

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF MENIFEE, CALIFORNIA, AMENDING ORDINANCE NO. 2017-231 AND LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2024-25 TO PAY THE ANNUAL COSTS OF THE MAINTENANCE AND SERVICING OF LANDSCAPING, STREET LIGHTS, STREETS, ROADS, AND OPEN SPACE, GRAFFITI ABATEMENT, THE OPERATION AND MAINTENANCE OF STORM DRAINAGE SYSTEMS, A RESERVE FUND FOR CAPITAL REPLACEMENT, AND ADMINISTRATIVE EXPENSES WITH RESPECT TO CITY OF MENIFEE COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES) (ANNEXATION NO. 27)

WHEREAS, pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), on December 6, 2017, the City Council (the "City Council") of the City of Menifee (the "City") adopted Resolution No. 17-658 establishing Community Facilities District No. 2017-1 (Maintenance Services) of the City of Menifee, County of Riverside, State of California (the "CFD No. 2017-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services (the "Services"), which are necessary to meet increased demands placed upon the City and are described in Exhibit A attached hereto; and

WHEREAS, on December 20, 2017, the City Council adopted Ordinance No. 2017-231 entitled, "An Ordinance Levying Special Taxes to be Collected During Fiscal Year 2018-19 to Pay the Annual Costs of the Maintenance and Servicing of Landscaping, Street Lights, Parks, Parkways, Streets, Roads, Graffiti Abatement, and Open Space, the Operation and Maintenance of Storm Drainage Systems, a Reserve Fund for Capital Replacement, and Administrative Expenses with Respect to City of Menifee Community Facilities District No. 2017-1 (Maintenance Services)" ("Ordinance No. 2017-231"), pursuant to which the City Council levied special taxes with the CFD No. 2017-1; and

WHEREAS, on February 19, 2025, the City Council adopted Resolution No. 25-1542 entitled "A Resolution of the City Council of the City of Menifee Declaring Its Intention to Annex Territory to Community Facilities District No. 2017-1 (Maintenance Services) of the City of Menifee, Adopting a Map of the Area to be Proposed to be Annexed (Annexation No. 27) and Authorizing the Levy of a Special Taxes Therein" (the "Resolution of Intention") declaring its intention to annex certain territory to the CFD No. 2017-1 and to levy special taxes within that territory to provide the Services as described in the Resolution of Intention and setting a special public hearing on the proposed annexation for April 2, 2025; and

WHEREAS, notice was published as required by the Act relative to the intention of the City Council to annex certain territory to the CFD No. 2017-1, to levy special taxes therein to provide the Services, and to set the time and place of said public hearing; and

WHEREAS, on April 2, 2025, at the time and place specified in said published notice, the City Council opened and held a public hearing as required by the Act relative to the annexation of territory in to the CFD No. 2017-1, the levy of the special taxes therein, and the provision of Services by the CFD No. 2017-1; and

WHEREAS, at said public hearing all persons desiring to be heard on all matters pertaining to the annexation of territory to the CFD No. 2017-1, the levy of the special taxes

therein, and the provision of Services therein were heard, and a full and fair hearing was held; and

WHEREAS, subsequent to said public hearing, the City Council adopted Resolution No. 25-1562 entitled “A Resolution of the City Council of the City of Menifee Calling an Election to Submit to the Qualified Electors the Question of Levying a Special Tax Within the Area Proposed to be Annexed to Community Facilities District No. 2017-1 (Maintenance Services) (Annexation No. 27)” (the “Resolution Calling the Election”) on April 2, 2025, wherein the City Council submitted the question of levying a special tax in territory proposed to be annexed to the CFD No. 2017-1 at the rate and according to the method of apportionment described therein; and

WHEREAS, at said special election on April 2, 2025, the qualified electors of the territory proposed to be annexed to the CFD No. 2017-1 approved said propositions as described in the Resolution Calling the Special Election by more than the two-thirds vote required by the Act; and

WHEREAS, subsequent to said special election, the City Council adopted Resolution No. 25-1563 entitled “A Resolution of the City Council of the City of Menifee Declaring the Results of the Special Election Held on April 2, 2025, and Ordering the Annexation of Territory to Community Facilities District No. 2017-1 (Maintenance Services) (Annexation No. 27)” wherein the City Council determined that the territory proposed to be annexed was added to the CFD No. 2017-1 (such territory being referred to herein as “Annexation No. 27”).

