

RESOLUTION NUMBER 5580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TAKING ACTION TO PERMANENTLY REDUCE THE SPECIAL TAXES OF COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE) OF THE CITY OF PERRIS AND TAKING RELATED ACTIONS

WHEREAS, the City Council (the “Council”) of the City of Perris (the “City”), has previously undertaken proceedings (“Proceedings”) to form the Community Facilities District No. 2007-2 (Pacific Heritage) of the City of Perris (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the “Act”) being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, pursuant to the Proceedings, including elections held in connection with the Proceedings on January 8, 2008 the District is authorized to levy a special tax within the District pursuant to the Rate and Method of Apportionment (“RMA”) in order to fund public improvements and fees; and

WHEREAS, pursuant to the RMA, the special taxes (“Special Taxes”) are levied in Zone 1 and Zone 2 of the District, and such special taxes are levied to finance public facilities and fees as authorized by the Proceedings; and

WHEREAS, concurrently herewith, the City is proposing to annex certain property to the District to be subject to the Special Taxes in Zone 2 of the District (the “Annexation”); and

WHEREAS, concurrently with the Annexation, the City has also agreed to remove the current property in Zone 2 of the District, due to the fact that such property shall be significantly delayed in its development potential and is not expected to develop during the term of the District;

WHEREAS, pursuant to Section 8 the RMA, and pursuant to Section 53340(b) of the Act, the City Council has determined that the Special Taxes to be levied on property within the District should be permanently reduced as set forth in Exhibit A hereto and incorporated herein by this reference;

WHEREAS, the reduced Special Taxes in Zone 2 shall be subject to approval by the qualified electors of the property to be annexed to the District at an election held for such purposes; and

WHEREAS, the City Council, acting as the legislative body of the District, has determined it is in the best interest of District to permanently reduce the Special Taxes effective fiscal year 2019/2020, as described herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Reduction of Special Taxes. The Special Taxes to be levied on property within the District are permanently reduced as set forth in the Certificate of Reduction of the Special Taxes, attached as Exhibit A hereto and by this reference incorporated herein (“Certificate of Reduction of Special Taxes”).

Section 2. Amended Notice of Special Tax Lien. The City Clerk is hereby directed to have recorded a First Amended Notice of Special Tax Lien in substantially the form set forth in Exhibit B attached hereto (“Notice”), pursuant to Streets and Highways Code Sections 3114.5 and 3117.5. The City Clerk may in her discretion record two separate amendments with respect to Zone 1 and Zone 2 Property. Upon recordation of such Notice, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property within the territory included in the District and this lien shall continue in full force and effect until the Special Tax obligation is prepaid and/or permanently satisfied and the lien canceled in accordance with applicable law or until collection of the Special Tax ceases.

ADOPTED, SIGNED and ***APPROVED*** this 10th day of September, 2019

Michael M. Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 5580 was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 10th day of September, 2019, and that it was so adopted by the following vote:

AYES: CORONA, RABB, ROGERS, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: MAGAÑA

By: _____
Nancy Salazar, City Clerk

EXHIBIT A

CERTIFICATE OF REDUCTION OF SPECIAL TAXES

COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE) OF THE CITY OF PERRIS

1. Pursuant to Section 8 of the Rate and Method of Apportionment (the "Rate and Method") for Community Facilities District No. 2007-2 (Pacific Heritage) of the City of Perris ("CFD No. 2007-2"), the City of Perris ("City") and CFD No. 2007-2 hereby reduce the Maximum Special Tax for property within CFD No. 2007-2, as reflected herein.

