

**City Council Chambers**  
29844 Haun Road  
Menifee, CA 92586



**Ricky Estrada, Mayor**  
**Bob Karwin, District 1**  
**Vacant, District 2**  
**Dan Temple, District 3**  
**Dean Deines, District 4**

## **AGENDA**

## **Menifee City Council Regular Meeting Agenda**

**Wednesday, January 15, 2025**  
**5:15 PM Closed Session**  
**6:00 PM Regular Meeting**

**Armando G. Villa, City Manager**  
**Jeffrey T. Melching, City Attorney**  
**Stephanie Roseen, City Clerk**

- 11.1 Ordinance Introduction and Annexation No. 27, Encanto/McCall Gas Station, into Community Facilities District 2017-1, Maintenance Services

### **RECOMMENDED ACTION**

1. Adopt a resolution calling an election to annex territory, including Parcel Nos. 333-040-045 and 333-040-046, located on the northwest corner of the intersection of Encanto Dr. and McCall Boulevard, into City of Menifee Community Facilities District ("CFD") No. 2017-1 (Maintenance Services) and to levy a special tax on that land; and
2. Hold a special landowner election and canvass the election; and
3. Adopt a resolution declaring results of special landowner election; and
4. Introduce an ordinance, amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.



## **CITY OF MENIFEE**

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SUBJECT: Ordinance Introduction and Annexation No. 27, Encanto/McCall Gas Station, into Community Facilities District 2017-1, Maintenance Services

MEETING DATE: January 15, 2025

TO: Mayor and City Council

PREPARED BY: Kristen Jensen, Financial Analyst

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

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2. Hold a special landowner election and canvass the election; and
3. Adopt a resolution declaring results of special landowner election; and
4. Introduce an ordinance, amending the Ordinance No. 2017-231 and levying and apportioning the special tax in CFD 2017-1.

### **DISCUSSION**

On November 20, 2024, the City Council adopted Resolution No. 24-1511, declaring its intent to annex territory to CFD No. 2017-1 and commence the annexation proceedings for the territory to be annexed, also known as Annexation No. 27. The next steps in the annexation proceedings are to hold a public hearing on January 15, 2025, to conduct an election for the landowners and to declare the results of that election.

The area within Annexation No. 27 is included in Parcel Nos. 333-040-045 and 333-040-046 and is approximately 2.10 gross acres of vacant property within the City. The property is located on the northwest corner of the intersection of Encanto Drive and McCall Boulevard, as shown in the attached Project Location Map. The proposed maintenance services include items such as landscaping, lighting, street maintenance, drainage, and graffiti abatement.

Per the request of KA Menifee, LLC, Capital Financial Group, Inc Defined Benefit Pension Plan, Kaassi International, Inc. Defined Benefit Pension Plan, KZA Inc. Defined Benefit Pension Plan ("Owners"), the City would establish a rate and method of apportionment and authorize the levy of special taxes on the taxable property within Annexation No. 27 to pay for those services.

Annexation No. 27 would have a maximum annual tax of \$6,018 per acre. This tax rate includes a Maximum Special Tax A of \$5,016 per acre per year for maintenance services of public facilities and a Maximum Annual Special Tax B ("Contingent Tax B") of \$1,002 per acre per year and would be included in CFD No. 2017-1 as "Tax Zone 27." The maximum annual tax rate would escalate each year at the greater of Consumer Price Index ("CPI") or 2%. The attached CFD Maintenance Site Plan Exhibit illustrates which services are being maintained by the CFD.

The Owners submitted Consent and Waiver forms on file in the City Clerk's Office to:

- hold the election and declare election results; and
- consent to the shortening of election time requirements; and
- waive analysis and arguments; and
- waive all notice requirements relating to the conduct of the election immediately following the public hearing.

A copy of the boundary map entitled "Annexation Map No. 27, Community Facilities District No. 2017-1 (Maintenance Services)" was recorded on November 26, 2024, in Book 94 of Maps of Assessment and Community Facilities Districts at Page 75, in the office of the Riverside County Recorder. Annexing the parcel into CFD No. 2017-1 would cover the costs of maintenance of certain public improvements associated with the development.

### **STRATEGIC PLAN OBJECTIVE**

Safe and Vibrant Community

### **FISCAL IMPACT**

The individual property owners in the CFD will be responsible for annual payments of special taxes. Upon full completion of the tract development, there will be an annual collection of Special Tax revenues of approximately \$9,481, not including Contingent Tax B, to be used to pay for maintenance costs.

On June 1 of each year, every taxable unit for which a building permit has been issued within the boundaries of the CFD, will be subject to the special tax for the ensuing Fiscal Year. If the anticipated costs of maintaining the facilities in any given Fiscal Year, prior to buildout of the project, exceeds the special tax revenues available from parcels for which building permits have been issued, then the special tax may also be applied to property within recorded final subdivision maps, as well as other undeveloped property within the boundaries of the CFD.

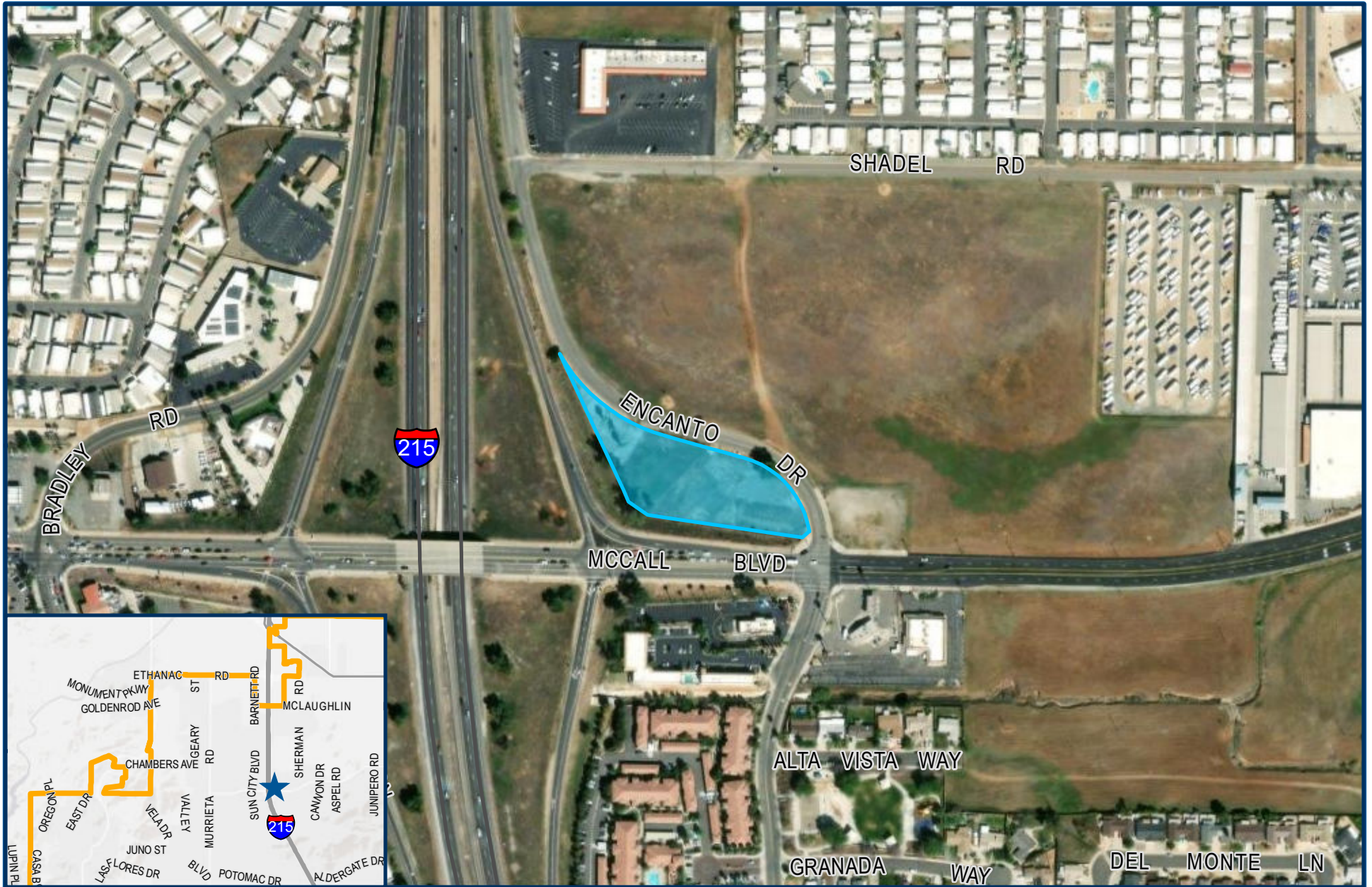
All costs associated with annexation into the CFD have been borne by the Owners. By annexing into the CFD, the costs of maintaining improvements located within the development would be financed through special taxes levied on the parcels within CFD No. 2017-1 and not through the City's General Fund.

