CITY OF WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT AGENDA

5:30 P.M. – CLOSED SESSION 6:30 P.M. – REGULAR MEETING

> MAY 13, 2015 Council Chambers 23873 Clinton Keith Road



Ben Benoit, Mayor/Chairman
Bridgette Moore, Mayor Pro Tem/Vice-Chairman
Bob Cashman, Council Member/Trustee
Marsha Swanson, Council Member/Trustee
Timothy Walker, Council Member/Trustee

Gary Nordquist City Manager/General Manager Thomas D. Jex City Attorney/District Counsel

WILDOMAR CITY COUNCIL AND WILDOMAR **CEMETERY DISTRICT REGULAR MEETING AGENDA** MAY 13, 2015

ORDER OF BUSINESS: Public sessions of all regular meetings of the City Council begin at 6:30 p.m. Closed Sessions begin at 5:30 p.m. or such other time as noted.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, www.cityofwildomar.org. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the City Council will receive public comments regarding any items or matters within the jurisdiction of the governing body. The Mayor will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the City Clerk prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

ADDITIONS/DELETIONS: Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF **DURATION** OF THE MEETING. FOR THE COOPERATION IS APPRECIATED.

CALL TO ORDER – CITY COUNCIL CLOSED SESSION–5:30 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

- 1. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation. Title: City Manager.
- 2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:
 - A. Alliance for Intelligent Planning v. City of Wildomar; RSC Case No. RIC1400012
 - B. Alliance for Intelligent Planning v. City of Wildomar and CV Communities, LLC: RSC Lead Case No. MCC1400009 consolidated Case Numbers MCC1400546, RIC1400419 with RSC MCC1400557; California Court of Appeal Case number: E062394
 - C. CREED-21 v. City of Wildomar and Walmart Real Estate Business Trust: RSC Case No. RIC1504199
 - D. Martha Bridges and John Burkett v. City of Wildomar; RSC Case No. MCC 130055

RECONVENE INTO OPEN SESSION

ANNOUNCEMENT

ADJOURN CLOSED SESSION

CALL TO ORDER – REGULAR SESSION - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Mental Health Month – May 2015

Library Update

Fire Department Update

PUBLIC COMMENTS

This is the time when the Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Council to only talk about items that are listed on the agenda. Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the City Council to discuss those issues during the meeting. After hearing the matter, the Mayor will turn the matter over to the City Manager who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the City Clerk. Lengthy testimony should be presented to the Council in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the City Council.

COUNCIL COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered at this time.

1.0 **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

1.1 Reading of Ordinances

RECOMMENDATION: Staff recommends that the City Council approve the reading by title only of all ordinances.

1.2 Minutes – January 14, 2015 Regular Meeting

RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.3 **Warrant & Payroll Registers**

RECOMMENDATION: Staff recommends that the City Council approve the following:

- 1. Warrant Register dated 03-30-2015 in the amount of \$110,164.61;
- 2. Warrant Register dated 04-02-2015 in the amount of \$51,814.15;
- 3. Warrant Register dated 04-02-2015 in the amount of \$6,097.62;
- 4. Warrant Register dated 04-09-2015 in the amount of \$34,899.69;
- 5. Warrant Register dated 04-09-2015 in the amount of \$951.79;
- 6. Warrant Register dated 04-16-2015 in the amount of \$126,327.09;
- 7. Warrant Register dated 04-23-2015 in the amount of \$502,371.42:
- 8. Warrant Register dated 04-30-2015 in the amount of \$290,612.83;
- 9. Payroll Register dated 05-01-2015 in the amount of \$70,850.38.

1.4 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for March, 2015.

1.5 **Contract Award for Financial Advisory Services**

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to enter into a Professional Services Agreement with Fieldman, Rolapp & Associates, to provide financial advisory services for the City of Wildomar.

1.6 Wildomar Little League License Agreement

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to sign the Agreement.

1.7 **Asset Locator Engagement Agreement**

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to sign the Agreement.

1.8 **Support Letter for AB 857, Clean Trucking Act**

> RECOMMENDATION: Staff recommends the City Council authorize the Mayor to sign a letter of support for AB 857, Clean Trucking Act.

- 1.9 Conservation Camp Program - Memorandum of Understanding (MOU) RECOMMENDATION: Staff recommends that the City Council approve the Memorandum of Understanding (MOU) between the City of Wildomar and the State of California Department of Forestry and Fire Protection (CAL Fire) for the use of their Conservation Camp Program and authorize the City Manager to sign it.
- 1.10 Notice of Intent to Establish Service Area Charges for FY 2015-16 RECOMMENDATION: Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2015-16

1.11 Subordination Agreement for Final Tract Map 31479 - (City Project 11-0254)

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to execute a Subordination Agreement with the developer of Tract 31479, Wildomar Springs, LLC a Delaware limited liability company and the developer's lender, Silvergate Bank, a California Corporation.

1.12 Tentative Tract Map No. 36388 Minor Change (PA 14-0052) - Oak **Creek Canyon Project**

RECOMMENDATION: Staff recommends that the City Council receive and file the report.

1.13 Parks Funding Measure Citizen's Oversight Advisory Committee **Appointments**

RECOMMENDATION: Staff recommends that the City Council review the applications for committee membership and make appointments to the Parks Funding Measure Citizen's Oversight Advisory Committee.

1.14 <u>Delegation of Authority to Administer and Manage Claims and</u> Actions Against the City RECOMMENDATION: Staff recommends that the City Council adopt a

Resolution entitled:

RESOLUTION NO. 2015 -A RESOLUTION OF THE CITY COUNCIL OF CITY OF WILDOMAR, CALIFORNIA, DELEGATING TO THE CITY MANAGER AUTHORITY TO ADMINISTER AND MANAGE CLAIMS AND ACTIONS AGAINST THE CITY OF WILDOMAR OR ITS OFFICERS OR EMPLOYEES AND CLAIMS AND ACTIONS OF THE CITY OF WILDOMAR

1.15 Certificate of Acceptance - Regency Heritage Park and Adjacent **Easements**

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to sign the Certificate of Acceptance.

- 1.16 Video Surveillance Administrative Policy
 - **RECOMMENDATION:** Staff recommends that the City Council approve the Video Surveillance Administrative Policy.
- 1.17 Levy and Collection of Special Taxes within Community Facilities District No. 2013-1 (Services) for Fiscal Year 2015-16 RECOMMENDATION: Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 -A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR. CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) FOR FISCAL YEAR 2015-16

1.18 Stormwater Management/BMP Facilities Agreement for Plot Plan 10-0222 - Plaza de Bundy Canyon (City Project 13-0109)

RECOMMENDATION: Staff recommends that the City Council authorize the City Manger to execute a Maintenance Agreement with the developer of Plot Plan 10-0222, Plaza de Bundy Canyon, LLC, for the project's Water Quality Management Plan (WQMP).

2.0 **PUBLIC HEARINGS**

2.1 2015 Development Impact Fee Update RECOMMENDATION: Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO.2015 -A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE "CITY OF WILDOMAR IMPACT FEE STUDY UPDATE REPORT". ESTABLISHING A NEW PARK IMPROVEMENT DEVELOPMENT IMPACT FEE AND A NEW TRAFFIC SIGNALS IMPACT FEE AND INCREASING THE EXISTING ROAD IMPROVEMENT IMPACT FEE AND FINDING THAT THE ADOPTION OF THIS RESOLUTION IS NOT SUBJECT TO CEQA REVIEW PURSUANT TO CEQA GUIDELINE 15378(b)(4)

2. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING CHAPTER 10.40 (TRAFFIC SIGNAL COST MITIGATION FEE PROGRAM) OF THE WILDOMAR MUNICIPAL CODE

2.2 Landscaping Lighting Maintenance **District** No. and 89-1-Consolidated & Street Lighting Zones RECOMMENDATION: Staff recommends that the City Council adopt a resolution entitled:

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR. CALIFORNIA. CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2015-16: AND AUTHORIZE THE COUNTY OF RIVERSIDE TO ADMINISTER THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED **BUDGET FOR FISCAL YEAR 2015-16**

2.3 Wireless Communications Facilities Amendment (ZOA No. 15-01) RECOMMENDATION: The Planning Commission recommends the City Council introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND ADDING CHAPTER 17.310 TO THE WILDOMAR MUNICIPAL CODE (TITLE 17) REGULATING WIRELESS COMMUNICATION FACILITIES IN THE CITY OF WILDOMAR

3.0 **GENERAL BUSINESS**

- 3.1 <u>Governor's Executive Order B-29-15 – Water Conservation</u> Staff recommends the City Council receive & RECOMMENDATION: file the report.
- 3.2 2015 Special Events **RECOMMENDATION:** Staff recommends that the City Council approve the special event calendar through December 2015.
- 3.3 **Street Name Consistency RECOMMENDATION:**

Staff recommends that the City Council discuss and provide Staff with direction regarding the following:

- 1. Rename George Ave., Porras Rd., Baxter Rd., and Central St. to Wildomar Trail:
- 2. Rename Almond St., Bundy Canyon Rd., Lemon St., Loquat St., Orange St. Victorian Ln., Vine St. and Waite St. by adding West and East identifiers;
- 3. Establish a standard traffic signal / mast arm mounted sign with City Brand;
- 4. Establish a standard street blade sign with the modified City Brand; and
- 5. Direct staff to appropriate funds in the FY 15-16 to FY 16-17 operating budget for sign replacement and begin a public outreach/notification program.

3.4 FY 2014-15 Third Quarter Budget Report

Staff recommends that the City Council adopt a RECOMMENDATION: Resolution entitled:

RESOLUTION NO. 2015 - _ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING THIRD QUARTER AMENDMENTS TO THE FY 2014-15 BUDGETED REVENUES AND EXPENSES

CITY MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN THE CITY COUNCIL

In accordance with Government Code Section 54952.3, I, Debbie A. Lee, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

ROLL CALL

PUBLIC COMMENTS

This is the time when the Board of Trustees receives general public comments regarding any items or matters within the jurisdiction of the Wildomar Cemetery District that do not appear on the agenda. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Clerk of the Board. Lengthy testimony should be presented to the Board in writing (15 copies) and only pertinent points presented orally. The time limit for public comments is three minutes per speaker. Prior to taking action on any item, the public may comment at the time it is considered by the Board.

BOARD COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Board of Trustees to approve the agenda as it is herein presented, or if it is the desire of the Board, the agenda can be reordered at this time.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

4.1 Minutes – January 14, 2015 Regular Meeting

Staff recommends that the Board of Trustees RECOMMENDATION: approve the Minutes as submitted.

4.2 **Warrant Register**

RECOMMENDATION: Staff recommends that the Board of Trustees approve the following:

- 1. Warrant Register dated 04-02-2015, in the amount of \$1,494.03:
- 2. Warrant Register dated 04-09-2015, in the amount of \$9,993.91;
- 3. Warrant Register dated 04-16-2015, in the amount of \$804.86;
- 4. Warrant Register dated 04-23-2015, in the amount of \$1,007.26; &
- 5. Warrant Register dated 04-30-2015, in the amount of \$873.83.

4.3 **Treasurer's Report**

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for April, 2015.

5.0 **PUBLIC HEARINGS**

There are no items scheduled.

6.0 **GENERAL BUSINESS**

6.1 FY 2014-15 Third Quarter Budget Review

RECOMMENDATION: Staff recommends that the Board of Trustees adopt a Resolution entitled:

RESOLUTION NO. WCD2015 -A RESOLUTION OF THE BOARD OF TRUSTEES OF WILDOMAR CEMETERY DISTRICT, AUTHORIZING A THIRD QUARTER AMENDMENT TO THE FY 2014-15 BUDGETED REVENUES AND **EXPENSES**

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

City Council/Wildomar Cemetery District Regular Meeting Schedule

June 10 July 8 August 12 September 9 October 14 November 11 December 9

March 9 April 13

February 10

January 13

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Debbie A. Lee, Wildomar City Clerk, do certify that on May 8, 2015, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd.

CITY OF WILDOMAR CITY COUNCIL REGULAR MEETING MINUTES JANUARY 14, 2015

CALL TO ORDER – CLOSED SESSION - 5:30 P.M.

The closed session of January 14, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 5:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Walker, Mayor Pro Tem Moore, Mayor Benoit. Members absent: Councilwoman Swanson.

Staff in attendance: City Manager Nordquist, City Attorney Jex, and City Clerk Lee.

PUBLIC COMMENTS

There were no speakers.

CLOSED SESSION

City Attorney Jex stated there is an item to add to the closed session. This afternoon the City was served with a lawsuit regarding Cornerstone Church project.

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to add the item to the closed session.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None ABSTAIN: None ABSENT: Swanson

City Attorney Jex stated the item will be the City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matter of pending litigation Cornerstone Concerned Area Residents vs. the City of Wildomar, the City Council of the City of Wildomar, Cornerstone Community Church of Wildomar, Pastor Jeff Rosen; RSC No. RIC1500292

City Clerk Lee read the following:

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matter of pending litigation - Poetoehena v. City of Wildomar, et al: RSC Case No. MCC 1301139.

At 5:32 p.m. the City Council convened into closed session, with Councilwoman Swanson absent.

RECONVENE INTO OPEN SESSION

At 6:30 p.m. the City Council reconvened into open session with all Council Members present.

ANNOUNCEMENT

City Attorney Jex stated there is no reportable action.

ADJOURN CLOSED SESSION

There being no further business Mayor Benoit declared the closed session adjourned at 6:30 p.m.

CALL TO ORDER – REGULAR SESSION - 6:30 P.M.

The regular meeting of January 14, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 6:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Walker, Mayor Pro Tem Moore, and Mayor Benoit. Members absent: Councilwoman Swanson.

Staff in attendance: City Manager Nordguist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi, Police Chief Hollingsworth, Fire Chief Vela, Administrative Analyst Morales, and City Clerk Lee.

The flag salute was led by Boy Scout Troop 2011.

PRESENTATIONS

Mayor Benoit presented a Proclamation to Ethan Edwards for attaining his Eagle Scout.

Chief Vela presented the Fire Department update.

PUBLIC COMMENTS

Kenneth Mayes, resident, spoke regarding a food truck ordinance, signs, and financial reports for Measure Z.

Ms. Miller, resident, spoke regarding snow and the environment.

Bill King, resident, spoke regarding speeding cars on Wesley Street.

Kristan Lloyd, with donated minutes from John Lloyd, Wildomar Historical Society, spoke regarding the Brown House.

Matt Patrick, resident, spoke regarding speed limit signs on Via Sarah.

Judy Guglielmana, Wildomar Chamber, spoke regarding upcoming events.

Kathy Bundy, resident, spoke regarding a walking event on National Trails Day on June 6, 2015.

COUNCIL COMMUNICATIONS

The City Council Members spoke regarding the various committees, commissions, and boards that they serve on locally and regionally.

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to approve the agenda as presented.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None

ABSTAIN: None ABSENT: Swanson

CONSENT CALENDAR 1.0

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to approve the Consent Calendar as presented.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None

ABSTAIN: None ABSENT: Swanson

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Minutes – September 10, 2014 Regular Meeting

Approved the Minutes as submitted.

1.3 **Warrant & Payroll Registers**

Approved the following:

- 1. Warrant Register dated 12-04-2014 in the amount of \$286,066.90;
- 2. Warrant Register dated 12-04-2014 in the amount of \$5,025.63;
- 3. Warrant Register dated 12-08-2014 in the amount of \$578.25;
- 4. Warrant Register dated 12-11-2014 in the amount of \$58,769.82;
- 5. Warrant Register dated 12-18-2014 in the amount of \$398,598.92;
- 6. Warrant Register dated 12-23-2014 in the amount of \$72,115.88;
- 7. Warrant Register dated 12-30-2014 in the amount of \$28,765.81:
- 8. Warrant Register dated 12-30-2014 in the amount of \$3,060.00; &
- 9. Payroll Register dated 01-01-2015 in the amount of \$77,628.57.

1.4 **Treasurer's Report**

Approved the Treasurer's Report for November, 2014.

1.5 Subdivision Improvement Agreement for Final Tract Map 31479 (City **Project 11-0254)**

Authorized the City Manager to execute a new Subdivision Improvement Agreement with the developer of Tract 31479, Wildomar Springs, LLC a Delaware limited liability company.

1.6 Vacation of Irrevocable Offer of Dedication of the westerly half (30') of Summer Dain Lane (City Project 14-0010)

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR. CALIFORNIA, VACATING A PORTION OF THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, MADE BY INSTRUMENT NUMBER 59228, RECORDS OF RIVERSIDE COUNTY. **CALIFORNIA**

1.7 Declare Two Vacancies on the Measure Z Oversight Advisory Committee

- 1. Declared two vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Dawn DeVolder, and Monty Goddard: and
- 2. Directed the City Clerk to advertise for the vacancies.

1.8 Appointments to the Public Agency Risk Sharing Authority of California (PARSAC)

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR. CALIFORNIA, RESCINDING RESOLUTION NO. 2011-03 AND RESOLUTION NO. 2013-33 AND APPOINTING A REPRESENTATIVE AND ALTERNATE TO THE PUBLIC AGENCY RISK SHARING AUTHORITY OF CALIFORNIA (PARSAC) BOARD OF DIRECTORS

2.0 PUBLIC HEARINGS

2.1 Tentative Parcel Map No. 32257 & CUP No. 3403 - Minor Change and Amended Phasing Agreement (Canyon Plaza) - Planning Application No. 08-0179 (Continued from 12-10-14)

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report.

A MOTION was made by Councilman Walker, seconded by Mayor Pro Tem Moore, to continue the hearing to the February 11, 2015 Council meeting.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None ABSTAIN: None ABSENT: Swanson

2.2 Annexation No. 1 into Community Facilities District No. 2013-1 (Services) for CV Communities (Tract 25122 and 32078)

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

Planning Director Bassi presented the staff report.

A MOTION was made by Councilman Walker, seconded by Mayor Pro Tem Moore, to continue the item to February 11, 2015.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None ABSTAIN: None ABSENT: Swanson

GENERAL BUSINESS 3.0

3.1 Baxter/Susan General Plan Amendment Initiation Proposal (GPIP) -Planning Application No. 14-0078

Councilman Cashman stated that because his property is near to this project he will recuse himself from the dias.

City Clerk Lee read the title.

Planning Director Bassi presented the staff report.

Ms. Miller, resident, voiced her objection to the proposal.

Larry Markham, owner representative, spoke regarding the project.

Council discussion ensued.

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to allow the Applicant's request to initiate a General Plan Amendment from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) for the property located at the southeast corner of Baxter Road and Susan Drive (APN: 376-340-017 & 027); and the applicant should be fully aware of the concerns expressed by the Council.

MOTION carried 3-0-1-1, as follows:

YEA: Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None

ABSTAIN: Cashman ABSENT: Swanson

3.2 Gracepoint Church Extension of Time #1 (Planning Application No. 14-0123)

City Clerk Lee read the title.

Assistant Planner Garcia presented the staff report.

Council discussion ensued.

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to adopt a Resolution entitled:

RESOLUTION NO. 2015 - 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A TWO-YEAR TIME EXTENSION FOR PUBLIC USE PERMIT NO. 12-0105 (GRACEPOINT CHURCH -PLANNING APPLICATION NO. 14-0123) LOCATED AT 21400 CANYON DRIVE (APN: 367-020-031)

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None

ABSTAIN: None ABSENT: Swanson

3.3 Professional Services Agreement with Colgan Consulting Corporation for 2015 Development Impact Fee (DIF) Study Update

City Clerk Lee read the title.

Assistant City Manager York presented the staff report.

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to authorize the City Manager to execute the Professional Services Agreement.

MOTION carried 4-0-1, as follows:

YEA: Cashman, Moore, Walker, Mayor Pro Tem Benoit, Mayor Swanson

NAY: None ABSTAIN: None ABSENT: Swanson

CITY MANAGER REPORT

City Manager Nordquist presented the report.

FUTURE AGENDA ITEMS

- *Signage on construction sites to state what is being built
- *What to do with historic buildings in the City
- *City Schools performance levels
- *Slurry seal for HOAs who would like to pay for that service

ADJOURN THE CITY COUNCIL

There being no further business, Mayor Benoit adjourned the meeting at 7:55 p.m. in memory of City Clerk Lee's Mother, Barbara Lee.

Submitted by:	Approved by:	
Debbie A. Lee, CMC	Ben J. Benoit	
City Clerk	Mayor	

CITY OF WILDOMAR CITY COUNCIL Agenda Item#1.3 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Terry Rhodes, Accounting Manager

SUBJECT: Warrant and Payroll Registers

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the following:

- 1. Warrant Register dated 03-30-2015 in the amount of \$110,164.61;
- 2. Warrant Register dated 04-02-2015 in the amount of \$51,814.15;
- 3. Warrant Register dated 04-02-2015 in the amount of \$6,097.62;
- 4. Warrant Register dated 04-09-2015 in the amount of \$34,899.69
- 5. Warrant Register dated 04-09-2015 in the amount of \$951.79
- 6. Warrant Register dated 04-16-2015 in the amount of \$126,327.09;
- 7. Warrant Register dated 04-23-2015 in the amount of \$502,371.42
- 8. Warrant Register dated 04-30-2015 in the amount of \$290,612.83
- 9. Payroll Register dated 05-01-2015 in the amount of \$70,850.38.

DISCUSSION:

The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant and Payroll Registers are submitted for approval.

FISCAL IMPACT:

These Warrant and Payroll Registers will have a budgetary impact in the amount noted in the recommendation section of this report. These costs are included in the Fiscal Year 2014-15 Budgets.

Submitted by: Approved by: Terry Rhodes Gary Nordquist Accounting Manager City Manager

ATTACHMENTS:

 Voucher List 03/30/15(1)
 Voucher List 04/23/15(1)

 Voucher List 04/02/15(2)
 Voucher List 04/30/15(1)

 Voucher List 04/09/15(2)
 Payroll Register 05/01/15(1)

Voucher List 04/16/15(1)

Voucher List City of Wildomar Page:

03/30/2015 11:39:17AM

Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
204564	3/30/2015	000080 BURKE, WILLIAMS AND SORENSON,, LLP	185615		JAN 2015 LEGAL FEES	Total :	56,629.52 56,629.52
204565	3/30/2015	000080 BURKE, WILLIAMS AND SORENSON,, LLP	186517		FEB 2015 LEGAL FEES	Total :	53,535.09 53,535.09
	2 Vouchers fo	or bank code : wf				Bank total :	110,164.61
	2 Vouchers in	this report				Total vouchers :	110,164.61

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City of Wildoma	r

Bank	code	:	wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204571	4/2/2015	000660 ACCOUNTEMPS	42615618		WE 3/13/15 ACCTING CONTRACTUAL SVCS	707.20
			42659909		WE 3/20/15 ACCTING CONTRACTUAL SVCS	477.36
					Total :	1,184.56
204572	4/2/2015	000458 AMERICAN FENCE COMPANY, INC.	1829274		INSTALL/REMOVE TEMP FENCE 3/21/15-4/20/1	134.40
					Total :	134.40
204573	4/2/2015	000554 AT & T	32815		TELEPHONE LONG DIST P/E 3/28/15	37.25
					Total :	37.25
204574	4/2/2015	000008 AT&T MOBILITY	X03282015		COUNCIL MOBILE PHONE 2/21/15-3/20/15	112.48
					Total :	112.48
204575	4/2/2015	000037 DATA TICKET, INC.	60262		FEB 2015 DAILY CITATION PROCESSING	150.00
			60499		FEB 2015 CODE ENF CITATION PROCESSING	200.00
					Total :	350.00
204576	4/2/2015	000237 ELKS LODGE #2591	33015		REFUND OF UNUSED DEVELOPERS DEPOSIT PROJ	153.12
					Total :	153.12
204577	4/2/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER DIS	STF 7264815		2/05/15- 3/06/15 WATER ZONE 52 LOC 01	34.55
			7264816		2/05/15- 3/06/15 WATER ZONE 29 LOC 02	19.90
			7264817		2/05/15- 3/06/15 WATER ZONE 71 LOC 01	74.33
			7264818		2/05/15- 3/06/15 WATER MARNA O'BRIEN	507.68
			7268785		2/06/15- 3/09/15 WATER ZONE 3 LOC 7 M1	132.68
			7268786		2/06/15- 3/09/15 WATER HERITAGE PARK (AU	235.55
			7272408		2/09/15- 3/10/15 WATER ZONE 3 LOC 25 M1	255.14

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04/02/2015 3:41:40PM

Voucher List City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204577	4/2/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER	DISTF (Continued)			
			7272409		2/09/15- 3/10/15 WATER ZONE 3 LOC 25	88.79
			7272410		M2 2/09/15- 3/10/15 WATER ZONE 3 LOC 24	1,354.46
			7275681		M1 2/11/15- 3/12/15 WATER ZONE 42 LOC	213.52
					01 M1	
			7275682		2/11/15- 3/12/15 WATER ZONE 42 LOC 03 M3	102.15
			7275683		2/11/15- 3/12/15 WATER ZONE 42 LOC 02 M2	84.62
					Total :	3,103.37
204578	4/2/2015	000638 FIRST CARBON SOLUTIONS /, MICHAEL	BRAN 63292		EIR FOR SIENNA APT PROJ 7/26/14-2/27/15	3,527.50
					Total :	3,527.50
204579	4/2/2015	000499 INLAND EMPIRE LANDSCAPE INC	7988		FEB 2015 LANDSCAPE MAINTENANCE	8,009.08
			8055		MAR 2015 LANDSCAPE MAINTENANCE	7,697.12
					Total :	15,706.20
204580	4/2/2015	000793 JAMES R. RILEY, C.P.A.	32615		MAR 2015 - INTERIM FIN DIR SVCS	2,812.50
					Total :	2,812.50
204581	4/2/2015	000304 JOE A. GONSALVES & SON	25099		MARCH 2015 CONTRACTUAL LEGISLATIVE ADVOC	3,000.00
			25167		APRIL 2015 CONTRACTUAL	3,000.00
					LEGISLATIVE ADVOC Total:	6,000.00
004500	4/0/0045		4044000=0			,
204582	4/2/2015	000631 LABOR READY	19440987B 19450527B		PARK LABOR 3/07/15-3/13/15 PARK LABOR 3/14/15-3/20/15	265.44 265.44
					Total :	530.88
204583	4/2/2015	000748 LSA ASSOCIATES, INC.	136126		PROF SVCS FOR WILDOMAR GROVE PARK USE EI	7,914.59
					Total:	7,914.59
204584	4/2/2015	000040 MPS	47297		PARKING VIOLATION & ADMIN	1,256.32
					CITATION BOOKS	4 050 00
					Total :	1,256.32

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Voucher List City of Wildomar

Bank code : wf

04/02/2015

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204585	4/2/2015	000599 MV CHENG & ASSOCIATES INC	3/31/2015		MAR 2015 CONTRACTUAL ADMIN ASST SVCS	5,032.50
					Total :	5,032.50
204586	4/2/2015	000185 PITNEY BOWES	330661		POSTAGE METER INK Total:	132.17 132.17
204587	4/2/2015	000026 PROTECTION RESCUE SECURITY, SERVICE	S 15-091-T		3/1/15-3/31/15 PARK SECURITY SERVICES	675.00
					Total :	675.00
204588	4/2/2015	000766 REAL ESTATE RESOURCE SERVICES, INC.	7575	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	1,180.92
			7577	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	1,270.00
					Total :	2,450.92
204589	4/2/2015	000215 THE PRESS-ENTERPRISE	10029314		PUBLIC NOTICE - WESTPARK PROENADE EIR	268.80
			10029456		PUBLIC NOTICE - ZONING ORD AMEND 15-01	115.20
			10030334		PUBLIC NOTICE - MITIGATED NEG DECL	146.40
					Total :	530.40
204590	4/2/2015	000020 VERIZON	32215		3/22/15-4/21/15 FIOS INTERNET CHARGES	169.99
					Total :	169.99
	20 Vouchers fo	or bank code : wf			Bank total :	51,814.15
	20 Vouchers in	this report			Total vouchers :	51,814.15

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Bank code :

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204591		Vendor	Invoice	<u>PO #</u>	Description/Account	Amount
204391	4/2/2015	000006 WELLS FARGO PAYMENT REMITTANCE, CEN	160833		CSMFO MEETING 3/19/15	30.00
			225072		CSMFO CONFERENCE 2/17/15-2/20/15	60.00
			22615		BREAK ROOM SUPPLIES	60.24
			22615		PARKS SUPPLIES	50.41
			296		2015 PLANNING COMMISSION ACADEMY	167.44
			30615		2015 PLANNING COMM ACADEMY	2,041.75
			30715		MONTHLY DATA FOR IPAD- COUNCIL	30.08
			31015		NON-DEPT DEPT SUPPLIES	28.60
			311315		FIRE STATION EXPENSES	169.11
			31215A		3/14/15 TEEN CERT	20.76
			31415		3/14/15 TEEN CERT	84.80
			331011		ADMIN DEPT SUPPLIES	128.51
			37249		3/14/15 TEEN CERT	86.00
			38610015		PAYPAL ONLINE PERMIT	59.95
			401750749		POSTAGE	49.00
			4182		2015 PLANNING COMMISSION ACADEMY	100.32
			48137		MONTHLY STORAGE UNITS	585.00
			5017147		WINDSONG PARK SUPPLIES	57.28
			5357		GAS - LAWN EQUIPMENT	69.00
			558639280		FIRE STATION EXPENSES	362.82
			562		HERITAGE PARK SUPPLIES	47.60
			6808261		FIRE STATION EXPENSES	268.73
			7013080536		3/31/15 MURRIETA STATE OF THE CITY	150.00
			756872760		NON-DEPT OFFICE SUPPLIES	150.04
			756872971		ADMIN / BUILDING & SAFETY OFFICE SUPPLIE	70.18
			757331436		CITY MANAGER & NON-DEPT OFFICE SUPPLIES	256.75
			758514251		NON-DEPT DEPARTMENTAL SUPPLIES	184.13
			758514363		BREAK ROOM SUPPLIES	50.53
			758519369		NON-DEPT OFFICE SUPPLIES	30.22
			759764393		CEMETERY OFFICE SUPPLIES	48.50
			759790357		NON-DEPT OFFICE SUPPLIES	29.30
			759790462		PLANNING OFFICE SUPPLIES	129.51
			9596		NON-DEPT DEPARTMENTAL SUPPLIES	116.58
			9603700		WINDSONG PARK SUPPLIES	120.06

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Voucher List City of Wildomar

Bank code :

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
204591	4/2/2015	000006 WELLS FARGO PAYMENT REMITTANCE, CENT	(Continued)			
			SS943684382		COMMUNITY SVC DEPT SUPPLIES	64.25
			W2161372		CITY COUNCIL SUPPLIES	140.17
					Total :	6,097.62
	1 Vouchers fo	or bank code : wf			Bank total :	6,097.62
	1 Vouchers in	this report			Total vouchers :	6,097.62

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Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amoun
204596	4/9/2015	000456 ABLE TREE SERVICE	391164		TREE SERVICE AROUND LIGHT POLE		750.0
						Total :	750.0
204597	4/9/2015	000033 AMERICAN FORENSIC NURSES	65970		BLOOD DRAW (4) UR SPEC (2) DRY RUN (1)		260.00
			66022		BLOOD DRAW (1)		40.00
			66037		BLOOD DRAW (4)		160.00
			66082		BLOOD DRAW (1) DRY RUN (BLOOD) (1)		60.00
			66099		BLOOD DRAW (2) UR SPEC (1)		120.00
			66150		BLOOD DRAW (3) DRY RUN (BLOOD) (1)		140.00
			66167		BLOOD DRAW (7) UR SPEC (1) DRY RUN (2)		360.00
						Total :	1,140.00
204598	4/9/2015	000034 BIO-TOX LABORATORIES	30023		RC SHERIFF - LAB SERVICES		394.74
			30024		RC SHERIFF - LAB SERVICES		113.00
			30068		RC SHERIFF - LAB SERVICES		78.00
			30170		RC SHERIFF - LAB SERVICES		488.04
			30218		RC SHERIFF - LAB SERVICES		39.00
						Total :	1,112.78
204599	4/9/2015	000318 COLGAN CONSULTING CORPORATION	1	0000138	DIF UPDATE FOR STREES & TRAFFIC SIGNALS;		7,032.50
					C.C,	Total :	7,032.50
204600	4/9/2015	000684 COMMON GROUND ELECTRICAL TECH	14-87		PERMIT FEE		188.19
			14-88		SPIDER BOXES AND CORDS		2,420.91
			14-94	0000140	INSTALLATION OF NEW 100 AMP SUB-PANEL		6,804.44
					332 . /	Total :	9,413.54
204601	4/9/2015	000785 CORELOGIC SOLUTIONS, LLC	81435457		MAR 2015 CODE ENFORCEMENT SOFTWARE		227.00
						Total :	227.00
204602	4/9/2015	000058 DEPARTMENT OF JUSTICE	89251		FEB 2015 POLICE BLOOD ALCOHOL ANALYSIS		35.00

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Voucher List City of Wildomar