The information in Tables 1, 2 and 3 of the Rate and Method relating to the Maximum Special Tax for property within CFD No. 2007-2 shall be modified commencing with Fiscal Year 2019-20 as follows:

**Table 1
Maximum Special Tax Rates*
Zone 1
Fiscal Year 2019-2020**

Land Use Class	Building Square Footage	Maximum Special Tax
1	Less than 2,200 Sq. Ft.	\$2,405 per Residential Unit
2	2,200 – 2,499 Sq. Ft.	\$2,510 per Residential Unit
3	2,500 – 2,799 Sq. Ft.	\$2,720 per Residential Unit
4	2,800 – 3,099 Sq. Ft.	\$2,933 per Residential Unit
5	3,100 – 3,399 Sq. Ft.	\$2,973 per Residential Unit
6	3,400 – 3,699 Sq. Ft.	\$3,295 per Residential Unit
7	3,700 Sq. Ft. and Greater	\$3,460 per Residential Unit

Table 2
Maximum Special Tax Rates*
Zone 2
Fiscal Year 2019-2020

Land Use Class	Building Square Footage	Maximum Special Tax
1	Less than 2,200 Sq. Ft.	\$2,096 per Residential Unit
2	2,200 – 2,499 Sq. Ft.	\$2,315 per Residential Unit
3	2,500 – 2,799 Sq. Ft.	\$2,616 per Residential Unit
4	2,800 – 3,099 Sq. Ft.	\$2,753 per Residential Unit
5	3,100 – 3,399 Sq. Ft.	\$2,880 per Residential Unit
6	3,400 – 3,699 Sq. Ft.	\$2,971 per Residential Unit
7	3,700 Sq. Ft. and Greater	\$3,036 per Residential Unit

Table 3
Maximum Special Tax Rates*
Fiscal Year 2019-2020

Zone	Maximum Special Tax
Zone 1	\$20,523 Per Acre
Zone 2	\$20,523 Per Acre

** On July 1st of each Fiscal Year, commencing with July 1, 2020, the Maximum Special Tax Rates in Tables 1, 2 and 3 above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.*

2. The Maximum Special Tax may only be modified prior to the first issuance of Bonds related to CFD No. 2007-2.
3. Upon execution of the certificate by the City and CFD No. 2007-2, the City shall cause an amended notice of Special Tax lien for CFD No. 2007-2 to be recorded reflecting the modifications set forth herein.
4. The reductions herein have been calculated by Willdan Financial Services, the administrator of CFD No. 2007-2.
5. The reductions herein are reasonable and in accordance with Section 8 of the Rate and Method.

By execution hereof, the undersigned acknowledges, on behalf of the City and CFD No. 2007-2, receipt of this certificate and modification of the Rate and Method as set forth in this certificate. Capitalized undefined terms used herein have the meaning ascribed thereto in the Rate and Method.

CITY OF PERRIS

By: _____
City Manager

Date: _____

COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE) OF THE CITY OF PERRIS

By: _____
City Manager

Date: _____

WILDAN FINANCIAL SERVICES

By: _____
Administrator

Date: _____

EXHIBIT B

FORM OF FIRST AMENDED NOTICE OF SPECIAL TAX LIEN

Recording Requested By:

City of Perris
101 N. D Street
Perris, CA 92570

When Recorded Mail To:

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
Attn: Mike Medve

**FIRST AMENDED NOTICE OF SPECIAL TAX LIEN
FOR COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE)
OF THE CITY OF PERRIS**

THIS FIRST AMENDED NOTICE OF SPECIAL TAX LIEN AMENDS THE NOTICE OF SPECIAL TAX LIEN PREVIOUSLY RECORDED FOR COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE) OF THE CITY OF PERRIS, RECORDED ON JANUARY 18, 2008, IN THE RIVERSIDE COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 2008-0029347

NOTICE IS HEREBY GIVEN by Community Facilities District No. 2007-2 (Pacific Heritage) (the "District") of the City of Perris pursuant to Section 53340(b) of the California Government Code, that the lien of special taxes levied on hereinafter described specific parcels within the District, approved pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (commencing with Government Code Section 53311), and identified by way of the at document recorded as follows:

"NOTICE OF SPECIAL TAX LIEN FOR COMMUNITY FACILITIES DISTRICT NO. 2007-2 (PACIFIC HERITAGE) OF THE CITY OF PERRIS" recorded in Official Records, County of Riverside, on January 18, 2008, as Document No. 2008-0029347.

is amended in accordance with the terms of this document, as further set forth herein.