### **ATTACHMENTS**

1. Project Location Map
2. Resolution Calling the Election
3. Resolution Declaring Election Results
4. Certificate of Registered Voters
5. Ordinance
6. Signed Petition, Waiver and Consent for Annexation
7. Maintenance Site Plan Exhibit

# PROJECT MAP

(MAINTENANCE SERVICES)  
ANNEXATION NO. 27





**RESOLUTION NO. 25-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA,  
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), PARCEL NOS. 333-040-043 AND 333-040-044.**

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

**WHEREAS**, the City Council called a special election for December 6, 2017, at which the questions of levying a special tax and establishing an appropriations limit with respect to CFD No. 2017-1 were submitted to the qualified electors within CFD No. 2017-1; and

**WHEREAS**, at a special election held on December 6, 2017, more than two-thirds ( $\frac{2}{3}$ ) of all votes cast were cast in favor of the levy of a special tax and the establishment of an appropriations limit, as determined by the City Council in Resolution No. 17-658, which was duly adopted on December 6, 2017; and

**WHEREAS**, the City Council is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code to annex territory into an existing community facilities district by complying with the procedures set forth in said Article 3.5; and

**WHEREAS**, the City Council November 20, 2024, duly adopted Resolution No. 24-1511 ("Resolution of Intention") declaring its intention to annex certain territory to the CFD No. 2017-1 and to levy a special tax within that territory to pay for certain services and setting a time and place for the public hearing on the proposed annexation for January 15, 2025; and

**WHEREAS**, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 27, Community Facilities District No. 2017-1 (Maintenance Services)" a copy of which was recorded, on November 26, 2024, in Book 94 of Maps of Assessment and Community Facilities Districts at Page 75, in the office of the Riverside County Recorder; and

**WHEREAS**, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on January 15, 2025, not earlier than the hour of 6:00 p.m. at the City Hall located at 29844 Haun Road, Menifee, California 92586, at which hearing all interested persons were given the opportunity to appear and be heard on the proposed annexation of said territory to the CFD No. 2017-1 and the levy of special taxes within said territory proposed to be annexed. If and to the extent participation in the January 15, 2025, meeting must occur by teleconference, videoconference, or other electronic means authorized by the Ralph M. Brown Act or an Executive Order of the Governor of California, the means and methods for participating the meeting shall be posted on the Agenda for said meeting, which shall be posted at least 72 hours prior to the meeting on the City of Menifee ([www.cityofmenifee.us](http://www.cityofmenifee.us)), and outside of City Hall at 29844 Haun Road, Menifee, California 92586. A copy of the Agenda will be made available upon request to the Menifee City Clerk's office at 951-723-3471; and

**WHEREAS**, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD No. 2017-1, or by fifty percent (50%) or more of the registered voters residing within the territory proposed to be annexed, or by the owners of one-half (½) or more of the area within the CFD No. 2017-1, or by the owners of one-half (½) or more of the territory proposed to be annexed; and

**WHEREAS**, the City Council has determined that there are fewer than twelve (12) registered voters residing in the territory proposed to be annexed to the CFD No. 2017-1 and that the qualified electors in such territory are the landowners; and

**WHEREAS**, on the basis of all of the foregoing, the City Council has determined at this time to call an election to authorize the annexation of territory to the CFD No. 2017-1 and the levying of a special tax as described in Exhibit A attached hereto; and

**WHEREAS**, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD No. 2017-1 consenting to the shortening of election time requirements, waiving analysis and arguments, waiving all notice requirements, and waiving word limit requirements for the ballot relating to the conduct of the election; and

**WHEREAS**, the City Clerk has concurred with the election date set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Menifee, California acting as the legislative body of Community Facilities District No. 2017-1 (Maintenance Services) of the City of Menifee, determine and order as follows:

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

**Section 2.**     Confirmation of Finding in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

**Section 3.**     Findings Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD No. 2017-1 and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

**Section 4.**     Findings Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to the CFD No. 2017-1 are valid and in conformity with the requirements of the Act.

**Section 5.**     Levy of Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of territory proposed to be annexed to the CFD No. 2017-1, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2017-1, will be levied annually in CFD No. 2017-1. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit A hereto.

**Section 6.**     Apportionment of Tax. The special tax as apportioned to each parcel is based on the cost of making the Services available to each parcel, or other reasonable basis, and is not based on or upon the ownership of real property.

**Section 7.** Tax Roll Preparation. The office of the Public Works Director, 29844 Haun Road, Menifee, California 92586, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Public Works Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

**Section 8.** Accountability Measures. Pursuant to Government Code section 50075.1, the City shall create a separate account into which special tax proceeds will be deposited; and the Public Works Director annually shall prepare and file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in the CFD No. 2017-1.

**Section 9.** Special Election; Voting Procedures. The City Council hereby submits the question of levying the special tax within the territory proposed to be annexed to the qualified electors of the territory proposed to be annexed, in accordance with and pursuant to the Act. The special election shall be held on January 15, 2025, and shall be conducted as follows:

(A). Qualified Electors. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of the territory proposed to be annexed into CFD No. 2017-1. Because fewer than twelve registered voters reside within the territory proposed to be annexed to the CFD No. 2017-1 on November 9, 2024 (a date within the 90 days preceding the close of the public hearing on the territory proposed to be annexed to the CFD No. 2017-1), the qualified electors shall be the landowners within the territory proposed to be annexed to the CFD No. 2017-1, and each landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed to the CFD No. 2017-1.

(B). Consolidation of Elections; Combination of Propositions on Ballot. The election on the question of levying the special tax and establishing an appropriations limit for the CFD No. 2017-1 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(C). Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to the CFD No. 2017-1. The City Council hereby ratifies the form of the ballot, which is attached hereto as Exhibit B. The full text of the ballot for said elections shall be set forth in Exhibit C and shall be included in the ballot pamphlet mailed to each qualified elector.

(D). Return of Ballots. The City Clerk shall accept the ballots of the landowners up to 6:00 p.m. on January 15, 2025. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(E). Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 15, 2025, or when all qualified electors have voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.



(F). Declaration of Results. The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

**Section 10.** General Authorization with Respect to the Election. The officers, employees, and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof. All actions heretofore taken by the officers, employees, and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

**Section 11.** Filing of Resolution and Map with City Clerk. The City Council hereby directs the City Clerk to file a copy of this Resolution and the annexation map of the boundaries of CFD No. 2017-1 in his/her office.

**Section 12.** Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of January, 2025

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Ricky Estrada, Mayor

Attest:

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Stephanie Roseen, City Clerk

Approved as to form:

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Jeffrey T. Melching, City Attorney

## EXHIBIT "A"

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES) OF THE CITY OF MENIFEE

A Special Tax (the "Special Tax") shall be levied on and collected from each Assessor's Parcel (defined below) in Community Facilities District No. 2017-1 (Maintenance Services) (the "CFD No. 2017-1" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2018, in an amount determined by the City Council of the City of Menifee, acting in its capacity as the legislative body of CFD No. 2017-1, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2017-1, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

#### A. DEFINITIONS

**"Acre" or "Acreage"** means the land area of an Assessor's Parcel as shown on any Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the area is not shown on the applicable Final Map, the land area shall be calculated by the Administrator.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2017-1 including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2017-1, or any designee thereof associated with fulfilling the CFD No. 2017-1 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2017-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees including payment of a proportional share of City overhead and salaries and benefits of any City employees whose duties are related to the administration of CFD No. 2017-1 and third party expenses related to CFD No. 2017-1. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2017-1 for any other administrative purposes of CFD No. 2017-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Administrator"** means the City Manager of the City of Menifee, or his or her designee.

**"Approved Property"** means all Assessor's Parcels of Taxable Property that are included in a Final Map that was recorded prior to the March 1 preceding the Fiscal Year in which the Special Tax is being levied, and that have not been issued a building permit on or prior to the June 1 preceding the Fiscal year in which the special tax is being levied.

**"Assessor's Parcel"** means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County of Riverside.

**"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 that identification number assigned to a parcel by the County Assessor of the County.

**“Building Square Footage”** or **“BSF”** means the floor area square footage reflected on the original construction building permit issued for construction of a building of Non-Residential Property and any Building Square Footage subsequently added to a building of such Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

**“Calendar Year”** means the period commencing January 1 of any year and ending the following December 31.

**“CFD”** or **“CFD No. 2017-1”** means the City of Menifee Community Facilities District No. 2017-1 (Maintenance Services).

**“City”** means the City of Menifee.

**“Contingent Services”** means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2017-1 as set forth in the documents adopted by the City Council at the time the CFD was formed to be provided by the City in the event the Administrator makes a determination pursuant to Section C(2) that a Property Owners’ Association fails to adequately provide such services.

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

**“Developed Property”** means all Assessor’s Parcels of Taxable Property for which a building permit for new construction has been issued on or prior to June 1 preceding the Fiscal Year in which the Special Tax is being levied.

**“Exempt Property”** means all Assessors’ Parcels designated as being exempt from the Special Tax as provided for in Section G.

**“Final Map”** means a subdivision of property by recordation of a final 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 1352 that creates individual lots for which building permits may be issued without further subdivision.

**“Fiscal Year”** means the period from and including July 1<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“Land Use Category”** or **“LUC”** means any of the categories contained in Section B hereof to which an Assessor’s Parcel is assigned consistent with the land use approvals that have been received or proposed for the Assessor’s Parcel as of June 1 preceding the Fiscal Year in which the Special Tax is being levied.

**“Maximum Special Tax”** means either Maximum Special Tax A and/or Maximum Special Tax B (Contingent), as applicable.

**“Maximum Special Tax A”** means for each Assessor’s Parcel and each Fiscal Year, the maximum Special Tax A, as determined in accordance with Section C below that can be levied on such Assessor’s Parcel in such Fiscal Year.