Bank code : wf

EDISON 32415 1/28/15-3/19/15 ELECTRIC 930.73 ELISINORE VALLEY MUNICIPAL, WATER DISTF 7279014 2/13/15-3/16/15 WATER ZONE 3 LOC 23 1/24.12 M1 7279015 2/13/15-3/16/15 WATER ZONE 30 LOC 2 1/21/15-3/16/15 WATER ZONE 30 LOC 2 1/21/15-3/16/15 WATER ZONE 30 LOC 2 1/21/15-3/16/15 WATER ZONE 3 LOC 49 1/21/15-3/16/15 WATER ZONE
ELSINORE VALLEY MUNICIPAL, WATER DISTF 7279014 ELSINORE VALLEY MUNICIPAL, WATER DISTF 7279014 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 23 2/13/15-3/16/15 WATER ZONE 30 LOC 2 66.64 2/13/15-3/16/15 WATER ZONE 3 LOC 49 39.97 M1 2/13/15-3/16/15 WATER ZONE 3 LOC 49 2/13/15-3/16/15 WATER ZONE 51 LOC 1 2/13/15-3/16/15 WATER LITTLE LEAGUE 509.16 FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
ELSINORE VALLEY MUNICIPAL, WATER DISTF 7279014 2/13/15-3/16/15 WATER ZONE 3 LOC 23 4.12 M1 7279015 2/13/15-3/16/15 WATER ZONE 30 LOC 2 66.64 7279016 2/13/15-3/16/15 WATER ZONE 30 LOC 49 39.97 M1 7279017 2/13/15-3/16/15 WATER ZONE 51 LOC 1 24.12 7279018 2/13/15-3/16/15 WATER LITTLE LEAGUE FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
M1 7279015 2/13/15-3/16/15 WATER ZONE 30 LOC 2 66.64 7279016 2/13/15-3/16/15 WATER ZONE 3 LOC 49 39.97 M1 7279017 2/13/15-3/16/15 WATER ZONE 51 LOC 1 24.12 7279018 2/13/15-3/16/15 WATER LITTLE LEAGUE 509.16 FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG 166.67 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
7279016 2/13/15-3/16/15 WATER ZONE 3 LOC 49 39.97 M1 7279017 2/13/15-3/16/15 WATER ZONE 51 LOC 1 24.12 7279018 2/13/15-3/16/15 WATER LITTLE LEAGUE 509.16 FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG 166.67 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
M1 7279017 2/13/15-3/16/15 WATER ZONE 51 LOC 1 24.12 7279018 2/13/15-3/16/15 WATER LITTLE LEAGUE 509.16 FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG 166.67 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
7279018 2/13/15-3/16/15 WATER LITTLE LEAGUE 509.16 FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG 166.67 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
FIEL 7279019 2/13/15-3/16/15 WATER WINDSONG 166.67 PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
PARK 7279020 2/13/15-3/16/15 WATER ZONE 3 LOC 29 681.81
M1
7279021 2/13/15-3/16/15 WATER ZONE 3 LOC 29 178.54 M2
7279022 2/13/15-3/16/15 WATER ZONE 30 LOC 1 107.36
7279023 2/13/15-3/16/15 WATER ZONE 3 LOC 42 125.07 & 47
7279024 2/13/15-3/16/15 WATER 22450 1/2 100.77 CERVERA
7279025 2/13/15-3/16/15 WATER 22450 CERVERA 218.77
7285557 2/17/15-3/18/15 WATER ZONE 3 LOC 35 94.95 M1
Total: 2,337.95
JOHNSON, ROCHELLE 4/6/2015 MAR 22 - APR 6, 2015 ACCOUNTING 1,170.00 CONTRACT
Total: 1,170.00
S LSL CPAS 14098 PROF SVCS 2014 CITY & CEMETERY 2,622.00 FIN AUDIT
Total: 2,622.00
MARATHON REPROGRAPHICS 91772 RECORDS REQUEST - COPIES 31.88
91803 FINANCIAL REPORT 1,081.08
Total: 1,112.96

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Voucher List City of Wildomar

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Bank code	:	wf
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Voucher	Date	Vendor	Invoice	PO#	_ Description/Account	Amount
204608	4/9/2015	000649 MINT PRINT MEDIA	647		BANNER FOR MARNA O'BRIEN	155.52 otal: 155.52
204609	4/9/2015	000040 MPS	47390		ENVELOPES - POLICE DEPT	817.84 otal : 817.84
204610	4/9/2015	000018 ONTRAC	8174849		SHIPPING COSTS	61.03 otal: 61.03
204611	4/9/2015	000766 REAL ESTATE RESOURCE SERVICES, INC.	7588	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	908.40
			7589	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	166.12
						otal : 1,074.52
204612	4/9/2015	000283 RIVERSIDE COUNTY CLERK	40915		FILING FEE - NOTICE OF EXEMPT PARK MASTE	50.00
						otal : 50.00
204613	4/9/2015	000810 TOMARK SPORTS	96817544		PARK SUPPLIES - MARNA O'BRIEN To	1,629.32 otal: 1,629.32
204614	4/9/2015	000749 VANTAGEPOINT TRANSFER AGENTS, 307207	101952738		ICMA-RC REMITTANCE	1,410.00 otal: 1,410.00
204615	4/9/2015	000437 VERIZON WIRELESS	9742715768		3/23/15-4/22/15 DATA INTERNET CHARGES	142.50
						otal : 142.50
204616	4/9/2015	000574 VILLAGE NURSERIES	2002651703	0000141	PLANT REPLENISHMENT FOR MARNA O'BRIEN	1,674.50
					Т	otal : 1,674.50
21 Vouchers for bank code : wf Bank total :						otal : 34,899.69
	21 Vouchers in	this report			Total vouch	ners: 34,899.69

Voucher List City of Wildomar

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PO# Description/Account Voucher Date Vendor Invoice Amount

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Voucher List City of Wildomar

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Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204617	4/9/2015	000319 CORTUM COMMUNICATIONS, INC.	1028-5068		RELOCATE 2 CAT 5 CABLES & RETERMINATED	738.29
					Total :	738.29
204618	4/9/2015	000375 LEUSD REPROGRAPHICS	52660		2015 EGGSTRAVAGANZA EGG HUNT Total :	213.50 213.50
	2 Vouchers fo	or bank code : wf			Bank total :	951.79
	2 Vouchers in	n this report			Total vouchers :	951.79

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Bank code :

wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
204623	4/16/2015	000660 ACCOUNTEMPS	42763735		WE 3/27/15 ACCTING CONTRACTUAL SVCS		707.20
			42765547		WE 4/03/15 ACCTING CONTRACTUAL SVCS		442.00
						Total :	1,149.20
204624	4/16/2015	000007 ANIMAL FRIENDS OF THE VALLEY,, INC.	FEB'15		FEB 2015 ANIMAL CONTROL SERVICE	ES Total :	5,600.00 5,600.00
204625	4/16/2015	000760 ARMADACARE, ATTN: ULTIMATE HEALTH	23875	MAY 2015 PREMIUM		2,214.00	
						Total :	2,214.00
204626	4/16/2015	000081 CALIFORNIA BUILDING STANDARDS, COMMIS	S 41515	JAN 2015-MAR 2015 CA BLDG STANDARDS ADMI		301.50	
						Total :	301.50
204627	4/16/2015	000028 CALPERS	40415		3/22/15-4/04/15 BENEFIT CONTRIBUTION		7,723.55
						Total :	7,723.55
204628	4/16/2015	000028 CALPERS	40915A	MAR 2015 CITY COUNCIL & PERS SURVIVOR CO To		384.80	
					Total :	384.80	
204629	4/16/2015	000779 CASC ENGINEERING & CONSULTING	32975		PROF SVC THROUGH 1/31/15	Total :	24,300.00 24,300.00
204630	4/16/2015	000011 CR&R INC.	278874		3/12/15 & 3/27/15 DUMP 40 YD BOX & DISPO		608.73
			278914		4/1/15 4 YD BOX - LITTLE LEAGUE FIELD		143.59
						Total :	752.32
204631	4/16/2015	000082 DEPARTMENT OF CONSERVATION, DIVISION	l 40915		JAN 2015 - MAR 2015 SMIP FEES	Total :	517.16 517.16
204632	4/40/0045	000501 DEPARTMENT OF FORESTRY AND, FIRE PRO	O 124754		7/1/14-6/30/15 WILDLAND FIRE PROTECTION		
	4/10/2015						25,687.00
						Total :	25,687.00

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Voucher List City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	<u>PO #</u>	Description/Account	Amount
204633	4/16/2015	000812 ECONOMIC DEVELOPMENT AGENCY, LIBRA	R 2015-137		DEC 2014 DIF LIBRARY	5,197.99
					Total :	5,197.99
204634	4/16/2015	000022 EDISON	33115A		ELEC 2/27/15-3/30/15 LITTLE LEAGUE FIELD	58.19
			33115B		ELEC 2/27/15-3/30/15 21400 PALOMAR ST	105.88
					Total :	164.07
204635	4/16/2015	000811 GENERAL CREDIT FORMS, INC.	474586		THERMAL RECEIPT PAPER FOR CC MACHINE	43.13
					Total :	43.13
204636	4/16/2015	000813 HOPE'S CHEST	12815		REFUND OF UNUSED DEPOSIT FUNDS Total:	2,046.68 2,046.68
204637	4/16/2015	000016 INNOVATIVE DOCUMENT SOLUTIONS	153756	3/1/15-3/31/15 CONTRACT COPIER SVC	563.51	
					(MAIN Total :	563.51
204638	4/16/2015	000631 LABOR READY	19493895		PARK LABOR 3/28/15-4/03/15	738.28
					Total :	738.28
204639	4/16/2015	000147 MARATHON REPROGRAPHICS	91977		MDP	94.83
					Total :	94.83
204640	4/16/2015	000018 ONTRAC	8181278		SHIPPING COSTS Total:	17.95 17.95
204641	4/16/2015	000778 PARSONS TRANSPORTATION GRP INC	1502B644 0000134	0000134	FY 14/15 PROF SVCS AGREEMENT	1,700.69
					W/PARSONS F Total:	1,700.69
204642	4/16/2015	000650 RBF CONSULTING, A BAKER COMP	900588		1/1/15-2/2/15 FY 14/15 PROFESSIONAL	5,565.30
					SERV Total:	5,565.30
204642	4/16/2015	000700 DEAL FOTATE DESCRIBOT SEDVICES INC.	7611	0000131	PURCHASE ORDER PER CONTRACT	908.40
204643	4/10/2015	000766 REAL ESTATE RESOURCE SERVICES, INC.			APPROVED BY	900.40
			7612	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	317.94

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04/16/2015 4:54:35PM

Bank code: wf

PO# Voucher Date Vendor Invoice Description/Account Amount 204643 4/16/2015 000766 000766 REAL ESTATE RESOURCE SERVICES, IN (Continued) 1,226.34 Total: 204644 4/16/2015 000149 RIVERSIDE COUNTY EXECUTIVE, OFFICE 1415-04COU APRIL 2015-JUN 2015 QTRLY ANIMAL 39,794.13 SHELTER Total: 39,794.13 204645 4/16/2015 000378 TEMECULA VALLEY PIPE & SUPPLY 537683 MARNA O'BRIEN BBQ DEPARTMENTAL 69.50 **SUPPLIES** Total: 69.50 204646 40115A 375.29 4/16/2015 000020 VERIZON 4/1/15-4/30/15 OFFICE TELEPHONE **SERVICE** 40115B 4/1/15-4/30/15 TELEPHONE SERVICE 51.87 Total: 427.16 204647 **APRIL 2015 CHAMBER MONTHLY** 48.00 4/16/2015 000139 WILDOMAR CHAMBER OF COMMERCE 461 **BREAKFAST** 48.00 Total: 25 Vouchers for bank code: wf Bank total: 126,327.09 25 Vouchers in this report Total vouchers : 126,327.09

Page:

Bank code :	wf					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204651	4/23/2015	000660 ACCOUNTEMPS	42786967		WE 4/10/15 ACCTING CONTRACTUAL SVCS	627.64
					Total :	627.64
204652	4/23/2015	000312 ADAME LANDSCAPE, INC.	60941		APR 2015 MONTHLY LANDSCAPE MAINT. CSA103	125.00
					Total :	125.00
204653	4/23/2015	000031 AFLAC, REMITTANCE PROCESSING, CENT	ER 604319		APRIL 2015 MEDICAL INS. BENEFITS	974.67
					Total :	974.67
204654	4/23/2015	000210 ALBERT A. WEBB ASSOCIATES	151393		WILDOMAR LATERAL C-1 STORM DRN THRU 3/2	8,657.09
					Total :	8,657.09
204655	4/23/2015	000763 AMERICAN ASPHALT SOUTH, INC.	2014-158 3		RESIDENTIAL SLURRY SEAL AREA 8 RESIDENTIAL SLURRY SEAL AREA 8	88,564.00 270,522.30
			4		RESIDENTIAL SLURRY SEAL AREA 8 Total:	8,027.50 367,113.80
204656	4/23/2015	000815 CALIFORNIA CUSTOM DESIGN CONST	21715		REFUND OF UNUSED DEPOSIT FUNDS	308.33
					Total :	308.33
204657	4/23/2015	000028 CALPERS	1721A		MAY 2015 MEDICAL PREMIUM	13,320.05
					Total :	13,320.05
204658	4/23/2015	000028 CALPERS	41715		4/5/15-4/17/15 BENEFIT CONTRIBUTIONS	7,723.55
					Total :	7,723.55
204659	4/23/2015	000054 DEPARTMENT OF TRANSPORTATION	SL150828		JAN 2015-MAR 2015 SIGNALS & LIGHTING	2,577.94
					Total :	2,577.94
204660	4/23/2015	000027 DIRECT TV	25576501321		4/12/15-5/11/15 CABLE SERVICES - CITY HA	110.98
					Total :	110.98
204661	4/23/2015	000022 EDISON	40215A		ELEC 3/1/15-4/1/15 CSA 103 PALOMAR	40.76
			40215B		ELEC 3/1/15-4/1/15 CITY LAMPS	94.70

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Voucher List City of Wildomar

Bank code : wf

		Vendor	Invoice	<u>PO #</u>	Description/Account	Amount
204661	4/23/2015	000022 EDISON	(Continued)			
			40815A		ELEC 3/1/15-4/1/15 WILDOMAR CITY LAMPS	203.16
			40815B		ELEC 3/1/15-4/1/15 WILDOMAR CITY LAMPS	75.40
			40815C		ELEC 3/1/15-4/1/15 CSA 22	3,119.07
			40815D		ELEC 2/12/15-4/1/15 CSA 103	14,019.68
			40915		ELEC 3/1/15-4/1/15 CSA 142	1,995.77
					Total :	19,548.54
204662	4/23/2015	000642 ESA, ENVIRONMENTAL SCIENCE ASC	113514		PROF SVCS WILDOMAR WESTPARK PROM. THROUG	4,289.63
					Total :	4,289.63
204663	4/23/2015	000685 GREAT AMERICA FINANCIAL SERVIC	16845192		2-CANON COPIER SYSTEMS	405.01
					Total :	405.01
204664	4/23/2015	000024 GUARDIAN	41615		MAY 2015 DENTAL & VISION BENEFITS	1,871.28
					Total :	1,871.28
204665	4/23/2015	000661 JOHNSON, ROCHELLE	4/19/2015		APR 7-APR19, 2015 ACCOUNTING CONTRACTUAL	1,125.00
					Total :	1,125.00
204666	4/23/2015	000748 LSA ASSOCIATES, INC.	136320		PROF SVCS WILDOMAR BAXTER VILLAGE EIR TH	7,391.93
					Total :	7,391.93
204667	4/23/2015	000778 PARSONS TRANSPORTATION GRP INC	1504A091	0000134	FY 14/15 PROF SVCS AGREEMENT W/PARSONS F	7,531.74
					Total :	7,531.74
204668	4/23/2015	000814 PEREZ, LUPITA	21015		REFUND OF UNUSED DEPOSIT FUNDS	335.25
					Total :	335.25
204669	4/23/2015	000817 PETERSON POOLS	41615		REFUND OF UNUSED DEPOSIT FUNDS	210.39
					Total :	210.39
204670	4/23/2015	000042 PV MAINTENANCE, INC.	005-163E		OCT 2014 SPEC PROJ - SCHOOL ZONE THERMOP	6,339.72

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Voucher List City of Wildomar

Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204670	4/23/2015	000042 PV MAINTENANCE, INC.	(Continued)			
			005-168		MAR 2015 CITYWIDE MAINT. CONTRACTUAL SVC	35,409.37
			005-168A		MAR 2015 LOST & COTTONWOOD GRADING	7,452.00
			005-168B		MAR 2015 SYLVESTER & LAKEVIEW CALL OUT	541.64
					Total :	49,742.73
204671	4/23/2015	000766 REAL ESTATE RESOURCE SERVICES, INC.	7615	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	722.40
			8292	0000131	PURCHASE ORDER PER CONTRACT APPROVED BY	953.40
					Total :	1,675.80
204672	4/23/2015	000186 RIGHTWAY	68063		4/09/15-5/06/15 WINDSONG PARK	174.10
					Total :	174.10
204673	4/23/2015	000529 SIEMENS INDUSTRY, INC	5610006606		FEB 2015 TRAFFIC SIGNAL MAINTENANCE	1,576.40
			5620001728		FEB 2015 TRAFFIC SIGNAL RESPONSE CALL OU	1,303.41
					Total :	2,879.81
204674	4/23/2015	000790 SPARKLETTS	41115		3/18/15-4/09/15 DRINKING WATER Total:	55.85 55.85
204675	4/23/2015	000816 TERCINMEGKAT INC	21715		REFUND OF UNUSED DEPOSIT FUNDS	2.069.18
204070	472072010	OSSOTO TERGINALESION INC	21710		Total:	2,069.18
204676	4/23/2015	000749 VANTAGEPOINT TRANSFER AGENTS, 307207	101960414		ICMA-RC REMITTANCE	1,410.00
					Total :	1,410.00
204677	4/23/2015	000020 VERIZON	40715		4/7/15-5/6/15 TELEPHONE CHARGES	46.62
					Total :	46.62
204678	4/23/2015	000537 ZEE MEDICAL INC	140729211		OFFICE MEDICAL SUPPLIES Total:	69.51 69.51
	28 Vouchers fo	or bank code : wf			Bank total :	502,371.42
		***				,

Voucher List

04/23/2015 4:00:09PM **City of Wildomar**

Bank code: wf

PO# _Description/Account Voucher Date Vendor Invoice Amount

28 Vouchers in this report Total vouchers : 502,371.42

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Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204684	4/30/2015	000458 AMERICAN FENCE COMPANY, INC.	1835938		4/21/15-5/20/15 INSTALL/REMOVE 448 FT FE	134.40
					Total	134.40
204685	4/30/2015	000008 AT&T MOBILITY	X04202015		4/13/15-5/12/15 COUNCIL MOBILE PHONE	80.37
					Total :	80.37
204686	4/30/2015	000779 CASC ENGINEERING & CONSULTING	33335		PROF SVC THROUGH 3/31/15	776.25
					Total	776.25
204687	4/30/2015	000068 COUNTY OF RIVERSIDE, FIRE DEPARTMENT	20150313		3/13/15-3/15/15 CERT TRAINING	1,207.94
					Total	1,207.94
204688	4/30/2015	000035 COUNTY OF RIVERSIDE, TLMA	TL0000011423		MAR 2015 SLF COSTS FY15	561.32
					Total	561.32
204689	4/30/2015	000002 CRYSTAL CLEAN MAINTENANCE	403D		APRIL 2015 JANITORIAL SERVICE - CITY HAL	698.00
					Total	698.00
204690	4/30/2015	000037 DATA TICKET, INC.	60814		MAR 2015 CODE ENF. CITATION PROCESSING	200.00
			61099		MAR 2015 DAILY CITATION PROCESSING	382.30
					Total	582.30
204691	4/30/2015	000022 EDISON	41815		3/17/15-4/16/15 ELECTRIC	4,836.50
			42115		3/19/15-4/20/15 ELECTRIC WILDOMAR 31160	15.41
			42315		2/27/15-4/20/15 ELECTRIC - ZONE 3	957.96
					Total	5,809.87
204692	4/30/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER DISTR	7344122		3/06/15-4/06/15 WATER ZONE 52 LOC 01	56.42
			7344123		3/06/15-4/06/15 WATER ZONE 29 LOC 02	43.47
			7344124		3/06/15-4/06/15 WATER ZONE 71 LOC 01	95.81
			7344125		3/06/15-4/06/15 WATER MARNA OBRIEN PARK	3,084.42
			7348072		3/09/15-4/09/15 WATER ZONE 3 LOC 7 M1	110.77

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Voucher List City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204692	4/30/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER I	DISTF (Continued)			
			7348073		3/09/15-4/09/15 WATER HERITAGE	461.16
			7352030		PARK (AUT 3/10/15-4/10/15 WATER ZONE 3 LOC 25	309.11
			7352031		M1 3/10/15-4/10/15 WATER ZONE 3 LOC 25	459.05
					M2	
			7352032		3/10/15-4/10/15 WATER ZONE 3 LOC 24 M1	777.69
					Total :	5,397.90
204693	4/30/2015	000077 EXEC-U-CARE	201505-013262		JUNE-DEC 2014 MEDICAL INSURANCE -	145.83
					ASST C Total:	145.83
00.400.4						
204694	4/30/2015	000072 INTERWEST CONSULTING GROUP	21557		MAR 2015 PROFESSIONAL SERVICES Total:	33,272.41 33,272.41
204005	4/20/2045	000047 10117/ 111MD0	000045			
204695	4/30/2015	000647 JOLLY JUMPS	060615cowrrev		SPECIAL EVENT SERVICES - COMMUNITY HEALT	795.00
					Total :	795.00
204696	4/30/2015	000818 KIEL, JANET	40215		REFUND OF UNUSED DEPOSIT FUNDS	2,025.32
					Total :	2,025.32
204697	4/30/2015	000631 LABOR READY	19548830		4/11/15-4/17/15 PARK LABOR	232.26
					Total :	232.26
204698	4/30/2015	000083 LSL CPAS	43015		LSL 2015 GOVT ACCTING & AUDIT	90.00
					Total :	90.00
204699	4/30/2015	000819 MANLEY, HOWARD	40215		REFUND OF UNUSED DEPOSIT FUNDS	2,765.42
					Total :	2,765.42
204700	4/30/2015	000147 MARATHON REPROGRAPHICS	92342		SAVE THE DATE 20155 FLYERS FOR SCHOOLS	833.72
			92404		WILDOMAR MDP-CIP-023	178.16
					Total :	1,011.88
204701	4/30/2015	000040 MPS	47520		STAFF BUSINESS CARDS	231.13

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Voucher List City of Wildomar

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Bank code :	wf
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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
204701	4/30/2015	000040	000040 MPS	(Continued)			Total :	231.13
204702	4/30/2015	000084	MUNISERVICES, LLC	0000037178		4TH QTR 2014 STARS SVC - SALES & USE TAX		416.95
						USL TAX	Total :	416.95
204703	4/30/2015	000026	PROTECTION RESCUE SECURITY, SERVICES	S 15-113-T2		SECURITY SVCS - MARNA O'BRIEN - ROTARY/C		177.75
							Total :	177.75
204704	4/30/2015	000650	RBF CONSULTING, A MICHAEL BAKER INT'L C	904670		PROF SVC 2/12/15 FY 14/15 COLLIER ELEM S		1,346.73
							Total :	1,346.73
204705	4/30/2015	000051	RCHCA	43015		MARCH 2015 KANGAROO RAT FEE	Total :	12,000.00 12,000.00
204706	4/30/2015	000047	RIVERSIDE COUNTY, SHERIFF'S DEPARTMEN	SH0000025834		FEB 2015 CONTRACT LAW		172,001.30
						ENFORCEMENT	Total :	172,001.30
204707	4/30/2015	000820	RIVERSIDE TRANSIT AGENCY	65292		RTA BUS PASSES		479.40
							Total :	479.40
204708	4/30/2015	000435	STRATA OAK, LLC C/O STRATA, EQUITY GRO	l 50115		APR/MAY 2015 CITY HALL MONTHLY LEASE		30,953.82
							Total :	30,953.82
204709	4/30/2015	000821	UPTON, MARIAN	32415		REFUND OF UNUSED DEPOSIT FUND	S Total :	1,447.85 1,447.85
204710	4/30/2015	000823	WILDOMAR TRES LAGOS LP, C/0 PALM COMM	40115		REFUND OF UNUSED DEPOSIT FUND	S Total :	15,476.43 15,476.43
204711	4/30/2015	000822	WORLD HARVEST CHURCH	32415		REFUND OF UNUSED DEPOSIT FUND	S Total :	495.00 495.00
	28 Vouchers fo	or bank co	ode: wf			Banl	k total :	290,612.83
	28 Vouchers in	this repo	ort			Total vou	chers :	290,612.83

Voucher List
City of Wildomar

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Bank code:

11:15:46AM

wf

Voucher Date Vendor Invoice PO # Description/Account Amount

City of Wildomar Payroll Warrant Register 5/1/2015

ACH Date	Payee	Description	Amount
4/9/2015	Payroll People	03/21/2015-04/03/2015	26,551.05
4/9/2015	Payroll People	03/21/2015-04/03/2015	8,209.31
4/23/2015	Payroll People	04/04/2014-04/16/2015	26,580.35
4/23/2015	Payroll People	04/04/2014-04/16/2015	8,242.04
5/1/2015	Payroll People	04/01/2015-04/30/2015	1,267.63
		TOTAL	70,850.38

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.4 CONSENT CALENDAR

Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Terry Rhodes, Accounting Manager

SUBJECT: Treasurer's Report-March 2015

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the Treasurer's Report for March, 2015.

DISCUSSION:

Attached is the Treasurer's Report for Cash and Investments for the month of March, 2015.

FISCAL IMPACT:

None.

Submitted by: Approved by: Terry Rhodes Gary Nordquist Accounting Manager City Manager

ATTACHMENTS:

Treasurer's Report Daily Cash Balance

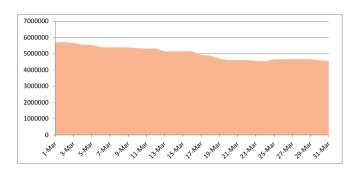
CITY OF WILDOMAR TREASURER'S REPORT FOR CASH AND INVESTMENT PORTFOLIO

March 2015

CITY CASH

FUND	ACCOUNT	INSTITUTION	BALANCE	RATE				
All	All	WELLS FARGO	\$4,565,285.25_	0.00%				
		TOTAL	\$ 4,565,285.25					
FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING Balance	RATE	
All	All	WELLS FARGO	\$5,698,480.83_\$_	561,786.23 \$	(1,694,981.81)	4,565,285.25	0.000%	
		TOTAL	\$ 5,698,480.83 \$	561,786.23 \$	(1,694,981.81)	4,565,285.25		
			CITY INVESTMEN	<u>T</u>		PERCENT		
FUND	ISSUE	R	BOOK VALUE	FACE VALUE	MARKET VALUE	OF PORTFOLIO	DAYS TO MAT.	STATED RATE
All	LOCAL AGENCY IN	VESTMENT FUND	\$1,547,818.80_\$_	1,547,818.80 \$	1,547,818.80	100.00%	0	0.278%
		TOTAL	\$\$\$	1,547,818.80 \$	1,547,818.80	100.00%		
CITY	- TOTAL CASH ANI	D INVESTMENT	\$ 6,113,104.05 CITY INVESTM	<u>ENT</u>				
FUND	ISSUE	R	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING Balance	STATED RATE	
All	LOCAL AGENCY IN	VESTMENT FUNDS	\$\$\$\$	0.00 \$		1,547,818.80	0.278%	
		TOTAL	\$ 1,547,818.80 \$	0.00 \$	0.00	1,547,818.80		
			In compliance with the Ca City Treasurer of the City and anticipated revenues requirements for the next to the City's Statement of I also certify that this repo and all City's bank balanc	of Wildomar, I hereby ceri are available to meet the six months and that all in Investment Policy. rt reflects all Government	tify that sufficient inve City's expenditure evestments are in com	stment liquidity		

March 2015
Daily Cash Balance
All Funds Checking Only
Pool Report Balance



	Endin	g	Мо	onthly Net
Fiscal Year	Balan			ivity
Jan-12	\$	3,459,306	\$	-
Feb-12		2,106,711		(1,352,595)
Mar-12	\$ \$ \$	2,102,433	\$ \$ \$	(4,278)
Apr-12	\$	3,052,012	\$	949,579
May-12	\$ \$ \$ \$	5,602,180	\$	2,550,168
Jun-12	\$	4,566,993	\$	(1,035,187)
Jul-12	\$	4,200,028	\$	(366,965)
Aug-12	\$	4,109,986	\$	(90,042)
Sep-12	\$	4,225,751	\$	115,765
Oct-12	\$	3,856,256	\$	(369,495)
Nov-12	\$	3,865,806	\$	9,550
Dec-12	\$ \$ \$ \$	8,485,880	\$	4,620,074
Jan-13	\$	8,278,187	\$	(207,693)
Feb-13	\$	6,821,316	\$	(1,456,871)
Mar-13	\$	7,216,637	\$	395,321
Apr-13	\$	5,933,768	\$	(1,282,869)
May-13	\$ \$ \$ \$	5,673,657	\$	(260,111)
Jun-13	\$	5,614,248	\$	(59,409)
Jul-13	\$	5,493,587	\$	(120,661)
Aug-13	\$	5,642,783	\$	149,196
Sep-13	\$	4,710,822	\$	(931,961)
Oct-13	\$ \$ \$ \$	4,692,739	\$	(18,083)
Nov-13	\$	4,305,088	\$	(387,651)
Dec-13	\$	5,067,625	\$	762,537
Jan-14	\$	5,588,299	\$	520,674
Feb-14	\$	5,271,391	\$	(316,908)
Mar-14	\$ \$ \$ \$	5,090,903	\$	(180,488)
Apr-14	\$	6,601,410	\$	1,510,507
May-14	\$	7,037,032	\$	435,622
Jun-14	\$	6,751,858	\$	(285,174)
Jul-14	\$	6,551,445	\$	(200,413)
Aug-14	\$	5,771,075	\$	(780,370)
Sep-14	\$	5,713,804	\$	(57,271)
Oct-14	\$	5,665,196	\$	(48,608)
Nov-14	\$ \$ \$ \$ \$ \$ \$ \$	4,529,187	*****	(1,136,009)
Dec-14	\$	4,979,251	\$	450,064
Jan-15	\$	6,266,925	\$	1,287,673
Feb-15	\$	5,698,481	\$	(568,444)
Mar-15	\$	4,565,285	\$	(1,133,196)

	Endi	ng Balance In	Net	Change	
Date	Who	le\$	from	Prior Day	
1-Mar	\$	5,698,481	\$	-	
2-Mar	\$	5,723,020	\$	24,539	
3-Mar	\$	5,666,477	\$	(56,543)	
4-Mar	\$ \$ \$	5,549,225	\$ \$ \$	(117,252)	
5-Mar	\$	5,547,709	\$	(1,516)	
6-Mar	\$	5,402,111	\$	(145,598)	
7-Mar	\$	5,402,111	\$ \$	-	
8-Mar	\$	5,402,111	\$	-	
9-Mar	\$	5,396,867	\$	(5,244)	
10-Mar	\$ \$	5,345,746	\$ \$	(51,121)	
11-Mar	\$	5,308,235	\$	(37,510)	
12-Mar	\$ \$	5,330,963	\$	22,728	
13-Mar	\$	5,147,768	\$	(183,195)	
14-Mar	\$	5,147,768	\$	-	
15-Mar	\$ \$	5,147,768	\$ \$	-	
16-Mar	\$	5,151,705	\$	3,937	
17-Mar	\$	4,928,335	\$	(223,371)	
18-Mar	\$	4,877,829	\$	(50,506)	
19-Mar	\$	4,695,907	\$	(181,922)	
20-Mar	\$	4,611,366	\$	(84,541)	
21-Mar	\$	4,611,366	\$ \$ \$	-	
22-Mar	\$ \$ \$	4,611,366	\$	-	
23-Mar	\$ \$	4,569,306	\$	(42,060)	
24-Mar		4,548,933	\$	(20,373)	
25-Mar	\$	4,651,794	\$	102,861	
26-Mar	\$ \$	4,659,703	\$	7,909	
27-Mar	\$	4,666,528	\$ \$ \$	6,825	
28-Mar	\$	4,666,528	\$	-	
29-Mar	\$	4,666,528	\$	-	
30-Mar	\$	4,600,060	\$	(66,468)	
31-Mar	\$	4,565,285	\$	(34,775)	

CITY OF WILDOMAR - CITY COUNCIL Agenda Item #1.5 CONSENT CALENDAR Meeting Date: May 13, 2015

Meeting Date. May 13, 2013

TO: Mayor and City Council Members

FROM: Terry Rhodes, Accounting Manager

SUBJECT: Contract Award for Financial Advisory Services

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to enter into a Professional Services Agreement with Fieldman, Rolapp & Associates, to provide financial advisory services for the City of Wildomar.