The **NOTICE OF SPECIAL TAX LIEN** referenced above has been amended as described and shown on Exhibit A entitled "Reduced Special Taxes of Community Facilities District No. 2007-2 (Pacific Heritage) of the City of Perris for Fiscal Year 2019-2020" attached hereto. The

Rate and Method of Apportionment for the District is attached hereto as Exhibit B ("RMA"). The Special Taxes have been reduced pursuant to Section 8 of the RMA.

NOTICE IS HEREBY GIVEN by the District that upon recording of this *First Amended Notice of Special Tax Lien*, the above-described lien for special taxes is amended against the real property in the County of Riverside, State of California, described in Exhibit C.

Exhibits A, B and C attached hereto are each incorporated herein by the references set forth above.

For further information concerning the current and future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City of Perris, 101 North "D" Street, Perris, California 92570, (951) 943-6100.

Date: _____

City Clerk of the City of Perris, acting as the
Legislative Body of Community Facilities
District No. 2007-2 (Pacific Heritage) of the
City of Perris

EXHIBIT A

Reduced Special Taxes of Community Facilities District No. 2007-2 (Pacific Heritage) of the City of Perris for Fiscal Year 2019-2020

**Table 1
Maximum Special Tax Rates*
Zone 1
Fiscal Year 2019-2020**

Land Use Class	Building Square Footage	Maximum Special Tax
1	Less than 2,200 Sq. Ft.	\$2,405 per Residential Unit
2	2,200 – 2,499 Sq. Ft.	\$2,510 per Residential Unit
3	2,500 – 2,799 Sq. Ft.	\$2,720 per Residential Unit
4	2,800 – 3,099 Sq. Ft.	\$2,933 per Residential Unit
5	3,100 – 3,399 Sq. Ft.	\$2,973 per Residential Unit
6	3,400 – 3,699 Sq. Ft.	\$3,295 per Residential Unit
7	3,700 Sq. Ft. and Greater	\$3,460 per Residential Unit

**Table 2
Maximum Special Tax Rates*
Zone 2
Fiscal Year 2019-2020**

Land Use Class	Building Square Footage	Maximum Special Tax
1	Less than 2,200 Sq. Ft.	\$2,096 per Residential Unit
2	2,200 – 2,499 Sq. Ft.	\$2,315 per Residential Unit
3	2,500 – 2,799 Sq. Ft.	\$2,616 per Residential Unit
4	2,800 – 3,099 Sq. Ft.	\$2,753 per Residential Unit
5	3,100 – 3,399 Sq. Ft.	\$2,880 per Residential Unit
6	3,400 – 3,699 Sq. Ft.	\$2,971 per Residential Unit
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*On July 1st of each Fiscal Year, commencing with July 1, 2020, the Maximum Special Tax Rates in Tables 1, 2 and 3 above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.

Table 3
Maximum Special Tax Rates*
Fiscal Year 2019-2020

Zone	Maximum Special Tax
Zone 1	\$20,523 Per Acre
Zone 2	\$20,523 Per Acre

*On July 1st of each Fiscal Year, commencing with July 1, 2020, the Maximum Special Tax Rates in Tables 1, 2 and 3 above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.

EXHIBIT B

**Rate and Method of Apportionment for Community Facilities
District No. 2007-2 (Pacific Heritage) of the City of Perris**

[To Be Attached]

EXHIBIT C

**Community Facilities District No. 2007-2 (Pacific Heritage) of the City of Perris
Listing of Specific Parcels and Property
Owner Information as of July 1, 2019**