**“Maximum Special Tax B (Contingent)”** means for each Assessor’s Parcel and each Fiscal Year, the maximum Special Tax B (Contingent), as determined in accordance with Section C below that can be levied on such Assessor’s Parcel in such Fiscal Year.

**“Multi-Family Residential Property” or “MFR”** means any Assessor’s Parcel of Residential Property upon which a building or buildings comprised of attached Residential Units sharing at least one common wall with another unit are constructed or are intended to be constructed.

**“Non-Residential Property” or “NR”** means all Assessor’s Parcels of Taxable Property for which a building permit(s) was issued for a non-residential use. The Administrator shall make the determination if an Assessor’s Parcel is Non-Residential Property.

**“Property Owner’s Association” or “POA”** means the property owner’s association or homeowner’s association established to maintain certain landscaping within a Tax Zone.

**“Proportionately”** means for Taxable Property that is: (i) Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property that the ratio of the actual Special Tax levy per acre to the Maximum Special Tax per acre is the same for all Parcels of Undeveloped Property.

**“Residential Unit” or “RU”** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

**“Residential Property”** means all Assessor’s Parcels of Taxable Property upon which Residential Units have been constructed or are intended to be constructed or for which building permits have been or may be issued for purposes of constructing one or more Residential Units.

**“Service(s)”** means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2017-1 as set forth in the documents adopted by the City Council at the time the CFD was formed as identified in Appendix B.

**“Single Family Residential Property” or “SFR”** means any Residential Property other than Multi-Family Residential Property on an Assessor’s Parcel.

**“Special Tax(es)”** means the Special Tax A or Special Tax B (Contingent) to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property.

**“Special Tax A”** means the annual special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax A Requirement.

**“Special Tax A Requirement”** means for each Tax Zone that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of such Tax Zone within CFD No. 2017-1 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for maintenance services including but not limited to (i) maintenance and lighting of parks, parkways, streets, roads and open space, (ii) maintenance and operation of water quality improvements, (iii) public street sweeping, (iv) fund an operating reserve for the costs of Services as determined by the Administrator, and (v) Administrative Expenses. Under no circumstances shall the Special Tax A Requirement include funds for Bonds.

**"Special Tax B (Contingent)"** means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax B (Contingent) Requirement, if required.

**"Special Tax B (Contingent) Requirement"** means that amount required in any Fiscal Year, if the POA is unable to maintain the Contingent Service(s) to: (i) pay the costs of Contingent Services incurred or otherwise payable in the Calendar Year commencing in such Fiscal Year; (ii) fund an operating reserve for the costs of Contingent Services as determined by the Administrator; less a credit for funds available to reduce the annual Special Tax B (Contingent) levy as determined by the Administrator.

**"Taxable Property"** means all Assessor's Parcels within CFD No. 2017-1, which are not Exempt Property.

**"Taxable Unit"** means a Residential Unit, Building Square Footage, or an Acre.

**"Tax Zone"** means a mutually exclusive geographic area, within which particular Special Tax rates may be levied pursuant to this Rate and Method of Apportionment of Special Tax. Appendix C identifies the Tax Zone in CFD No. 2017-1 at formation; additional Tax Zones may be created when property is annexed into the CFD.

**"Tax Zone 1"** means the specific geographic area identified on the CFD Boundary Map as Tax Zone 1.

**"Tract(s)"** means an area of land; i) within a subdivision identified by a particular tract number on a Final Map, ii) identified within a Parcel Map; or iii) identified within lot line adjustment approved for subdivision.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Approved Property.

## **B. ASSIGNMENT TO LAND USE CATEGORIES**

For each Fiscal Year, all Assessor's Parcels of Taxable Property within CFD No. 2017-1 shall be classified as Developed Property, Approved Property, or Undeveloped Property, and shall be subject to the levy of Special Taxes as determined pursuant to Sections C and D below. Assessor's Parcels of Developed Property and Approved Property shall be classified as either Residential Property or Non-Residential Property. Residential Property shall be further classified as Single Family Residential Property or Multi-Family Residential Property and the number of Residential Units shall be determined by the Administrator.

## **C. MAXIMUM SPECIAL TAX RATES**

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Residential Property, all such Assessor's Parcels shall be assigned the number of Residential Unit(s) constructed or to be constructed thereon as specified in or shown on the building permit(s) issued or Final Map as determined by the Administrator. Once a single family attached or multi-family building or buildings have been built on an Assessor's Parcel, the Administrator shall determine the actual number of Residential Units contained within the building or buildings, and the Special Tax A levied against the Assessor's Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Residential Units by the Maximum Special Tax per Residential Unit for the Tax Zone below or as included in Appendix A as each annexation occurs.

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Non-Residential Property, all such Assessor's Parcels shall be assigned the number of Building Square Footage or Acres as shown on the Final Map as determined by the Administrator. Once the Administrator determines the actual number of Building Square Footage or Acres for the Assessor's Parcels, the Special Tax A levied against the Assessor's Parcel in the next Fiscal Year shall be calculated by multiplying the number of Building Square Footage or Acres by the Maximum Special Tax per Taxable Unit identified for the applicable Tax Zone below or as included in Appendix A as each annexation occurs.

## 1. Special Tax A

### a. Developed Property

#### (i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor's Parcel of Developed Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zones annexed and included in Appendix A. The Maximum Special Tax A for Developed Property for Fiscal Year 2018-19 within Tax Zone 1 is identified in Table 1 below:

**TABLE 1  
MAXIMUM SPECIAL TAX A RATES  
DEVELOPED PROPERTY**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
1	TR 36299-1 & PM 9504	Single Family Residential Property	RU	\$158
		Multi-Family Residential Property	RU	\$158
		Non-Residential Property	Acre	\$1,714

#### (ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2019 the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

#### (iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax A that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax A that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's 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 Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

### b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Approved Property for Fiscal



Year 2018-19 within Tax Zone 1 is identified in Table 2 below:

**TABLE 2  
MAXIMUM SPECIAL TAX A RATES  
APPROVED PROPERTY**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
1	TR 36299-1 & PM 9504	Single Family Residential Property	RU	\$158
		Multi-Family Residential Property	RU	\$158
		Non-Residential Property	Acre	\$1,714

On each July 1, commencing on July 1, 2019 the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Undeveloped Property for Fiscal Year 2018-19 within Tax Zone 1 is identified in Table 3 below:

**TABLE 3  
MAXIMUM SPECIAL TAX A RATES  
UNDEVELOPED PROPERTY**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
1	TR 36299-1 & PM 9504	Acre	\$1,515

On each July 1, commencing on July 1, 2019 the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

## 2. Special Tax B (Contingent)

The City Council shall levy Special Tax B (Contingent) only in the event the POA defaults in its obligation to maintain the Contingent Services, which default shall be deemed to have occurred, as determined by the Administrator, in each of the following circumstances:

- (a) The POA files for bankruptcy;
- (b) The POA is dissolved;
- (c) The POA ceases to levy annual assessments for the Contingent Services; or
- (d) The POA fails to provide the Contingent Services at the same level as the City provides similar services and maintains similar improvements throughout the City and within ninety (90) days after written notice from the City, or such longer period permitted by the City Manager, fails to remedy the deficiency to the reasonable satisfaction of the City Council.

a. Developed Property

(i) Maximum Special Tax B (Contingent)

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Taxable Property is shown in Table 4 and shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zones annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2018-19 within Tax Zone 1 is identified in Table 4 below:

**TABLE 4  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
DEVELOPED PROPERTY**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
1	TR 36299-1 & PM 9504	Single Family Residential Property	RU	\$0
		Multi-Family Residential Property	RU	\$0
		Non-Residential Property	Acre	\$0

(ii) Increase in the Maximum Special Tax B (Contingent)

On each July 1, commencing on July 1, 2019 the Maximum Special Tax B (Contingent) for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax B (Contingent) that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax B (Contingent) that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's 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 Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

b. Approved Property

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2018-19 within Tax Zone 1 is identified in Table 5 below:

**TABLE 5  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
APPROVED PROPERTY**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
1	TR 36299-1 & PM 9504	Single Family Residential Property	RU	\$0
		Multi-Family Residential Property	RU	\$0
		Non-Residential Property	Acre	\$0

On each July 1, commencing on July 1, 2019 the Maximum Special Tax B (Contingent) for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2017-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2018-19 within Tax Zone 1 is identified in Table 6 below:

**TABLE 6  
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES  
UNDEVELOPED PROPERTY**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
1	TR 36299-1 & PM 9504	Acre	\$0

On each July 1, commencing on July 1, 2019 the Maximum Special Tax B (Contingent) for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

**D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX**

**1. Special Tax A**

Commencing with Fiscal Year 2018-19 and for each following Fiscal Year, the City Council shall determine the Special Tax A Requirement for each Tax Zone and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property within such Tax Zone until the aggregate amount of Special Tax A equals the Special Tax A Requirement for such Tax Zone. The Special Tax A shall be levied for each Fiscal Year as follows:

First: The Special Tax A shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax A to satisfy the Special Tax A Requirement;

Second: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Approved

Property at up to 100% of the Maximum Special Tax A for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps has been completed, the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

## **2. Special Tax B (Contingent)**

Commencing with the first Fiscal Year in which Special Tax B (Contingent) is authorized to be levied and for each following Fiscal Year, the City Council shall determine the Special Tax B (Contingent) Requirement for each Tax Zone, if any, and shall levy the Special Tax on all Assessor's Parcels of Taxable Property within such Tax Zone until the aggregate amount of Special Tax B (Contingent) equals the Special Tax B (Contingent) Requirement for such Tax Zone. The Special Tax B (Contingent) shall be levied for each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax B (Contingent) to satisfy the Special Tax B (Contingent) Requirement;

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

Third: If additional monies are needed to satisfy the Special Tax B (Contingent) Requirement after the first two steps has been completed, the Special Tax B (Contingent) shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax B (Contingent) for Undeveloped Property.