BACKGROUND/DISCUSSION:

During the week of February 18, 2015 the City issued a Request for Proposal to firms specializing in providing financial advisory services to cities. On March 5, 2015, two firms had submitted proposals and the firm of Fieldman, Rolapp & Associates was selected to be recommended for City Council approval to provide financial advisory services to the City. The term for services to the City would be a three year period with options of two, one year extensions. The need for these services stems from the uptick in new development related activities within the City and the City's phasing out of the inherited Riverside County approved projects in which similar financial services expertise was used.

Fieldman, Rolapp & Associates is a California-based financial advisor which has served California public agencies since 1966. They have a long history of providing numerous financial services to California cities such as; Capital Financing Plans, Fiscal Policy Development and the provision of financial advisory services related to land secured transactions. Specifically Fieldman, Rolapp and Associates are very familiar with the unique needs of the Riverside County region as they have been providing financial advice to more than 15 different public agencies including cities, water and school districts and the County.

Fieldman, Rolapp & Associates initially will be advising the City with respect fiscal issues concerned with new proposed development projects. The cost of these services will be reimbursed to the City from the development project's deposit account with the City. These fiscal services will be utilized by the City on an as need basis.

FISCAL IMPACT:

None; Costs will be paid from the developer deposits which are on account with the City.

Submitted by: Approved by: Terry Rhodes Gary Nordquist Accounting Manager City Manager

ATTACHMENTS:

- A. Professional Services Agreement
- B. Fieldman, Rolapp & Associates Proposal

Agreement for Services

By and Between

The City of Wildomar, a municipal corporation

and

Fieldman, Rolapp & Associates

Agreement for Services Between The City of Wildomar, a municipal corporation and Fieldman, Rolapp & Associates

This Agreement for Services ("Agreement") is entered into as of this 13th day of May, 2015 by and between the City of Wildomar, a municipal corporation ("City") and Fieldman, Rolapp & Associates ("Service Provider"). City and Service Provider are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

- A. City has sought, by, direct negotiation and informal quotes the performance of the services defined and described particularly in Section 2 of this Agreement.
- B. Service Provider, following submission of a quote for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.
- C. Pursuant to the City of Wildomar's Municipal Code, City has authority to enter into this Services Agreement and the City Manager has authority to execute this Agreement.
- D. The Parties desire to formalize the selection of Service Provider for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for 3 years 0 months commencing on the date first ascribed above, with an option to renew at 2 one year extensions.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) <u>Scope of Services</u>. Service Provider agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) <u>Schedule of Performance</u>. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Service Provider shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Service Provider to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Service Provider shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

- (a) Subject to any limitations set forth in this Agreement, City agrees to pay Service Provider the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Fifty Thousand dollars (\$50,000.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.
- (b) Each month Service Provider shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-Service Provider contracts. Sub-Service Provider charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Service Provider to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Service Provider for correction and resubmission.
- (c) Except as to any charges for work performed or expenses incurred by Service Provider which are disputed by City, City will use its best efforts to cause Service Provider to be paid within forty-five (45) days of receipt of Service Provider's correct and undisputed invoice.
- (d) Payment to Service Provider for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Service Provider.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Service Provider's work under this Agreement, either during performance or when completed. City shall reject or finally accept Service Provider's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Service Provider's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Service Provider's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Service Provider. Upon completion, expiration or termination of this Agreement, Service Provider shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Service Provider in the course of providing the Services pursuant to this Agreement, Service Provider's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

SECTION 7. SERVICE PROVIDER'S BOOKS AND RECORDS.

- (a) Service Provider shall maintain any and all documents and records demonstrating or relating to Service Provider's performance of the Services. Service Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Service Provider pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures.
- (b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and

records shall be made available at Service Provider's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Service Provider's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

- (a) Service Provider is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Service Provider shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.
- (b) The personnel performing the Services under this Agreement on behalf of Service Provider shall at all times be under Service Provider's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Service Provider or any of Service Provider's officers, employees, or agents except as set forth in this Agreement. Service Provider shall not at any time or in any manner represent that Service Provider or any of Service Provider's officers, employees, or agents are in any manner officials, officers, employees or agents of City.
- (c) Neither Service Provider, nor any of Service Provider's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Service Provider expressly waives any claim Service Provider may have to any such rights.

SECTION 9. STANDARD OF PERFORMANCE.

Service Provider represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Service Provider shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Service Provider shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Service Provider under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Service Provider's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Service Provider shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Service Provider shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Service Provider to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Service Provider that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

Service Provider shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Service Provider hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Service Provider so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Service Provider hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Service Provider covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Service Provider's performance of the Services. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Service Provider agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

- (b) City understands and acknowledges that Service Provider is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Service Provider is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.
- (c) City understands and acknowledges that Service Provider will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

- (a) All information gained or work product produced by Service Provider in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Service Provider. Service Provider shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.
- (b) Service Provider, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Service Provider gives City notice of such court order or subpoena.
- (c) If Service Provider, or any officer, employee, agent or subcontractor of Service Provider, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Service Provider for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Service Provider's conduct.
- (d) Service Provider shall promptly notify City should Service Provider, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Service Provider or be present at any deposition, hearing or similar proceeding. Service Provider agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Service Provider. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

SECTION 16. INDEMNIFICATION.

(a) <u>Indemnification for Professional Liability.</u> Where the law establishes a professional standard of care for Service Provider's services, to the fullest extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability

(including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider, in the performance of professional services under this Agreement.

- (b) <u>Indemnification for Other than Professional Liability.</u> Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider, or by any individual or entity for which Service Provider is legally liable, including but not limited to officers, agents, employees or sub-contractors of Service Provider.
- (c) <u>Indemnification from Sub-Service Providers.</u> Service Provider agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every sub-Service Provider or any other person or entity involved by, for, with or on behalf of Service Provider in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Service Provider fails to obtain such indemnity obligations from others as required herein, Service Provider agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Service Provider and shall survive the termination of this Agreement or this section.
- (d) <u>Limitation of Indemnification.</u> Notwithstanding any provision of this section to the contrary, design professionals are required to defend and indemnify the City only to the extent permitted by Civil Code Section 2782.8, which limits the liability of a design professional to claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the design professional. The term "design professional," as defined in Section 2782.8, is limited to licensed architects, licensed landscape architects, registered professional engineers, professional land surveyors, and the business entities that offer such services in accordance with the applicable provisions of the California Business and Professions Code.
- (e) <u>City's Negligence</u>. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Service Provider agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Service Provider agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Service Provider are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Service Provider under this Agreement. In recognition of that interest, Service Provider shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Service Provider's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Service Provider, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Service Provider shall make every reasonable effort to maintain the stability and continuity of Service Provider's staff and sub-contractors, if any, assigned to perform the Services. Service Provider shall notify City of any changes in Service Provider's staff and sub-contractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

- (a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Service Provider. In the event such notice is given, Service Provider shall cease immediately all work in progress.
- (b) Service Provider may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.
- (c) If either Service Provider or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Service Provider, or City may terminate this Agreement immediately upon written notice.
- (d) Upon termination of this Agreement by either Service Provider or City, all property belonging exclusively to City which is in Service Provider's possession shall be returned to City. Service Provider shall furnish to City a final invoice for work performed and expenses incurred by Service Provider, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the

same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Service Provider is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Service Provider for any work performed after the date of default. Instead, the City may give notice to Service Provider of the default and the reasons for the default. The notice shall include the timeframe in which Service Provider may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Service Provider is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Service Provider does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Service Provider's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Service Provider shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Service Provider. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Service Provider in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Wildomar

Attn: City Manager

23873 Clinton Keith Rd., Suite 201

Wildomar, CA 92595

To Service Provider: Fieldman, Rolapp & Associates

1900 MacArthur Blvd., Suite 1100

Irvine, CA 92612 949-660-7300

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

The person or persons executing this Agreement on behalf of Service Provider represents and warrants that he/she/they has/have the authority to so execute this Agreement and to bind Service Provider to the performance of its obligations hereunder.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 "Amendment" and the City Manager's contracting authority under the Wildomar Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Service Provider and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Wildomar Municipal Code. All other amendments shall be approved by the City Council. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Service Provider shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Service Provider and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF WILDOMAR
Gary Nordquist City Manager

ATTEST:	
Debbie A. Lee City Clerk	
APPROVED AS TO FORM	
Thomas D. Jex City Attorney	
"Service Provider" Fieldman, Rolapp & Associates	
By: Adam Bauer President	By: Anna Sarabian Senior Vice President
Date: 05/08/2015	Date: 05/08/2015

EXHIBIT "A" SCOPE OF SERVICES

- Upon Request by City Staff:
 - o Analyze proposed financial agreements as presented to the City from private parties.
 - Negotiate with Developers on behalf of the City's deal points related to proposed development.
 - o Review and Advise on all CFD formation, financing and disclosure documents
 - Review City's fiscal position and provided advise on asset opportunities created by proposed Development
 - o Prepare presentations to the City Council, Staff and Community Groups concerning proposed fiscal agreements or asset enhancements.
 - O Coordinate the assembly and provide leadership direction of City teams engaged on various development projects proposed finance plans.

EXHIBIT "B" COMPENSATION

I. Service Provider shall use the following rates of pay in the performance of the Services:

A.	Principal	\$290 Per Hour
В.	Senior VP	\$275 Per Hour
C.	Vice President	\$225 Per Hour
D.	Senior Associate	\$150 Per Hour
E.	Associate	\$125 Per Hour
F.	Analyst	\$85 Per Hour
G.	Admin. Assistant	\$65 Per Hour_

II. Service Provider may utilize sub-contractors as indicated in this Agreement. The hourly rate for any subcontractor is not to exceed \$290.00 per hour without written authorization from the City Manager or his designee.

IV. The total compensation for the Services shall not exceed \$50,000.00, as provided in Section 4 "Compensation and Method of Payment" of this Agreement.

EXHIBIT "C" INSURANCE

A. <u>Insurance Requirements</u>. Service Provider shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Service Provider, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Service Provider shall provide the following scope and limits of insurance:

- 1. <u>Minimum Scope of Insurance</u>. Coverage shall be at least as broad as:
- (1) <u>Commercial General Liability</u>. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).
- (2) <u>Automobile</u>. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.
- (3) <u>Workers' Compensation</u>. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Service Provider and all risks to such persons under this Agreement.
- (4) <u>Professional Liability</u>. Professional liability insurance appropriate to the Service Provider's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Service Provider's services or the termination of this Agreement. During this additional three (3) year period, Service Provider shall annually and upon request of the City submit written evidence of this continuous coverage.
- 2. <u>Minimum Limits of Insurance</u>. Service Provider shall maintain limits of insurance no less than:
- (1) <u>Commercial General Liability.</u> \$1,000,000 general aggregate for bodily injury, personal injury and property damage.
- (2) <u>Automobile.</u> \$1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of not less than \$2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

- (3) <u>Workers' Compensation.</u> Workers' Compensation as required by the Labor Code of the State of California of not less than \$1,000,000 per occurrence.
 - (4) <u>Professional Liability.</u> \$1,000,000 per occurrence.
- B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:
- 1. <u>All Policies</u>. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. <u>Commercial General Liability and Automobile Liability Coverages.</u>

- (1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Service Provider performs; products and completed operations of Service Provider; premises owned, occupied or used by Service Provider; or automobiles owned, leased, hired or borrowed by Service Provider. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.
- (2) Service Provider's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Service Provider's insurance.
- (3) Service Provider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.
- 3. <u>Workers' Compensation Coverage</u>. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Service Provider.
- C. Other Requirements. Service Provider agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the RIV #4813-4347-4199 v1

insurance provisions of this contract have been complied with. The City may require that Service Provider furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

- 1. Service Provider shall furnish certificates and endorsements from each sub-contractor identical to those Service Provider provides.
- 2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Service Provider shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.
- 3. The procuring of such required policy or policies of insurance shall not be construed to limit Service Provider's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.





REQUEST FOR PROPOSAL FOR FINANCIAL ADVISOR

March 5, 2015



CITY OF WILDOMAR



There is no substitute for experience

March 5, 2015

City of Wildomar Debbie Lee, City Clerk Re: Financial Advisor – RFP 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595

Dear Ms. Lee:

Fieldman, Rolapp & Associates is pleased to submit this statement of qualifications for Financial Advisory services to the City of Wildomar (the "City"). Our understanding is that the City is interested in selecting a Financial Advisor that will assist the City with multi-year financial planning and capital planning activities, the evaluation and structuring of various financing programs, and the provision of other ad-hoc financial advisory services. We would welcome the opportunity to serve as the City's Financial Advisor.

Fieldman, Rolapp & Associates is a California-based financial advisor which has served California public agencies since 1966. The firm maintains its primary office in Irvine. Fieldman, Rolapp & Associates is an independent financial advisor. The firm is owned by its principal employees, each of whom is active in the business on a day-to-day basis. Because of our independence and exclusive focus on public sector clients, Fieldman, Rolapp & Associates understands the requirements of such clients and is positioned correctly to consistently deliver high quality, responsive services to these clients which are compatible with the objectives of their policies and initiatives.

Fieldman, Rolapp & Associates offers the City a combination of our depth of resources, our commitment to governmental clients in Southern California and a long history of providing services to California cities related to capital financing plans and policy development, general fund backed financings, the formation of special districts and the provision of financial advisory services related to land secured transactions.

For many years, Fieldman, Rolapp & Associates has been one of California's most active independent financial advisory firms. We have more professionals than any other financial advisory firm in Southern California, working in our Irvine office. We combine our standing with California cities with our deep and broad heritage as California's undisputed most experienced financial advisor for land secured financings.

Fieldman, Rolapp & Associates ("FRA") is the right advisor for the City based on the following primary attributes:

- ✓ Since 1966, we have assisted California cities by serving as their independent financial advisor on numerous financings. In that role, we have worked for 80 cities, over a 49 year span, demonstrating our transaction management, structure and pricing skills and our philosophy of placing the needs of the City first and above all others.
- ✓ We are California's oldest public financial advisory firm. We are the only firm that has been ranked among California's top 10 financial advisors for each of the past 40 years.
- ✓ We are California's preeminent financial advisor for land secured financings.
- ✓ We have direct, relevant experience in matters important to the City.
- ✓ We have been providing financial advice to more than 15 different public agencies in Riverside County, including cities, water and school districts, the County and others, and we are thus well versed in the issues and intricacies our clients are dealing with.



There is no substitute for experience.

- ✓ We are one of the most active financial advisors for City financings in California. Since January 1, 2010 alone, we have advised on City transactions totaling over \$3.2 billion par amount of securities.
- ✓ Currently, FRA is assisting more than fifteen other California cities with various debt transactions or policy development assignments. This ensures that FRA has up-to-date knowledge of all issues facing California cities.
- ✓ Though our transaction list is long and our experience extensive, we pride ourselves more on the quality of our service, our long client relationships and the confidence municipalities have in our abilities and integrity, than on a list of closed issues.

We propose to assign the following individuals as the management contact and project manager, respectively. Mr. Jim Fabian is the principal who will serve as the City's Management Contact and is authorized to contractually bind the firm and the firm's resources. Ms. Anna Sarabian, Senior Vice President, will serve as Project Manager and will be responsible for the day-to-day management of the assignments. Our contact information is listed in the Project Team section of this proposal.

We have proudly served Riverside County and many of its related agencies as a financial advisor for more than 30 years. We urge you to call our clients, including our references. They will vouch for the value we bring. We believe that we would bring an unparalleled depth of knowledge and experience that will provide the City with extraordinary experience and service that would best meet its needs.

Sincerely,

James V. Lalur

James V. Fabian, CIPMA

Principal

(949) 660-7307 direct jfabian@fieldman.com

RFP for Financial Advisor CITY OF WILDOMAR March 5, 2015



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PROPOSAL SUMMARY

FRA's proposal will demonstrate we are the most qualified firm to perform the services requested by detailing our extensive experience providing financial advisory services to California cities, by outlining our approach to debt issuance and providing an experienced project team that is dedicated to the City of Wildomar. Our strength is our people and the breadth and depth of our experience, especially our long history of assisting public agencies in Riverside County since our firm was founded in 1966.

Fieldman, Rolapp & Associates brings the City a unique combination of qualities:

- ✓ We share the values of teamwork and collaboration, and we work to maximize the contributions of every member of each financing team;
- ✓ We are experienced with the planning, policy and financing issues the City is facing through both our long history of service to Riverside County and our experience with major Southern California cities;
- ✓ We know the local economic and development environment of Riverside County and the Inland Empire through our client relationships throughout the County;
- ✓ We understand Riverside County's and, respectively, Wildomar's credit issues, including the impact of the local economy; we will be a strong advocate for the City with rating agencies, credit enhancers and investors;
- ✓ We provide institutional memory and longevity, having proudly served Riverside County and many of its related agencies as a financial advisor for more than 30 years;
- ✓ We provide unparalleled experience in California land secured financing and have extensive knowledge of and history with land secured financing activities in Riverside County;
- ✓ We possess the technical capabilities, in terms of the level of resources and technical staff, that make a huge difference and differentiate us in the breath of the services provided.
- ✓ **We provide immediate response**, located only 56 miles from the City.

Sometime during the 2020 decade, Riverside County will be the second largest county in California. That level of development involves decisions and work between now and then. The quality of those decisions and that work will have a real impact on the quality of life in the City. We want to help you seize that future; it is both professional and personal to us. You will receive the level of service you depend on when the issues are difficult or complex.

Our proposal provides the following: a profile of FRA as well as the current structure of the firm, an outline of our proposed scope of services based upon the needs identified in the RFP, examples of our work products provided to other clients that showcase our abilities to analyze complex financial information and make clear and concise recommendations, a description of our project team and the skills and experience they bring to the engagement to assist the City to achieve their objectives, and a list of references we encourage you to contact to get a client's perspective on the level of service we provide and the value we bring.

FRA's designated contact is James Fabian. Mr. Fabian is authorized to conduct negotiations or written offers in good faith on behalf of the firm. Mr. Fabian can be reached by email at jfabian@filedman.com or by calling his cell phone number 1-949-246-2344.





PROFILE OF THE FIRM

Fieldman, Rolapp & Associates ("FRA" or the "Firm") is a full service, independent, financial advisor focused on California public finance. We began business in 1966 and have a long history of successful service to California municipalities. Since 1966, FRA has emphasized providing financial advisory services to California Cities as a core business practice. FRA has not been a subject to any lawsuit or litigation within the last five years and the firm has not been involved in any type of project where claims or settlements were paid by consultants or its insurers within the last five years. FRA is an Independent Municipal Financial Advisor ("IRMA") and is registered with the SEC (No. 867-00175) and the MSRB (No. K0276).

Providing financial advice is all we do. Our clients receive the level of sophisticated analysis and service equal to the large investment banks, but with a sole focus on their interests. FRA started providing financial advice in the types of revenue bond financings that allowed the development of modern Riverside County, some of the most complex and sensitive financing structures. Those financings, with no support from other sources, had to be financially sound. As public finance has evolved, our capabilities have expanded to meet the challenge. You will receive from us the same level of technical knowledge and ability possessed by the "Wall Street" investment banking firms but we have fiduciary duty to you and represent solely your interests.

Fieldman, Rolapp & Associates is an independent advisor. Although we interact daily with the underwriting community and actively monitor financial markets, we do not underwrite bonds or have a relationship, direct or otherwise, with any municipal bond underwriter or broker/dealer. We represent only the public sector. FRA is an independent registered municipal advisor ("IRMA") with the Municipal Securities Rulemaking Board (MSRB) and the Security and Exchange Commission (SEC). Our work is concentrated in three primary areas: Financial Analysis/Finance Transaction Management; Continuing Disclosure Management and Investment Advice. While we provide investment advice, we do NOT sell products to our clients—investments our clients use are provided by completely independent financial institutions. By concentrating on the client's overall needs, the Firm is equipped to provide topical, useful consulting services to its clients on all aspects of the capital process.

We have a staff of 18 employees, all based in Irvine/Southern California, readily available to our clients spread throughout California. Our professionals come from a broad range of backgrounds, from law to public administration, real estate development and investment banking. Our team for the City of Wildomar includes two of our senior officers to ensure the highest priority for the City's work.

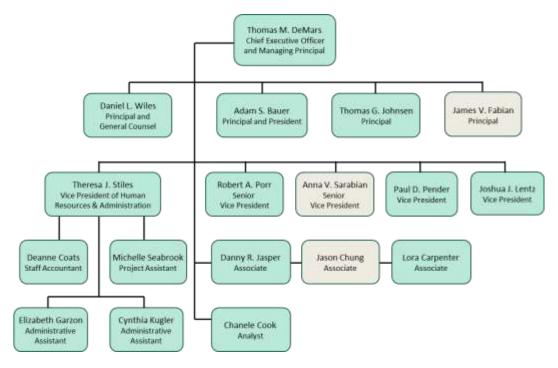
Fieldman, Rolapp & Associates is the largest Southern California financial advisor. Our professional consultant staff of 13 in Irvine makes Fieldman, Rolapp & Associates the largest group of professional public financial advisors in Southern California. All of us are located only 56 miles from City Hall. The City will receive unparalleled access and responsiveness.

Through our Employee Stock Ownership Program (ESOP), our employees, as beneficial owners of the Firm, participate in an ownership culture. Each of us has a strong interest in being efficient and providing responsive service to each client on each and every assignment.





FIELDMAN, ROLAPP & ASSOCIATES



*City of Wildomar Project Team highlighted in tan above.

Our goal is to provide sound, unbiased, and creative consulting services to the City. Our experience has proven to us that this mission is best accomplished through interaction with our client at multiple levels and by assigning professional staff with a variety of talents. Using a team approach assures the City that several individuals will be familiar with the City's needs and requirements. This approach offers superior service, better turnaround times, and more efficient use of the City's staff time.

Technical Capabilities

The technical capabilities of an advisor, in terms of the level of resources and technical staff, make a huge difference in the breadth of the services provided. Our mission is to provide to our clients a level of resources and expertise equal to those of the "Wall Street" investment banking firms but also to present our analysis in a clear, concise manner so our clients can make informed decisions. The first step is having the resources; the next step is having the capability to apply those resources to produce tangible results.

One of our most important resources is our access to Bloomberg "Professional" service through which we can monitor and analyze real-time financial market data movements. This same system is used by all major Wall Street investment firms. The indispensable timeliness and breadth of the data available through this resource justify its high cost. The cost of this system is prohibitive for smaller firms. Accordingly, this is one of the features that we believe strongly differentiates us from smaller competitors in terms of resources.

We also have subscription access to www.TM3.com, Thomson Municipal Data (MMD) internet resource. TM3.com provides comprehensive coverage of the municipal cash, derivatives and U.S. Treasury markets. TM3.com also provides real-time access to competitive bond and note presale worksheets and post-sale newissue pricing wires for competitive and negotiated deals including a historical search tool to access data back to 1998. Thomson Municipal Data internet resource can also be used to access MSRB Trade data. We can



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view spread information for each MSRB reported transaction and can monitor the market with the MSRB's Ticker. These rates provide a benchmark for issues of all levels of investment grade credit quality. We subscribe to The Wall Street Journal and The Bond Buyer for critical up-to-the-moment news, analysis and data.

In addition to all these market resources, we are in the market virtually every week, representing clients in tax-exempt and taxable issues. Consequently, we have access to significant fixed income and equity research capabilities of major Wall Street firms such as BAML, Goldman Sachs, Citibank, Stifel, JP Morgan and Morgan Stanley and enjoy good working relationships with the syndicate managers at all the major national and regional bond houses as well as the spokespersons for buyer groups.

We provide effective market surveillance that adds real value to our clients. We use current technology and products to obtain greater industry awareness, stay abreast of municipal finance news and analysis, and the resulting market insight makes us as effective as any other advisor in the industry.

In addition to these data sources, we use Microsoft Excel® to develop customized financial models for our clients. In the course of our practice, we provide clients with financing plans and financial modeling on a regular basis across the entire spectrum of public finance.

Commitment to California Cities

Fieldman, Rolapp & Associates is deeply committed to the support and development of California cities and has been for decades. We have demonstrated this commitment through our memberships in the League of California Cities ("LOCC"), California Society of Municipal Finance Officers ("CSMFO"), and California Municipal Treasurers Association ("CMTA"). Our professional staff-members are frequent speakers at chapter lunches and annual conferences of these organizations.

Through our involvement and commitment as a firm, we know the issues and needs facing California cities. FRA is proud of our involvement, commitment, and support to California cities and plans to continue and strengthen our involvement in the future.

Specifically, we have extensive experience in the following areas outlined in the RFP:

- <u>Credit Ratings</u>: We have recent experience assisting California Cities with obtaining or maintaining existing or new credit ratings and will use our experience to develop and recommend strategies to maintain the City's strong credit profile and credit rating. We are passionate about our City clients' credit ratings and maintaining frequent communication with the rating agencies.
- Development of Capital Debt Financing Plans: We have recent experience assisting California Cities with the development and analysis of financial plans, cash flows or strategy plans, and developing a financial model to evaluate whether to finance needed facilities or use existing resources to fund facilities on a pay as you go basis. Specific examples are presented in the case studies outlined further in our proposal. Our experience will help us develop a capital financing plan tailored to your specific needs and financial profile which will help us evaluate the financial feasibility and potential funding options for your current and future capital project needs.
- Advice on current and proposed legislation: As a founding member of the National Association of Municipal Advisors ("NAMA"), LOCC, CSMFO, and CMTA, we are very active in monitoring current and proposed legislation impacting our City clients in Washington D.C., and Sacramento and providing updates on proposed changes to our clients. Additionally, we are





a founding member of the Committee on Assessments, Special Taxes and Other Financing Facilities ("CASTOFF") and have worked to get legislative changes made to Enhanced Infrastructure Financing Districts ("EIFDs") to help Cities gain an additional financing tool. We believe this expertise will help evaluate current and proposed state legislation and assist with identifying financing alternatives suitable for the City.

- Provide other financing services as requested: We have extensive experience assisting California Cities issue new money obligations secured by the general fund or land secured financings. Since 2010, we have served as Financial Advisor on 392 transactions for California public issuers totaling \$14.3 billion (see APPENDIX A for a detailed listing). Of these, 122 transactions, or \$4.1 billion, were for public agencies in Riverside County (see APPENDIX B for a detailed listing). A complete listing of all our 132 city transactions since 2010 is attached as APPENDIX C.
- A leader in land secured (Mello-Roos) financings: We have an unparalleled experience in the formation, new money issuance or refunding of land secured districts such as CFDs. Since 2010, our firm has completed 104 CFD transactions, of which 26 were for California cities. Additionally, for the twenty year period from 1990-2010, Fieldman, Rolapp advised on 276 CFD transactions, totaling more than \$4.8 billion in par amount and representing a market share of 38%, more than double the share of the second-ranked advisor.

All Transactions January 1, 2010 to Present		
TYPE OF FINANCING	TOTAL PAR AMOUNT	NO. OF ISSUES
Land Secured	\$2,933,976,210	139
COPs	1,254,540,844	33
General Obligation	1,843,988,251	44
Lease/Lease Revenue	304,000,360	24
Revenue Bonds	3,934,666,333	83
Tax Allocation Bonds	901,677,887	25
Other 3,143,567,730 44		44
TOTALS	\$14,316,417,615	392

All Riverside County Transactions January 1, 2010 to Present		
TYPE OF FINANCING	TOTAL PAR AMOUNT	NO. OF ISSUES
Land Secured	\$825,368,000	65
COPs	159,985,000	6
General Obligation	223,559,152	9
Lease/Lease Revenue	52,505,500	5
Revenue Bonds	1,157,019,602	14
Tax Allocation Bonds	104,545,000	6
Other	1,579,585,000	17
TOTALS \$4,102,567,253 122		

All City Transactions January 1, 2010 to Present			
TYPE OF FINANCING	TOTAL PAR AMOUNT	NO. OF ISSUES	
Land Secured	\$1,419,033,074	55	
COPs	153,495,000	3	
General Obligation	123,655,000	4	
Lease/Lease Revenue	231,951,390	20	
Revenue Bonds	386,077,771	22	
Tax Allocation Bonds	901,677,887	25	
Other	71,367,970	3	
TOTALS	\$3,287,258,092	132	

We believe that our extensive experience gained by assisting California Cities since 1966, our specific local experience representing many public agencies in Riverside County, including the County itself, the sophisticated financial software and information technology that we have available, and the dedicated team of financial professionals available to the serve the City, make us uniquely qualified to perform the services identified in the RFP.





WORK PLAN SCHEDULE

Our General Approach

Our role as financial advisor is to help our client focus on the big picture by keeping our focus on the everyday, small tasks needed to manage a financing. Public finance is loaded with complexity. We manage the "little things," not only to ensure that critical steps are addressed, but to ensure that the decisions about those critical steps are always viewed by the City in the big picture, in light of its priorities, its temperament, and its risk tolerance. In the final analysis, the big difference is that if our role is filled well, your financings will be YOUR financings, reflecting the City's perspective on its goals and objectives. You will be proud of your work and results.

We accomplish this by focusing on two related goals. First, we advise the City's finance staff to integrate the various financing actions taken over time into a focused and specific strategy. Second, we work to achieve not just the financial goals, but also enhance the operational goals of the City. Every action we (or any other financial advisor) take should be measured by those two standards. We meet these two goals by:

- Managing resources
- Coordinating the team
- Framing decisions
- Providing and communicating recommendations
- Ensuring transparency Receiving the best price

Managing resources. We serve as the City's "project manager" with regard to the financing project. Every step in the process of developing a financial plan and implementing a financing focuses on making good decisions and achieving results. We provide "pre-review" of analytical drafts for relevance and efficiency.

Coordinating the team. We develop the financing schedule and assign the Tasks and Responsibilities of the financing schedule to ensure that they integrate with the overall project schedule. Our coordination is aimed to minimize wasted actions and to ensure that tasks are done when needed (both in terms of when they need to occur and how long those tasks take). Finally, we coordinate the collection and analysis of information for rating and credit presentations, as well as for any other documents or presentations.

Framing decisions. We are proponents of developing written and thoughtful financial plans and reflecting individual financings in term sheets. Both of these actions focus the analysis on the most important business terms—before the necessary complexities that come with the documentation. We work to filter out irrelevant information, outline the biases and preconceptions that underlie some recommendations and ensure that the input you receive is understandable and based on realistic assumptions.

For your benefit, and particularly for the benefit of your board, this flow of information and advice has to fit together. As financial advisor, we guide the financing team to make the deliverables address a consistent set of issues in an understandable format.

Providing and communicating recommendations. We will work with the City's financing team to develop the detailed structure, through the term sheet, and review the financing terms for consistency with the City's priorities, risk tolerance, political climate and financial condition. A guiding principle of our



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recommendations is the concept of "suitability"—that the financial structure is well understood by the client and that the structure is consistent with the client's fundamental nature, including its ability to absorb and accept risk.

Everyone has seen examples of "death by PowerPoint" - the well-intended provision of large quantities of data, detailed analysis and extensive recommendations, but lacking in true guidance. Our clients are intelligent professionals that often need to be "brought up to speed" in technical issues they rarely, if ever, face. Communication needs to be efficient and focused—get to the point, lay out the relevant information, provide concise analysis and targeted recommendations.

Ensuring transparency and receiving the best pricing. A central function of a financial advisor is to help the City obtain the best results it can in the market and document its efforts and results for future review. We advise our clients to adopt a written set of Syndicate Policies to govern the management of the underwriting syndicate. The composition of the syndicate is key to developing competition in the placement of debt - even for a negotiated financing. Syndicate rules and procedures, including priorities of orders, designations and the pricing process, are important to maintaining the City's control of its financing.

In the actual pricing process, other issues in the current and past markets, based on the similar credit quality, form the cornerstone of the negotiation of prices and yields. We benchmark issues with regard to MMD and Delphis Hanover, indices of market activity. Moreover, we track the performance of the issue in the secondary market through the MSRB reporting system to ensure that the prices obtained at pricing are reflective of the actual prices at which the bonds are sold to investors.

Receiving the Best Price

In our discussion on Ensuring Transparency above, we talked about how we help obtain the best pricing. Ultimately the best pricing depends on two factors: transparency and competition. Transparency helps to ensure that the results are consistent with results of other similar issuers. Competition applies in a broader context than just competitive sales of bonds. Even for a negotiated sale, competition can be fostered within the syndicate between underwriters. Moreover, the City can take steps to communicate directly with purchasers of bonds to stimulate competition between potential bondholders to drive up prices (decreasing rates).

Success in Pricing

In public finance, success of a pricing is determined on a relative scale. That is, how did the City's issue do relative to other similar issues? We use data on comparable transactions to determine consistency of results. As we noted above, we benchmark issues with regard to MMD and Delphis Hanover, indices of market activity. Moreover, we track the performance of the issue in the secondary market through the MSRB reporting system to ensure that the prices obtained at pricing are reflective of the actual prices at which the bonds are sold to

Planning and Development Services

Our general approach to providing planning and development financial advisory services to the City will emphasize the following elements: developing a financial model/structure, customizing a bond credit strategy, assisting with the selection of other service providers or market participants, and developing and managing the project timetable.

