIAL TAX

1. Developed Property

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

**TABLE 1
MAXIMUM SPECIAL TAX RATES
DEVELOPED PROPERTY
FOR FISCAL YEAR 2025-2026**

Development Class	Taxable Unit	Maximum Special Tax
Single Family Residential Property	DU	\$806
Multi-family Residential Property	Acre	\$4,044
Non-Residential Property	Acre	\$4,044

(a) Increase in the Maximum Special Tax

On each July 1, the Maximum Special Tax identified in Table 1 above, shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

(b) Multiple Land Use Classes

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

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

(c) Accessory Dwelling Unit(s)

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

2. Approved Property

The Maximum Special Tax for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Residential Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax for such Parcel of Approved Property shall be calculated pursuant to Section C.1., as if such Parcel were already designated as Developed Property and classified as Single Family Residential Property.

The Maximum Special Tax for Approved Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

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

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

The Maximum Special Tax for Taxable Property Owner's Association Property and Taxable Public Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

4. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property for each Parcel shall be \$4,044 per Acre.

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2026, by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding Maximum Special Tax in effect in the previous Fiscal Year at the sole discretion of the Administrator.

5. Public Property and/or Property Owners Association Property

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2025-2026 and for each following Fiscal Year, the Administrator shall levy the Special Tax in each Improvement Area on all Taxable Property until the amount of Special Tax equals the Special Tax Requirement for each Improvement Area in accordance with the following steps:

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

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

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

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

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

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

E. EXEMPTIONS

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

F. MANNER OF COLLECTION

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

G. APPEALS

Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes must be paid on or before the payment due date established when the levy was

made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of previously paid Special Taxes shall be made.

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

H. PREPAYMENT OF SPECIAL TAX

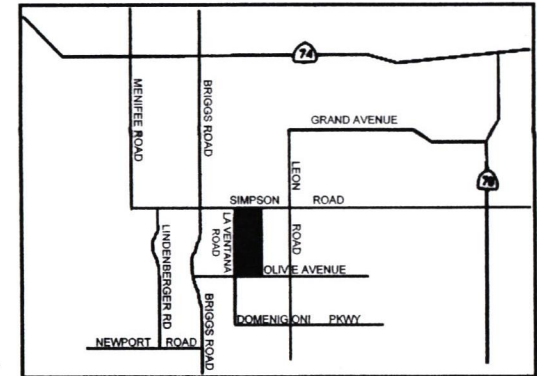
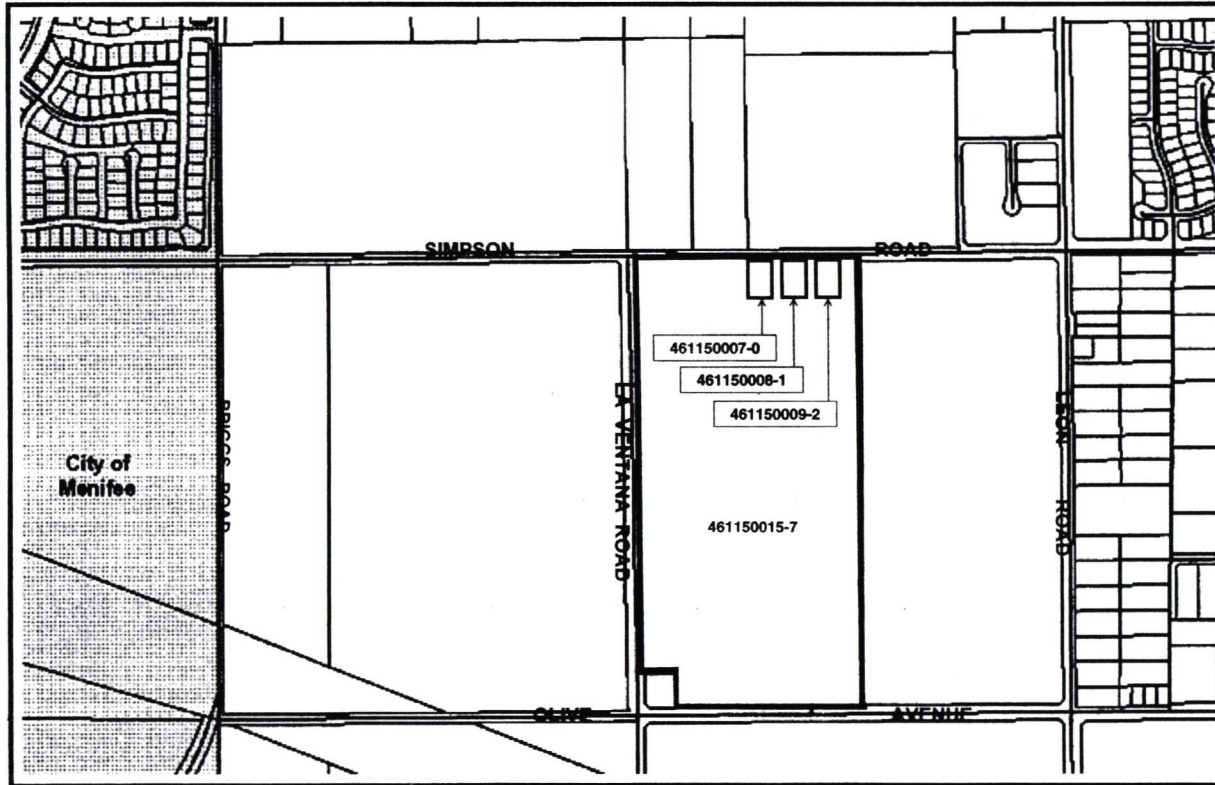
The Special Tax may not be prepaid.

I. TERM OF THE SPECIAL TAX

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

copy 83/87

PROPOSED BOUNDARY
COMMUNITY FACILITIES DISTRICT 19-1M (LA VENTANA)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SEC. 30 T. 5S., R. 2W



VICINITY MAP

Proposed Boundary

ASSESSOR PARCEL NUMBERS LOCATED
WITHIN PROPOSED BOUNDARIES OF
CFD 19-1M (LA VENTANA) AS OF
FISCAL YEAR 2018-2019:

- 461150007-0
- 461150008-1
- 461150009-2
- 461150015-7

FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE,
STATE OF CALIFORNIA THIS 7th DAY OF May 2019.

Doraine Williams, Deputy
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 19-1M (LA
VENTANA) OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS
APPROVED BY THE BOARD OF SUPERVISORS AT A REGULAR MEETING
THEREOF, HELD ON THE 7th DAY OF May 2019, BY ITS
RESOLUTION NO. 2019-070

Doraine Williams, Deputy
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

RECORDED THIS 16th DAY OF May 2019.

AT THE HOUR OF 10:53 O'CLOCK A.M IN BOOK 83 OF MAPS OF
ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 82
IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA
FEE \$9.00 DOCUMENT NO. 2019-0171364

PETER ALDANA, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

DEPUTY *Alisa Sand*

Prepared By:
COUNTY OF RIVERSIDE
EDA, CCSD

3403 Tenth Street, Ste. 400 Riverside, CA 92501
951-955-8916 Phone

REFERENCE IS HEREBY MADE TO THE ASSESSOR
MAPS OF THE COUNTY OF RIVERSIDE, FOR FISCAL
YEAR 2018-2019, FOR AN EXACT DESCRIPTION OF
THE LINES AND DIMENSIONS OF EACH LOT/PARCEL.