APN	Owner Name	Tract Number	Lot
311-030-012	Magnolia, L.P.	N/A	N/A
311-030-013	Magnolia, L.P.	N/A	N/A
311-480-001	Jackson, Frank Jr	31226	1
311-480-002	Pineda, Maribel	31226	2
311-480-003	Donaghy, John	31226	3
311-480-004	Dirain, Jessamine F	31226	4
311-480-005	Perris Homes LLC	31226	5
311-480-006	Perris Homes LLC	31226	6
311-480-007	Perris Homes LLC	31226	7
311-480-008	Perris Homes LLC	31226	8
311-480-009	Perris Homes LLC	31226	9
311-480-010	Perris Homes LLC	31226	10
311-480-011	Magana, Marisela	31226	11
311-481-001	Perris Homes LLC	31226	12
311-481-002	Perris Homes LLC	31226	13
311-481-003	Perris Homes LLC	31226	14
311-481-004	Perris Homes LLC	31226	15
311-481-005	Perris Homes LLC	31226	16
311-481-006	Perris Homes LLC	31226	17
311-481-007	Perris Homes LLC	31226	18
311-481-008	Perris Homes LLC	31226	19
311-481-009	Perris Homes LLC	31226	20
311-481-010	Perris Homes LLC	31226	21
311-481-011	Perris Homes LLC	31226	22
311-481-012	Perris Homes LLC	31226	23
311-481-013	Perris Homes LLC	31226	24
311-481-014	Baez, Mario A	31226	25
311-481-015	Luo, Xide	31226	26
311-481-016	Gonzalez, Juan Ramon	31226	27
311-481-017	Nguyen, Leyna	31226	50
311-481-018	Bryan, John W	31226	51
311-481-019	Diaz, Frederico Ceja	31226	52
311-481-020	Aguilera, Imelda A	31226	53
311-481-021	Hammond, Dwayne L	31226	54
311-481-022	Perris Homes LLC	31226	55

311-481-023	Perris Homes LLC	31226	56
311-481-024	Perris Homes LLC	31226	57
311-481-025	Perris Homes LLC	31226	58
311-481-026	Perris Homes LLC	31226	59
311-482-001	Harrison, Nicole A	31226	28
311-482-002	Dawkins-Avila, Jessica Denielle	31226	29
311-482-003	Vinijchaikul, Kichawat	31226	30
311-482-004	Cherry, Chae	31226	31
311-482-005	Mariona, Richard A	31226	32
311-482-006	Cecena, Raul Jimenez	31226	33
311-482-007	Brackett, Gregory	31226	34
311-482-008	Genita, Rey B & Et Al	31226	35
311-482-009	Hurtado, Lucia	31226	36
311-482-010	Delmundo, Trinidad B & Et Al	31226	37
311-482-011	Margheim, Ronald C	31226	38
311-482-012	Torres, Antonio	31226	39
311-482-013	Reynolds, Daryl E	31226	40
311-482-014	Karimi, Antony G	31226	41
311-482-015	Mosley, Joshua D	31226	42
311-482-016	Aguayo, Ramon G & Et Al	31226	43
311-482-017	Hernandez, Ygnacio C	31226	44
311-482-018	Perris Homes LLC	31226	45
311-482-019	Perris Homes LLC	31226	46
311-482-020	Perris Homes LLC	31226	47
311-482-021	Perris Homes LLC	31226	48
311-482-022	Perris Homes LLC	31226	49
311-483-001	Perris Homes LLC	31226	60
311-483-002	Perris Homes LLC	31226	61
311-483-003	Perris Homes LLC	31226	62
311-483-004	Perris Homes LLC	31226	63
311-483-005	Perris Homes LLC	31226	64
311-483-006	Perris Homes LLC	31226	65
311-483-007	Perris Homes LLC	31226	66
311-483-008	SRPS LP	31226	67
311-483-009	Garcia, Raul H	31226	68
311-483-010	2020 V, LLC	31226	69
311-483-011	Malinao, Reynald L	31226	70
311-483-012	Urban, Ryan T	31226	71
311-483-013	Perris Homes LLC	31226	72
311-483-014	Perris Homes LLC	31226	73
311-483-015	Perris Homes LLC	31226	74

311-483-016	Perris Homes LLC	31226	75
311-483-017	Perris Homes LLC	31226	76
311-483-018	Perris Homes LLC	31226	77
311-483-019	Perris Homes LLC	31226	78
311-483-020	Perris Homes LLC	31226	79
311-483-021	Perris Homes LLC	31226	80
311-483-022	Perris Homes LLC	31226	81