More specifically, we would propose accomplishing the City's objectives utilizing the following steps:



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- 1. Create "basic" timetable and assignment of responsibilities. Coordinate completion of tasks and responsibilities in accordance with schedule, revise schedule as necessary.
- 2. Assist in the development of a customized comprehensive capital debt financing plan.
- 3. Evaluate structuring alternatives for each debt issue, including sizing, structure, and maturity and prepare financing plans and feasibility studies.
- 4. Perform all necessary quantitative analysis and all computer modeling.
- 5. Recommend financing alternatives, programs and strategies.
- **6.** Assist with the selection of other members of the financing team.
- 7. Assist in the review of legal, disclosure and financial documents and work in cooperation with the City's legal and bond counsel to determine tax issues and potential implications from selecting a specific financing structure.
- **8.** Develop a rating agency strategy, prepare credit packages, and schedule meetings with rating agencies and bond insurers.
- 9. Negotiate terms with credit providers, liquidity providers, bond insurers, or other enhancement providers and make recommendations regarding procurement to the City
- 10. Provide a discussion of market conditions and projected pricing results prior to sale.
- 11. Assist and advise in reinvestment of bond proceeds at closing as required.

Fieldman, Rolapp & Associates will work with City staff to develop a capital financing plan for the City's general fund. Working with several constraints, including revenue assumptions, project costs, and timelines, we will develop financing scenarios showing the City which projects could be afforded with what financing structures.

More specifically, we plan to work collaboratively with City staff, making recommendations on the efficiency, marketability, and feasibility of various financing scenarios. To illustrate our detailed methodology, we propose to approach these services in two phases, which are explained below.

Phase I: Refine Assumptions and Develop Preliminary Analysis

Our primary objective in this phase will be to develop preliminary revenue and cost projections. In this endeavor, we expect to coordinate heavily with City staff and to take the lead in developing a cash flow pro forma model. Specifically, we will review basic revenue and expense assumptions, timing considerations, and adjust cost projections to reflect inflation. The first step in the process will require us to provide the following services:

- 1. Meet with the City staff to determine the list of projects, timelines, and overall vision.
- 2. Assist the City in hiring additional consultants and financing team members
- 3. Prioritize the list of projects and review the expected construction timeline for each project.
- 4. Conduct analysis of revenue sources in order to determine the City's borrowing capacity.





5. Summarize impacts of different financial scenarios, as presented.

Phase II-A: Evaluate Financing Alternatives and Develop Financing Plan

Once the City's long-range capital needs have been reviewed and analyzed and its overall objectives determined, we will evaluate potential funding and financing alternatives, which will then be integrated into the financing plans. In this phase, we propose to do the following:

- 1. Develop a detailed list of funding and financing alternatives.
- 2. Analyze the economic impact of the various strategies being considered.
- 3. Recommend specific financing methods and propose a financing timeline.
- 4. Summarize our recommendations in a short presentation (PowerPoint) and spreadsheet (Excel) format and deliver such presentation to staff and the City Council, as required.

We are prepared to work with the City in the development of other analyses and studies as may be required or requested in the course of our engagement. We will prepare the timetables and work schedules necessary to achieve this goal in a timely, efficient and cost-effective manner and will coordinate and monitor the activities of all parties engaged in a financing transaction. We stand ready and willing to attend all public meetings, workshops, and hearings that City staff deems necessary.

Phase II-B: Credit Rating Process

Fieldman, Rolapp & Associates will work with City staff to develop a bond rating strategy based upon the City's existing underlying credit rating. We would take the lead in preparing the bond rating presentation, scheduling of the meeting(s) with the credit agency(ies) and rehearsing the presentation with City staff and other members of the Finance Team.

Debt Issuance Services

For an obligation secured by the general fund

We have found in our experience that each debt financing we undertake is unique and has its own particular set of challenges and considerations. The critical path items will be to secure the highest possible credit ratings, decide whether bond insurance, and or surety, provides any economic benefit to the City and determine the appropriate structure of the borrowing to maximize savings.

As a starting point, we will review of the City's existing audited financials, capital improvement plan, operating budget and debt policies to determine what type of offering is economically feasible. We will then develop the Interested Parties List providing contact information for each member of the financing team, as well as the financing schedule, after consulting with City staff, detailing the interconnected responsibilities of each team member and continuously update the schedule as the work progresses.

We will assist the City staff determine the appropriate method of sale based upon the City's underlying credit rating, the type of the borrowing and the current bond market conditions. If a competitive sale is recommended, we will assist City staff in preparing a Notice of Sale, conduct the competitive sale using the Parity website and tabulate bids and calculate the lowest responsible bidder based upon the lowest True Interest Cost. If a negotiated sale is recommended, we will assist City staff in preparing a Request for Proposal for Underwriting Services and in determining a list of firms to receive the Underwriter Request for



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Proposal. We will review all submitted proposals and develop a matrix to score and rank submitted proposals and participate in interviews if requested.

We will coordinate and assist in the preparation of the legal and disclosure documents and review all financing resolutions, notices, and other legal documents including the Preliminary Official Statement and Official Statement. As part of the debt issuance process, we will assist City staff and other Finance Team members prepare credit rating presentations, participate in credit rating meetings and provide required follow-up information. We would provide advice on whether the purchase of bond insurance and/or surety would make economic sense based on current market conditions and if requested, procure services of printer, trustee/escrow agent or title insurer.

We will provide regular summaries of current market conditions, trends in the market and potential impact to the City's proposed refinancing/restructuring. We will assist the City with the negotiation of final issue structure, interest rates and discount, and provide a recommendation on acceptance or rejection of the offer to purchase the debt. We will prepare a comparables sales worksheet highlighting all similar bond issues in the market the week of the City's proposed issuance date and a pricing memo providing pertinent market data and our assessment of the Underwriter's performance in executing the bond sale.

For a land secured transaction

We have found in our experience that each land secured transaction we undertake is unique and has its own particular set of challenges and considerations. It is too early for us to provide analysis of the future CFD bonds for the Sun Belt Properties Development Area. However, our extensive land secured expertise and our involvement in the CFD formation process will enable us to guide the City to successfully price the future CFD bonds.

A CFD will require a negotiated sale of Bonds. We will assist City staff in preparing a Request for Proposal for Underwriting Services specifically based on the expertise required to underwrite land secured debt and to determine a list of firms to receive the Underwriter Request for Proposal. We will review all submitted proposals. We will develop a matrix to score and rank submitted proposals and participate in interviews if requested.

As part of the review of all information and documents, we will review the property appraisal report or existing assessed values for the properties, and, if applicable, a current market absorption study and price point analysis for the CFD to estimate the property value-to-lien ratios, special tax burden, concentration of ownership and other credit concerns. Depending on the credit characteristics and in consultation with the finance team, we will evaluate the potential for obtaining an underlying rating for the CFD and if determined feasible, will lead the preparation of the rating presentation and discussion with the rating agency.

Further, we will review all financing resolutions, bond purchase agreement, and other legal documents including the Preliminary Official Statement and Official Statement and provide regular summaries of current market conditions, trends in the market and potential impact to the City's proposed financing. We will assist the City with the negotiation of final issue structure, interest rates and discount, and provide a recommendation on acceptance or rejection of the offer to purchase the debt.

We will prepare a comparables sales worksheet highlighting all similar bond issues in the market the week of the City's proposed issuance date and a pricing memo providing pertinent market data and our assessment of the Underwriter's performance in executing the bond sale.





Advisory Services for Negotiated Issues

In the case of a negotiated sale of debt, we will perform a thorough evaluation of market conditions preceding the negotiation of the terms of the sale of debt and will assist the City with the negotiation of final issue structure, interest rates, interest cost, reoffering terms and gross underwriting spread to provide a recommendation on acceptance or rejection of the offer to purchase the debt. The assistance and evaluation will focus on the following areas as determinants of interest cost: size of financing; sources and uses of funds; terms and maturities of the debt issue; investment of debt issue proceeds; distribution mixes among institutional and retail purchasers; interest rate, reoffering terms and underwriting discount with comparable issues; and redemption provisions.

We will provide regular commentary on current municipal market conditions, trends in the market and how these may favorably or unfavorably affect the City's proposed financing. We will make specific recommendations as to the optimal time to enter the market according to the best practices for negotiated sales. Some of the specific services we will provide in this phase may include:

- 1. Prepare, distribute and evaluate requests for proposals for underwriters and recommend an underwriter or an underwriting syndicate to the City.
- 2. Advise on the appropriate terms and conditions of the sale and work with the City and bond counsel to fine tune the structure including determining covenants, parity provisions, reserve requirements, redemption features, etc.
- 3. Work with bond counsel on document preparation, timing and structure.
- 4. Provide regular commentary on current municipal market conditions, trends in the market and how these may favorably or unfavorably affect the City's proposed financing.
- 5. Make specific recommendations as to the optimal time to enter the market according to the best practices for negotiated sales and convenience to the City and whether or not the City should consider the purchase of bond insurance.
- 6. Assist in publicizing the issue in advance and assist the City with its disclosure obligations.
- 7. Coordinate a marketing plan with the underwriter(s).
- 8. Negotiate syndicate rules and establish priority of orders if required.
- 9. Negotiate underwriter's compensation and redemption features on behalf of the City.
- **10.** Facilitate calls before and at pricing of the bonds.
- 11. Prepare a list of contemporaneously sold transactions, similar in size, rating and structure and compare the coupons and yields of such issues with the proposed pricing offered by the underwriter.
- 12. Review pricing, negotiate the pricing with the underwriter, and make recommendations to the City to accept, reject or modify proposed pricing.
- 13. Prepare final pricing memorandum summarizing the results of the negotiated sale.





Marketing Services for Competitive Issues

For a competitive sale, we will work with the City to structure the financing(s) to meet the City's needs while still making the offering attractive to bond buyers, thereby ensuring a timely sale. We will assist disclosure counsel in the preparation of the preliminary official statement and notice of sale, and provide information to potential bidders, identify qualified underwriters, and call for bids. Once the best price has been received and approved, we can assist in the completion of the transaction. More specifically, we would propose accomplishing the City's objectives utilizing the following steps:

- 1. Develop a marketing plan for selling the bonds.
- Provide regular commentary on current municipal market conditions, trends in the market and how these may favorably or unfavorably affect the City's proposed financing.
- Make specific recommendations as to the optimal time to enter the market according to the best practices for competitive sales and whether or not the City should consider the purchase of bond insurance.
- 4. Establish an account with Parity® electronic bidding system.
- 5. Create and publish the Notice of Sale and electronically post the Preliminary Official Statement.
- **6.** Monitor pricing electronically during the bond sale and make live access available to the City to ensure transparency and the lowest interest rates available.
- 7. Verify winning bid and make recommendations to the City to award to the firm providing lowest True Interest Cost.

Bond Closing Services

We will assist in activities related to the closing of each financing. We will assist City staff in assuming responsibility for such arrangements as they are required, including arranging for or monitoring the progress of bond printing, qualification of issues for book-entry status, signing and final delivery of the securities and settlement of the costs of issuance. As part of these services, we will also, among other services:

- 1. Prepare closing memorandum with wire instructions and coordinate with trustee and underwriter to ensure the smooth closing of the transaction.
- 2. Review all closing documents for accuracy and completeness.
- 3. Coordinate with the financing team on all closing activities.
- 4. Prepare a closing laminate for City staff to have as a summary reference guide.
- 5. Recommend appropriate investment strategies and solicit bids for the investment of the bond proceeds, when required.
- **6.** Assist the City determine the best approach to meet its continuing disclosure obligations, as applicable.
- 7. Ensure the final arbitrage rebate report for the refunded bonds is prepared and the City has satisfied its rebate obligations, if any.





Continuing Disclosure Services

Applied Best Practices, LLC ("ABP"), a wholly owned affiliate of FRA, is devoted to assisting municipal market participants in various debt related areas of public finance. ABP provides the following disclosure services to our clients:

- Timely filing of all material events and annual filings
- Knowledgeable, up-to-date resources specializing in disclosure/compliance
- Productivity gains by freeing your staff for other activities
- Complete and reliable documentation trail

Deliverables Relating to Each Financing

We will always be available to confer with City staff regarding any matter and as directed by City staff, we will confer with City officials, members of the public, or stakeholders. As part of our services, we will provide City staff with a comprehensive pricing comparables analysis, a market and time of entry analysis, a closing memorandum, a sale analysis, other analyses, as required, closing laminate(s), etc. In addition, we will coordinate with bond counsel the furnishing of two bound volumes of bond issue proceedings and closing documents.

PROJECT STAFFING

Our mission is to provide sound, unbiased, and creative consulting services to local governments such as your City. Our experience has proven to us that this mission is best accomplished through interaction with our client at multiple levels and by assigning professional staff with a variety of talents. By being aware of a bigger picture and assigning professionals at several levels, we have found that the client derives more value from the consulting process. The realization of this value offers a very high degree of client satisfaction. This "matrix" style of consulting is patterned after the style of engineering, law and general consulting firms more than it is after the style of Wall Street brokerage firms where the focus is entirely transaction based. At its center is the belief that any client, but particularly a client the size of the City, really needs talented consultants that are skilled far beyond the execution of the transaction. Such consultants should have a solid background in government, finance, securities sales, trading, underwriting, and the political environment in which the client operates.

In order to fulfill this larger set of expectations, we propose to assign the team described below, each of whom will assume different duties and responsibilities. Using a team approach assures the City that several individuals will be familiar with the City's needs and requirements. This approach offers superior service, better turnaround times and more efficient use of the City's staff time. (Brief resumes are provided on the following pages.)

Mr. James V. Fabian, Principal, will serve as the engagement manager and be the primary contact to the City. The role of the engagement manager is to provide strategic advice and handle all negotiations with Developers related to CFD formation and bond sale. He will be active on a day-to-day basis, and he will attend all meetings and make presentations to the City Council. Other staff assigned to the City includes Ms. Anna Sarabian and Mr. Jason Chung.

Ms. Anna V. Sarabian, Senior Vice President, will serve as the project manager to the City. Ms. Sarabian will supervise all of the financial modeling, numerical analysis and research work necessary to position the



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City, and the team, with the correct information required to make informed judgments. She will also be active on a day-to-day basis and attend all meetings and make presentations to the City. Ms. Sarabian will take direction from Mr. Fabian, or the City staff, depending on the context.

Mr. Jason Chung, Associate, will serve as technical consultant to the City. Mr. Chung will perform financial modeling, numerical analysis and market comparables. He will also prepare RFQs for other service providers required for the CFD. Mr. Chung will take direction from Mr. Fabian, Ms. Sarabian, or the City staff, depending on the context.

Engagement Manager



JAMES V. FABIAN CIPFA 949.660.7307 direct 949.246.2344 cell jfabian@fieldman.com

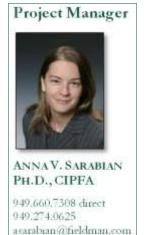
Mr. James V. Fabian, Principal, has been with the firm since September 1999. Prior to joining the firm, Mr. Fabian served in local government for 14 years and has extensive experience in local government policy and financial issues. Since joining the firm, Mr. Fabian has focused on serving the firm's City and Redevelopment Agency clients. He serves as engagement management for the Cities of Monterey, Marina, Moreno Valley, Rialto, Temecula, San Marcos, San Diego, Tustin, Concord, Hayward, San Francisco, San Bruno and Emeryville. He has completed financings for approximately fifty clients totaling \$2.0 billion in par size. He has also developed Financial Management Policies, Local Goals and Policies for Land Secured Financings and credit rating presentations for several major cities and redevelopment agencies.

Mr. Fabian presently is licensed as an Investment Advisor Representative and holds the CIPFA designation as a Certified Independent Public Finance Advisor from the National Association of Municipal Advisors (NAMA). He is a member of California Society of Municipal Finance Officers (CSMFO), California Municipal Treasurers Association (CMTA) and Municipal Management Association of Southern California (MMASC).

Mr. Fabian was a member of a panel discussing land secured financing at the 2014 CSMFO Conference in Palm Springs in February, Co-Moderated a CDIAC panel on the Fundamentals of Land Secured Financing in San Diego in April of 2014 and was part of a UC Davis panel on the Latest Trends in Land Secured Financing in Sacramento in September of 2014.

Mr. Fabian earned his undergraduate degree (cum laude) in Political Science from Kent State University in Kent, Ohio, and his graduate degree in Public Administration (emphasis in local government) also from Kent State.





Ms. Anna V. Sarabian, Ph.D., Senior Vice President, joined the firm in July 2003. Before joining the firm, Ms. Sarabian served as a management analyst, investment banking analyst, and teaching and research assistant. Ms. Sarabian has focused on serving a wide variety of municipal clients in the firm's utility, city and transportation client sectors. She has completed transactions with, or is currently engaged by, the City and County of San Francisco, Riverside County, Riverside County Flood Control and Water Conservation District, the cities of Los Angeles, Monterey, Oakland, Concord, Milpitas, Dublin, Aliso Viejo, Dana Point, Mission Viejo, Santa Ana, Seal Beach, Diamond Bar, Lake Forest, Tustin, Temecula, and Hesperia among others.

Since joining the firm, Ms. Sarabian has completed several hundred financing engagements, including a variety of fixed and variable rate negotiated or competitive transactions, such as tax allocation bonds, certificates of participation, lease revenue bonds, water and wastewater revenue bonds, commercial paper, general obligation

bonds, interest rate swap agreements, and special district formation and financings.

Ms. Sarabian received her Master of Business Administration (concentration in Finance) from the University of California-Riverside and her Ph.D. in Economics from the Center for Economic Research and Graduate Education (CERGE), Prague, the Czech Republic and the State of New York. She holds the CIPFA designation as a Certified Independent Public Finance Advisor from NAMA. Ms. Sarabian also currently serves on the Board of the Los Angeles Chapter of Women in Public Finance.

Technical Consultant



JASON CHUNG 949,660,7314 direct jchung@fieldman.com

Mr. Jason Chung, Associate, joined the firm in July 2012. Since joining the firm, Mr. Chung has been active with the firm's school district clients, placing a special interest in GO Bonds and COPs for school districts. Also, Mr. Chung has assisted with the firm's city clients including the Cities of Tustin, San Bruno, Laguna Beach, San Juan Capistrano and Dana Point. He has gained experience in financial modeling and preparing credit rating presentations.

Prior to joining the firm, Mr. Chung served as an Intern for Towers Watson in its Health and Group Benefits Consulting department and as a Financial Analyst Intern for Morningstar, Inc.

Mr. Chung received his Bachelor of Arts degree in Business Economics along with a minor in Statistics from University of California, Irvine, where he was also a board member of the Undergraduate Finance Association.

RELEVANT EXPERIENCE



CITY OF SAN DIEGO (Liberty Station)

project of strategic importance to the City of San Diego is the Liberty Station project. In the mid 1990s, the City took title to the closed Naval Training Center from the Navy through the City's Redevelopment Agency.



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The Naval Training Center consists of 242 gross acres and is located on the harbor in the Loma Portal area of the City. The Redevelopment Agency formed a Redevelopment Project area over the Naval Training Center site and negotiated the Disposition and Development Agreement (the "DDA") and Cooperation Agreement with the Corky McMillin Companies to serve as the Master Developer to redevelop the Naval Training Center into the Liberty Station Project. The Redevelopment Agency transferred title to the Master Developer per the terms of the DDA.

A condition of the DDA required the City to partner with the Master Developer to use land secured financing to fund approximately \$21.0 million of public infrastructure including a 46 acre public park along the waterfront.

The Master Developer developed and got approval of the Naval Training Center Precise Plan consisting of 350 residential units; 495,000 square feet of educational uses; 380,000 square feet of new office and Research Park; a mixed-use area with 324,000 square feet of commercial development; 301,000 square feet of civic, arts and cultural uses and 2 hotels totaling 1,000 rooms. All of the planned development has been built except for one hotel.

As the City's financial advisor for the Liberty Station Project, we prepared a financial feasibility report to demonstrate that the project could be structured to support a CFD and the issuance of Special Tax Bonds to generate approximately \$21.0 million to reimburse the master developer for infrastructure improvements. We also negotiated, on behalf of the City, the Rate and Method of Apportionment of the Special Tax with the McMillin Company that was levied against all properties within Liberty Station.

We worked with the City's Bond Counsel to review all legal documents required to form the CFD on the boundaries of Liberty Station project. We also reviewed all legal and financing documents required to sell Special Tax Bonds secured by the Special Tax revenues.

We worked with City staff to prepare an Underwriter's Request for Proposal, conducted Underwriter interviews and documented the selection process used to engage the Underwriters. After the selection of the Underwriting firms we worked with them to do a private placement of Special Tax Bonds in 2006 in the amount of \$16,000,000 and a public offering of the last series of Bonds in 2008 in the amount of \$3,950,000.

In 2013, we assisted the City refund all outstanding CFD Bonds and lower special tax payments for property owners.



CITY OF RANCHO CUCAMONGA (Multiple CFDs)

The City of Rancho Cucamonga ("City") has been using Community Facilities Districts ("CFDs") since the 1990s to fund infrastructure for its growing community. Fieldman, Rolapp & Associates ("FRA") has served as the City's Financial Advisor since incorporation and provided financial advisory services on 9 land secured financings totalling approximately \$110 million in par amount of CFD Bonds. All of these CFD Bonds were used to fund or acquire infrastructure from developers, for either residential projects or commercial projects including Victoria Gardens. Many of



these CFD Bonds have been refunded to provide annual reduction in special tax payments for residents or



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commerical property owners. We assisted the City in all aspects of the CFDs including:

- Developing and updating Local Goals and Policies
- Structuring CFDs to include Improvement Areas or Zones
- Negotiating with Developers on behalf of the City deal points related to residential or commercial development
- Reviewing all formation, financing and disclosure documents







CITY OF TEMECULA (Multiple CFDs)

The City of Temecula ("City") has been using Community Facilities Districts ("CFD") since 2000 to fund infratructure for its growing community. Fieldman, Rolapp & Associates ("FRA") has served as the City's Financial Advisor since incorporation in 1989 from Riverside County and has provided financial



advisory services on 6 land secured financings totaling approximately \$114 million in par amount of CFD Bonds. All of these CFD Bonds were used to fund or acquire infrastructure from residential projects. Many of these CFD Bonds have been refunded to provide annual reduction in special tax payments for residential homeowners. We assisted the City in all aspects of the CFDs from formation to issuance including:

- Developing and updating Local Goals and Policies
- Structuring CFDs to include Improvement Areas or Zones
- Negotiating with Developers on behalf of the City deal points related to residential development
- Reviewing all formation, financing and disclosure documents



CITY OF SAN CLEMENTE (Marblehead)

The last major coastal development in the City of San Clemente is the Marblehead project. In the late 1990's, the City approved a General Plan Amendment, a Specific Plan and Development Agreement for the Marblehead Project consisting of a commercial site for approximately 700,140 square feet of specialty, entertainment and general retail and approximately 424 residential units. The Marblehead Project received initial approval from the Coastal Commission in 2003 and as part of the approval process they required additional environmentally sensitive habitat areas which reduced the number of allowable residential units from 424 to 313. In 2004, the City approved an amendment to the Marblehead Project site plan to reflect the 313 residential units and also to allow changes to the commercial site. In 2007, the site plan was amended to allow for the merger of certain lots and the development of custom residential lots. This required additional actions by the City Council and the Coastal Commission. In 2008, the Marblehead Project was placed into



bankruptcy. In 2012, the Marblehead property exited bankruptcy and in 2014 the property was sold to Taylor Morrison.



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As the City's financial advisor for the Marblehead Project, we provided professional and technical recommendations that assisted the City to amend their Local Goals and Policies concerning use of the Mello-Roos Community Facilities District Act of 1982. We also conducted workshops with the City Council to educate them on how a CFD works and the potential policy issues the City needed to be concerned about in structuring the CFD. At the request of City staff, we directed the City's financing team to negotiate the terms, conditions and the CFD structure with the landowner. Specifically, we negotiated, on behalf of the City, the Rate and Method of Apportionment of the Special Tax with Sun-Cal that was levied against all properties within the Marblehead Project. The Special Tax was structured to be capped at \$15,000 per lot and allowed to escalate a 2% per year. We had significant negotiations over the proposed price points to be used to set the special taxes and how to determine the base price of each residential unit. We also worked with City Staff to create language that will be used to provide future homeowners with information on the future special tax payments to be levied against their homes.

We worked with the City's Bond Counsel to review all legal documents required to form the CFD on the boundaries of Marblehead Project and the required amendment to the Rate and Method of Apportionment completed after the formation. A key document in the negotiations with Sun-Cal was the Acquisition Agreement that determined the priority of infrastructure to be acquired by the City and paid for by the CFD bond proceeds. The timing of the Acquisition of Infrastructure was tied to the specific development triggers in the Development Agreement for the Marblehead Project. As a result of these activities, the City formed the CFD in 2007. Thereafter, we worked with City staff and the City's Underwriter to negotiate financing criteria to be used to determine the appropriate underwriting standards and to determine if an escrow bond structure was warranted.

In 2014, we assisted the City approve an Amended and Restated RMA, and in 2015 we will assist the City issue CFD Bonds to acquire completed infrastructure.



COUNTY OF MONTEREY (East Garrison)

After the deactivation of the Fort Ord Army Base in 1994, the County of Monterey embarked on the planning process to start the East Garrison project. In the early to mid 2000's, the County approved a General Plan Amendment, a Specific Plan and a Redevelopment Plan for the East Garrison Project. Additionally, the County approved the Development Agreement and Disposition and Development Agreement with East Garrison Partners to develop the property.

The East Garrison Project will be a mixed used urban village based upon the principals of smart growth and will consist of approximately 1,470 residential units, 105,000



square feet of mixed use town center and 65,000 square feet of historic arts district.

As the County's financial advisor for the East Garrison Project, we provided professional and technical recommendations that assisted the County with adopting Local Goals and Policies concerning use of the Mello-Roos Community Facilities District Act of 1982. We also conducted several workshops with the Board of Supervisors and County staff to educate them on how a CFD works and the potential policy issues that the County needed to consider in determining the facilities and services to be funded by the CFD. At



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the request of County staff, we directed the County's financing team to negotiate the terms, conditions and the CFD structure with the landowner. Specifically, we negotiated, on behalf of the County, the Rate and Method of Apportionment of the Special Tax with East Garrison Partners that would be levied against all properties within the East Garrison Project. The Special Tax was structured to include a levy to fund facilities and for services to pay for on-going maintenance costs. We worked with County Staff to make sure the East Garrison Project was structured as "fiscally neutral" project to the County's General Fund.

We worked with the County's Bond Counsel to review all legal documents required to form the CFD on the boundaries of East Garrison project. We also assisted the County approve an Amended and Restated RMA and will be assisting with the issuance of the lst Series of CFD Bonds in 2015.



CITY OF IRVINE (The Great Park)

We have served as financial advisor to the City of Irvine with respect to the planning and public financing of the Orange County Great Park since 2005. The Great Park project consists of approximately 3,000 acres that was formerly the El Toro Marine Air Station. The redevelopment of the base is planned to include significant public park improvements, and new residential development of at least 8,000 units and 5 million square feet of commercial, institutional, and retail uses. Our initial engagement included negotiating a complex Development Agreement with the developer that purchased the property from the U.S. Navy.

The City of Irvine has always maintained a stance that no General Fund revenues of the City would be contributed or pledged to the funding or financing of the Park or related development. As such, we have analyzed and advised on a variety of alternate funding



options, including public-private partnerships and other sources of revenues being generated at the Great Park. Additionally, much of the project's planning historically assumed the use of redevelopment tax increment revenues and financing, an option which was nullified by State legislation by early 2012. Given the challenges of utilizing funding sources outside of the Great Park development, the primary funding vehicle for the public improvements has always contemplated a Community Facilities District (CFD).

We have advised the City on the formation of the CFD since 2006, with particular attention being given to: 1) selection of appropriate special tax levels given the current real estate market; 2) building flexibility into the CFD to account for future land-use and density changes; 3) parcels in which environmental mitigation measures are still required by the US Navy; and 4) providing the City with sufficient long-term public financing revenues for the continuing operation of the park project. The CFD and related business arrangements with the developer were negotiated over a period of several years. Fieldman, Rolapp advised the City on the completion of an Amended and Restated Development Agreement between the City and the principal landowner in 2009.

The CFD for the Great Park was ultimately formed in 2013. The CFD is structured to meet the City and land-owner's development needs and maximize the availability of special taxes, while ensuring the City has a secure source of on-going CFD bonds, to fund for operations and maintenance of the City's public park facilities. In August, 2014 we advised the City on the issuance of \$72 million in CFD bonds at record-low interest rates.





Recently, two additional CFD Improvement Areas were formed covering approximately 1,500 future single family homes and a business park.



CITY OF TUSTIN (Tustin Legacy)

We have served as financial advisor to the City of Tustin with respect to the planning and public financing of the Tustin Legacy Project since 2010. The Tustin Legacy is an approximately 1,511 acre planned community in central Orange County that was once part of the Marine Corps Air Station ("MCAS"). Tustin Legacy includes residential, retail, office and institutional land-uses. We have assisted the City form a services-only CFD over the undeveloped property in Tustin Legacy. Most recently, we assisted the City form CFD No. 2014-1 that includes approximately 78.2 acres and will include 375 single family homes. It is anticipated that CFD Bonds will be sold in 2015 to fund infrastructure required to develop the homes.





CITY OF DUBLIN (Dublin Crossing)

FRA has served as the City of Dublin financial advisor since 2013. The firm has been involved in the formation of the City's first Community Facilities District ("CFD") for the Dublin Crossing Project. The Dublin Crossing Project involves the transfer of property between the US Army and Sun-Cal. The project will be built-out over a five phased transfer of land and will consist of 1,600 to 1,995 residential units, 75,000 to 200,000 square feet of commercial uses, 30 net acre community park, a 5 net acre neighborhood park, privately owned open space and



a 12 acre elementary school site and associated infrastructure to serve the project. The 1,600 to 1,995 residential units will be subject to special taxes. Phase 1 will consist of 402 residential units. Phase 2 will consist of 350 residential units and 75,000 square feet of commercial. Phase 3 will consist of 339 residential units and 50,000 square feet of commercial. Phase 4 will consist of 143 residential units and 75,000 square feet of commercial. Phase 5 will consist of 338 residential units.

Currently, the Dublin Crossing Project is in the initial steps of formation. The Landowner Petition to initiate formation is expected in March of 2015 and other formation processes are being initiated. We have highlighted below the tasks that have been completed to date:

Completed Tasks:

Negotiated final terms of the Development Agreement that included specific provisions related to





the future CFD

- Prepared an Underwriter RFP to select an Underwriter
- Prepared an Appraiser, Bond and Disclosure Counsel and Special Tax Consultant RFP's to select the other members of the City's consultant team
- Analyzed potential bonding capacity of the future CFD based on proposed Special Tax Rates (please refer **APPENDIX E** for a copy of the presentation we prepared for the City Council's discussion).
- Prepared presentation to the City Council to outline the future CFD Special Taxes



CITY OF DIAMOND BAR

We were engaged by the City of Diamond Bar in early 2010 to perform an extensive review of the City's financial health to determine viable financing alternatives regarding the City's intent to acquire a building to be used as a city hall/library. As part of our analysis, we examined the City's financial position, outstanding debt and available reserves, available and projected revenues, and the impact of various economic factors and certain assumptions on the city's ability to acquire the new city hall/library building. Next, we projected the City's financial position and potential credit outlook, analyzed the City's ability to finance/pay for its needs, and determined the feasibility of each alternative. The model we developed factored in all available and anticipated revenue sources and costs including, among others, new franchise fees and contract terms, CIP adjustments to existing lease obligations, and annual maintenance cost forecasts for the operations and maintenance of the new building. Further, we conducted a detailed cost/benefit analysis demonstrating that the City could afford the acquisition and outlined some considerations as to the most efficient funding mechanism. The City purchased the building with cash in the fall of 2010 and moved into it in early 2012. Our analysis demonstrated that given the uncertainty of the future revenue stream for the City, it was most advantageous and fiscally prudent to use existing cash for the purchase of the building instead of incurring debt and having to cover the debt service over the next 20 or 30 years.

In addition, we recently completed a refunding of the City's Variable Rate Bonds issued in 2002 to convert the Community/Senior Center into Fixed Rate Bonds. This was the only debt issue of the City which had no underlying ratings but reflected rather the rating of the Bank providing the letter of credit supporting the Bonds. We prepared the rating presentation and assisted the City to secure an underlying rating from Standard & Poor's of AA+ for the Bonds and an issuer rating of AAA, and to structure the Fixed Rate Lease Revenue Bonds without a Debt Service Reserve Fund. We also assisted the City prepare an Underwriter RFP, evaluate the Underwriter proposals and select an Underwriting firm. We also assisted City staff prepare and present a study session to the City Council to provide information about the refunding of the variable rate bonds into fixed rate bonds.