NOW, THEREFORE, the City Council of the City of Menifee, California does ordain as follows:

Section 1. Recitals. The foregoing recitals are true and correct.

Section 2. Amendment to Exhibit B of Ordinance No. 2017-231. Exhibit B of Ordinance No. 2017-231 is hereby amended by deleting it in its entirety and replacing it with Revised Exhibit B attached hereto.

Section 3. Amendment to Section 2 of Ordinance No. 2017-231. Section 2 of Ordinance No. 2017-231 is hereby amended by deleting it in its entirety and replacing it with the following:

Section 2. Levy of Special Taxes. Special taxes shall be and are hereby levied for the Fiscal Year 2024-25, and each Fiscal Year thereafter, on all parcels of real property within the Community Facilities District which are subject to taxation, which are identified in Revised Exhibit B attached hereto, and in the amount set forth for each such parcel in said Revised Exhibit B. Pursuant to said Section 53340, such special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall take effect thirty (30) days from the date of its adoption.

Section 6. Notice of Adoption. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, cause this Ordinance to be published in a manner required by law using the alternative summary and posting procedure authorized under Government Code Section 36933 (c).

This Ordinance was introduced and read on the 2nd day of April, 2025 and **APPROVED AND ADOPTED** this 16th day of April, 2025.

Ricky Estrada, Mayor

Attest:

Stephanie Roseen, City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney

EXHIBIT A

DESCRIPTION OF SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2017-1, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (and may include reserves for replacement) in public street right-of-ways, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services include the following:

(a) maintenance and lighting of parks, parkways, streets, roads and open space, which maintenance and lighting services may include, without limitation, furnishing of electrical power to street lights and traffic signals; repair and replacement of damaged or inoperative light bulbs, fixtures and standards; maintenance (including irrigation and replacement) of landscaping vegetation situated on or adjacent to parks, parkways, streets, roads and open space; maintenance and repair of irrigation facilities; maintenance of public signage; graffiti removal from and maintenance and repair of public structures situated on parks, parkways, streets, roads and open space; maintenance and repair of playground or recreation program equipment or facilities situated on any park; and

(b) maintenance and operation of water quality improvements which include storm drainage and flood protection facilities, including, without limitation, drainage inlets, catch basin inserts, infiltration basins, flood control channels, fossil fuel filters, and similar facilities. Maintenance services may include, but are not limited to, the repair, removal or replacement of all or part of any of the water quality improvements; fossil fuel filters within the public right-of-way including the removal of petroleum hydrocarbons and other pollutants from water runoff or appurtenant facilities; clearing of inlets and outlets; erosion repairs; and cleanup to improvements, and other items necessary for the maintenance, servicing, or both of the water quality basin improvements within flood control channel improvements; and

(c) public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2017-1; as well as local roads within residential subdivisions located within CFD No. 2017-1; and any portions adjacent to the properties within CFD No. 2017-1.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in Exhibit B to the Resolution of Intention (Resolution No. 24-1511).

The above services shall be limited to those provided within the boundaries of CFD No. 2017-1 or for the benefit of the properties within the boundaries of CFD No. 2017-1, as the boundary is expanded from time to time by annexations, and said services may be financed by proceeds of the special tax of CFD No. 2017-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2017-1 before CFD No. 2017-1 was created.