## **E. FUTURE ANNEXATIONS**

It is anticipated that additional properties will be annexed to CFD No. 2017-1 from time to time. As each annexation is proposed, an analysis will be prepared to determine the annual cost for providing Services to such properties. Based on this analysis, any properties to be annexed, pursuant to California Government Code section 53339 et seq. will be assigned the appropriate Maximum Special Tax rates for the Tax Zone when annexed and included in Appendix A.

## **F. DURATION OF SPECIAL TAX**

For each Fiscal Year, the Special Tax A shall be levied as long as the Services are being provided.

For each Fiscal Year, the Special Tax B (Contingent) shall be levied as long as the Contingent Services are being provided.

## **G. EXEMPTIONS**

The City shall classify as Exempt Property within CFD No. 2017-1, all Assessor's; (i) which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) which are privately owned but are encumbered by or restricted solely for public uses; or (iv) which are in use in the performance of a public function as determined by the Administrator.

#### **H. APPEALS**

Any property owner claiming that the amount or application of the Special Taxes are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator of CFD No. 2017-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

#### **I. MANNER OF COLLECTION**

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2017-1 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

**APPENDIX A**  
**CITY OF MENIFEE**  
**COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)**  
**COST ESTIMATE**

**Special Tax A Services** - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2024-25. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2017-1 Tax Zone 27.

**TAX ZONE 27 (SERVICES)**  
**Parcel Nos. 333-040-045 and 333-040-046**

Item	Description	Estimated Cost
1	Landscaping	\$2,571
2	Lighting	\$1,430
3	Streets	\$3,299
4	Graffiti	\$548
5	Reserves	\$497
6	Administration	\$1,135
<b>Total</b>		<b>\$9,481</b>

**Special Tax B Contingent Services** – The estimate breaks down the costs of providing one year's contingent maintenance services for Fiscal Year 2024-25. If necessary, these services will be funded by the levy of Special Tax B (Contingent) for Community Facilities District No. 2017-1 Tax Zone 27.

**TAX ZONE 27 (CONTINGENT SERVICES)**  
**Parcel Nos. 333-040-045 and 333-040-046**

Item	Description	Estimated Cost
1	Drainage	\$690
2	Reserves	\$69
3	Administration	\$1,135
<b>Total</b>		<b>\$1,894</b>

**TAX ZONE 27**  
**FY 2024-25 MAXIMUM SPECIAL TAX RATES**

Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B
Developed	Acre	\$5,016	\$1,002
Approved	Acre	\$5,016	\$1,002
Undeveloped	Acre	\$5,016	\$1,002



**MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE**

<b>Tax Zone</b>	<b>Fiscal Year Included</b>	<b>Tract</b>	<b>No. of Taxable Units</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B (Contingent)</b>	<b>Subdivider</b>
1	2018-19	36299-1 & PM 9504	426	SFR	RU	\$158	\$0	Stark Meniffee Land, LLC
			548	MFR	RU	\$158	\$0	Stark Meniffee Land, LLC & Meniffee Multifamily, LLC
			27.68	NR	Acre	\$1,714	\$0	Several
2	2020-21	TR 37576	65	SFR	RU	\$539	\$43	Meritage Homes
3	2020-21	TR 28859	161	SFR	RU	\$727	\$0	Woodside O5S
4	2020-21	TTM 31098	258	SFR	RU	\$878	\$0	Lennar Homes of California, Inc.
5	2020-21	TTM 36852	68	SFR	RU	\$755	\$151	Strata Holland, LLC
6	2021-22	TTM 37668	175	SFR	RU	\$765	\$295	Meritage Homes of California, Inc.
7	2022-23	TTM 31456	176	SFR	RU	\$996	\$0	RCFC Investments, LLC
8	2021-22	TR 32102 & TR 32102-1	256	SFR	RU	\$674	\$0	Diamond Brother Five Partnership, LP and Pulte Home Company, LLC
9	2021-22	TTM 37400	174	SFR	RU	\$703	\$0	D.R. Horton Los Angeles Holding Company, Inc.
10	2022-23	TPM 37380	3.62	NR	Acre	\$3,588	\$1,646	Briggs & 74, LLC
11	2024-25	TR 31194	552	SFR	RU	\$913	\$0	Golden Meadowland, LLC & Golden Hill Country, LLC
12	2022-23	TR 37408 & TR 37409	1,022	SFR	RU	\$963	\$5	BLC Fleming LLC
13	2022-23	TR 36803	80	SFR	RU	\$556	\$171	FPG Sun Meniffee 80 LLC
14	2022-23	TR 32628	303	SFR	RU	\$281	\$45	FPG Tricon Meniffee Property LLC
15	2022-23	PLN 20-0167	9.92	MFR/NR	Acre	\$3,865	\$2,375	Boulders Meniffee LLC
16	2022-23	LLA 17-007	12.48	MFR	Acre	\$3,273	\$2,119	Jefferson Meniffee, LLC
17	2023-24	PM 37145	4.82	NR	Acre	\$3,137	\$0	VSK Investments, LLC
18	2023-24	TR 37131	305	SFR	RU	\$533	\$38	AG EHC II (LEN) CA 1, LP
19	2023-24	PLN 22-0199	0.96	NR	Acre	\$2,995	\$0	DSMD Cajun Properties
20	To Be Determined							
21	2024-25	TR 38219	198	SFR	RU	\$315	\$71	Richmond American Homes of Maryland Inc.
22A	2023-24	TR 36658-1, -3, -4, & -7	393	SFR	RU	\$1,086	\$100	Pulte Home Company, LLC
22B	2023-24	TR 36658-2	116	SFR	RU	\$879	\$100	Pulte Home Company, LLC
22C	2023-24	TR 36658-5 & 36658-6	247	SFR	RU	\$879	\$100	Pulte Home Company, LLC
23	2024-25	TR 37671-1, -2,-F	182	SFR	RU	\$1,293	\$0	Pulte Home Company, LLC
24	Cancelled							
25	To Be Determined							
26	To Be Determined							
27	2024-25	333-040-045 333-040-046	1.89	NR	Acre	\$5,016	\$1,002	KA Meniffee, LLC, Capital Financial Group, Kaassi International, Inc., KZA Inc.

**ESCALATION OF MAXIMUM SPECIAL TAXES**

On each July 1, commencing on July 1, 2019 the Maximum Special Tax shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

## **APPENDIX B**

### **CITY OF MENIFEE COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)**

#### **DESCRIPTION OF AUTHORIZED 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 (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including 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 is 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 and servicing 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; and

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in the Rate and Method of Apportionment.

The above 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 or those provided in the territory annexed to CFD No. 2017-1 before the territory was annexed, as applicable.

**APPENDIX C**

**CITY OF MENIFEE**

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

**PROPOSED BOUNDARIES**

# **ANNEXATION MAP NO. 27** **COMMUNITY FACILITIES DISTRICT NO. 2017-1** **(MAINTENANCE SERVICES)** **CITY OF MENIFEE** **COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

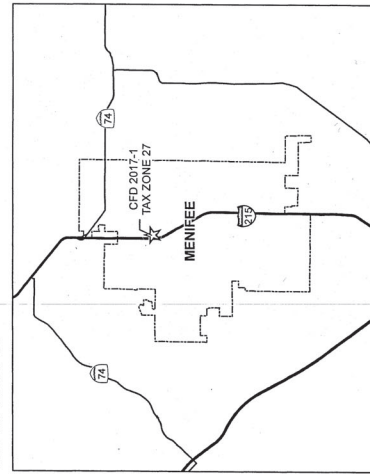
THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES), OF THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON NOVEMBER 7, 2017 IN BOOK 81 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 69 AND AS INSTRUMENT NO. 2017-0465706 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES), OF THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MENIFEE AT A REGULAR MEETING THEREOF, HELD ON 20 DAY OF November 2024.

BY ITS RESOLUTION NO. 24-1511

*Stephanie Rose*  
 CITY CLERK  
 CITY OF MENIFEE



**SPICER**  
 CONSULTING GROUP

RECORDED THIS 10th DAY OF November, 2024 AT THE HOUR OF 1:10 O'CLOCK P.M. IN BOOK 94 PAGE 15 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$9 NO.: 2024-0303434  
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER  
 BY: OR DEPUTY

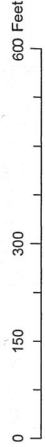
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MENIFEE, THIS 20 DAY OF November, 2024.