CITY OF LAKE FOREST

We were engaged by the City of Lake Forest in the spring of 2011 in connection with the City's Opportunity Study Area Public Facilities Business Plan (the "OSA Plan"). The OSA Plan was first adopted in 2009 as part of the City's 5-Year Strategic Business Plan with the goal of facilitating the implementation of public facilities projects in anticipation of future development by utilizing projected future development fee revenue,





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combined with the City's public facilities investment. As part of the update of the OSA Plan, the City asked us to develop a cash flow model that takes into consideration various funding sources (such as existing cash balances, public facilities fees, debt, etc.) and anticipated uses (roadway improvements, public facilities construction and maintenance, etc.), and the timing of each. The model forecasts sources and uses of funds through FY 2017-18 and serves as a benchmark of any decisions on specific financing for any of the identified projects, and as part of the 2011-13 Capital Budget discussion. Some of the model inputs are building permit projections and land credits, development fees, as well as construction management cost estimates and timing of project implementation and expense. The model was further updated in the spring of 2012 and earlier in 2013. The analysis we prepared compared sources and uses of funds based on either no debt financing as an additional funding source or debt financing in combination of pay-as-you-go funding for relevant projects and assessed the ability of the City to complete its OSA Plan as previously contemplated. Further, the cash flow analysis demonstrated what the City can construct in the absence of any debt financing, and what is the impact of a delay in development schedule on the gap between available sources A copy of one of the cash flow model scenarios we prepared is attached as and projected costs. **APPENDIX D.** We are currently in the process of updating the model again to reflect recent development status and actual and projected project costs to-date.

In August 2011, we completed a private placement new money financing for the City of Lake Forest for the City's Alton Parkway Improvement Project. The par amount of the financing was \$10,965,000. Working in cooperation with the City's bond counsel, we analyzed the benefits and drawbacks from structuring the financing as either a certificate of participation or a lease and concluded that the lease structure would be most beneficial to the City. We prepared a comprehensive RFP soliciting private placement providers' interest, were intimately involved in explaining the project and the structure to potential bidders and solicited bids for the project on behalf of the City. The private placement was structured with no rating and no debt service reserve fund and with a very flexible call option for the City, allowing it to retire the debt at a later point from cash on hand anticipated from projected new development in the City. This private placement was one of the pieces in the model for the OSA.



CITY OF MONTEREY

We have been serving as the City's financial advisor since 2012. We have assisted the City with the review and analysis of the City's outstanding general fund and enterprise fund debt, as well as the City's Safety Side Fund obligation. As part of our analysis, we identified several refunding candidates and recommended that the City pursue a current refunding of its 2002 lease revenue bonds. The bonds were originally issued in the par amount of \$9.86 million in 2002 to provide funds for the expansion of the Monterey Sports Center and the purchase of an adjacent parcel. The final maturity of the bonds was 2032 and they were secured by the City's Sports Center. We prepared and distributed a request for proposal for the private placement refunding of bonds and received three proposals. After careful evaluation, we selected the proposal that provided the best interest rate and terms for the City. Since the Sports Center's insured value was well above the par amount of the refunding bonds, we assisted the City with the release of the Sports Center as the pledged asset and substituted it with two fire stations, whose combined insured values were closer to the par amount of the refunding bonds of \$7.190 million. The refunding resulted in net present value savings of \$482,000 or 6.3%, which translated into average annual savings for the city's general fund of approximately \$85,000.

During the past year, we have worked with the City on analyzing the City's Safety Side Fund unfunded liability and whether it makes sense for the City to pay it off through the issuance of pension obligation bonds. After careful consideration of the City's specific circumstances, the assumptions utilized by CalPERS, as well as the potential cost for issuing bonds and the projected debt service on the bonds compared to the actual and projected payments the City makes annually for its Side Fund, we advised the City against the



RFP for Financial Advisor CITY OF WILDOMAR March 5, 2015



issuance of bonds at present.

In addition, we have assisted the City with the analysis of the best funding mechanism for the Monterey Conference Center Renovation and Upgrade Project as part of the greater downtown revitalization efforts. We evaluated financing options such as a Transient Occupancy Taxes or a Business Improvement District or the formation of a Conference Center Financing District (CCFD) to fund the Conference Center renovation and upgrade. After determining that the CCFD was the best funding mechanism that provides the most flexibility and would impact only those who would benefit from the Conference Center renovation and upgrade, we worked with the City, bond counsel and the special tax consultant to form the Conference Center Financing District No. 2013-1. This is the third CCFD formed in California following San Jose and San Diego to levy special taxes against hotel rooms to pay for upgrades to a Convention/Conference Center. There was a special mailed ballot election and a significant public outreach undertaken with impacted hospitality community shareholders. The result was an overwhelming support for forming the CFFD, with 90% of the votes cast in favor of the CCFD. We are now in the process of going through validation proceedings to enable bond counsel to provide clean legal opinion required to be able to issue CFFD bonds in the future secured by the special taxes against the hotels. Pending a successful validation action, bond sale is anticipated to occur in the first quarter of 2015.

REFERENCES

City of Tustin Pamela Arends-King, Finance Director 300 Centennial Way Tustin, CA 92780 (714) 573-3061 PArends-King@tustinca.org	City of San Diego Ms. Elizabeth Kelly, Financial Services Mgr. 202 C. Street, MS 7B San Diego, CA 92101 (619) 236-6932 ekelly@sandiego.gov
City of Dublin Colleen M. Tribby, Administrative Services Director/Director of Finance 100 Civic Plaza Dublin, CA 94568 (925) 833-6654 colleen.tribby@dublin.ca.gov	City of Irvine Ms. Donna Mullaly, Manager of Fiscal Services One Civic Center Plaza Irvine, CA 92606-5208 (949) 724-6037 dmullally@cityofirvine.org
City of Temecula Greg Butler, Assistant City Manager 41000 Main Street Temecula, CA 92590 (951) 506-5168 greg.butler@cityoftemecula.org	County of Monterey Carlos Urrutia, DPA, Management Specialist 168 W. Alisal St., 3rd Floor Salinas, CA 93901-2487 (831) 784-5928 urrutiac@co.monterey.ca.us



RFP for Financial Advisor CITY OF WILDOMAR





City of Rancho Cucamonga Ingrid Y. Bruce, GIS/Special Districts Manager 10500 Civic Center Drive P.O. Box 807 Rancho Cucamonga, CA 91730-3801 (909) 477-2575 ibruce@cityofrc.com	City of San Clemente Erik Sund, Assistant City Manager 100 Avenida Presidio San Clemente, CA 92672 (949) 361-8341 SundE@san-clemente.org
City of Lake Forest Keith Neves, Director of Finance-City Treasurer 25550 Commercentre Drive Lake Forest, CA 92630 (949) 461-3431 kneves@lakeforestca.gov	City of Diamond Bar James DeStefano, City Manager 21810 Copley Drive Diamond Bar, CA 91765-4178 (909) 839-7010 james.destefano@ci.diamond-bar.ca.us

PROPOSAL EXCEPTIONS

We have no exceptions or requested changes to the proposal.

COST PROPOSAL

Financial advisory services, as detailed in our scope of services, performed in connection with a financing will be billed for at the amounts set forth below and will be contingent upon, and payable at the closing of the debt issue.

Transaction Size		Negotiated Sale Fees	
\$1	to	\$50,000,000	\$44,500
\$50,000,001		and above	to be negotiated

For all other services provided, not related to a specified financing including formation of a CFD, we propose to bill the City on an hourly basis at our current rates shown on the following page. For any services billed in this manner we are willing to negotiate a not-to-exceed amount with the City once we have established a thorough understanding of the scope of work to be provided.

SCHEDULE OF FEES Effective January 1, 2011





Principal	\$290 Per Hour
Senior Vice President	\$275 Per Hour
Vice President	\$225 Per Hour
Senior Associate	\$150 Per Hour
Associate	\$125 Per Hour
Administrative Assistant	\$65 Per Hour

Role /# of Hours	CFD FORMATION*
Engagement Manager	60
Project Manager	40
Technical Consultant	25
Clerical/Administrative	5
TOTAL # OF HOURS	130 hours

^{*} Note: Assumes a straightforward CFD formation completed within 4 months of project kick-off and the review of up to 6 drafts of a Rate and Method of Apportionment. Based on our experience our costs are estimated at \$30,000. This estimated fee will be paid from the developer deposit the City will receive for the CFD formation.

CONCLUSION

We believe that FRA is an excellent choice to provide financial advisory services required by the City to ensure future CFDs in the City of Wildomar are successful projects. Our track record for delivering high quality service and providing creative advice with our clients' best interests at heart speaks for itself.

The City will always have access to the entire FRA team and we will meet the City's needs even on short notice. We are experts in land secured credits; we are creative and reliable; we communicate with our clients and their policymakers in plain English; we serve as an extension of City staff; and we provide continuity based on long-tenured, senior professional management. Our strength is our people and experience. We are dedicated to the City and committed to meeting *and exceeding* the needs of the City of Wildomar.





APPENDIX A

All Transactions from January 1, 2010 to Present



APPENDIX B

All Riverside County Transactions from January 1, 2010 to Present





APPENDIX C

All City Transactions from January 1, 2010 to Present



APPENDIX D

Cash Flow Model Scenario for the City of Lake Forest





APPENDIX E

City of Dublin presentation to the City Council

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.6 CONSENT CALENDAR Meeting Date: May 13, 2015

Wieeting Date. Way 13, 2013

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

SUBJECT: Wildomar Little League License Agreement

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to sign the Agreement.

BACKGROUND/DISCUSSION:

Annually the City and the Wildomar Little League enter into an agreement which provides for the City's use of the Wildomar Little League facilities and equipment located on the property that the City leases from the Wildomar Cemetery for recreational purposes. The attached agreement is enhanced from prior agreements as it will only require approvals if future City uses changes or both parties agree to a revised License.

FISCAL IMPACT:

None

Submitted & Approved By: Gary Nordquist City Manager

ATTACHMENTS

License Agreement

LICENSE AGREEMENT

This **LICENSE AGREEMENT** ("License"), dated this ____ day of May 2015, by and between Little League Baseball, Incorporated, hereinafter referred to as "Licensor," and the City of Wildomar, a California municipal corporation, hereinafter referred to as "City".

RECITALS

- A. Licensor previously licensed certain real property located at 21400 Palomar Street, Wildomar, California, ("Property") from the Wildomar Cemetery District for the purpose of operating and maintaining a little league baseball field and installed backstops, bleachers, benches and other facilities ("Facilities") on the Property in connection with its activities. The Facilities are more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.
- B. City leases the Property from the Wildomar Cemetery District for public use as a baseball field and wants Licensor to commit to leave the Facilities on the Property so that the City may use the Facilities.
- C. Licensor desires to leave the Facilities on the Property to avoid the costs of removing the Facilities and to facilitate the use of the Property for baseball games and practices by the public.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by Licensor and City contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1. <u>LICENSE</u>: Licensor licenses to City, and the City does hereby License from the Licensor, the Facilities.
- 2. <u>TERM:</u> The term of this License shall be for a one (1) year period. Upon the conclusion of this one year term, the term of this License shall automatically renew for an additional one (1) year period and shall automatically renew every year thereafter for an additional one (1) year period unless a written notice of termination pursuant to Section 3 (Termination Without Cause) is served by either party on the other party at least thirty (30) days before the term is due to renew.
- 3. <u>TERMINATION WITHOUT CAUSE</u>: Licensor or City may terminate this License at any time without cause by notifying the other party in writing at least thirty (30) days prior to the termination date.
- 4. <u>USE; MAINTENANCE</u>: It is hereby acknowledged and agreed that the Facilities are being provided to City in an as-is condition, and Licensor makes no representation regarding the condition of the Facilities. City shall maintain the Facilities in good condition, general wear and tear excepted. City agrees to take all prudent action to protect the Property from any damage or

injury caused by the exercise of this License. City shall pay to Licensor all costs incurred by Licensor for the repair of such damage or injury.

- 5. <u>GENERAL INDEMNITY</u>. City shall indemnify, protect, defend and hold harmless Licensor, and their elected and appointed officials, officers, agents and employees (collectively, the "Indemnified Parties"), from and against any and all claims, actions, liabilities, damages, losses, judgments, costs and expenses (including reasonable attorneys' fees and costs), (collectively "Claims") which the Indemnified Parties, or any of them, may suffer or incur arising from City's use of the Facilities, and shall further indemnify, protect, defend and hold harmless the Indemnified Parties, and each of them, from and against any Claims arising from any negligence of City, its agents, contractors, servants, employees, or licensees. The foregoing indemnity shall not extend to any Claims to the extent arising from the grossly negligent, willful or intentional acts or omissions of the Indemnified Parties, or any of them, as to all of which Claims Licensor shall indemnify, protect, defend and hold harmless City.
- 6. <u>SEVERABILITY</u>: If any term, provision, covenant or condition of this License should be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this License shall continue in full force and effect, and shall in no way be affected, impaired or invalidated thereby.
- 7. <u>INTERPRETATION</u>: The laws of the State of California shall govern the validity, construction and effect of this License.
- 8. <u>AMENDMENTS</u>: No amendment to or modification of this License shall be valid unless made in writing and approved by the Licensor and City. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.
- 9. <u>ENTIRE AGREEMENT</u>: This License, including Exhibit "A", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other Agreements or understandings, whether oral or written, or entered into between Licensor or City prior to the execution of this License. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

LICENSOR:	
LITTLE LEAGE BASEBALL, INCORPOL	RATED
Jesse Felix, President	

CITY: CITY OF WILDOMAR	
Gary Nordquist, City Manager	
ATTEST:	
Debbie Lee, City Clerk	
APPROVED AS TO FORM	
Thomas D. Jex, City Attorney	

EXHIBIT "A"

List of Facilities

- 1. Baseball Fields
- 2. Snack Bar
- 3. Parking Lot
- 4. Maintenance and Equipment Controls and Storage

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.7 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

SUBJECT: Asset Locator Engagement Agreement

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to sign the Agreement.

BACKGROUND/DISCUSSION:

During the past year, several firms have been contacting the City's finance staff stating that they have located assets that are due to the City. Specifically, for a percentage of the assets, these firms will assist the City in locating and retrieving the assets. These firms are only compensated when assets are received by the City. One such asset in the City's name is over \$60,000.00. City staff has researched the financial records, accounts receivables, grants due to the City and claims the City has made to the State for reimbursement for mandated service costs and staff has not located such an amount. Being that several of these locator firms have contacted the City, referencing the same amount, City staff is recommending entering into a one-time agreement for asset location service. This service will only be compensated if funds are located and deposited into a City account.

FISCAL IMPACT:

None

Submitted & Approved By: Gary Nordquist City Manager

<u>ATTACHMENTS</u>

Asset Locator Engagement Letter

Attachment A

Asset Locator Engagement Letter

ASSET LOCATOR ENGAGEMENT LETTER

This agreement is entered into by and between (Agent/Officer name) Gary Nordquist, City Manager, hereinafter referred to as "Claimant," on behalf of the City of Wildomar, CA and Christopher B. Blunden, hereinafter referred to as "Asset Locator."

- Asset Locator, through his efforts, has located Claimant, whose above-named entity/organization may be entitled to assets that have been due for more than one year. (Such assets are not escheated property held by the California State Controller.)
- II. Asset Locator is informed and believes such assets are lawfully distributable to Claimant on behalf of the City of Wildomar, CA and will undertake to assist with the recovery of such assets. Such assistance includes discovering what's owed, preparing documentation identifying each item, helping to provide supporting documentation confirming ownership interests, providing this document package to a city official to review and approve (and sign), following-up with the holder of the funds re items needing any supplemental-proof documentation, and confirming recovery payment has been directly received by the City of Wildomar.
- III. Asset Locator and Claimant do hereby agree that in consideration of Asset Locator's efforts in locating Claimant and assisting in the actual recovery of the above-described assets to which Claimant may be entitled, Claimant assigns to the Asset Locator Ten Percent (10%) of the net assets which Claimant in fact recovers. Claimant agrees that the Asset Locator fee will be paid by Claimant to Asset Locator at the address shown below within thirty (30) calendar days of receipt of payment of the claim.
- IV. Asset Locator and Claimant agree that in the event the holder of the funds to which Claimant's claim is submitted determines Claimant is not entitled to assets described above and such assets are not recovered, then there is no obligation on either party to the other regarding that claim, and all such expenses incurred by Asset Locator to obtain such determination shall be borne by Asset Locator.
- V. Asset Locator has no duty to assist with the discovery and/or recovery of any assets not specifically described in supplemental documentation provided pursuant to this claim.
- VI. This agreement is valid for nine (9) months from the date signed by Claimant for a one-time service and is specifically limited to the assets described in the "document package" referred to in Paragraph II above. No other asset recovery project performed by Christopher B. Blunden shall be authorized absent a separate mutually signed Asset Locator Engagement Letter.

Daytime Phone: 951-677-7751 x209

Claimant:

Gary Nordquist, City Manager, City of Wildomar

Address: 23873 Clinton Keith Rd., Suite 201

Wildomar, CA 92595

Date:	
Claimant's Signature:	
	, ,
Asset Locator: Christopher B. Blunden Daytime Phone: 925-735-9010 / Tax Identification Number: 68-0388002 Address: 147 Canyon Lakes Way, San Ramon, CA 94582-4920	
Date: APRIL 16, 2015	
Asset Locator's Signature:	
Christopher B. Blunden	

End of document

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.8 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

PREPARED BY: Janet Morales, Administrative Analyst

SUBJECT: Support Letter for AB 857, Clean Trucking Act

STAFF REPORT

RECOMMENDATION:

Staff recommends the City Council authorize the Mayor to sign a letter of support for AB 857, Clean Trucking Act.

BACKGROUND/DISCUSSION:

The Southern California Gas Company representative approached the City seeking a letter in support of proposed Assembly Bill 857, Clean Trucking Act. The proposed legislation would provide incentives for California Truckers to purchase new low emission trucks which will provide an immediate and cost effective solution to reducing emissions, improving air quality and public health, and supporting low carbon transportation technologies to address long term global health. Incentives would be funded by existing cap-and-trade auction revenues.

The City of Wildomar is divided by a major transportation corridor and the heavy-duty trucks that use this road account for the largest source of the region's pollution. Supporting this legislation offers an opportunity to improve air quality and the quality of life for residents.

FISCAL IMPACT:

None

Submitted By: Approved By: Janet Morales Gary Nordquist Administrative Analyst City Manager

ATTACHMENTS:

A. Draft Letter of Support

B. Incentives Fact Sheet

C. AB 857 Economy Informational Flyer

Attachment A

Ben Benoit, Mayor Bridgette Moore, Mayor Pro Tem Bob Cashman, Council Member Marsha Swanson, Council Member Timothy Walker, Council Member



23873 Clinton Keith Rd, Ste 201 Wildomar, CA 92595 951/677-7751 Phone 951/698-1463 Fax www.CityofWildomar.org

May 13, 2015

The Honorable Henry T. Perea State Capitol, Room 3120 Sacramento, California 95814

Email: assemblymember.perea@assembly.ca.gov

RE: AB 857 (Perea) CLEAN TRUCK PROGRAM – STRONG SUPPORT

Dear Assemblymember Perea,

On behalf of the City of Wildomar,, we respectfully submit our support for the AB 857, the Clean Trucking Act. This bill will create incentives for heavy-duty truck purchasers to help buy-down the initial cost of the vehicle. It will help California truckers purchase new very low-emission trucks which will help accelerate the retirement of older high polluting trucks.

California has always been at the forefront of policies to protect and improve the environment. For the last 50 years, California has led the nation in the development of tough policies and stringent regulations to decrease public exposure to air contaminants that cause asthma, cancer, and other health problems. But even with the most aggressive emissions control measures in the world, California still suffers from the worst air quality in the nation, particularly in the South Coast and San Joaquin Valley air districts.

California needs to address this serious public health issue now. The City of Wildomar is located along the I-15 Freeway, one of the most heavily travelled goods movement corridors in the state. The heavy-duty trucks that utilize this corridor near our city account for the largest source of the region's air pollution, which is among the worst in the state. Consequently, the City of Wildomar and the people who live and work here are particularly vulnerable to the health risks of asthma, cancer and premature death.

Poor air quality creates a cost to everyone, and all too frequently, it is the most vulnerable who are at risk. Study after study shows California has a wide health disparity problem that cuts along economic, ethnic and racial divides. This disparity adversely affects our constituents as they live near the I-15 Freeway which is a pollution-affected corridor.

While the transportation sector is California's biggest emissions challenge, it also offers the greatest opportunity to improve air quality and quality of life. By sending market signals that all cost-effective solutions will be considered, California can accelerate the development of even cleaner, affordable technologies that help drive down the cost of new heavy-duty engines.

AB 857 is critical to improving air quality and public health in California. It will provide incentives to increase deployment of clean trucks in California and help California achieve the ambitious emissions reduction goals mandated by AB 32, as well as federal ozone standards. AB 857 is actionable policy that will lead to better air quality in California, including disadvantaged communities along major goods movement corridors.

We commend you, Assemblymember Perea for authoring AB 857 and actualizing innovations that can improve California's air quality in the near-term. With AB 857, California has the opportunity to improve air quality, and increase related health benefits for residents. For these reasons the City of Wildomar supports AB 857.

Sincerely,

Ben Benoit Mayor City of Wildomar

CC: Jesse Cuevas
State Capitol, Room 3120
Sacramento, California 95814

Email: jesse.cuevas@asm.ca.gov

Fax: 916-319-2131

Israel Salas

Email: ISalas@semprautilities.com

Regina Lugani

Email: Rlugani@semprautilities.com

Attachment B

AB 857 (Perea)

The Clean Trucking Act (As introduced February 27, 2015)

SUMMARY

AB 857 extends and expands incentives to support deployment of clean and low carbon heavy-duty vehicles involved in goods movement that can provide an immediate and cost-effective solution to achieving much-needed criteria emission reductions in the near-term to clean the air and improve public health, while also supporting the transition to low carbon transportation technologies to address climate change and global health over the long-term.

BACKGROUND

Southern California and the San Joaquin Valley face a critical need for short and midterm reductions of criteria pollutants in order to reduce ozone and particulate matter meet stringent federal Air Ouality standards and help promote critical health benefits like reducing asthma, cancer and premature death. NOx and particulate pollution reduction addresses real human health needs now, especially Environmental Justice communities along transportation corridors where most of the goods that are brought into the state are dispersed to their final destinations. The goal of these needed, early reductions is to demonstrate progress toward attainment of deadlines in order federal to avoid implementation of an onerous Federal Implementation Plan (FIP) that would have a negative impact on the economy. A potential FIP would threaten an already fragile Southern California economy if Air Districts fail to meet federally mandated deadlines in the short and mid-term.

In the South Coast and San Joaquin Valley Air Districts, nearly 80% of smog-forming pollutants, such as oxides of nitrogen (NOX), come from mobile sources; heavy-duty vehicles are the number one producer of NOx. Federal Ozone standards require at least a 65% reduction in NOx emissions by

2023, and an 80% reduction by 2032. Additionally, California's climate change policy requires an 85-90% reduction in GHG emissions by 2050; and 40% of the state's greenhouse gas (GHG) emissions come from mobile sources.

Manufacturers report technology is coming into the transportation marketplace within 3 years that can meet "near zero" emissions levels (90% NOx reduction over current standard). But to achieve widespread deployment financial incentives will be necessary to buy down the capital cost of technology purchases.

Current state funding programs supporting development of zero and near zero criteria emissions, as well as low carbon transportation technology can be designated to specifically support early deployment of such technology. Further, price differentials between fuels provide an opportunity for state financing of capital costs with a loan payback structured on both fuel price differentials and duty cycle or use of the vehicle.

Advancing deployment of such vehicles offer a viable "pathway" to help meet California's near-term aggressive air quality and longer-term climate protection goals. Near-zero heavy-duty truck engines can provide a new foundation for the state's strategy to clean up smog, eliminate diesel particulates, as well as reduce the state's greenhouse gas footprint.

THIS BILL

Specifically, AB 857 would:

 Amends SB 1204 (2014) by extending the sunset date 5 years to 2023 and increasing the amount of dollars available for deployment from 20% to 80% or \$100 million dollars, whichever is greater.

SUPPORT

OPPOSITION

FOR MORE INFORMATION

Stephen Francis Assemblymember Henry T. Perea

Phone: (916) 319-2031 Fax: (916) 319-2131

Stephen.Francis@asm.ca.gov

Attachment C



Green can be cost-effective.

We can clean up California's air while building our economy.

Support AB 857: The Clean Trucking Act

CALIFORNIA'S ECONOMY

Goods movement is vital to California's economy.



OVER 78% OF CALIFORNIA'S COMMUNITIES DEPEND EXCLUSIVELY ON TRUCKS TO MOVE THEIR GOODS

TRANSPORTATION AND GOODS MOVEMENT PROVIDED **CALIFORNIA WITH 900,000** JOBS IN 2011



IN 2012. CALIFORNIA'S ADVANCED



TRANSPORTATION SECTOR GENERATED \$172 BILLION

IN REVENUES



THE CHALLENGE

We need to reduce emissions from the transportation sector, which account for



80% OF THE REGION'S SMOG-FORMING EMISSIONS (NOx)

40% OF ITS GREENHOUSE **GAS EMISSIONS**

These emissions create severe air pollution along California's freeways.

HEAVY-DUTY DIESEL TRUCKS — THE TRUCKS THAT MOVE OUR GOODS — ARE THE BIGGEST POLLUTERS.

The good news is, we have a practical way to clean up our air without crippling local businesses. Transitioning these heavy-duty diesel trucks to alternative fuels would have an immediate and positive impact on our environment.



REDUCE GREENHOUSE GASES BY 15%-20%



PRODUCE 90% LESS NO_x EMISSIONS

THE SOLUTION

The challenge is economic—fleet owners need a way to offset upfront costs.



AB 857 THE CLEAN TRUCKING ACT

GIVES CALIFORNIA A PRACTICAL AND AFFORDABLE WAY TO IMPROVE THE AIR QUALITY AND THE HEALTH OF OUR COMMUNITIES.

Providing incentives to get cleaner, heavy-duty trucks on the road, the bill will accelerate the reduction of harmful emissions, help California clean the air and achieve its environmental goals faster.

We don't have to wait for better air quality.

CITY OF WILDOMAR – COUNCIL Agenda Item #1.9 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Dan York, Assistant City Manager

PREPARED BY: Janet Morales, Administrative Analyst.

SUBJECT: Conservation Camp Program - Memorandum of Understanding

(MOU)

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the Memorandum of Understanding (MOU) between the City of Wildomar and the State of California Department of Forestry and Fire Protection (CAL Fire) for the use of their Conservation Camp Program and authorize the City Manager to sign it.

DISCUSSION:

The City contractor, PV Maintenance, currently provides routine weed clearing in the City's right-of-way. The contractor uses either mechanical equipment or manual means to abate vegetation.

CAL Fire has a Conservation Camp Program, which permits inmates to be used in the performance of conservation projects, fuels management and or hazard reduction for a public agency. CAL Fire recommends the City utilize the Conservation Camp Program, under the oversight of CAL Fire, as a cost effective means to manually remove vegetation.

FISCAL IMPACT:

The CAL Fire program estimates at \$300 per day for a crew of 15. PV Maintenance cost estimates at \$200 per hour for a truck, equipment and a crew of 2. Gas Tax and/or Measure A Funds appropriated for routine right of way maintenance will be used for these services.

Submitted By: Approved By: Dan York Gary Nordquist Assistant City Manager City Manager

ATTACHMENTS:

A. MOU between the City of Wildomar and CAL Fire

Attachment A

Attachment A

STATE OF CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION CONSERVATION CAMP PROGRAM – MEMORANDUM OF UNDERSTANDING FC-31 (Rev. 11/10) MOU # Master Agreement

This Memorandum of Understanding (**MOU**) is made and entered into by and between the California Department of Forestry and Fire Protection (**CAL FIRE**) and the City of Wildomar (**Sponsor**).

WHEREAS, CAL FIRE is authorized under Public Resources and Penal Codes to utilize inmates, or wards, assigned to conservation camps to perform the work of CAL FIRE:

WHEREAS, through contracts or cooperative agreement CAL FIRE may permit inmates, or wards to be used in the performance of conservation projects, fuels management and or hazard reduction (which could include slash and pile burning) for a public agency (local, state, or federal) or a qualified nonprofit organization under policies established by the Prison Industries Authority; and

WHEREAS, the Sponsor has a need for assistance in performing such projects,

The parties agree as follows:

- A. The Sponsor shall submit project proposals on a form approved by CAL FIRE (currently an FC-32). By doing so, with reference to any such proposals subsequently approved by the CAL FIRE, Sponsor agrees to:
 - 1. Pay for all costs directly related to and necessitated by such projects, except for wages, salaries, and other remuneration paid to CAL FIRE employees, inmates, or wards, and the cost of their support.
 - 2. Demonstrate the availability of adequate plans and specifications, sufficient funds, materials, supplies, and equipment, adequate technical supervision and any special labor requirements to complete such projects.
 - 3. Obtain the approvals, notification, and permits required by any state, federal, or local agency necessary to commence construction, fuels management, or operation of such projects.
 - Hold an orientation meeting with CAL FIRE at the commencement of such projects to explain the technical aspects, execution of, and need for such projects.
- B. From proposals submitted by the Sponsor, CAL FIRE shall select those projects meeting the priorities and resources of CAL FIRE. CAL FIRE shall submit evaluations to Sponsor that set forth any special requirements or conditions related to the projects. By so doing, with reference to any such evaluations subsequently approved by Sponsor, CAL FIRE agrees to provide labor, crew, supervision, normal transportation, food, and such tools as CAL FIRE determines to be available. Upon receipt of Sponsor's acceptance of such evaluations, projects shall be assigned to a conservation camp where they will be scheduled in accordance with the priorities and resources of CAL FIRE.

C. Timing

- Sponsor recognizes that fire suppression and other emergency activities have priority over any other work for conservation camp crews.
- Sponsor further recognizes that the resources of CAL FIRE are limited and the public service conservation work of CAL FIRE may be altered in priority form time to time.
- 3. Projects will be performed within the rules and regulations of CAL FIRE which may require temporary suspension or permanent cessation of projects due to emergency conditions as defined by such rules and regulations.
- The Parties agree that any justified delays by either party shall be excused and costs caused by such delays shall be borne by the party incurring such costs.
- D. Work performed under this MOU will be under the immediate supervision of CAL FIRE officials. The Sponsor will provide such operation supervision, technical assistance, guidance, and inspection, as it considers necessary to properly complete the work.
- E. Nothing herein shall be construed as obligating the Sponsor to expend or to obligate funds in excess of appropriations authorized by law.
- F. All improvements constructed in whole or in part on lands owned or controlled by Sponsor will remain the property of Sponsor.
- G. Permission to perform work on lands owned or controlled by Sponsor does not in any way convey to CAL FIRE, its staff or any persons working with CAL FIRE in the performance of said work, employee status that would extend to them the benefits afforded to permanent employees of Sponsor.

- H. Upon completion of each project, or any phase thereof, permission is hereby granted to CAL FIRE to place upon the project site a sign or emblem consistent in size and design to its surroundings, indicating the participation of CAL FIRE and the year thereof.
- I. Other than as indicated in Section H, neither party shall use the name of the other party in any form or manner in advertisements nor other information released to the public without the prior written approval of the other party. Sponsor may be, and CAL FIRE is, subject to the California Public Records Act. This Section I is not intended to prohibit either party from legally complying with the PRA.
- J. Each party, to the extent permitted by law, agrees to indemnify and hold harmless the other party, its officers, agents and employees from all claims, demands, or liability arising out of the indemnifying party's performance under this MOU except where such injury or damage arose from the sole negligent or intentional acts or omissions of the other party.
- K. Neither party may assign this MOU or any interest herein without the written consent of the other party.
- L. Subject to the provisions herein, all remedies allowed by law are available to either party for enforcement of this MOU. Any waiver of rights by either party on any matter related to this MOU shall not be deemed to be a waiver on any other matter relating to the MOU.
- M. All provisions of this MOU constitute essential elements of the agreed exchange that is the subject matter of this MOU. Accordingly, if any of these provisions are determined to be invalid, illegal, or unenforceable in any material respect, the remainder of this MOU is not enforceable against either of the Parties except as may be necessary to effect payment for services already rendered.
- N. This MOU may be modified by mutual written agreement of the parties.
- O. This MOU takes effect shall remain in effect until June 30, 2016, unless terminated prior to that date by 60 days written notice from one party to the other.

IT IS AGREED:	
CAL FIRE	City of Wildomar
Date:	Date: May 13, 2015
Ву:	Ву:
Print Name:	Gary Nordquist:
Title:	City Manager:
Address:	City of Wildomar: 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.10 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: Notice of Intent to Establish Service Area Charges for FY 2015-16

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE
AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2015-16

BACKGROUND:

Prior to incorporation, certain parcels within the community of Wildomar were included in County Service Areas 22, 103, and 142. Upon incorporation on July 1, 2008, these parcels were detached from these County Service Areas, but the City of Wildomar retained the authority to continue to levy and collect the assessments, fees and charges associated with these County Service Areas now within the City's jurisdictional boundaries. The City is now is responsible for providing the services previously provided by County Service Areas 22, 103 (Drainage, Landscaping) and 142 (Lighting) within the City and levying and collecting the associated charges. As such the City of Wildomar requests that the Council adopt a resolution setting a public hearing regarding the City's Service Areas for Fiscal Year 2015-16.