REVISED EXHIBIT B**(Amending and Replacing Exhibit B of Ordinance No. 2017-231)****COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)****SPECIAL TAX FISCAL YEAR 2024-25****(Effective as of April 16, 2025)****ASSESSOR'S PARCEL NUMBERS**

Annexation	Owner	Assessor's Parcel Numbers
Original Formation	Stark Menifee Land, LLC	See Next Page
	Stark Menifee Land, LLC & Menifee Multifamily, LLC	
	Several	
1	MLC Holdings	360-210-001
2	Woodside O5S	See Next Page
3	To Be Determined	
4	Lennar Homes of California, Inc.	See Next Page
5	Forester Real Estate Group Inc.	372-040-043, -044
6	Meritage Homes of California, Inc.	372-160-006, -007, -008, -013 and 372-190-003
7	RCFC Investments, LLC	339-020-004, -005, -006, -007, -008, -040, -041, -042, -043 and 339-030-022
8	Pulte Home Company, LLC and Diamond Brother Five Partnership, LP	340-050-034 and 340-050-032
9	D.R.Horton Los Angeles Holding Company, Inc.	See Next Page
10	Briggs & 74, LLC	327-320-028
11	Golden Meadowland, LLC & Golden Hill Country, LLC	360-300-011, 360-300-012, 360-300-013, 360-300-014
12	BLC Fleming, LLC	333-020-011 and 333-020-019
13	FPG Sun Menifee 80 LLC	360-150-019
14	FPG Tricon Menifee Property LLC	372-050-037, -038, -039, -040, -041, -042
15	Boulders Menifee LLC	339-200-080

Annexation	Owner	Assessor's Parcel Numbers
16	Jefferson Meniffee LLC	364-070-051
17	VSK Investments, LLC	329-020-009 and 329-020-022
18	AH EHC CA 1	364-190-004 and 364-190-005
19	DSMD Cajun Properties	360-020-029
20	To Be Determined	
21	Richmond American Homes of Maryland Inc.	338-150-046 and 338-150-031
22A	Pulte Home Company, LLC	See Next Page
22B	Pulte Home Company, LLC	335-070-055 and 335-430-027
22C	Pulte Home Company, LLC	330-220-016, -017 and 330-230-043
23	Pulte Home Company, LLC	See Next Page
24	Canceled	
25	To Be Determined	
26	The Han Family Trust Dated February 27, 2003	330-230-023
27	KA Meniffee, LLC, Capital Financial Group, Inc Defined Benefit Pension Plan, Kaassi International, Inc. Defined Benefit Pension Plan, KZA Inc. Defined Benefit Pension Plan	333-040-045, 333-040-046
28	To Be Determined	
29	Lennar Homes of California, LLC	331-250-028, 331-250-029, 331-250-030

REVISED EXHIBIT B (cont.)

(Amending and Replacing Exhibit B of Ordinance No. 2017-231)

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)

ORIGINAL FORMATION

ASSESSOR'S PARCEL NUMBERS

APN	APN
333040045	333040046

ANNEXATION NO. 2
ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers								
339020039	339362020	339362021	339362022	339362023	339362024	339362025	339362026	339362027
339500001	339500002	339500003	339500004	339500005	339500006	339500007	339500008	339500009
339500010	339500011	339500012	339500013	339500014	339500015	339500016	339500017	339500018
339500019	339500020	339500021	339500022	339500023	339500024	339500025	339500026	339500027
339500028	339501001	339501002	339501003	339501004	339501005	339502001	339502002	339502003
339502004	339502005	339502006	339510001	339510002	339510003	339510004	339510005	339510006
339510007	339510008	339510009	339510010	339510011	339510012	339511001	339511002	339511003
339511004	339511005	339511006	339511007	339511008	339511009	339511010	339511011	339511012
339511013	339511014	339511015	339511016	339511017	339511018	339511019	339511020	339511021
339511022	339511023	339511024	339511025	339511026	339511027	339511028	339511029	339511030
339511031	339512001	339512002	339512003	339512004	339512005	339512006	339512007	339512008
339512009	339512010	339512011	339512012	339512013	339512014	339520001	339520002	339520003
339520004	339520005	339520006	339520007	339520008	339520009	339520010	339520011	339520012
339520013	339520014	339520015	339520016	339520017	339520018	339520019	339521001	339521002
339521003	339521004	339521005	339521006	339521007	339521008	339521009	339521010	339521011
339521012	339522001	339522002	339522003	339522004	339522005	339522006	339522007	339522008
339522009	339522010	339522011	339522012	339522013	339522014	339522015	339522016	339522017
339522018	339522019	339522020	339522021	339522022	339522023	339522024	339522025	339522026
339522027	339522028	339522029						