*Stephanie Rose*  
 CITY CLERK  
 CITY OF MENIFEE



## **LEGEND**

- PARCEL LINE
- CFD BOUNDARY
- CITY BOUNDARY
- ASSESSOR PARCEL NUMBER
- TAX ZONE



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.

copy 8/10

SHEET 1 OF 1 SHEET

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES), CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MENIFEE AT A REGULAR MEETING THEREOF, HELD ON 1st DAY OF November 2017.

BY RESOLUTION NO. 17-1654

*Shirley A. Nunnally*  
CITY CLERK  
CITY OF MENIFEE

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MENIFEE, THIS 2nd DAY OF November 2017.

*Shirley A. Nunnally*  
CITY CLERK  
CITY OF MENIFEE

# BOUNDARIES - POTENTIAL ANNEXATION AREA

## COMMUNITY FACILITIES DISTRICT NO. 2017-1

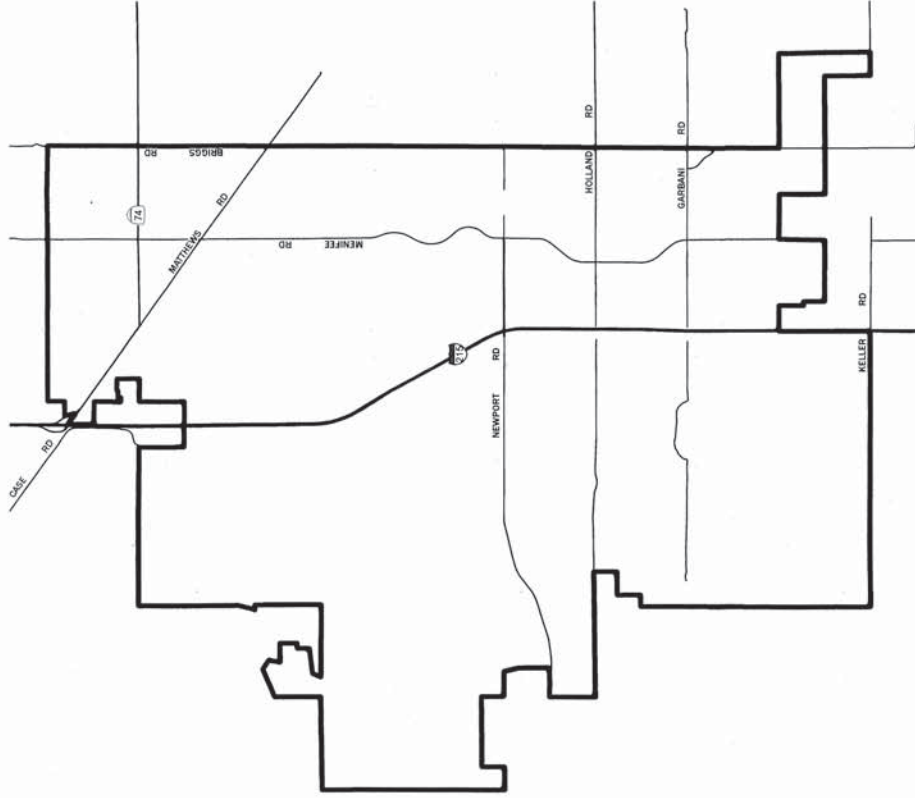
### (MAINTENANCE SERVICES)

#### CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RECORDED THIS 7th DAY OF November, 2017, AT THE HOUR OF 1:49 O'CLOCK PM. IN BOOK 81 PAGE 10 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

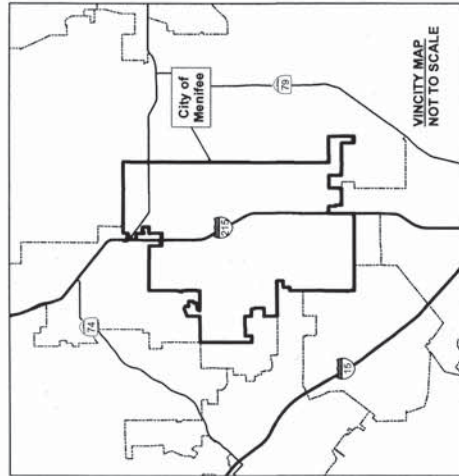
FEE: \$ 10.00 NO.: 2017-0465707  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Stephanie Dand*  
DEPUTY



Legend

— ANNEXATION AREA BOUNDARY





**EXHIBIT "B"**

**CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)  
ANNEXATION NO. 27**

**(January 15, 2025)**

This ballot is for the use of the authorized representative of the following owner of land within Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1") of the City of Menifee:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Capital Financial Group, Inc. Defined Benefit Pension Plan	0.27	1

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Menifee (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2017-1, City of Menifee, County of Riverside, State of California. Please advise the City Clerk, at (951) 672-6777 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than January 1, 2025, two calendar weeks prior to the date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 5:00 p.m. on January 15, 2025, at the Clerk's office at 29844 Haun Road, City of Menifee, CA 92586.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on January 15, 2025.

Very truly yours,

Stephanie Roseen  
City Clerk  
City of Menifee

**TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.**

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
Capital Financial Group, Inc. Defined Benefit Pension Plan Attn: Kayvon Agahnia 5820 Oberlin Drive, Suite 201 San Diego, CA 92121	333-040-045, 333-040-046

CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT

<p><b><u>SPECIAL TAX BALLOT MEASURE</u></b></p> <p>Shall the City Council of the City of Menifee be authorized to levy a special tax on an annual basis at the rates set forth in the following table:</p> <table border="1"><thead><tr><th>Land Use Category</th><th>Maximum Special Tax A</th><th>Maximum Special Tax B (Contingent)</th></tr></thead><tbody><tr><td>Non-Residential</td><td>\$5,016</td><td>\$1,002</td></tr></tbody></table> <p>plus an annual increase on each July 1, commencing on July 1, 2025 the Maximum Special Tax A and the Maximum Special Tax B shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino – Ontario (December 2017 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater, to finance certain services within the territory identified on the map entitled "Annexation Map No. 27 of Community Facilities District No. 2017-1 (Maintenance Services) City of Menifee" including landscaping, lighting, streets, and graffiti abatement for Special Tax A, and drainage for Special Tax B (Contingent) as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 24-1511 adopted by the City Council of the City of Menifee on November 20, 2024 (including incidental expenses), and shall an appropriation limit be established for the Community Facilities District No. 2017-1 (Maintenance Services) in the amount of special taxes collected?</p>	Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Non-Residential	\$5,016	\$1,002	<p>MARK "YES" OR "NO" WITH AN "X":</p> <p>YES _____</p> <p>NO _____</p>
Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)					
Non-Residential	\$5,016	\$1,002					

**Certification for Special Election Ballot**

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on \_\_\_\_\_, 20\_\_.

Kayvon Agahnia  
Trustee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)  
ANNEXATION NO. 27**

**(January 15, 2025)**

This ballot is for the use of the authorized representative of the following owner of land within Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1") of the City of Menifee:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
KA Menifee, LLC	1.30	2

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Menifee (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2017-1, City of Menifee, County of Riverside, State of California. Please advise the City Clerk, at (951) 672-6777 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than January 1, 2025, two calendar weeks prior to the date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 5:00 p.m. on January 15, 2025, at the Clerk's office at 29844 Haun Road, City of Menifee, CA 92586.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on January 15, 2025.

Very truly yours,

Stephanie Roseen  
City Clerk  
City of Menifee

**TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.**

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
KA Meniffee, LLC Attn: Kaream Assi 5820 Oberlin Drive, Suite 201 San Diego, CA 92121	333-040-045, 333-040-046

CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT

<b><u>SPECIAL TAX BALLOT MEASURE</u></b>	<b>MARK "YES" OR "NO" WITH AN "X":</b>						
Shall the City Council of the City of Meniffee be authorized to levy a special tax on an annual basis at the rates set forth in the following table:	YES _____						
<table border="1"><tr><th>Land Use Category</th><th>Maximum Special Tax A</th><th>Maximum Special Tax B (Contingent)</th></tr><tr><td>Non-Residential</td><td>\$5,016</td><td>\$1,002</td></tr></table>	Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Non-Residential	\$5,016	\$1,002	NO _____
Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)					
Non-Residential	\$5,016	\$1,002					
plus an annual increase on each July 1, commencing on July 1, 2025 the Maximum Special Tax A and the Maximum Special Tax B shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino – Ontario (December 2017 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater, to finance certain services within the territory identified on the map entitled "Annexation Map No. 27 of Community Facilities District No. 2017-1 (Maintenance Services) City of Meniffee" including landscaping, lighting, streets, and graffiti abatement for Special Tax A, and drainage for Special Tax B (Contingent) as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 24-1511 adopted by the City Council of the City of Meniffee on November 20, 2024 (including incidental expenses), and shall an appropriation limit be established for the Community Facilities District No. 2017-1 (Maintenance Services) in the amount of special taxes collected?							

**Certification for Special Election Ballot**

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on \_\_\_\_\_, 20\_\_.

Kaream Assi  
Manager

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)  
ANNEXATION NO. 27**

**(January 15, 2025)**

This ballot is for the use of the authorized representative of the following owner of land within Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1") of the City of Menifee:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Kaassi International, Inc. Defined Benefit Pension Plan	0.27	1

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Menifee (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2017-1, City of Menifee, County of Riverside, State of California. Please advise the City Clerk, at (951) 672-6777 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

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**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 5:00 p.m. on January 15, 2025, at the Clerk's office at 29844 Haun Road, City of Menifee, CA 92586.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on January 15, 2025.