FISCAL IMPACTS:

Adoption of this resolution will allow the City of Wildomar to collect funds to meet or offset its financial obligations for City of Wildomar Service Areas.

CSA Area	Estimated Costs	Estimated Assessment	Difference
CSA 22	\$40,300.00	\$30,632.45	(\$9,667.55)
CSA 103	\$172,000.00	\$140,282.92	(\$31,717.08)
CSA 103 Drainage	\$13,100.00	\$22,600.00	\$9,500.00
CSA 142	\$36,200.00	\$36,197.39	(\$2.61)

Submitted by: Approved by:

Dan York Assistant City Manager Public Works Director / City Engineer Gary Nordquist City Manager

ATTACHMENTS:

A. Resolution No. 2015-____ Exhibit A - Fiscal Year 2015-16 CSA Annual Levy Report

ATTACHMENT A

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, SETTING THE PUBLIC HEARING TO ESTABLISH SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2015-16

WHEREAS, upon incorporation on July 1, 2008, the City of Wildomar assumed the authority and responsibility for providing services and levying charges that were previously provided and levied by County Service Areas 22, 103 and 142, established pursuant to the County Service Area Law, as set forth in Government Code Section 25210.1 et seq., within the City's jurisdictional boundaries; and

WHEREAS, the City Council has determined that it is necessary to continue the County Service Area charges within such areas in order to continue to provide such extended services; and

WHEREAS, City Council annually causes a report of the services, parcels and charges for each Service Area for the upcoming fiscal year to be prepared and filed with the City Clerk; and

WHEREAS, upon the filing of such report with the City Clerk, the City Council shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the continuation of charges for such extended services within such Service Areas within the City of Wildomar.

NOW THEREFORE BE IT RESOLVED, by the City of Wildomar Council assembled in regular session on May 13, 2015, that this Council intends to conduct a public hearing on July 8, 2015, at 6:30 p.m. in the Council Chambers of the City Council, 23873 Clinton Keith Rd, Wildomar, CA for the purposes of allowing public testimony regarding the enactment of proposed Fiscal Year 2015-16 Community Service Area charges (See Exhibit 'A').

BE IT FURTHER RESOLVED that the City Clerk is to give notice of said hearing pursuant to Government Code Section 6066. Any person affected by the proposed charges may submit written comments to the Clerk before the hearing or may appear in support of, or opposition to, the proposals at the time of the hearing.

PASSED, APPROVED, AND ADOPTED this 13th of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

EXHIBIT A



Fiscal Year 2015-16 Annual Levy Report



City of Wildomar Community Service Areas CSA 22, CSA 103 Lighting and Drainage, CSA 142

Prepared for:





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1. Executive Summary

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the County Service Area Law as set forth in Government Code Section 25210.1 et seq., for the levy and collection of charges for extended governmental services provided in county service areas;

WHEREAS, Upon incorporation on July 1, 2008, the City of Wildomar (the "City") assumed the responsibility for certain Community Service Areas ("CSA") now within the City's jurisdictional boundaries, and now is responsible for the services and charges provided by CSA 22 Street Lights, CSA 103 Street Lights, CSA 103 Drainage/Landscaping, and CSA 142 Street Lights, (the "Districts"). As a result, the authority to levy assessments within the Districts was transferred from the County of Riverside (the "County") to the City;

WHEREAS, the City Council of the City of Wildomar directed Albert A. Webb Associates ("Webb") to prepare and file a Levy Report (the "Report") for Fiscal Year 2015-16 presenting the plans and specifications for the maintenance and operation of authorized services, an assessment diagram, and an assessment of the estimated costs of the maintenance and operation of the authorized services;

WHEREAS, the Fiscal Year 2015-16 assessments are shown in this Report with certain properties within these CSAs permitted to increase by 2% as established by an engineer's report prepared by the County at the time of annexation into the CSAs;

Now THEREFORE, the following assessment is made to finance the maintenance and operation of authorized services within the Districts:

Table 1-1 Assessment Summary

		Assessme	ent Range		
CSA Name	Date Formed	Parcels	2015-16 Projected Levy	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	11/08/1965	885	\$30,632.45	\$1.76	\$63.30
CSA 103 Street Lights	12/18/1973	3,352	\$140,282.92	\$28.86	\$1,314.76
CSA 103 Drainage / Landscaping	12/18/1973	1,082	\$22,600.00	\$20.00	\$30.00
CSA 142 Street Lights	01/31/1985	517	\$36,197.39	\$31.50	\$872.06

2. Description of Services

The CSAs were established to provide extended governmental services including street light maintenance, landscape maintenance, and drainage facilities maintenance.

Street Light Maintenance

The street lighting improvements may include but are not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Public street lighting within the residential subdivisions;
- Public street lighting, traffic signals, and other public lighting facilities on the streets surrounding or adjacent to the development as well as other public areas associated or necessary for development of properties within the Districts.

Landscape Maintenance

The landscape maintenance may include but is not limited to the maintenance and servicing of turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the streetscape (parkway and slope perimeter landscaping) surrounding the development and within public rights-of-way.

3. Estimate of Costs

The estimate of costs has been prepared by City staff based upon the plans and specifications for the maintenance and operation of the services, as well as the historical costs of similar services provided throughout the CSAs. The following tables show the estimated costs for Fiscal Year 2015-16.

Table 3-1 CSA 22 Street Lights Estimate of Costs

Description	FY 2014-15 Estimated Through June 30, 2015	FY 2015-16 Estimated Through June 30, 2016	% Change
Direct Costs			
Energy	\$36,500.00	\$37,300.00	2.2%
Subtotal Direct Costs	\$36,500.00	\$37,300.00	2.2%
Indirect Costs			
Administration	\$1,300.00	\$3,000.00	130.8%
Reserves (up to 50% of annual costs)	\$0.00	\$0.00	0.0%
Subtotal Indirect Costs	\$1,300.00	\$3,000.00	130.8%
Total Costs	\$37,800.00	\$40,300.00	6.6%
Adjustments			
City Surplus/Deficit	(\$7,278.02)	(\$9,667.55)	32.8%
Total CSA 22 Street Lights Assessment	\$30,521.98	\$30,632.45	0.4%

Fund Balance			
Beginning Fund Balance	\$1,100.00	(\$6,200.00)	0.0%
Collections/Reductions	(\$7,300.00)	(\$9,700.00)	32.9%
Ending Fund Balance	(\$6,200.00)	(\$15,900.00)	156.5%

Table 3-2 CSA 103 Street Lights Estimate of Costs

Description	FY 2014-15 Estimated Through June 30, 2015	FY 2015-16 Estimated Through June 30, 2016	% Change
Direct Costs	11110dg113d11e 30, 2013	11110ugii Julie 30, 2010	Change
Energy	\$163,500.00	\$165,000.00	0.9%
Subtotal Direct Costs	\$163,500.00	\$165,000.00	0.9%
Indirect Costs			
Administration	\$1,700.00	\$7,000.00	311.8%
Reserves (up to 50% of annual costs)	\$0.00	\$0.00	0.0%
Subtotal Indirect Costs	\$1,700.00	\$7,000.00	311.8%
Total Costs	\$165,200.00	\$172,000.00	4.1%
Adjustments			
City Surplus/Deficit	(\$26,683.00)	(\$31,717.08)	18.9%
Total CSA 103 Street Lights Assessment	\$138,517.00	\$140,282.92	1.3%

Fund Balance			
Beginning Fund Balance	(\$5,317.00)	(\$32,000.00)	0.0%
Collections/Reductions	(\$26,683.00)	(\$32,000.00)	19.9%
Ending Fund Balance	(\$32,000.00)	(\$64,000.00)	100.0%

3. Estimate of Costs

Table 3-3 CSA 103 Drainage/Landscaping Estimate of Costs

Description	FY 2014-15 Estimated Through June 30, 2015	FY 2015-16 Estimated Through June 30, 2016	% Change
Direct Costs			
Drainage	\$87,600.00	\$2,000.00	NA
Landscaping	\$2,100.00	\$2,300.00	NA
Water	\$6,300.00	\$6,500.00	NA
Subtotal Direct Costs	\$96,000.00	\$10,800.00	NA
Indirect Costs			
Administration	\$1,700.00	\$2,300.00	NA
Reserves (up to 50% of annual costs)	\$0.00	\$0.00	NA
Subtotal Indirect Costs	\$1,700.00	\$2,300.00	NA
Total Costs	\$97,700.00	\$13,100.00	NA
Adjustments			
City Surplus/Deficit	(\$75,100.00)	\$9,500.00	NA
Total CSA 103 Drainage/Landscaping Assessment	\$22,600.00	\$22,600.00	NA

Fund Balance			
Beginning Fund Balance	\$0.00	(\$75,100.00)	0.0%
Collections/Reductions	(\$75,100.00)	\$9,500.00	-112.6%
Ending Fund Balance	(\$75,100.00)	(\$65,600.00)	-12.6%

Table 3-4 CSA 142 Street Lights Estimate of Costs

Description	FY 2014-15 Estimated Through June 30, 2015	FY 2015-16 Estimated Through June 30, 2016	% Change
Direct Costs	1111046111411E 30, 2013	1111046111411E 30, 2010	change
Energy	\$23,300.00	\$23,800.00	2.1%
Subtotal Direct Costs	\$23,300.00	\$23,800.00	2.1%
Indirect Costs			
Administration	\$2,100.00	\$3,600.00	71.4%
Reserves (up to 50% of annual costs)	\$10,300.00	\$8,800.00	-14.6%
Subtotal Indirect Costs	\$12,400.00	\$12,400.00	0.0%
Total Costs	\$35,700.00	\$36,200.00	NA
Adjustments			
City Surplus/Deficit	\$29.46	(\$2.61)	-108.9%
Total CSA 142 Street Lights Assessment	\$35,729.46	\$36,197.39	1.3%

Fund Balance			
Beginning Fund Balance	\$59,900.00	\$59,000.00	0.0%
Collections/Reductions	\$0.00	\$0.00	0.0%
Ending Fund Balance	\$59,900.00	\$59,000.00	-1.5%

3. Estimate of Costs

There is a two percent (2.0%) proposed inflationary increase in the assessment per acre or per parcel as applicable in CSA 22 Street Lights, CSA 103 Street Lights, and CSA 142 Street Lights over the assessment levied for Fiscal Year 2014-15, which is consistent with the ballot proposition approved by the qualified electors when establishing these CSAs.

4. Assessments

Method of Apportionment

The maintenance of landscaping, drainage facilities, and street lights provides direct and special benefit to those properties located within each CSA. Landscaping, drainage facilities, and streetlights enhance the properties within the District, improve erosion and water control, provide dust abatement, increase public safety (controls sight distance restrictions and fire hazards), improve neighborhood aesthetics and property protection, increase traffic safety by improving visibility, and provide an enhanced quality of life and sense of well-being for properties within the CSAs.

The landscape, drainage facilities, and streetlight improvements maintained by the District provide no general public benefit in that the properties within each CSA are discrete neighborhoods or communities for which the improvements were installed. The landscape, drainage facilities, and streetlight improvements do not extend beyond the perimeter of the boundary of each of those discrete neighborhoods or communities. It is therefore determined that all properties within the CSAs benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned are apportioned on a per parcel/acre basis per Tract of development.

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the real property within each CSA over and above general benefit conferred upon the real property within each CSA or to the public at large. The Assessment for each parcel varies by each development Tract and District as it was set at the time of annexation. At the time of annexations each tract's assessment was calculated by dividing the total annual costs by the total number of subdivided parcels within the tract to determine the annual assessment per parcel or acre.

Maximum Assessment Formula

The purpose of establishing a maximum assessment formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which would add to the CSA costs and assessments.

At the time of annexation into the CSAs the maximum assessment formula shall be applied to all parcels of land assessed within the CSAs. Within CSA 22 Street Lights, CSA 142 Street Lights, and CSA 103 Street Lights the maximum assessment is subject to an annual inflator of two percent (2%) for the following tracts.

CSA 22 STREET LIGHTS - TR 27620

CSA 103 STREET LIGHTS - PM 11532, PM 9637, TR 22948, TR 28586, TR 29029, TR 29039, TR 29039-1,

TR 29039-2, TR 29039-3, TR 29163, TR 29400, TR 29402, TR 29607, TR 30094, TR 30155, TR 30304, TR 30460, TR 30656, TR 30839, TR 30939, TR 31175,

TR 31331, TR 31353, TR 31499, and TR 31837

CSA 142 STREET LIGHTS - PM 8367, TR 29513, TR 30114, and TR 30297

The maximum assessment is adjusted annually and is calculated independent of the CSAs annual budget and proposed annual assessment. The proposed annual assessment (rate per parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the maximum assessment amount. In no case shall the annual assessment exceed the maximum assessment.

Although the maximum assessment will increase each year, the actual CSA assessments may remain virtually unchanged. The maximum assessment adjustment is designed to establish a reasonable limit on CSA assessments. The maximum assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted maximum assessment it is considered an increased assessment.

To impose an increased assessment, the City of Wildomar must comply with the provisions of the Constitution of the State of California, Article XIII D, Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved.

4. Assessments

then a new maximum assessment is established for the CSA. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted maximum assessment previously established for the properties within the CSA.

Fiscal Year 2015-16 Assessments

Each of the developed parcels in the CSAs has been deemed to receive proportional special benefit from the maintenance and operation of the improvements in its service area.

The actual assessment and the amount of the assessment for the Fiscal Year 2015-16 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Table 4-1 Fiscal Year 2015-16 Assessments vs. Estimated Costs

				Assessment Range		
CSA Name	Assessable Parcels	Estimated Assessment	Estimated Costs	Surplus / (Deficit)	Minimum per Parcel	Maximum per Parcel
CSA 22 Street Lights	885	\$30,632.45	\$40,300.00	(\$9,667.55)	\$1.76	\$63.30
CSA 103 Street Lights	3,352	\$140,282.92	\$172,000.00	(\$31,717.08)	\$28.86	\$1,314.76
CSA 103 Drainage / Landscaping	1,082	\$22,600.00	\$13,100.00	\$9,500.00	\$20.00	\$30.00
CSA 142 Street Lights	517	\$36,197.39	\$36,200.00	(\$2.61)	\$31.50	\$872.06
Totals	5,836	\$229,712.76	\$261,600.00	(\$31,887.24)		

The maximum levy approved by the qualified electors has been applied to each of these service areas, with a remaining deficit forecasted of \$31,887.24 which will need to be offset by City contributions, Reserve funds and/or other sources available to the CSA's to reduce the shortfall in CSA 22, CSA 103 Street Lights and CSA 142.



Assessment Rolls



Fiscal Year 2015-2016

						, 511.5	
APN	Levy	APN	Levy	APN	Levy	APN	Levy
366033022-5	\$31.48	366092016-3	\$31.48	366182031-4	\$31.48	366182032-5	\$31.48
366182033-6	\$31.48	366182034-7	\$31.48	366182035-8	\$31.48	366182036-9	\$31.48
366182037-0	\$31.48	366182038-1	\$31.48	366182039-2	\$31.48	366182040-2	\$31.48
366182041-3	\$31.48	366182042-4	\$31.48	366182043-5	\$31.48	366182044-6	\$31.48
366182045-7	\$31.48	366182046-8	\$31.48	366182047-9	\$31.48	366182048-0	\$31.48
366290010-9	\$31.48	366290011-0	\$31.48	366300035-2	\$31.48	366390033-9	\$31.48
366401001-3	\$31.48	366401002-4	\$31.48	366401003-5	\$31.48	366401004-6	\$31.48
366401005-7	\$31.48	366401006-8	\$31.48	366401007-9	\$31.48	366401008-0	\$31.48
366401009-1	\$31.48	366401010-1	\$31.48	366401011-2	\$31.48	366401012-3	\$31.48
366401013-4	\$31.48	366401014-5	\$31.48	366402001-6	\$31.48	366402002-7	\$31.48
366402003-8	\$31.48	366402004-9	\$31.48	366402005-0	\$31.48	366402006-1	\$31.48
366402007-2	\$31.48	366402008-3	\$31.48	366402009-4	\$31.48	366402010-4	\$31.48
366402011-5	\$31.48	366402012-6	\$31.48	366402013-7	\$31.48	366402014-8	\$31.48
366402015-9	\$31.48	366402016-0	\$31.48	366402017-1	\$31.48	366402018-2	\$31.48
366402019-3	\$31.48	366403001-9	\$31.48	366403002-0	\$31.48	366403003-1	\$31.48
366403004-2	\$31.48	366403005-3	\$31.48	366403006-4	\$31.48	366403007-5	\$31.48
366403008-6	\$31.48	366403009-7	\$31.48	366403010-7	\$31.48	366403011-8	\$31.48
366403012-9	\$31.48	366403013-0	\$31.48	366403014-1	\$31.48	366411001-4	\$31.48
366411002-5	\$31.48	366411003-6	\$31.48	366411004-7	\$31.48	366411005-8	\$31.48
366411006-9	\$31.48	366411007-0	\$31.48	366411008-1	\$31.48	366411009-2	\$31.48
366411010-2	\$31.48	366411011-3	\$31.48	366411012-4	\$31.48	366411013-5	\$31.48
366411014-6	\$31.48	366411015-7	\$31.48	366411016-8	\$31.48	366411017-9	\$31.48
366411018-0	\$31.48	366411019-1	\$31.48	366411020-1	\$31.48	366412001-7	\$31.48
366412002-8	\$31.48	366412003-9	\$31.48	366412004-0	\$31.48	366412005-1	\$31.48
366412006-2	\$31.48	366412007-3	\$31.48	366412008-4	\$31.48	366412009-5	\$31.48
366412010-5	\$31.48	366413001-0	\$31.48	366413002-1	\$31.48	366413003-2	\$31.48
366413004-3	\$31.48	366413005-4	\$31.48	366413006-5	\$31.48	366413007-6	\$31.48
366413008-7	\$31.48	366413009-8	\$31.48	366413010-8	\$31.48	366421001-5	\$31.48
366421002-6	\$31.48	366421003-7	\$31.48	366421004-8	\$31.48	366421005-9	\$31.48
366422001-8	\$31.48	366422002-9	\$31.48	366422003-0	\$31.48	366422004-1	\$31.48
366422005-2	\$31.48	366422006-3	\$31.48	366422007-4	\$31.48	366422008-5	\$31.48
366422009-6	\$31.48	366422010-6	\$31.48	366423001-1	\$31.48	366423002-2	\$31.48
366423003-3	\$31.48	366423004-4	\$31.48	366423005-5	\$31.48	366423006-6	\$31.48
366423007-7	\$31.48	366423008-8	\$31.48	366423009-9	\$31.48	366423010-9	\$31.48
366423011-0	\$31.48	366423012-1	\$31.48	366423013-2	\$31.48	366423014-3	\$31.48
366423015-4	\$31.48	366423016-5	\$31.48	366423017-6	\$31.48	366423018-7	\$31.48
366423019-8	\$31.48	366423020-8	\$31.48	366423021-9	\$31.48	366423022-0	\$31.48
366423023-1	\$31.48	366423024-2	\$31.48	366423025-3	\$31.48	366423026-4	\$31.48
366423027-5	\$31.48	366423028-6	\$31.48	366423029-7	\$31.48	366423030-7	\$31.48
366423031-8	\$31.48	366423032-9	\$31.48	366423033-0	\$31.48	366423034-1	\$31.48
366423035-2	\$31.48	366423036-3	\$31.48	366423037-4	\$31.48	366423038-5	\$31.48
366423039-6	\$31.48	366423040-6	\$31.48	366423041-7	\$31.48	366423042-8	\$31.48
366423043-9	\$31.48	366423044-0	\$31.48	366424001-4	\$31.48	366424002-5	\$31.48
366424003-6	\$31.48	366424004-7	\$31.48	366424005-8	\$31.48	366424006-9	\$31.48

Fiscal Year 2015-2016

113001 1001 201	0 20.0					rana	1101 00 1012
APN	Levy	APN	Levy	APN	Levy	APN	Levy
366424007-0	\$31.48	366424008-1	\$31.48	366424009-2	\$31.48	366424010-2	\$31.48
366424011-3	\$31.48	366424012-4	\$31.48	366424013-5	\$31.48	366431001-6	\$31.48
366431002-7	\$31.48	366431003-8	\$31.48	366431004-9	\$31.48	366431005-0	\$31.48
366431006-1	\$31.48	366431007-2	\$31.48	366431008-3	\$31.48	366431009-4	\$31.48
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366501015-5	\$63.30	366501016-6	\$63.30	366501017-7	\$63.30	366502001-5	\$63.30
366502002-6	\$63.30	366502003-7	\$63.30	366502004-8	\$63.30	366502005-9	\$63.30
366502006-0	\$63.30	366502007-1	\$63.30	366502008-2	\$63.30	366502009-3	\$63.30
366502010-3	\$63.30	366502011-4	\$63.30	366502012-5	\$63.30	366502013-6	\$63.30
366502014-7	\$63.30	366502015-8	\$63.30	366502016-9	\$63.30	366502017-0	\$63.30
366502018-1	\$63.30	366503001-8	\$63.30	366503002-9	\$63.30	366503003-0	\$63.30
366503004-1	\$63.30	366503005-2	\$63.30	366503006-3	\$63.30	366503007-4	\$63.30

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Fund No. 68-4642

APN	Levy	APN	Levy	APN	Levy	APN	Levy
366503008-5	\$63.30	366503009-6	\$63.30	366503010-6	\$63.30	366503011-7	\$63.30
366503012-8	\$63.30						
	TOTAL PA	DCELS:	885			TOTAL LEVY:	\$30,632.45
	TOTAL PAI	KCELS:	003			TOTAL LEVT.	330,032.43

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376201001-8	\$28.86	376201002-9	\$28.86	376201003-0	\$28.86	376201004-1	\$28.86
376201005-2	\$28.86	376201006-3	\$28.86	376201007-4	\$28.86	376201008-5	\$28.86
376201009-6	\$28.86	376201010-6	\$28.86	376201011-7	\$28.86	376201012-8	\$28.86
376201013-9	\$28.86	376201014-0	\$28.86	376201015-1	\$28.86	376201016-2	\$28.86
376201017-3	\$28.86	376201018-4	\$28.86	376201019-5	\$28.86	376201020-5	\$28.86
376202001-1	\$28.86	376202002-2	\$28.86	376202003-3	\$28.86	376202004-4	\$28.86
376202005-5	\$28.86	376202006-6	\$28.86	376202007-7	\$28.86	376202008-8	\$28.86
376202009-9	\$28.86	376202010-9	\$28.86	376202011-0	\$28.86	376202012-1	\$28.86
376202013-2	\$28.86	376202014-3	\$28.86	376202015-4	\$28.86	376202016-5	\$28.86
376202017-6	\$28.86	376202018-7	\$28.86	376202019-8	\$28.86	376202020-8	\$28.86
376211001-9	\$28.86	376211002-0	\$28.86	376211003-1	\$28.86	376211004-2	\$28.86
376211005-3	\$28.86	376211006-4	\$28.86	376211007-5	\$28.86	376211008-6	\$28.86
376211009-7	\$28.86	376211010-7	\$28.86	376211011-8	\$28.86	376211012-9	\$28.86
376211013-0	\$28.86	376211014-1	\$28.86	376211015-2	\$28.86	376211016-3	\$28.86
376211017-4	\$28.86	376211018-5	\$28.86	376211019-6	\$28.86	376211020-6	\$28.86
376211021-7	\$28.86	376211022-8	\$28.86	376211023-9	\$28.86	376211024-0	\$28.86
376212001-2	\$28.86	376212002-3	\$28.86	376212003-4	\$28.86	376212004-5	\$28.86
376212005-6	\$28.86	376212006-7	\$28.86	376212007-8	\$28.86	376212008-9	\$28.86
376212009-0	\$28.86	376212010-0	\$28.86	376212011-1	\$28.86	376212012-2	\$28.86
376212013-3	\$28.86	376212014-4	\$28.86	376212015-5	\$28.86	376212016-6	\$28.86
376212017-7	\$28.86	376212018-8	\$28.86	376212019-9	\$28.86	376212020-9	\$28.86
376212021-0	\$28.86	376212022-1	\$28.86	376212023-2	\$28.86	376212024-3	\$28.86
376212025-4	\$28.86	376212026-5	\$28.86	376212027-6	\$28.86	376212028-7	\$28.86
376212029-8	\$28.86	376212030-8	\$28.86	376212031-9	\$28.86	376212032-0	\$28.86
376212033-1	\$28.86	376212034-2	\$28.86	376212035-3	\$28.86	376212036-4	\$28.86
376212037-5	\$28.86	376212038-6	\$28.86	376212039-7	\$28.86	376212040-7	\$28.86
376212041-8	\$28.86	376221001-0	\$28.86	376221002-1	\$28.86	376221003-2	\$28.86
376221004-3	\$28.86	376221005-4	\$28.86	376221006-5	\$28.86	376221007-6	\$28.86
376221008-7	\$28.86	376221009-8	\$28.86	376221010-8	\$28.86	376221011-9	\$28.86
376221012-0	\$28.86	376221013-1	\$28.86	376221014-2	\$28.86	376221015-3	\$28.86
376221016-4	\$28.86	376221017-5	\$28.86	376221018-6	\$28.86	376221019-7	\$28.86
376221020-7	\$28.86	376221021-8	\$28.86	376222001-3	\$28.86	376222002-4	\$28.86
376222003-5	\$28.86	376222004-6	\$28.86	376222005-7	\$28.86	376222006-8	\$28.86
376222007-9	\$28.86	376222008-0	\$28.86	376222009-1	\$28.86	376222010-1	\$28.86
376223001-6	\$28.86	376223002-7	\$28.86	376223003-8	\$28.86	376223004-9	\$28.86
376223005-0	\$28.86	376223006-1	\$28.86	376223007-2	\$28.86	376223008-3	\$28.86
376223009-4	\$28.86	376223010-4	\$28.86	376223011-5	\$28.86	376223012-6	\$28.86
376223013-7	\$28.86	376223014-8	\$28.86	376223015-9	\$28.86	376223016-0	\$28.86
376223017-1	\$28.86	376223018-2	\$28.86	376224001-9	\$28.86	376224002-0	\$28.86
376224003-1	\$28.86	376224004-2	\$28.86	376224005-3	\$28.86	376224006-4	\$28.86
376224007-5	\$28.86	376224008-6	\$28.86	376224009-7	\$28.86	376224010-7	\$28.86
376224011-8	\$28.86	376224012-9	\$28.86	376224013-0	\$28.86	376224014-1	\$28.86
376224015-2	\$28.86	376224016-3	\$28.86	376224017-4	\$28.86	376224018-5	\$28.86
376231001-1	\$28.86	376231002-2	\$28.86	376231003-3	\$28.86	376231004-4	\$28.86

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376231005-5	\$28.86	376231006-6	\$28.86	376231007-7	\$28.86	376231008-8	\$28.86
376231009-9	\$28.86	376231010-9	\$28.86	376231011-0	\$28.86	376231012-1	\$28.86
376231013-2	\$28.86	376231014-3	\$28.86	376231015-4	\$28.86	376231016-5	\$28.86
376232001-4	\$28.86	376232002-5	\$28.86	376232003-6	\$28.86	376232004-7	\$28.86
376232005-8	\$28.86	376232006-9	\$28.86	376232007-0	\$28.86	376232008-1	\$28.86
376232009-2	\$28.86	376232010-2	\$28.86	376232011-3	\$28.86	376232012-4	\$28.86
376232013-5	\$28.86	376232014-6	\$28.86	376232015-7	\$28.86	376232016-8	\$28.86
376232017-9	\$28.86	376232018-0	\$28.86	376232019-1	\$28.86	376232020-1	\$28.86
376232021-2	\$28.86	376233001-7	\$28.86	376233002-8	\$28.86	376233003-9	\$28.86
376233004-0	\$28.86	376233005-1	\$28.86	376233006-2	\$28.86	376233007-3	\$28.86
376233008-4	\$28.86	376233009-5	\$28.86	376233010-5	\$28.86	376233011-6	\$28.86
376233012-7	\$28.86	376233013-8	\$28.86	376233014-9	\$28.86	376241001-2	\$28.86
376241002-3	\$28.86	376241003-4	\$28.86	376241004-5	\$28.86	376241005-6	\$28.86
376242001-5	\$28.86	376242002-6	\$28.86	376242003-7	\$28.86	376242004-8	\$28.86
376242005-9	\$28.86	376242006-0	\$28.86	376242007-1	\$28.86	376242008-2	\$28.86
376242009-3	\$28.86	376242010-3	\$28.86	376242011-4	\$28.86	376242012-5	\$28.86
376242013-6	\$28.86	376242014-7	\$28.86	376242015-8	\$28.86	376242016-9	\$28.86
376242017-0	\$28.86	376242018-1	\$28.86	376242019-2	\$28.86	376242020-2	\$28.86
376243001-8	\$28.86	376243002-9	\$28.86	376243003-0	\$28.86	376244001-1	\$28.86
376244002-2	\$28.86	376244003-3	\$28.86	376244004-4	\$28.86	376244005-5	\$28.86
376244006-6	\$28.86	376244007-7	\$28.86	376244008-8	\$28.86	376244009-9	\$28.86
376244010-9	\$28.86	376244011-0	\$28.86	376244012-1	\$28.86	376244013-2	\$28.86
376244014-3	\$28.86	376244015-4	\$28.86	376244016-5	\$28.86	376244017-6	\$28.86
376244018-7	\$28.86	376244019-8	\$28.86	376244020-8	\$28.86	376244021-9	\$28.86
376244022-0	\$28.86	376244023-1	\$28.86	376244024-2	\$28.86	376244025-3	\$28.86
376244026-4	\$28.86	376244027-5	\$28.86	376244028-6	\$28.86	376244029-7	\$28.86
376244030-7	\$28.86	376244031-8	\$28.86	376251001-3	\$28.86	376251002-4	\$28.86
376251003-5	\$28.86	376251004-6	\$28.86	376252001-6	\$28.86	376252002-7	\$28.86
376252003-8	\$28.86	376252004-9	\$28.86	376252005-0	\$28.86	376252006-1	\$28.86
376252007-2	\$28.86	376252008-3	\$28.86	376252009-4	\$28.86	376252010-4	\$28.86
376252011-5	\$28.86	376252012-6	\$28.86	376252013-7	\$28.86	376252014-8	\$28.86
376252015-9	\$28.86	376252016-0	\$28.86	376252017-1	\$28.86	376252018-2	\$28.86
376252019-3	\$28.86	376252020-3	\$28.86	376252021-4	\$28.86	376252022-5	\$28.86
376252023-6	\$28.86	376252024-7	\$28.86	376252025-8	\$28.86	376252026-9	\$28.86
376252027-0	\$28.86	376252028-1	\$28.86	376252029-2	\$28.86	376252030-2	\$28.86
376252031-3	\$28.86	376252032-4	\$28.86	376252033-5	\$28.86	376252034-6	\$28.86
376252035-7	\$28.86	376252036-8	\$28.86	376252037-9	\$28.86	376252038-0	\$28.86
376252039-1	\$28.86	376252040-1	\$28.86	376252041-2	\$28.86	376252042-3	\$28.86
376252043-4	\$28.86	376252044-5	\$28.86	376252045-6	\$28.86	376252046-7	\$28.86
376252047-8	\$28.86	376252048-9	\$28.86	376252049-0	\$28.86	376252050-0	\$28.86
376252051-1	\$28.86	376252052-2	\$28.86	376252053-3	\$28.86	376252054-4	\$28.86
376252055-5	\$28.86	376252056-6	\$28.86	376252057-7	\$28.86	376252058-8	\$28.86
376261003-6	\$28.86	376261004-7	\$28.86	376262001-7	\$28.86	376262002-8	\$28.86
376262003-9	\$28.86	376262004-0	\$28.86	376262005-1	\$28.86	376262006-2	\$28.86