ANNEXATION NO. 4
ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers						
333070069	333070070	333070071	333070075	333070080	333070081	333070082

ANNEXATION NO. 9
ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers								
331080005	331080006	331080007	331080008	331080009	331080010	331080011	331080012	331080018
331080019	331080020	331080021	331080024	331080025	331080027	331080028		

ANNEXATION NO. 22A
ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers							
330220018	330220019	330230042	330230044	330230045	335070056	335070057	335070058
335430028	335530001	335530002	335530003	335530004	335530005	335530006	335530007
335530008	335530009	335530010	335531001	335531002	335531003	335531004	335531005
335531006	335531007	335532001	335532002	335532003	335532004	335532005	335532006
335532007	335532008	335532009	335532010	335532011	335532012	335532013	335532014
335532015	335532016	335532017	335532018	335532019	335532020	335532021	335532022
335533001	335533002	335533003	335533004	335533005	335533006	335533007	335533008
335533009	335533010	335533011	335533012	335534001	335534002	335534003	335534004
335534005	335534006	335534007	335534008	335534009	335534010	335534011	335534012
335534013	335534014	335534015	335535001	335535002	335540001	335540002	335540003
335540004	335540005	335540006	335540007	335541001	335541002	335541003	335541004
335541005	335541006	335541007	335541008	335541009	335541010	335541011	335541012
335541013	335541014	335541015	335541016	335541017	335541018	335541019	335542001
335542002	335542003	335542004	335542005	335542006	335542007	335542008	335542009
335542010	335542011	335542012	335542013	335542014	335542015	335542016	335542017
335542018	335542019	335542020	335542021	335542022	335542023	335542024	335542025
335542026	335542027	335542028	335542029	335542030	335543001	335543002	335543003
335543004	335543005	335543006	335543007	335543008	335543009	335543010	335543011
335543012	335543013	335543014	335544001	335544002	335544003	335544004	335544005
335544006	335544007	335544008	335544009	335544010	335544011	335544012	335544013
335544014							

ANNEXATION NO. 23
ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers					
340580001	340580035	340590017	340591018	340603012	340610003
340580002	340580036	340590018	340591019	340603013	340610004
340580003	340580037	340590019	340591020	340603014	340610005
340580004	340580038	340590020	340591021	340603015	340610006
340580005	340580039	340590021	340591022	340603016	340610007
340580006	340580040	340590022	340600001	340603017	340610008
340580007	340580041	340590023	340600002	340603018	340610009
340580008	340580042	340590024	340600003	340603019	340610010
340580009	340580043	340590025	340601001	340603020	340610011
340580010	340580044	340590026	340601002	340603021	340610012
340580011	340580045	340590027	340601003	340603022	340610013
340580012	340580046	340590028	340601004	340603023	340610014
340580013	340580047	340590029	340601005	340603024	340610015
340580014	340581001	340590030	340601006	340603025	340610016
340580015	340581002	340590031	340601007	340603026	340610017
340580016	340581003	340590032	340602001	340603027	340610018
340580017	340581004	340590033	340602002	340603028	340610019
340580018	340581005	340591001	340602003	340603029	340610020
340580019	340590001	340591002	340602004	340603030	340610021
340580020	340590002	340591003	340602005	340603031	340610022
340580021	340590003	340591004	340602006	340603032	340610023
340580022	340590004	340591005	340602007	340603033	340610024
340580023	340590005	340591006	340602008	340603034	340610025
340580024	340590006	340591007	340603001	340603035	340610026
340580025	340590007	340591008	340603002	340603036	340610027
340580026	340590008	340591009	340603003	340603037	340610028
340580027	340590009	340591010	340603004	340603038	340610029
340580028	340590010	340591011	340603005	340603039	340610030
340580029	340590011	340591012	340603006	340603040	340610031
340580030	340590012	340591013	340603007	340603041	340610032
340580031	340590013	340591014	340603008	340603042	340610033
340580032	340590014	340591015	340603009	340603043	
340580033	340590015	340591016	340603010	340610001	
340580034	340590016	340591017	340603011	340610002	