Very truly yours,

Stephanie Roseen  
City Clerk  
City of Menifee

**TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.**

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
Kaassi International, Inc. Defined Benefit Pension Plan Attn: Kaream Assi 5820 Oberlin Drive, Suite 201 San Diego, CA 92121	333-040-045, 333-040-046

**CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)**

**AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT**

<b><u>SPECIAL TAX BALLOT MEASURE</u></b>			<b>MARK "YES" OR "NO" WITH AN "X":</b>						
<p>Shall the City Council of the City of Menifee be authorized to levy a special tax on an annual basis at the rates set forth in the following table:</p> <table border="1"><thead><tr><th><b>Land Use Category</b></th><th><b>Maximum Special Tax A</b></th><th><b>Maximum Special Tax B (Contingent)</b></th></tr></thead><tbody><tr><td>Non-Residential</td><td>\$5,016</td><td>\$1,002</td></tr></tbody></table> <p>plus an annual increase on each July 1, commencing on July 1, 2025 the Maximum Special Tax A and the Maximum Special Tax B shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino – Ontario (December 2017 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater, to finance certain services within the territory identified on the map entitled "Annexation Map No. 27 of Community Facilities District No. 2017-1 (Maintenance Services) City of Menifee" including landscaping, lighting, streets, and graffiti abatement for Special Tax A, and drainage for Special Tax B (Contingent) as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 24-1511 adopted by the City Council of the City of Menifee on November 20, 2024 (including incidental expenses), and shall an appropriation limit be established for the Community Facilities District No. 2017-1 (Maintenance Services) in the amount of special taxes collected?</p>				<b>Land Use Category</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B (Contingent)</b>	Non-Residential	\$5,016	\$1,002
<b>Land Use Category</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B (Contingent)</b>							
Non-Residential	\$5,016	\$1,002							
			YES _____						
			NO _____						

**Certification for Special Election Ballot**

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on \_\_\_\_\_, 20\_\_.

Kaream Assi  
Trustee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)  
ANNEXATION NO. 27**

**(January 15, 2025)**

This ballot is for the use of the authorized representative of the following owner of land within Community Facilities District No. 2017-1 (Maintenance Services) ("CFD No. 2017-1") of the City of Menifee:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
KZA Inc. Defined Benefit Pension Plan	0.27	1

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Menifee (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2017-1, City of Menifee, County of Riverside, State of California. Please advise the City Clerk, at (951) 672-6777 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

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**Personal**

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However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on January 15, 2025.

Very truly yours,

Stephanie Roseen  
City Clerk  
City of Menifee

**TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.**

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
KZA Inc. Defined Benefit Pension Plan Attn: Kambiz Agahnia 5820 Oberlin Drive, Suite 201 San Diego, CA 92121	333-040-045, 333-040-046

CITY OF MENIFEE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT

<b><u>SPECIAL TAX BALLOT MEASURE</u></b>	<b>MARK "YES" OR "NO" WITH AN "X":</b>						
Shall the City Council of the City of Menifee be authorized to levy a special tax on an annual basis at the rates set forth in the following table:	YES _____						
<table border="1"><tr><th>Land Use Category</th><th>Maximum Special Tax A</th><th>Maximum Special Tax B (Contingent)</th></tr><tr><td>Non-Residential</td><td>\$5,016</td><td>\$1,002</td></tr></table>	Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Non-Residential	\$5,016	\$1,002	NO _____
Land Use Category	Maximum Special Tax A	Maximum Special Tax B (Contingent)					
Non-Residential	\$5,016	\$1,002					
plus an annual increase on each July 1, commencing on July 1, 2025 the Maximum Special Tax A and the Maximum Special Tax B shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino – Ontario (December 2017 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater, to finance certain services within the territory identified on the map entitled "Annexation Map No. 27 of Community Facilities District No. 2017-1 (Maintenance Services) City of Menifee" including landscaping, lighting, streets, and graffiti abatement for Special Tax A, and drainage for Special Tax B (Contingent) as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 24-1511 adopted by the City Council of the City of Menifee on November 20, 2024 (including incidental expenses), and shall an appropriation limit be established for the Community Facilities District No. 2017-1 (Maintenance Services) in the amount of special taxes collected?							

**Certification for Special Election Ballot**

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration is executed on \_\_\_\_\_, 20\_\_.

Kambiz Agahnia  
Trustee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name



## FULL TEXT OF PROPOSITION

SPECIAL 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)

January 15, 2025

**SPECIAL TAX BALLOT MEASURE:** Shall the City Council of the City of Menifee be authorized to levy a special tax on an annual basis at the rates set forth in the following table:

<b>Land Use Category</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B</b>
Non- Residential	\$5,016	\$1,002

plus an annual increase on each July 1, commencing on July 1, 2025 the Maximum Special Tax A and the Maximum Special Tax B shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Riverside – San Bernardino – Ontario (December 2017 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater, to finance certain services within the territory identified on the map entitled “Annexation Map No. 27 of Community Facilities District No. 2017-1 (Maintenance Services) City of Menifee” including landscaping, lighting, streets, and graffiti abatement for Special Tax A, and drainage for Special Tax B (Contingent) as provided in the Rate and Method of Apportionment which is attached as Exhibit C to Resolution No. 24-1511 adopted by the City Council of the City of Menifee on November 20, 2024 (including incidental expenses), and shall an appropriation limit be established for the Community Facilities District No. 2017-1 (Maintenance Services) in the amount of special taxes collected?

## RESOLUTION NO. 25-\_\_\_\_

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA, DECLARING ELECTION RESULTS OF THE SPECIAL ELECTION HELD ON JANUARY 15, 2025, AND ORDERING THE ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES) (ANNEXATION NO. 27), PARCEL NOS. 333-040-045 AND 333-040-046.**

**WHEREAS**, the City Council (the “City Council”) of the City of Menifee (the “City”) has heretofore conducted proceedings, pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), for the area proposed to be annexed to Community Facilities District No. 2017-1 (Maintenance Services) of the City of Menifee, County of Riverside, State of California (the “CFD No. 2017-1”), including conducting a public hearing pursuant to the Act; and

**WHEREAS**, at the conclusion of said public hearing, the City Council adopted a resolution calling a special election for January 15, 2025, and submitting to the qualified electors of the territory proposed to be annexed to the CFD No. 2017-1 the question of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property, as provided in the form of the special election ballot attached thereto as Exhibit B; and

**WHEREAS**, the special election was held on January 15, 2025, and the City Clerk (or, in the absence of the City Clerk, the City Clerk – in either case, the “Clerk”) has duly canvassed the returns of the special election and has filed with the City Council a Certificate of Election Results, dated January 15, 2025, executed by the Clerk, certifying that a completed ballot has been returned to the Clerk for each landowner-voter(s) eligible to cast a ballot in said special election, with all votes cast as “Yes” votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Menifee, California:

- Section 1.**     Recitals. The City Council finds and determines that the foregoing recitals are true and correct.
- Section 2.**     Approval of Canvass. The City Council has received, reviewed, and hereby accepts the Clerk’s Certificate of Election Results, a copy of which is attached hereto as Exhibit A, and hereby ratifies, confirms, and approves said Certificate of Election Results.
- Section 3.**     Ballot Measure. The City Council hereby finds, determines, and declares that more than two-thirds ( $\frac{2}{3}$ ) of all the votes cast at the special election on the ballot measure were in favor of the ballot measure, the ballot measure passed, and the ballot measure was approved by the qualified electors in accordance with the Act.
- Section 4.**     Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.
- Section 5.**     Annexation. The City Council hereby finds, determines, and declares that pursuant to Government Code section 53339.8, the territory proposed to be annexed is added to and part of the CFD No. 2017-1 with full legal effect, and the City Council is also authorized, pursuant to said Section 53339.8, to annually levy special taxes within the annexed territory to pay the costs of the services to be provided by the CFD No. 2017-1 as specified in Resolution No. 24-1511 adopted by the City Council on November 20, 2024. The

boundaries of the annexed territory are shown on the map entitled, "Annexation Map No. 27 Community Facilities District No. 2017-1 (Maintenance Services)" a copy of which was recorded, on November 26, 2024, in Book 94 of Maps of Assessment and Community Facilities Districts at Page 75, in the office of the Riverside County Recorder.

**Section 6.** Notice of Special Tax Lien. Pursuant to Government Code section 53339.8 and Streets and Highways Code sections 3114.5 and 3117.5, within fifteen (15) days of the adoption of this Resolution, the City Clerk shall cause to be filed with the County Recorder of the County of Riverside an amendment to the notice of special tax lien and a map of the amended boundaries of the CFD No. 2017-1 including the annexed territory.

**Section 7.** Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 15th day of January, 2025

---

Ricky Estrada, Mayor

Attest:

---

Stephanie Roseen, City Clerk

Approved as to form:

---

Jeffrey T. Melching, City Attorney

## EXHIBIT A

CITY OF MENIFEE  
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES)  
ANNEXATION NO. 27

### CERTIFICATE OF ELECTION RESULTS

I, the undersigned, being the City Clerk or the Acting City Clerk, as the case may be, hereby certify:

In connection with the special mailed-ballot election called by the City Council (the "City Council") of the City of Menifee (the "City") on this same date in the proceedings of the City Council for the above-entitled community facilities district, I personally received (a) signed and dated waiver and consent forms and (b) signed, dated and marked election ballots on behalf of the property owners, the entities named as the sole landowners of the lands within the boundary of the above-entitled community facilities district in the Certificate Regarding Registered Voters and Landowners, dated November 9, 2024 and on file in the office of the City Clerk of the City in connection with the City Council actions on that date. Copies of the completed waiver and consent form and the completed ballot received by me and on file in my office are attached hereto.