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376262007-3	\$28.86	376262008-4	\$28.86	376262009-5	\$28.86	376262010-5	\$28.86
376262011-6	\$28.86	376262012-7	\$28.86	376262013-8	\$28.86	376262014-9	\$28.86
376263001-0	\$28.86	376263002-1	\$28.86	376263003-2	\$28.86	376263004-3	\$28.86
376263005-4	\$28.86	376263006-5	\$28.86	376263007-6	\$28.86	376263008-7	\$28.86
376263009-8	\$28.86	376263010-8	\$28.86	376263011-9	\$28.86	376263012-0	\$28.86
376263013-1	\$28.86	376263014-2	\$28.86	376264001-3	\$28.86	376264002-4	\$28.86
376264003-5	\$28.86	376264004-6	\$28.86	376264005-7	\$28.86	376264006-8	\$28.86
376264007-9	\$28.86	376264008-0	\$28.86	376264009-1	\$28.86	376264010-1	\$28.86
376264011-2	\$28.86	376264012-3	\$28.86	376264013-4	\$28.86	376264014-5	\$28.86
376264015-6	\$28.86	376264016-7	\$28.86	376264017-8	\$28.86	376264018-9	\$28.86
376271001-5	\$28.86	376271002-6	\$28.86	376271003-7	\$28.86	376271004-8	\$28.86
376271005-9	\$28.86	376271006-0	\$28.86	376272001-8	\$28.86	376272002-9	\$28.86
376272003-0	\$28.86	376272004-1	\$28.86	376272005-2	\$28.86	376272006-3	\$28.86
376272007-4	\$28.86	376272008-5	\$28.86	376272009-6	\$28.86	376272010-6	\$28.86
376272011-7	\$28.86	376272012-8	\$28.86	376272013-9	\$28.86	376272014-0	\$28.86
376272015-1	\$28.86	376272016-2	\$28.86	376272017-3	\$28.86	376272018-4	\$28.86
376272019-5	\$28.86	376272020-5	\$28.86	376272021-6	\$28.86	376272022-7	\$28.86
376272023-8	\$28.86	376272024-9	\$28.86	376272025-0	\$28.86	376272026-1	\$28.86
376272027-2	\$28.86	376272028-3	\$28.86	376272029-4	\$28.86	376272030-4	\$28.86
376272031-5	\$28.86	376272032-6	\$28.86	376272033-7	\$28.86	376272034-8	\$28.86
376272035-9	\$28.86	376272036-0	\$28.86	376272037-1	\$28.86	376272038-2	\$28.86
376272039-3	\$28.86	376272040-3	\$28.86	376272041-4	\$28.86	376272042-5	\$28.86
376272043-6	\$28.86	376272044-7	\$28.86	376272045-8	\$28.86	376272046-9	\$28.86
376272047-0	\$28.86	376272048-1	\$28.86	376272049-2	\$28.86	376272050-2	\$28.86
376272051-3	\$28.86	376272052-4	\$28.86	376272053-5	\$28.86	376272054-6	\$28.86
376273001-1	\$28.86	376273002-2	\$28.86	376273003-3	\$28.86	376273004-4	\$28.86
376273005-5	\$28.86	376273006-6	\$28.86	376273007-7	\$28.86	376273008-8	\$28.86
376273009-9	\$28.86	376274001-4	\$28.86	376274002-5	\$28.86	376274003-6	\$28.86
376274004-7	\$28.86	376274005-8	\$28.86	376274006-9	\$28.86	376274007-0	\$28.86
376274008-1	\$28.86	376274009-2	\$28.86	376274010-2	\$28.86	376274011-3	\$28.86
376274012-4	\$28.86	376274013-5	\$28.86	376274014-6	\$28.86	376274015-7	\$28.86
376274016-8	\$28.86	376274017-9	\$28.86	376274018-0	\$28.86	376281001-6	\$28.86
376281002-7	\$28.86	376281003-8	\$28.86	376281004-9	\$28.86	376281005-0	\$28.86
376281006-1	\$28.86	376281007-2	\$28.86	376281008-3	\$28.86	376281009-4	\$28.86
376282001-9	\$28.86	376282002-0	\$28.86	376282003-1	\$28.86	376282004-2	\$28.86
376282005-3	\$28.86	376282006-4	\$28.86	376282007-5	\$28.86	376282008-6	\$28.86
376282009-7	\$28.86	376282010-7	\$28.86	376282011-8	\$28.86	376282012-9	\$28.86
376282013-0	\$28.86	376282014-1	\$28.86	376282015-2	\$28.86	376282016-3	\$28.86
376282017-4	\$28.86	376282018-5	\$28.86	376282019-6	\$28.86	376282020-6	\$28.86
376282021-7	\$28.86	376282022-8	\$28.86	376283001-2	\$28.86	376283002-3	\$28.86
376283003-4	\$28.86	376283004-5	\$28.86	376283005-6	\$28.86	376283006-7	\$28.86
376283007-8	\$28.86	376283008-9	\$28.86	376283009-0	\$28.86	376283010-0	\$28.86
376283011-1	\$28.86	376283012-2	\$28.86	376283013-3	\$28.86	376283014-4	\$28.86
376283015-5	\$28.86	376283016-6	\$28.86	376283017-7	\$28.86	376283018-8	\$28.86

APN	Levy	APN	Levy	APN	Levy	APN	Levy
376283019-9	\$28.86	376283020-9	\$28.86	376283021-0	\$28.86	376283022-1	\$28.86
376291001-7	\$28.86	376291002-8	\$28.86	376291003-9	\$28.86	376291004-0	\$28.86
376291005-1	\$28.86	376291006-2	\$28.86	376291007-3	\$28.86	376291008-4	\$28.86
376291009-5	\$28.86	376291010-5	\$28.86	376291011-6	\$28.86	376291012-7	\$28.86
376291013-8	\$28.86	376291014-9	\$28.86	376291015-0	\$28.86	376291016-1	\$28.86
376291017-2	\$28.86	376291018-3	\$28.86	376291019-4	\$28.86	376291020-4	\$28.86
376291021-5	\$28.86	376291022-6	\$28.86	376291023-7	\$28.86	376291024-8	\$28.86
376291025-9	\$28.86	376291026-0	\$28.86	376291027-1	\$28.86	376291028-2	\$28.86
376291029-3	\$28.86	376291030-3	\$28.86	376292001-0	\$28.86	376292002-1	\$28.86
376292003-2	\$28.86	376292004-3	\$28.86	376292005-4	\$28.86	376292006-5	\$28.86
376292007-6	\$28.86	376292008-7	\$28.86	376292009-8	\$28.86	376292010-8	\$28.86
376292011-9	\$28.86	376292012-0	\$28.86	376292013-1	\$28.86	376292014-2	\$28.86
376292015-3	\$28.86	376292016-4	\$28.86	376292017-5	\$28.86	376292018-6	\$28.86
376292019-7	\$28.86	376292020-7	\$28.86	376293001-3	\$28.86	376293002-4	\$28.86
376293003-5	\$28.86	376293004-6	\$28.86	376293005-7	\$28.86	376294001-6	\$28.86
376294002-7	\$28.86	376294003-8	\$28.86	376294004-9	\$28.86	376301001-7	\$28.86
376301002-8	\$28.86	376301003-9	\$28.86	376301004-0	\$28.86	376301005-1	\$28.86
376301006-2	\$28.86	376301007-3	\$28.86	376302001-0	\$28.86	376302002-1	\$28.86
376302003-2	\$28.86	376302004-3	\$28.86	376302005-4	\$28.86	376302006-5	\$28.86
376302007-6	\$28.86	376302008-7	\$28.86	376302009-8	\$28.86	376302010-8	\$28.86
376302011-9	\$28.86	376302012-0	\$28.86	376302013-1	\$28.86	376302014-2	\$28.86
376302015-3	\$28.86	376302016-4	\$28.86	376302017-5	\$28.86	376302018-6	\$28.86
376302019-7	\$28.86	376302020-7	\$28.86	376302021-8	\$28.86	376302022-9	\$28.86
376302023-0	\$28.86	376302024-1	\$28.86	376302025-2	\$28.86	376302026-3	\$28.86
376302027-4	\$28.86	376302028-5	\$28.86	376302029-6	\$28.86	376302030-6	\$28.86
376302031-7	\$28.86	376302032-8	\$28.86	376302033-9	\$28.86	376302034-0	\$28.86
376302035-1	\$28.86	376302036-2	\$28.86	376302037-3	\$28.86	376302038-4	\$28.86
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APN	Levy	APN	Levy	APN	Levy	APN	Levy
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APN	Levy	APN	Levy	APN	Levy	APN	Levy
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362600052-6	\$43.82	362600053-7	\$43.82	362600054-8	\$43.82	362600055-9	\$43.82
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362610025-3	\$43.82	362610026-4	\$43.82	362611001-4	\$43.82	362611002-5	\$43.82
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380340016-3	\$43.82	380340017-4	\$43.82	380340018-5	\$43.82	380341001-2	\$43.82
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380341018-8	\$43.82	380341019-9	\$43.82	380341020-9	\$43.82	380341021-0	\$43.82
Albert A Webb Asso			11	of 20		T.: J	Annil 10 2015

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
380341022-1	\$43.82	380341023-2	\$43.82	380341024-3	\$43.82	380341025-4	\$43.82
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380341038-6	\$43.82	380341039-7	\$43.82	380341040-7	\$43.82	380341041-8	\$43.82
380341042-9	\$43.82	380341043-0	\$43.82	380341044-1	\$43.82	380341045-2	\$43.82
380341046-3	\$43.82	380341047-4	\$43.82	380341048-5	\$43.82	380350001-0	\$43.82
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380350018-6	\$43.82	380350019-7	\$43.82	380350020-7	\$43.82	380350021-8	\$43.82
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380350026-3	\$43.82	380350027-4	\$43.82	380350028-5	\$43.82	380350029-6	\$43.82
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380351004-6	\$43.82	380351005-7	\$43.82	380351006-8	\$43.82	380351007-9	\$43.82
380351008-0	\$43.82	380351009-1	\$43.82	380351010-1	\$43.82	380351011-2	\$43.82
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APN	Levy	APN	Levy	APN	Levy	APN	Levy
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362671014-2	\$46.36	362671015-3	\$46.36	362671016-4	\$46.36	362671017-5	\$46.36
362671018-6	\$46.36	362671019-7	\$46.36	362671020-7	\$46.36	362671021-8	\$46.36
362671022-9	\$46.36	362671023-0	\$46.36	362671024-1	\$46.36	362671025-2	\$46.36
362671026-3	\$46.36	362671027-4	\$46.36	362671028-5	\$46.36	362671029-6	\$46.36
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362672005-7	\$46.36	362672006-8	\$46.36	362672007-9	\$46.36	362672008-0	\$46.36
362672009-1	\$46.36	362672010-1	\$46.36	362680001-8	\$46.36	362680002-9	\$46.36
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362680015-1	\$46.36	362680016-2	\$46.36	362680017-3	\$46.36	362680018-4	\$46.36
362680019-5	\$46.36	362680020-5	\$46.36	362681001-1	\$46.36	362681002-2	\$46.36
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362681020-8	\$46.36	362681021-9	\$46.36	362681022-0	\$46.36	362681023-1	\$46.36
362681024-2	\$46.36	362681025-3	\$46.36	362681026-4	\$46.36	362681027-5	\$46.36
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362681032-9	\$46.36	362681033-0	\$46.36	362681034-1	\$46.36	362681035-2	\$46.36
362681036-3	\$46.36	362681037-4	\$46.36	362681038-5	\$46.36	368300001-5	\$55.18
368300002-6	\$55.18	368300003-7	\$55.18	368300004-8	\$55.18	368300005-9	\$55.18
368300006-0	\$55.18	368300007-1	\$55.18	368300008-2	\$55.18	368300009-3	\$55.18
368300010-3	\$55.18	368300011-4	\$55.18	368300012-5	\$55.18	368300013-6	\$55.18
368300014-7	\$55.18	368300015-8	\$55.18	368300016-9	\$55.18	368300017-0	\$55.18
368300018-1	\$55.18	362561001-0	\$55.37	362561002-1	\$55.37	362561003-2	\$55.37
362561004-3	\$55.37	362561005-4	\$55.37	362561006-5	\$55.37	362561007-6	\$55.37
362561008-7	\$55.37	362561009-8	\$55.37	362561010-8	\$55.37	362561011-9	\$55.37
362561012-0	\$55.37	362561013-1	\$55.37	362561014-2	\$55.37	362561015-3	\$55.37
362561016-4	\$55.37	362561017-5	\$55.37	362561018-6	\$55.37	362561019-7	\$55.37
362561020-7	\$55.37	362561021-8	\$55.37	362561022-9	\$55.37	362561023-0	\$55.37
362561024-1	\$55.37	362561025-2	\$55.37	362561026-3	\$55.37	362561027-4	\$55.37
362561028-5	\$55.37	362561029-6	\$55.37	362561030-6	\$55.37	362561031-7	\$55.37
362561032-8	\$55.37	362561033-9	\$55.37	362561034-0	\$55.37	362561035-1	\$55.37
362561036-2	\$55.37	362561037-3	\$55.37	362561038-4	\$55.37	362561039-5	\$55.37
362561040-5	\$55.37	362561041-6	\$55.37	362561042-7	\$55.37	362561043-8	\$55.37
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362570004-1	\$55.37	362570005-2	\$55.37	362570006-3	\$55.37	362570007-4	\$55.37
362570008-5	\$55.37	362570009-6	\$55.37	362570010-6	\$55.37	362570011-7	\$55.37

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
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362570016-2	\$55.37	362570017-3	\$55.37	362570018-4	\$55.37	362570019-5	\$55.37
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380092024-4	\$56.47	380092025-5	\$56.47	380092026-6	\$56.47	380380001-3	\$56.47
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380380014-5	\$56.47	380380015-6	\$56.47	380380016-7	\$56.47	380380017-8	\$56.47
380380018-9	\$56.47	380380019-0	\$56.47	380380020-0	\$56.47	380380021-1	\$56.47
380380022-2	\$56.47	380380023-3	\$56.47	380380024-4	\$56.47	380380025-5	\$56.47
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380380030-9	\$56.47	380380031-0	\$56.47	380380032-1	\$56.47	380380033-2	\$56.47
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380381005-0	\$56.47	380381006-1	\$56.47	380381007-2	\$56.47	380381008-3	\$56.47
380381009-4	\$56.47	380381010-4	\$56.47	380381011-5	\$56.47	380381012-6	\$56.47

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380381013-7 \$56.47 380381014-8 \$56.47 380381015-9 \$56.47 380381016-0 380381017-1 \$56.47 380381018-2 \$56.47 380390001-4 \$56.47 380390002-5 380390003-6 \$56.47 380390004-7 \$56.47 380390005-8 \$56.47 380390006-9 380390007-0 \$56.47 380390008-1 \$56.47 380390009-2 \$56.47 380390010-2 380390011-3 \$56.47 380390012-4 \$56.47 380390013-5 \$56.47 380390014-6 380390015-7 \$56.47 380390016-8 \$56.47 380390017-9 \$56.47 380390018-0 380390023-4 \$56.47 380390024-5 \$56.47 380390026-7 \$56.47 380390027-8 380390028-9 \$56.47 380390029-0 \$56.47 380390030-0 \$56.47 380390031-1	\$56.47 \$56.47 \$56.47 \$56.47 \$56.47 \$56.47 \$56.47 \$56.47
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380390015-7 \$56.47 380390016-8 \$56.47 380390017-9 \$56.47 380390018-0 380390019-1 \$56.47 380390020-1 \$56.47 380390021-2 \$56.47 380390022-3 380390023-4 \$56.47 380390024-5 \$56.47 380390026-7 \$56.47 380390027-8	\$56.47 \$56.47 \$56.47 \$56.47 \$56.47
380390019-1 \$56.47 380390020-1 \$56.47 380390021-2 \$56.47 380390022-3 380390023-4 \$56.47 380390024-5 \$56.47 380390026-7 \$56.47 380390027-8	\$56.47 \$56.47 \$56.47 \$56.47
380390023-4 \$56.47 380390024-5 \$56.47 380390026-7 \$56.47 380390027-8	\$56.47 \$56.47 \$56.47
	\$56.47 \$56.47
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380390032-2 \$56.47 380390033-3 \$56.47 380390034-4 \$56.47 380390035-5	AFC 47
380390036-6 \$56.47 380390037-7 \$56.47 380390038-8 \$56.47 380390039-9	\$56.47
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376462006-0 \$57.59 376462007-1 \$57.59 376462008-2 \$57.59 376462009-3	\$57.59
376462010-3 \$57.59 376462011-4 \$57.59 376462012-5 \$57.59 376462013-6	\$57.59
376462014-7 \$57.59 376462015-8 \$57.59 376462016-9 \$57.59 376462017-0	\$57.59
376462018-1 \$57.59 376462019-2 \$57.59 376462020-2 \$57.59 376462021-3	\$57.59
376462022-4 \$57.59 376462023-5 \$57.59 376462024-6 \$57.59 376462025-7	\$57.59

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
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376462030-1	\$57.59	376462031-2	\$57.59	376462032-3	\$57.59	376462033-4	\$57.59
376462034-5	\$57.59	376470001-0	\$57.59	376470002-1	\$57.59	376470003-2	\$57.59
376470004-3	\$57.59	376470005-4	\$57.59	376470006-5	\$57.59	376470007-6	\$57.59
376470008-7	\$57.59	376470009-8	\$57.59	376471001-3	\$57.59	376471002-4	\$57.59
376471003-5	\$57.59	376471004-6	\$57.59	376471005-7	\$57.59	376471006-8	\$57.59
376471007-9	\$57.59	376471008-0	\$57.59	376480001-1	\$57.59	376480002-2	\$57.59
376480003-3	\$57.59	376480004-4	\$57.59	376480005-5	\$57.59	376480006-6	\$57.59
376480007-7	\$57.59	376480008-8	\$57.59	376480009-9	\$57.59	376480010-9	\$57.59
376481001-4	\$57.59	376481002-5	\$57.59	376481003-6	\$57.59	376481004-7	\$57.59
376481005-8	\$57.59	376481006-9	\$57.59	376481007-0	\$57.59	376481008-1	\$57.59
376481009-2	\$57.59	376481010-2	\$57.59	376481011-3	\$57.59	376481012-4	\$57.59
376481013-5	\$57.59	376481014-6	\$57.59	376482001-7	\$57.59	376482002-8	\$57.59
376482003-9	\$57.59	376482004-0	\$57.59	376482005-1	\$57.59	376482006-2	\$57.59
376482007-3	\$57.59	376482008-4	\$57.59	376482009-5	\$57.59	376482010-5	\$57.59
376482011-6	\$57.59	376483001-0	\$57.59	376483002-1	\$57.59	376483003-2	\$57.59
376483004-3	\$57.59	376483005-4	\$57.59	376483006-5	\$57.59	376483007-6	\$57.59
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376490007-8	\$57.59	376491001-5	\$57.59	376491002-6	\$57.59	376491003-7	\$57.59
376491004-8	\$57.59	376491005-9	\$57.59	376491006-0	\$57.59	376491007-1	\$57.59
376491008-2	\$57.59	376491009-3	\$57.59	376491010-3	\$57.59	376491011-4	\$57.59
376491012-5	\$57.59	376491013-6	\$57.59	376491014-7	\$57.59	376491015-8	\$57.59
376491016-9	\$57.59	376491017-0	\$57.59	376491018-1	\$57.59	376491019-2	\$57.59
376491020-2	\$57.59	376491021-3	\$57.59	376491022-4	\$57.59	376491023-5	\$57.59
376491024-6	\$57.59	376491025-7	\$57.59	376491026-8	\$57.59	376492001-8	\$57.59
376492002-9	\$57.59	376492003-0	\$57.59	376492004-1	\$57.59	376492005-2	\$57.59
376492006-3	\$57.59	376492007-4	\$57.59	376492008-5	\$57.59	376492009-6	\$57.59
376492010-6	\$57.59	376492011-7	\$57.59	376492012-8	\$57.59	376492013-9	\$57.59
376492014-0	\$57.59	376492015-1	\$57.59	376492016-2	\$57.59	376492017-3	\$57.59
376492018-4	\$57.59	376492019-5	\$57.59	376492020-5	\$57.59	376492021-6	\$57.59
376492022-7	\$57.59	376492023-8	\$57.59	376492024-9	\$57.59	376492025-0	\$57.59
376492026-1	\$57.59	376492027-2	\$57.59	376492028-3	\$57.59	376492029-4	\$57.59
376492030-4	\$57.59	376492031-5	\$57.59	376492032-6	\$57.59	376492033-7	\$57.59
376492034-8	\$57.59	376492035-9	\$57.59	376492036-0	\$57.59	376492037-1	\$57.59
376492038-2	\$57.59	376492039-3	\$57.59	376500001-2	\$57.59	376500002-3	\$57.59
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376500007-8	\$57.59	376500008-9	\$57.59	376500009-0	\$57.59	376500010-0	\$57.59
376501001-5	\$57.59	376501002-6	\$57.59	376501003-7	\$57.59	376501004-8	\$57.59
376501005-9	\$57.59	376501006-0	\$57.59	376501007-1	\$57.59	376501008-2	\$57.59
376501009-3	\$57.59	376501010-3	\$57.59	376501011-4	\$57.59	376501012-5	\$57.59
376501013-6	\$57.59	376501014-7	\$57.59	376501015-8	\$57.59	376501016-9	\$57.59
376501017-0	\$57.59	376501018-1	\$57.59	376501019-2	\$57.59	376501020-2	\$57.59
376501021-3	\$57.59	376501022-4	\$57.59	376501023-5	\$57.59	376501024-6	\$57.59

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376501025-7	\$57.59	376501026-8	\$57.59	376501027-9	\$57.59	376501028-0	\$57.59
376501029-1	\$57.59	380060007-0	\$68.50	380060008-1	\$68.50	380250018-7	\$1,314.76
	TOTAL PARCELS:		3,352			TOTAL LEVY:	\$140,282.92

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376180006-9	\$20.00	376180007-0	\$20.00	376180008-1	\$20.00	376190002-6	\$20.00
376201001-8	\$20.00	376201002-9	\$20.00	376201003-0	\$20.00	376201004-1	\$20.00
376201005-2	\$20.00	376201006-3	\$20.00	376201007-4	\$20.00	376201008-5	\$20.00
376201009-6	\$20.00	376201010-6	\$20.00	376201011-7	\$20.00	376201012-8	\$20.00
376201013-9	\$20.00	376201014-0	\$20.00	376201015-1	\$20.00	376201016-2	\$20.00
376201017-3	\$20.00	376201018-4	\$20.00	376201019-5	\$20.00	376201020-5	\$20.00
376202001-1	\$20.00	376202002-2	\$20.00	376202003-3	\$20.00	376202004-4	\$20.00
376202005-5	\$20.00	376202006-6	\$20.00	376202007-7	\$20.00	376202008-8	\$20.00
376202009-9	\$20.00	376202010-9	\$20.00	376202011-0	\$20.00	376202012-1	\$20.00
376202013-2	\$20.00	376202014-3	\$20.00	376202015-4	\$20.00	376202016-5	\$20.00
376202017-6	\$20.00	376202018-7	\$20.00	376202019-8	\$20.00	376202020-8	\$20.00
376211001-9	\$20.00	376211002-0	\$20.00	376211003-1	\$20.00	376211004-2	\$20.00
376211005-3	\$20.00	376211006-4	\$20.00	376211007-5	\$20.00	376211008-6	\$20.00
376211009-7	\$20.00	376211010-7	\$20.00	376211011-8	\$20.00	376211012-9	\$20.00
376211013-0	\$20.00	376211014-1	\$20.00	376211015-2	\$20.00	376211016-3	\$20.00
376211017-4	\$20.00	376211018-5	\$20.00	376211019-6	\$20.00	376211020-6	\$20.00
376211021-7	\$20.00	376211022-8	\$20.00	376211023-9	\$20.00	376211024-0	\$20.00
376212001-2	\$20.00	376212002-3	\$20.00	376212003-4	\$20.00	376212004-5	\$20.00
376212005-6	\$20.00	376212006-7	\$20.00	376212007-8	\$20.00	376212008-9	\$20.00
376212009-0	\$20.00	376212010-0	\$20.00	376212011-1	\$20.00	376212012-2	\$20.00
376212013-3	\$20.00	376212014-4	\$20.00	376212015-5	\$20.00	376212016-6	\$20.00
376212017-7	\$20.00	376212018-8	\$20.00	376212019-9	\$20.00	376212020-9	\$20.00
376212021-0	\$20.00	376212022-1	\$20.00	376212023-2	\$20.00	376212024-3	\$20.00
376212025-4	\$20.00	376212026-5	\$20.00	376212027-6	\$20.00	376212028-7	\$20.00
376212029-8	\$20.00	376212030-8	\$20.00	376212031-9	\$20.00	376212032-0	\$20.00
376212033-1	\$20.00	376212034-2	\$20.00	376212035-3	\$20.00	376212036-4	\$20.00
376212037-5	\$20.00	376212038-6	\$20.00	376212039-7	\$20.00	376212040-7	\$20.00
376212041-8	\$20.00	376221001-0	\$20.00	376221002-1	\$20.00	376221003-2	\$20.00
376221004-3	\$20.00	376221005-4	\$20.00	376221006-5	\$20.00	376221007-6	\$20.00
376221008-7	\$20.00	376221009-8	\$20.00	376221010-8	\$20.00	376221011-9	\$20.00
376221012-0	\$20.00	376221013-1	\$20.00	376221014-2	\$20.00	376221015-3	\$20.00
376221016-4	\$20.00	376221017-5	\$20.00	376221018-6	\$20.00	376221019-7	\$20.00
376221020-7	\$20.00	376221021-8	\$20.00	376222001-3	\$20.00	376222002-4	\$20.00
376222003-5	\$20.00	376222004-6	\$20.00	376222005-7	\$20.00	376222006-8	\$20.00
376222007-9	\$20.00	376222008-0	\$20.00	376222009-1	\$20.00	376222010-1	\$20.00
376223001-6	\$20.00	376223002-7	\$20.00	376223003-8	\$20.00	376223004-9	\$20.00
376223005-0	\$20.00	376223006-1	\$20.00	376223007-2	\$20.00	376223008-3	\$20.00
376223009-4	\$20.00	376223010-4	\$20.00	376223011-5	\$20.00	376223012-6	\$20.00
376223013-7	\$20.00	376223014-8	\$20.00	376223015-9	\$20.00	376223016-0	\$20.00
376223017-1	\$20.00	376223018-2	\$20.00	376224001-9	\$20.00	376224002-0	\$20.00
376224003-1	\$20.00	376224004-2	\$20.00	376224005-3	\$20.00	376224006-4	\$20.00
376224007-5	\$20.00	376224008-6	\$20.00	376224009-7	\$20.00	376224010-7	\$20.00
376224011-8	\$20.00	376224012-9	\$20.00	376224013-0	\$20.00	376224014-1	\$20.00
376224015-2	\$20.00	376224016-3	\$20.00	376224017-4	\$20.00	376224018-5	\$20.00

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376231001-1	\$20.00	376231002-2	\$20.00	376231003-3	\$20.00	376231004-4	\$20.00
376231005-5	\$20.00	376231006-6	\$20.00	376231007-7	\$20.00	376231008-8	\$20.00
376231009-9	\$20.00	376231010-9	\$20.00	376231011-0	\$20.00	376231012-1	\$20.00
376231013-2	\$20.00	376231014-3	\$20.00	376231015-4	\$20.00	376231016-5	\$20.00
376232001-4	\$20.00	376232002-5	\$20.00	376232003-6	\$20.00	376232004-7	\$20.00
376232005-8	\$20.00	376232006-9	\$20.00	376232007-0	\$20.00	376232008-1	\$20.00
376232009-2	\$20.00	376232010-2	\$20.00	376232011-3	\$20.00	376232012-4	\$20.00
376232013-5	\$20.00	376232014-6	\$20.00	376232015-7	\$20.00	376232016-8	\$20.00
376232017-9	\$20.00	376232018-0	\$20.00	376232019-1	\$20.00	376232020-1	\$20.00
376232021-2	\$20.00	376233001-7	\$20.00	376233002-8	\$20.00	376233003-9	\$20.00
376233004-0	\$20.00	376233005-1	\$20.00	376233006-2	\$20.00	376233007-3	\$20.00
376233008-4	\$20.00	376233009-5	\$20.00	376233010-5	\$20.00	376233011-6	\$20.00
376233012-7	\$20.00	376233013-8	\$20.00	376233014-9	\$20.00	376241001-2	\$20.00
376241002-3	\$20.00	376241003-4	\$20.00	376241004-5	\$20.00	376241005-6	\$20.00
376242001-5	\$20.00	376242002-6	\$20.00	376242003-7	\$20.00	376242004-8	\$20.00
376242005-9	\$20.00	376242006-0	\$20.00	376242007-1	\$20.00	376242008-2	\$20.00
376242009-3	\$20.00	376242010-3	\$20.00	376242011-4	\$20.00	376242012-5	\$20.00
376242013-6	\$20.00	376242014-7	\$20.00	376242015-8	\$20.00	376242016-9	\$20.00
376242017-0	\$20.00	376242018-1	\$20.00	376242019-2	\$20.00	376242020-2	\$20.00
376243001-8	\$20.00	376243002-9	\$20.00	376243003-0	\$20.00	376244001-1	\$20.00
376244002-2	\$20.00	376244003-3	\$20.00	376244004-4	\$20.00	376244005-5	\$20.00
376244006-6	\$20.00	376244007-7	\$20.00	376244008-8	\$20.00	376244009-9	\$20.00
376244010-9	\$20.00	376244011-0	\$20.00	376244012-1	\$20.00	376244013-2	\$20.00
376244014-3	\$20.00	376244015-4	\$20.00	376244016-5	\$20.00	376244017-6	\$20.00
376244018-7	\$20.00	376244019-8	\$20.00	376244020-8	\$20.00	376244021-9	\$20.00
376244022-0	\$20.00	376244023-1	\$20.00	376244024-2	\$20.00	376244025-3	\$20.00
376244026-4	\$20.00	376244027-5	\$20.00	376244028-6	\$20.00	376244029-7	\$20.00
376244030-7	\$20.00	376244031-8	\$20.00	376251001-3	\$20.00	376251002-4	\$20.00
376251003-5	\$20.00	376251004-6	\$20.00	376252001-6	\$20.00	376252002-7	\$20.00
376252003-8	\$20.00	376252004-9	\$20.00	376252005-0	\$20.00	376252006-1	\$20.00
376252007-2	\$20.00	376252008-3	\$20.00	376252009-4	\$20.00	376252010-4	\$20.00
376252011-5	\$20.00	376252012-6	\$20.00	376252013-7	\$20.00	376252014-8	\$20.00
376252015-9	\$20.00	376252016-0	\$20.00	376252017-1	\$20.00	376252018-2	\$20.00
376252019-3	\$20.00	376252020-3	\$20.00	376252021-4	\$20.00	376252022-5	\$20.00
376252023-6	\$20.00	376252024-7	\$20.00	376252025-8	\$20.00	376252026-9	\$20.00
376252027-0	\$20.00	376252028-1	\$20.00	376252029-2	\$20.00	376252030-2	\$20.00
376252031-3	\$20.00	376252032-4	\$20.00	376252033-5	\$20.00	376252034-6	\$20.00
376252035-7	\$20.00	376252036-8	\$20.00	376252037-9	\$20.00	376252038-0	\$20.00
376252039-1	\$20.00	376252040-1	\$20.00	376252041-2	\$20.00	376252042-3	\$20.00
376252043-4	\$20.00	376252044-5	\$20.00	376252045-6	\$20.00	376252046-7	\$20.00
376252047-8	\$20.00	376252048-9	\$20.00	376252049-0	\$20.00	376252050-0	\$20.00
376252051-1	\$20.00	376252052-2	\$20.00	376252053-3	\$20.00	376252054-4	\$20.00
376252055-5	\$20.00	376252056-6	\$20.00	376252057-7	\$20.00	376252058-8	\$20.00
376261003-6	\$20.00	376261004-7	\$20.00	376262001-7	\$20.00	376262002-8	\$20.00