Following such receipt, I have personally, and in the presence of all persons present, reviewed the ballot to confirm that it is properly marked and signed, and I hereby certify the result of that count to be that the ballot was cast in favor of the measure.

Based upon the foregoing, all votes that were cast having been cast "Yes", in favor of the ballot measure, the measure has therefore passed.

Tax Zone	Qualified Landowner Votes	Votes Cast	YES	NO
27	5	5		

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on January 15, 2025.

Stephanie Roseen  
City Clerk  
City of Menifee

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

(Attach completed copies of Waiver/Consent and Ballot)



## **ORDINANCE NO. 25-**

### **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, ANNEXATION NO. 27 (MAINTENANCE SERVICES)**

**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 Street Lights, Parks, Parkways, Streets, Roads, 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 November 20, 2024, the City Council adopted Resolution No. 24-1511 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 January 15, 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 January 15, 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-\_\_\_ 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 January 15, 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 January 15, 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-\_\_\_ entitled “A Resolution of the City Council of the City of Menifee Declaring the Results of the Special Election Held on January 15, 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 15th day of January, 2025 and **APPROVED AND ADOPTED** this \_\_ day of February, 2025.

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Ricky Estrada, Mayor

Attest:

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Stephanie Roseen, City Clerk

Approved as to form:

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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. 23-1273).

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 January 15, 2025)****ASSESSOR'S PARCEL NUMBERS**

<b>Annexation</b>	<b>Owner</b>	<b>Assessor's Parcel Numbers</b>
Original Formation	Stark Meniffee Land, LLC	See Next Page
	Stark Meniffee Land, LLC & Meniffee 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 Meniffee 80 LLC	360-150-019
14	FPG Tricon Meniffee Property LLC	372-050-037, -038, -039, -040, -041, - 042
15	Boulders Meniffee LLC	339-200-080

<b>Annexation</b>	<b>Owner</b>	<b>Assessor's Parcel Numbers</b>
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	Cancelled	
25	To Be Determined	
26	To Be Determined	
27	KA Meniffee, LLC (61.98%), Capital Financial Group, Inc Defined Benefit Pension Plan (12.67%), Kaassi International, Inc. Defined Benefit Pension Plan (12.67%), KZA Inc. Defined Benefit Pension Plan (12.67%)	333-040-045, 333-040-046

**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**

<b>APN</b>	<b>APN</b>	<b>APN</b>	<b>APN</b>	<b>APN</b>
360850024	360861031	360862008	360862050	360870030
360850029	360861032	360862009	360862051	360870031
360850030	360861033	360862010	360862052	360870032
360850031	360861034	360862011	360862053	360870033
360850032	360861035	360862012	360862054	360870034
360860001	360861036	360862013	360862055	360870035
360860017	360861038	360862014	360862056	360870036
360860026	360861039	360862016	360862057	360870037
360860027	360861040	360862017	360862058	360870038
360860028	360861041	360862018	360862059	360870039
360860041	360861042	360862019	360870001	360870040
360861001	360861043	360862020	360870002	360870041
360861002	360861044	360862021	360870003	360870042
360861003	360861045	360862022	360870004	360870043
360861004	360861046	360862023	360870005	360870044
360861005	360861047	360862024	360870006	360870045
360861006	360861048	360862025	360870007	360870046
360861007	360861049	360862026	360870008	360870047
360861008	360861050	360862027	360870009	360870048
360861009	360861051	360862028	360870010	360870049
360861010	360861053	360862029	360870011	360870050
360861012	360861054	360862031	360870012	360870051
360861013	360861055	360862032	360870013	360870052
360861014	360861056	360862033	360870014	360870053

APN	APN	APN	APN	APN
360861015	360861057	360862034	360870015	360870054
360861016	360861058	360862035	360870016	360870055
360861017	360861059	360862036	360870017	360870056
360861018	360861060	360862037	360870018	360870057
360861019	360861061	360862038	360870019	360870058
360861020	360861062	360862039	360870020	360870059
360861021	360861063	360862040	360870021	360870060
360861022	360861064	360862041	360870022	360870061
360861023	360862001	360862042	360870023	360870062
360861025	360862002	360862043	360870024	360870063
360861026	360862003	360862044	360870025	360870064
360861027	360862004	360862046	360870026	360870065
360861028	360862005	360862047	360870027	360870066
360861029	360862006	360862048	360870028	360880001
360861030	360862007	360862049	360870029	360880002
360880003	360880042	360971003	360972002	360980014
360880004	360880043	360971004	360972003	360980015
360880005	360880044	360971005	360972004	360980016
360880006	360880045	360971006	360972005	360980017
360880007	360880046	360971007	360972006	360980018
360880008	360880047	360971008	360973001	360980019
360880009	360880048	360971009	360973002	360980020
360880010	360880049	360971010	360973003	360980021
360880011	360880050	360971011	360973004	360980022
360880012	360880051	360971012	360973005	360980023
360880013	360880052	360971013	360973006	360980024
360880014	360880053	360971014	360973007	360980025
360880015	360880054	360971015	360973008	360980026
360880016	360880055	360971016	360973009	360980027
360880017	360880056	360971017	360973010	360980028
360880018	360880057	360971018	360973011	360980029

APN	APN	APN	APN	APN
360880019	360880058	360971019	360973012	360980030
360880020	360880059	360971020	360974001	360980031
360880021	360970001	360971021	360974002	360980032
360880022	360970002	360971022	360974003	360980033
360880023	360970003	360971023	360974004	360980034
360880024	360970004	360971024	360974005	360980035
360880025	360970005	360971025	360974006	360980036
360880026	360970006	360971026	360974007	360980037
360880027	360970007	360971027	360974008	360980038
360880028	360970008	360971028	360974009	360981001
360880029	360970009	360971029	360980001	360981002
360880030	360970010	360971030	360980002	360981003
360880031	360970011	360971031	360980003	360981004
360880032	360970012	360971032	360980004	360982001
360880033	360970013	360971033	360980005	360982002
360880034	360970014	360971034	360980006	360982003
360880035	360970015	360971035	360980007	360982004
360880036	360970016	360971036	360980008	360982005
360880037	360970017	360971037	360980009	360982006
360880038	360970018	360971038	360980010	360982007
360880039	360970019	360971039	360980011	360982008
360880040	360971001	360971040	360980012	360982009
360880041	360971002	360972001	360980013	360982010
360982011	364411001	364420019	364422018	364430013
360982012	364411002	364420020	364422019	364430014
360983001	364411003	364420021	364422020	364430015
360983002	364411004	364420022	364422021	364430016
360983003	364411005	364420023	364422022	364431001
360983004	364411006	364420024	364423001	364431002
360983005	364411007	364421001	364423002	364431003
360983006	364411008	364421002	364423003	364431004

APN	APN	APN	APN	APN
360983007	364411009	364421003	364423004	364431005
360983008	364411010	364421004	364423005	364431006
360983009	364411011	364421005	364423006	364431007
360983010	364411012	364421006	364423007	364431008
360983011	364411013	364421007	364423008	364431009
360983012	364411014	364421008	364423009	364431010
364410001	364411015	364421009	364423010	364431011
364410002	364411016	364421010	364423011	364431012
364410003	364411017	364421011	364424001	364431013
364410004	364411018	364422001	364424002	364431014
364410005	364420003	364422002	364424003	364431015
364410006	364420004	364422003	364424004	364431016
364410007	364420005	364422004	364424005	364431017
364410008	364420006	364422005	364424006	364432001
364410009	364420007	364422006	364430001	364432002
364410010	364420008	364422007	364430002	364432003
364410011	364420009	364422008	364430003	364432004
364410012	364420010	364422009	364430004	364432005
364410013	364420011	364422010	364430005	364432006
364410014	364420012	364422011	364430006	364432007
364410015	364420013	364422012	364430007	364432008
364410016	364420014	364422013	364430008	364433001
364410017	364420015	364422014	364430009	364433002
364410018	364420016	364422015	364430010	364433003
364410019	364420017	364422016	364430011	364433004
364410020	364420018	364422017	364430012	

**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	

**PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE REQUESTING  
ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2017-1  
(MAINTENANCE SERVICES) OF PROPERTY WITHIN THE CITY OF MENIFEE AND  
A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE  
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO  
THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO  
BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Menifee (the "City"), initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2017-1 (Maintenance Services) (the "District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the Community Facilities District.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed annexation into Community Facilities District No. 2017-1. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on annexing territory into Community Facilities District No. 2017-1 or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code. The undersigned expressly waives the word limit requirement for the ballots pursuant to Section 13247 and 9051 of the Election Code.

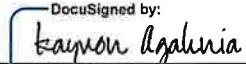
6. The undersigned hereby acknowledges and agrees that the measure submitted in connection with the special election referred to herein, as set forth in the ballot provided to the undersigned, asked voters whether or not the District should be authorized to levy a special tax in order to finance services (the "Services"), as specified in the Resolution No. 17-654, adopted by the City Council of the City on November 1, 2017 (the "Resolution of Formation"). The Resolution of Formation described the Services to be financed by

the District. The Rate and Method of Apportionment of the Special Tax for the District (the "Rate and Method") is included in the ballot materials provided to the undersigned for the election (the "Ballot"). The Rate and Method contains detailed provisions specifying (i) the type of the Special Tax and the amount or rate of the Special Tax to be levied on each parcel of property in the District, (ii) the duration of the Special Tax (the fiscal year after which the Special Tax will no longer be levied), and (iii) the use of the revenue derived from the Special Tax to pay for the Services. The undersigned, having received and reviewed the Rate and Method and the Ballot will be, at the time it votes on the measure submitted to voters in the Ballot, in possession the type and amount or rate of the Special Tax, the duration of the Special Tax and the use of the revenue derived from the Special Tax, is fully informed with respect thereto and has a thorough understanding thereof.

7. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2017-1 of the portion of the incorporated area of the City of Menifee or the special election therein shall be invalidated or affected by any such irregularity, error, mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 5 day of November, 2024.

Capital Financial Group Inc,  
Defined benefit pension trust dated January 1, 2016  
[NAME OF LANDOWNER]

By:   
Name: Kayvon Agahnia  
Title: Trustee

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 333-040-044

OWNER'S MAILING ADDRESS:

5820 Oberlin Drive, Suite 201  
San Diego, CA 92121

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF MENIFEE  
THIS 18 DAY OF December 2024.

  
City Clerk of the City Council of the  
City of Menifee

**PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE REQUESTING  
ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2017-1  
(MAINTENANCE SERVICES) OF PROPERTY WITHIN THE CITY OF MENIFEE AND  
A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE  
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO  
THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO  
BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Menifee (the "City"), initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2017-1 (Maintenance Services) (the "District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the Community Facilities District.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed annexation into Community Facilities District No. 2017-1. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on annexing territory into Community Facilities District No. 2017-1 or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code. The undersigned expressly waives the word limit requirement for the ballots pursuant to Section 13247 and 9051 of the Election Code.


6. The undersigned hereby acknowledges and agrees that the measure submitted in connection with the special election referred to herein, as set forth in the ballot provided to the undersigned, asked voters whether or not the District should be authorized to levy a special tax in order to finance services (the "Services"), as specified in the Resolution No. 17-654, adopted by the City Council of the City on November 1, 2017 (the "Resolution of Formation"). The Resolution of Formation described the Services to be financed by

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7. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2017-1 of the portion of the incorporated area of the City of Menifee or the special election therein shall be invalidated or affected by any such irregularity, error, mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 5 day of November, 2024.

KZA Inc, Defined benefit pension trust  
dated January 1, 2016; KA Menifee LLC  
[NAME OF LANDOWNER]

By:   
Name: Kambiz Agalnia  
Title: Trustee

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 333-040-044

OWNER'S MAILING ADDRESS:

5820 Oberlin Drive, Suite 201

San Diego, CA 92121

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF MENIFEE  
THIS 18 DAY OF December, 2024.

  
City Clerk of the City Council of the  
City of Menifee

**PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE REQUESTING ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES) OF PROPERTY WITHIN THE CITY OF MENIFEE AND A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT**

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IN WITNESS WHEREOF, I hereunto set my hand this 5 day of November, 2024.

KA Menifee, LLC, a California Limited Liability Company  
[NAME OF LANDOWNER]

DocuSigned by:  
By: Kareem Assi  
Name: Kareem Assi  
Title: Manager

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 333-040-044

OWNER'S MAILING ADDRESS:

5820 Oberlin Drive, Suite 201  
San Diego, CA 92121

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF MENIFEE  
THIS 18 DAY OF December, 2024

Daniel Rose  
City Clerk of the City Council of the  
City of Menifee



**PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE REQUESTING ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES) OF PROPERTY WITHIN THE CITY OF MENIFEE AND A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT**

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IN WITNESS WHEREOF, I hereunto set my hand this 5 day of November, 20 24.

KAASSI International Inc Defined benefit  
pension trust dated January 1, 2012  
[NAME OF LANDOWNER]

By: Kareem Assi  
Name: Kareem Assi  
Title: Trustee

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 333-040-044

OWNER'S MAILING ADDRESS:

5820 Oberlin Drive, Suite 201  
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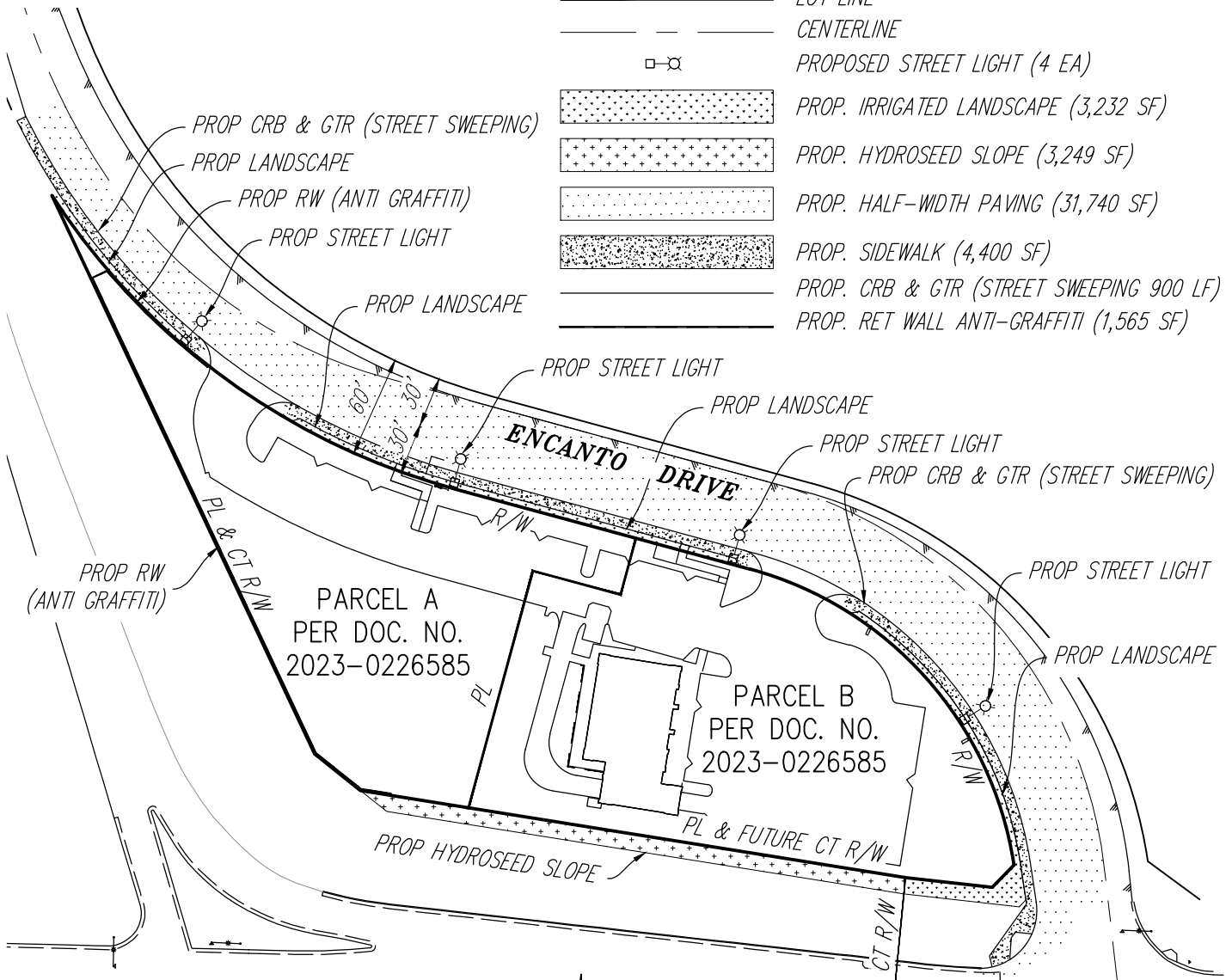
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF MENIFEE  
THIS 18 DAY OF December, 20 24.

DeLonic Kersen  
City Clerk of the City Council of the  
City of Menifee

## STREET & LANDSCAPE EXHIBIT

### LEGEND

	RIGHT-OF-WAY
	LOT LINE
	CENTERLINE
	PROPOSED STREET LIGHT (4 EA)
	PROP. IRRIGATED LANDSCAPE (3,232 SF)
	PROP. HYDROSEED SLOPE (3,249 SF)
	PROP. HALF-WIDTH PAVING (31,740 SF)
	PROP. SIDEWALK (4,400 SF)
	PROP. CRB & GTR (STREET SWEEPING 900 LF)
	PROP. RET WALL ANTI-GRAFFITI (1,565 SF)



Section 22, Township 5S and Range 3W S.B.M.  
Date Exhibit Prepared: APRIL 17, 2024



SCALE: 1" = 100'  
0 50 100

**OMEGA**  
**ENGINEERING CONSULTANTS**  
4320 VIEWRIDGE AVE. SUITE C  
SAN DIEGO, CA 92123  
PH: (858) 634-8620 FAX: (858)-634-8627