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376262003-9	\$20.00	376262004-0	\$20.00	376262005-1	\$20.00	376262006-2	\$20.00
376262007-3	\$20.00	376262008-4	\$20.00	376262009-5	\$20.00	376262010-5	\$20.00
376262011-6	\$20.00	376262012-7	\$20.00	376262013-8	\$20.00	376262014-9	\$20.00
376263001-0	\$20.00	376263002-1	\$20.00	376263003-2	\$20.00	376263004-3	\$20.00
376263005-4	\$20.00	376263006-5	\$20.00	376263007-6	\$20.00	376263008-7	\$20.00
376263009-8	\$20.00	376263010-8	\$20.00	376263011-9	\$20.00	376263012-0	\$20.00
376263013-1	\$20.00	376263014-2	\$20.00	376264001-3	\$20.00	376264002-4	\$20.00
376264003-5	\$20.00	376264004-6	\$20.00	376264005-7	\$20.00	376264006-8	\$20.00
376264007-9	\$20.00	376264008-0	\$20.00	376264009-1	\$20.00	376264010-1	\$20.00
376264011-2	\$20.00	376264012-3	\$20.00	376264013-4	\$20.00	376264014-5	\$20.00
376264015-6	\$20.00	376264016-7	\$20.00	376264017-8	\$20.00	376264018-9	\$20.00
376271001-5	\$20.00	376271002-6	\$20.00	376271003-7	\$20.00	376271004-8	\$20.00
376271005-9	\$20.00	376271006-0	\$20.00	376272001-8	\$20.00	376272002-9	\$20.00
376272003-0	\$20.00	376272004-1	\$20.00	376272005-2	\$20.00	376272006-3	\$20.00
376272007-4	\$20.00	376272008-5	\$20.00	376272009-6	\$20.00	376272010-6	\$20.00
376272011-7	\$20.00	376272012-8	\$20.00	376272013-9	\$20.00	376272014-0	\$20.00
376272015-1	\$20.00	376272016-2	\$20.00	376272017-3	\$20.00	376272018-4	\$20.00
376272019-5	\$20.00	376272020-5	\$20.00	376272021-6	\$20.00	376272022-7	\$20.00
376272023-8	\$20.00	376272024-9	\$20.00	376272025-0	\$20.00	376272026-1	\$20.00
376272027-2	\$20.00	376272028-3	\$20.00	376272029-4	\$20.00	376272030-4	\$20.00
376272031-5	\$20.00	376272032-6	\$20.00	376272033-7	\$20.00	376272034-8	\$20.00
376272035-9	\$20.00	376272036-0	\$20.00	376272037-1	\$20.00	376272038-2	\$20.00
376272039-3	\$20.00	376272040-3	\$20.00	376272041-4	\$20.00	376272042-5	\$20.00
376272043-6	\$20.00	376272044-7	\$20.00	376272045-8	\$20.00	376272046-9	\$20.00
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376272051-3	\$20.00	376272052-4	\$20.00	376272053-5	\$20.00	376272054-6	\$20.00
376273001-1	\$20.00	376273002-2	\$20.00	376273003-3	\$20.00	376273004-4	\$20.00
376273005-5	\$20.00	376273006-6	\$20.00	376273007-7	\$20.00	376273008-8	\$20.00
376273009-9	\$20.00	376274001-4	\$20.00	376274002-5	\$20.00	376274003-6	\$20.00
376274004-7	\$20.00	376274005-8	\$20.00	376274006-9	\$20.00	376274007-0	\$20.00
376274008-1	\$20.00	376274009-2	\$20.00	376274010-2	\$20.00	376274011-3	\$20.00
376274012-4	\$20.00	376274013-5	\$20.00	376274014-6	\$20.00	376274015-7	\$20.00
376274016-8	\$20.00	376274017-9	\$20.00	376274018-0	\$20.00	376281001-6	\$20.00
376281002-7	\$20.00	376281003-8	\$20.00	376281004-9	\$20.00	376281005-0	\$20.00
376281006-1	\$20.00	376281007-2	\$20.00	376281008-3	\$20.00	376281009-4	\$20.00
376282001-9	\$20.00	376282002-0	\$20.00	376282003-1	\$20.00	376282004-2	\$20.00
376282005-3	\$20.00	376282006-4	\$20.00	376282007-5	\$20.00	376282008-6	\$20.00
376282009-7	\$20.00	376282010-7	\$20.00	376282011-8	\$20.00	376282012-9	\$20.00
376282013-0	\$20.00	376282014-1	\$20.00	376282015-2	\$20.00	376282016-3	\$20.00
376282017-4	\$20.00	376282018-5	\$20.00	376282019-6	\$20.00	376282020-6	\$20.00
376282021-7	\$20.00	376282022-8	\$20.00	376283001-2	\$20.00	376283002-3	\$20.00
376283003-4	\$20.00	376283004-5	\$20.00	376283005-6	\$20.00	376283006-7	\$20.00
376283007-8	\$20.00	376283008-9	\$20.00	376283009-0	\$20.00	376283010-0	\$20.00
376283011-1	\$20.00	376283012-2	\$20.00	376283013-3	\$20.00	376283014-4	\$20.00

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376283015-5	\$20.00	376283016-6	\$20.00	376283017-7	\$20.00	376283018-8	\$20.00
376283019-9	\$20.00	376283020-9	\$20.00	376283021-0	\$20.00	376283022-1	\$20.00
376291001-7	\$20.00	376291002-8	\$20.00	376291003-9	\$20.00	376291004-0	\$20.00
376291005-1	\$20.00	376291006-2	\$20.00	376291007-3	\$20.00	376291008-4	\$20.00
376291009-5	\$20.00	376291010-5	\$20.00	376291011-6	\$20.00	376291012-7	\$20.00
376291013-8	\$20.00	376291014-9	\$20.00	376291015-0	\$20.00	376291016-1	\$20.00
376291017-2	\$20.00	376291018-3	\$20.00	376291019-4	\$20.00	376291020-4	\$20.00
376291021-5	\$20.00	376291022-6	\$20.00	376291023-7	\$20.00	376291024-8	\$20.00
376291025-9	\$20.00	376291026-0	\$20.00	376291027-1	\$20.00	376291028-2	\$20.00
376291029-3	\$20.00	376291030-3	\$20.00	376292001-0	\$20.00	376292002-1	\$20.00
376292003-2	\$20.00	376292004-3	\$20.00	376292005-4	\$20.00	376292006-5	\$20.00
376292007-6	\$20.00	376292008-7	\$20.00	376292009-8	\$20.00	376292010-8	\$20.00
376292011-9	\$20.00	376292012-0	\$20.00	376292013-1	\$20.00	376292014-2	\$20.00
376292015-3	\$20.00	376292016-4	\$20.00	376292017-5	\$20.00	376292018-6	\$20.00
376292019-7	\$20.00	376292020-7	\$20.00	376293001-3	\$20.00	376293002-4	\$20.00
376293003-5	\$20.00	376293004-6	\$20.00	376293005-7	\$20.00	376294001-6	\$20.00
376294002-7	\$20.00	376294003-8	\$20.00	376294004-9	\$20.00	376301001-7	\$20.00
376301002-8	\$20.00	376301003-9	\$20.00	376301004-0	\$20.00	376301005-1	\$20.00
376301006-2	\$20.00	376301007-3	\$20.00	376302001-0	\$20.00	376302002-1	\$20.00
376302003-2	\$20.00	376302004-3	\$20.00	376302005-4	\$20.00	376302006-5	\$20.00
376302007-6	\$20.00	376302008-7	\$20.00	376302009-8	\$20.00	376302010-8	\$20.00
376302011-9	\$20.00	376302012-0	\$20.00	376302013-1	\$20.00	376302014-2	\$20.00
376302015-3	\$20.00	376302016-4	\$20.00	376302017-5	\$20.00	376302018-6	\$20.00
376302019-7	\$20.00	376302020-7	\$20.00	376302021-8	\$20.00	376302022-9	\$20.00
376302023-0	\$20.00	376302024-1	\$20.00	376302025-2	\$20.00	376302026-3	\$20.00
376302027-4	\$20.00	376302028-5	\$20.00	376302029-6	\$20.00	376302030-6	\$20.00
376302031-7	\$20.00	376302032-8	\$20.00	376302033-9	\$20.00	376302034-0	\$20.00
376302035-1	\$20.00	376302036-2	\$20.00	376302037-3	\$20.00	376302038-4	\$20.00
376302039-5	\$20.00	376302040-5	\$20.00	376302041-6	\$20.00	376302042-7	\$20.00
376302043-8	\$20.00	376302044-9	\$20.00	376302045-0	\$20.00	376302046-1	\$20.00
376302047-2	\$20.00	376302048-3	\$20.00	376302049-4	\$20.00	376311001-8	\$20.00
376311002-9	\$20.00	376311003-0	\$20.00	376311004-1	\$20.00	376311005-2	\$20.00
376311006-3	\$20.00	376311007-4	\$20.00	376311008-5	\$20.00	376311009-6	\$20.00
376311010-6	\$20.00	376311011-7	\$20.00	376311012-8	\$20.00	376311013-9	\$20.00
376311014-0	\$20.00	376311015-1	\$20.00	376311016-2	\$20.00	376312001-1	\$20.00
376312004-4	\$20.00	376312005-5	\$20.00	376312006-6	\$20.00	376312007-7	\$20.00
376312008-8	\$20.00	376312009-9	\$20.00	376312010-9	\$20.00	376312011-0	\$20.00
376312012-1	\$20.00	376312013-2	\$20.00	376312014-3	\$20.00	376312015-4	\$20.00
376312016-5	\$20.00	376312017-6	\$20.00	376312018-7	\$20.00	376312019-8	\$20.00
376312020-8	\$20.00	376312021-9	\$20.00	376312022-0	\$20.00	376312023-1	\$20.00
376312024-2	\$20.00	376312025-3	\$20.00	376312026-4	\$20.00	376312027-5	\$20.00
376312028-6	\$20.00	376312029-7	\$20.00	376313001-4	\$20.00	376313002-5	\$20.00
376313003-6	\$20.00	376313004-7	\$20.00	376313005-8	\$20.00	376314001-7	\$20.00
376314002-8	\$20.00	376314003-9	\$20.00	376314004-0	\$20.00	376314005-1	\$20.00

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
376314006-2	\$20.00	376314007-3	\$20.00	376314008-4	\$20.00	376314009-5	\$20.00
376314010-5	\$20.00	376361001-3	\$20.00	376361002-4	\$20.00	376361003-5	\$20.00
376361004-6	\$20.00	376361005-7	\$20.00	376361006-8	\$20.00	376361007-9	\$20.00
376361008-0	\$20.00	376361009-1	\$20.00	376361010-1	\$20.00	376361011-2	\$20.00
376361012-3	\$20.00	376361014-5	\$20.00	376361015-6	\$20.00	376361016-7	\$20.00
376361017-8	\$20.00	376361018-9	\$20.00	376361019-0	\$20.00	376361020-0	\$20.00
376361021-1	\$20.00	376361022-2	\$20.00	376361023-3	\$20.00	376361024-4	\$20.00
376361025-5	\$20.00	376361026-6	\$20.00	376361027-7	\$20.00	376362001-6	\$20.00
376362002-7	\$20.00	376362003-8	\$20.00	376362004-9	\$20.00	376362005-0	\$20.00
376362006-1	\$20.00	376362007-2	\$20.00	376362008-3	\$20.00	376362009-4	\$20.00
376362010-4	\$20.00	376362011-5	\$20.00	376362012-6	\$20.00	376362013-7	\$20.00
376362014-8	\$20.00	376362015-9	\$20.00	376362016-0	\$20.00	376362017-1	\$20.00
376362018-2	\$20.00	376362019-3	\$20.00	376362020-3	\$20.00	376362021-4	\$20.00
376362022-5	\$20.00	376362023-6	\$20.00	376363001-9	\$20.00	376363002-0	\$20.00
376363003-1	\$20.00	376363004-2	\$20.00	376363005-3	\$20.00	376363006-4	\$20.00
376363007-5	\$20.00	376363008-6	\$20.00	376363009-7	\$20.00	376363010-7	\$20.00
376363011-8	\$20.00	376363012-9	\$20.00	376363013-0	\$20.00	376363014-1	\$20.00
376363015-2	\$20.00	376363016-3	\$20.00	376363017-4	\$20.00	376363018-5	\$20.00
376363019-6	\$20.00	376363020-6	\$20.00	376363021-7	\$20.00	376364001-2	\$20.00
376364002-3	\$20.00	376364003-4	\$20.00	376364004-5	\$20.00	376364005-6	\$20.00
376364006-7	\$20.00	376365001-5	\$20.00	376365002-6	\$20.00	376365003-7	\$20.00
376365004-8	\$20.00	376365005-9	\$20.00	376365006-0	\$20.00	376365007-1	\$20.00
376365008-2	\$20.00	376371001-4	\$20.00	376371002-5	\$20.00	376371003-6	\$20.00
376371004-7	\$20.00	376371005-8	\$20.00	376371006-9	\$20.00	376371007-0	\$20.00
376371008-1	\$20.00	376371009-2	\$20.00	376371010-2	\$20.00	376371011-3	\$20.00
376371012-4	\$20.00	376371013-5	\$20.00	376371014-6	\$20.00	376372001-7	\$20.00
376372002-8	\$20.00	376372003-9	\$20.00	376372004-0	\$20.00	376372005-1	\$20.00
376372006-2	\$20.00	376372007-3	\$20.00	376372008-4	\$20.00	376372009-5	\$20.00
376372010-5	\$20.00	376372011-6	\$20.00	376372012-7	\$20.00	376372013-8	\$20.00
376372014-9	\$20.00	376373001-0	\$20.00	376373002-1	\$20.00	376373003-2	\$20.00
376373004-3	\$20.00	376373005-4	\$20.00	376373006-5	\$20.00	376373007-6	\$20.00
376373008-7	\$20.00	376373009-8	\$20.00	376373010-8	\$20.00	376373011-9	\$20.00
376374001-3	\$20.00	376374002-4	\$20.00	376374003-5	\$20.00	376374004-6	\$20.00
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376375009-4	\$20.00	376375010-4	\$20.00	376375011-5	\$20.00	376375012-6	\$20.00
376375013-7	\$20.00	376381001-5	\$20.00	376381002-6	\$20.00	376381003-7	\$20.00
376381004-8	\$20.00	376381005-9	\$20.00	376381006-0	\$20.00	376381007-1	\$20.00
376381008-2	\$20.00	376381009-3	\$20.00	376381010-3	\$20.00	376381011-4	\$20.00
376381012-5	\$20.00	376381013-6	\$20.00	376381014-7	\$20.00	376381015-8	\$20.00
376381016-9	\$20.00	376381017-0	\$20.00	376381018-1	\$20.00	376381019-2	\$20.00
376381020-2	\$20.00	376381021-3	\$20.00	376381022-4	\$20.00	376381023-5	\$20.00
376381024-6	\$20.00	376381025-7	\$20.00	376381026-8	\$20.00	376381027-9	\$20.00
376381028-0	\$20.00	376381029-1	\$20.00	376381030-1	\$20.00	376382001-8	\$20.00

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
376382002-9	\$20.00	376382003-0	\$20.00	376382004-1	\$20.00	376382005-2	\$20.00
376382006-3	\$20.00	376382007-4	\$20.00	376382008-5	\$20.00	376382009-6	\$20.00
376382010-6	\$20.00	376382011-7	\$20.00	376382012-8	\$20.00	376382013-9	\$20.00
376382014-0	\$20.00	376382015-1	\$20.00	376382016-2	\$20.00	376382017-3	\$20.00
376382018-4	\$20.00	376382019-5	\$20.00	376382020-5	\$20.00	376382021-6	\$20.00
376382022-7	\$20.00	376382023-8	\$20.00	376382024-9	\$20.00	376383001-1	\$20.00
376383002-2	\$20.00	376383003-3	\$20.00	376383004-4	\$20.00	376383005-5	\$20.00
376383006-6	\$20.00	376383007-7	\$20.00	376383008-8	\$20.00	376383009-9	\$20.00
376383010-9	\$20.00	376383011-0	\$20.00	376391001-6	\$20.00	376391002-7	\$20.00
376391003-8	\$20.00	376391004-9	\$20.00	376391005-0	\$20.00	376391006-1	\$20.00
376391007-2	\$20.00	376391008-3	\$20.00	376391009-4	\$20.00	376391010-4	\$20.00
376391011-5	\$20.00	376391012-6	\$20.00	376391013-7	\$20.00	376391014-8	\$20.00
376391015-9	\$20.00	376391016-0	\$20.00	376391017-1	\$20.00	376391018-2	\$20.00
376391019-3	\$20.00	376391020-3	\$20.00	376391021-4	\$20.00	376391022-5	\$20.00
376391023-6	\$20.00	376391024-7	\$20.00	376391025-8	\$20.00	376391026-9	\$20.00
376391027-0	\$20.00	376391028-1	\$20.00	376391029-2	\$20.00	376391030-2	\$20.00
376391031-3	\$20.00	376391032-4	\$20.00	376391033-5	\$20.00	376391034-6	\$20.00
376391035-7	\$20.00	376391036-8	\$20.00	376391037-9	\$20.00	376391038-0	\$20.00
376391039-1	\$20.00	376391040-1	\$20.00	376391041-2	\$20.00	376391042-3	\$20.00
376392001-9	\$20.00	376392002-0	\$20.00	376392003-1	\$20.00	376392004-2	\$20.00
376392005-3	\$20.00	376392006-4	\$20.00	376392007-5	\$20.00	376392008-6	\$20.00
376392009-7	\$20.00	376392010-7	\$20.00	376392011-8	\$20.00	376392012-9	\$20.00
376392013-0	\$20.00	376392014-1	\$20.00	376392015-2	\$20.00	376392016-3	\$20.00
376392017-4	\$20.00	376392018-5	\$20.00	376392019-6	\$20.00	376392020-6	\$20.00
376392021-7	\$20.00	376392022-8	\$20.00	376392023-9	\$20.00	376392024-0	\$20.00
376392025-1	\$20.00	376392026-2	\$20.00	376392027-3	\$20.00	376392028-4	\$20.00
376392029-5	\$20.00	376392030-5	\$20.00	376401001-6	\$30.00	376401002-7	\$30.00
376401003-8	\$30.00	376401004-9	\$30.00	376401005-0	\$30.00	376401006-1	\$30.00
376401007-2	\$30.00	376401008-3	\$30.00	376401009-4	\$30.00	376401010-4	\$30.00
376401011-5	\$30.00	376401012-6	\$30.00	376401013-7	\$30.00	376401014-8	\$30.00
376401015-9	\$30.00	376401016-0	\$30.00	376401017-1	\$30.00	376401018-2	\$30.00
376401019-3	\$30.00	376401020-3	\$30.00	376401021-4	\$30.00	376401022-5	\$30.00
376401023-6	\$30.00	376401024-7	\$30.00	376401025-8	\$30.00	376401026-9	\$30.00
376401027-0	\$30.00	376401028-1	\$30.00	376401029-2	\$30.00	376401030-2	\$30.00
376401031-3	\$30.00	376401032-4	\$30.00	376401033-5	\$30.00	376401034-6	\$30.00
376401035-7	\$30.00	376401036-8	\$30.00	376401037-9	\$30.00	376401038-0	\$30.00
376401039-1	\$30.00	376401040-1	\$30.00	376401041-2	\$30.00	376401042-3	\$30.00
376401043-4	\$30.00	376401044-5	\$30.00	376401045-6	\$30.00	376402001-9	\$30.00
376402002-0	\$30.00	376402003-1	\$30.00	376402004-2	\$30.00	376402005-3	\$30.00
376402006-4	\$30.00	376402007-5	\$30.00	376402008-6	\$30.00	376402009-7	\$30.00
376402010-7	\$30.00	376402011-8	\$30.00	376402012-9	\$30.00	376402013-0	\$30.00
376402014-1	\$30.00	376402015-2	\$30.00	376402016-3	\$30.00	376402017-4	\$30.00
376402018-5	\$30.00	376402019-6	\$30.00	376402020-6	\$30.00	376402021-7	\$30.00
376402022-8	\$30.00	376402023-9	\$30.00	376402024-0	\$30.00	376402025-1	\$30.00

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City of Wildomar CSA 103 Drainage Fund No. 68-4644

APN	Levy	APN	Levy	APN	Levy	APN	Levy
376403001-2	\$30.00	376403002-3	\$30.00	376403003-4	\$30.00	376403004-5	\$30.00
376403005-6	\$30.00	376403006-7	\$30.00	376403007-8	\$30.00	376403008-9	\$30.00
376403009-0	\$30.00	376403010-0	\$30.00	376403011-1	\$30.00	376403012-2	\$30.00
376403013-3	\$30.00	376403014-4	\$30.00	376403015-5	\$30.00	376403016-6	\$30.00
376403017-7	\$30.00	376403018-8	\$30.00	376403019-9	\$30.00	376403020-9	\$30.00
376403021-0	\$30.00	376403022-1	\$30.00	376403023-2	\$30.00	376403024-3	\$30.00
376403025-4	\$30.00	376403026-5	\$30.00				

TOTAL PARCELS: 1,082 TOTAL LEVY: \$22,600.00

APN	Levy	APN	Levy	APN	Levy	APN	Levy
368100067-7	\$31.50	368100068-8	\$31.50	368100069-9	\$31.50	368100070-9	\$31.50
368100071-0	\$31.50	368100072-1	\$31.50	368100073-2	\$31.50	368100074-3	\$31.50
368100075-4	\$31.50	368100076-5	\$31.50	368100077-6	\$31.50	368100078-7	\$31.50
368100079-8	\$31.50	368100080-8	\$31.50	368100081-9	\$31.50	368100082-0	\$31.50
368251012-4	\$31.50	368251013-5	\$31.50	368251014-6	\$31.50	368251015-7	\$31.50
368251016-8	\$31.50	368251017-9	\$31.50	368251018-0	\$31.50	368251019-1	\$31.50
368251020-1	\$31.50	368251021-2	\$31.50	368251022-3	\$31.50	368252001-7	\$31.50
368252002-8	\$31.50	368252003-9	\$31.50	368252004-0	\$31.50	368252005-1	\$31.50
368252006-2	\$31.50	368252007-3	\$31.50	368252008-4	\$31.50	368252009-5	\$31.50
368252010-5	\$31.50	368252011-6	\$31.50	368252012-7	\$31.50	368252013-8	\$31.50
368252014-9	\$31.50	368252015-0	\$31.50	368252016-1	\$31.50	368252017-2	\$31.50
368252018-3	\$31.50	368252019-4	\$31.50	368252020-4	\$31.50	368252021-5	\$31.50
368252022-6	\$31.50	368252023-7	\$31.50	368252024-8	\$31.50	368252025-9	\$31.50
368290001-5	\$31.50	368290002-6	\$31.50	368290003-7	\$31.50	368290004-8	\$31.50
368290005-9	\$31.50	368290006-0	\$31.50	368290007-1	\$31.50	368290008-2	\$31.50
368290009-3	\$31.50	368290010-3	\$31.50	368290011-4	\$31.50	368290012-5	\$31.50
368290013-6	\$31.50	368290014-7	\$31.50	370441001-8	\$31.50	370441002-9	\$31.50
370441003-0	\$31.50	370441004-1	\$31.50	370441005-2	\$31.50	370442001-1	\$31.50
370442002-2	\$31.50	370442003-3	\$31.50	370442004-4	\$31.50	370442005-5	\$31.50
370442006-6	\$31.50	370442007-7	\$31.50	370442008-8	\$31.50	370442009-9	\$31.50
370442010-9	\$31.50	370442011-0	\$31.50	370442012-1	\$31.50	370442013-2	\$31.50
370442014-3	\$31.50	370442015-4	\$31.50	370442016-5	\$31.50	370442017-6	\$31.50
370442018-7	\$31.50	370442019-8	\$31.50	370442020-8	\$31.50	370442021-9	\$31.50
370442022-0	\$31.50	370442023-1	\$31.50	370442024-2	\$31.50	370442025-3	\$31.50
370442026-4	\$31.50	370442027-5	\$31.50	370442028-6	\$31.50	370442029-7	\$31.50
370442030-7	\$31.50	370442031-8	\$31.50	370442032-9	\$31.50	370442033-0	\$31.50
370442034-1	\$31.50	370442035-2	\$31.50	370442036-3	\$31.50	370442037-4	\$31.50
370443001-4	\$31.50	370443002-5	\$31.50	370443003-6	\$31.50	370443004-7	\$31.50
370443005-8	\$31.50	370443006-9	\$31.50	370443007-0	\$31.50	370443008-1	\$31.50
370443009-2	\$31.50	370443010-2	\$31.50	370443011-3	\$31.50	370443012-4	\$31.50
370443013-5	\$31.50	370443014-6	\$31.50	370443015-7	\$31.50	370443016-8	\$31.50
370443017-9	\$31.50	370451001-9	\$31.50	370451002-0	\$31.50	370451003-1	\$31.50
370451004-2	\$31.50	370451005-3	\$31.50	370451006-4	\$31.50	370452001-2	\$31.50
370452002-3	\$31.50	370452003-4	\$31.50	370452004-5	\$31.50	370452005-6	\$31.50
370452006-7	\$31.50	370452007-8	\$31.50	370452008-9	\$31.50	370452009-0	\$31.50
370452010-0	\$31.50	370452011-1	\$31.50	370452012-2	\$31.50	370452013-3	\$31.50
370452014-4	\$31.50	370452015-5	\$31.50	370491001-3	\$31.50	370491002-4	\$31.50
370491003-5	\$31.50	370491004-6	\$31.50	370491005-7	\$31.50	370491006-8	\$31.50
370491007-9	\$31.50	370491008-0	\$31.50	370491009-1	\$31.50	370491010-1	\$31.50
370491011-2	\$31.50	370491012-3	\$31.50	370491013-4	\$31.50	370491014-5	\$31.50
370491015-6	\$31.50	370491016-7	\$31.50	370491017-8	\$31.50	370491018-9	\$31.50
370491019-0	\$31.50	370491020-0	\$31.50	370491021-1	\$31.50	370491022-2	\$31.50
370491023-3	\$31.50	370491024-4	\$31.50	370491025-5	\$31.50	370491026-6	\$31.50
370491027-7	\$31.50	370491028-8	\$31.50	370492001-6	\$31.50	370492002-7	\$31.50

Tiscal Teal 2013-2010							110. 00-4043
APN	Levy	APN	Levy	APN	Levy	APN	Levy
370492003-8	\$31.50	370492004-9	\$31.50	370492005-0	\$31.50	370492006-1	\$31.50
370492007-2	\$31.50	370492008-3	\$31.50	370493001-9	\$31.50	370493002-0	\$31.50
370493003-1	\$31.50	370493004-2	\$31.50	370493005-3	\$31.50	370493006-4	\$31.50
370493007-5	\$31.50	370493008-6	\$31.50	370493009-7	\$31.50	370493010-7	\$31.50
370493011-8	\$31.50	370493012-9	\$31.50	370493013-0	\$31.50	370493014-1	\$31.50
370493015-2	\$31.50	370493016-3	\$31.50	370493017-4	\$31.50	370493018-5	\$31.50
370493019-6	\$31.50	370493020-6	\$31.50	370493021-7	\$31.50	370493022-8	\$31.50
370493023-9	\$31.50	370493024-0	\$31.50	370493025-1	\$31.50	370493026-2	\$31.50
370500001-0	\$31.50	370500002-1	\$31.50	370500003-2	\$31.50	370500004-3	\$31.50
370500005-4	\$31.50	370500006-5	\$31.50	370500007-6	\$31.50	370500008-7	\$31.50
370500009-8	\$31.50	370500010-8	\$31.50	370500011-9	\$31.50	370500012-0	\$31.50
370500013-1	\$31.50	370500014-2	\$31.50	370500015-3	\$31.50	370500016-4	\$31.50
370500017-5	\$31.50	380140006-6	\$31.50	380140007-7	\$31.50	368310001-6	\$62.97
368310002-7	\$62.97	368310003-8	\$62.97	368310004-9	\$62.97	368310005-0	\$62.97
368310006-1	\$62.97	368310007-2	\$62.97	368310008-3	\$62.97	368310009-4	\$62.97
368310010-4	\$62.97	368310011-5	\$62.97	368310012-6	\$62.97	368310013-7	\$62.97
368310014-8	\$62.97	368310015-9	\$62.97	368310016-0	\$62.97	368310017-1	\$62.97
368310018-2	\$62.97	368310019-3	\$62.97	368310020-3	\$62.97	368310021-4	\$62.97
368310022-5	\$62.97	368310023-6	\$62.97	368310024-7	\$62.97	368310025-8	\$62.97
368310026-9	\$62.97	368310027-0	\$62.97	368311001-9	\$62.97	368311002-0	\$62.97
368311003-1	\$62.97	368311004-2	\$62.97	368311005-3	\$62.97	368311006-4	\$62.97
368311007-5	\$62.97	368311008-6	\$62.97	368311009-7	\$62.97	368311010-7	\$62.97
368311011-8	\$62.97	368311012-9	\$62.97	368093037-9	\$74.76	368272016-3	\$74.76
368272017-4	\$74.76	368272018-5	\$74.76	368272019-6	\$74.76	368272020-6	\$74.76
368272021-7	\$74.76	368272022-8	\$74.76	368272023-9	\$74.76	368272024-0	\$74.76
368272025-1	\$74.76	368080032-4	\$89.31	368120009-7	\$91.11	368130022-9	\$91.11
382240006-9	\$91.11	382240007-0	\$91.11	382240008-1	\$91.11	382240009-2	\$91.11
382240010-2	\$91.11	382240011-3	\$91.11	382240012-4	\$91.11	382240013-5	\$91.11
382240014-6	\$91.11	382240015-7	\$91.11	382240016-8	\$91.11	382240017-9	\$91.11
382240018-0	\$91.11	382240019-1	\$91.11	382240020-1	\$91.11	382240021-2	\$91.11
382240022-3	\$91.11	382240023-4	\$91.11	382240024-5	\$91.11	382240025-6	\$91.11
382240026-7	\$91.11	382240027-8	\$91.11	382240028-9	\$91.11	382240029-0	\$91.11
382240030-0	\$91.11	382240031-1	\$91.11	382240032-2	\$91.11	382240033-3	\$91.11
382241001-7	\$91.11	382241002-8	\$91.11	382241003-9	\$91.11	382241004-0	\$91.11
382241005-1	\$91.11	382241006-2	\$91.11	382241007-3	\$91.11	382241008-4	\$91.11
382241009-5	\$91.11	382241010-5	\$91.11	382241012-7	\$91.11	382242001-0	\$91.11
382242002-1	\$91.11	382242003-2	\$91.11	382242004-3	\$91.11	382242005-4	\$91.11
382242006-5	\$91.11	382242007-6	\$91.11	382242008-7	\$91.11	382242009-8	\$91.11
382242010-8	\$91.11	382242011-9	\$91.11	382242012-0	\$91.11	382242013-1	\$91.11
382242014-2	\$91.11	382242015-3	\$91.11	382242016-4	\$91.11	382242017-5	\$91.11
382242018-6	\$91.11	382250003-7	\$91.11	382250004-8	\$91.11	382250005-9	\$91.11
382250006-0	\$91.11	382250007-1	\$91.11	382250008-2	\$91.11	382250009-3	\$91.11
382250010-3	\$91.11	382250011-4	\$91.11	382250012-5	\$91.11	382250013-6	\$91.11
382250014-7	\$91.11	382250015-8	\$91.11	382250016-9	\$91.11	382250017-0	\$91.11

APN	Levy	APN	Levy	APN	Levy	APN	Levy
382250018-1	\$91.11	382250019-2	\$91.11	382250021-3	\$91.11	382250022-4	\$91.11
382250023-5	\$91.11	382250024-6	\$91.11	382250025-7	\$91.11	382250026-8	\$91.11
382250027-9	\$91.11	382250028-0	\$91.11	382250029-1	\$91.11	382251001-8	\$91.11
382251002-9	\$91.11	382251003-0	\$91.11	382251004-1	\$91.11	382251005-2	\$91.11
382251006-3	\$91.11	382251007-4	\$91.11	382251008-5	\$91.11	382251009-6	\$91.11
382251010-6	\$91.11	382251011-7	\$91.11	382251012-8	\$91.11	382251013-9	\$91.11
382251014-0	\$91.11	382251015-1	\$91.11	382251016-2	\$91.11	382251017-3	\$91.11
382251018-4	\$91.11	382251019-5	\$91.11	382251020-5	\$91.11	382251021-6	\$91.11
382251022-7	\$91.11	382251023-8	\$91.11	382251024-9	\$91.11	382260005-0	\$91.11
382260006-1	\$91.11	382260007-2	\$91.11	382260008-3	\$91.11	382260009-4	\$91.11
382260010-4	\$91.11	382260011-5	\$91.11	382260012-6	\$91.11	382260013-7	\$91.11
382260014-8	\$91.11	382260015-9	\$91.11	382260016-0	\$91.11	382260017-1	\$91.11
382260018-2	\$91.11	382260019-3	\$91.11	382260020-3	\$91.11	382260021-4	\$91.11
382261001-9	\$91.11	382261002-0	\$91.11	382261003-1	\$91.11	382261004-2	\$91.11
382261005-3	\$91.11	382261006-4	\$91.11	382261007-5	\$91.11	382261008-6	\$91.11
382261009-7	\$91.11	382261010-7	\$91.11	382261011-8	\$91.11	382261012-9	\$91.11
382261013-0	\$91.11	382261014-1	\$91.11	382261015-2	\$91.11	382261016-3	\$91.11
382261017-4	\$91.11	382261018-5	\$91.11	382261019-6	\$91.11	382410001-9	\$91.11
382410002-0	\$91.11	382410003-1	\$91.11	382410004-2	\$91.11	382410005-3	\$91.11
382411002-3	\$91.11	382411003-4	\$91.11	382411004-5	\$91.11	382411005-6	\$91.11
382411006-7	\$91.11	382411007-8	\$91.11	382411008-9	\$91.11	382411009-0	\$91.11
382411010-0	\$91.11	382411011-1	\$91.11	382411012-2	\$91.11	382411013-3	\$91.11
382411016-6	\$91.11	382411017-7	\$91.11	382411018-8	\$91.11	382411019-9	\$91.11
382411020-9	\$91.11	382411021-0	\$91.11	382411022-1	\$91.11	382420001-0	\$91.11
382420002-1	\$91.11	382420003-2	\$91.11	382420004-3	\$91.11	382420005-4	\$91.11
382420006-5	\$91.11	382420007-6	\$91.11	382420008-7	\$91.11	382420009-8	\$91.11
382420010-8	\$91.11	382420011-9	\$91.11	382420012-0	\$91.11	382420013-1	\$91.11
382421001-3	\$91.11	382421002-4	\$91.11	382421003-5	\$91.11	382421004-6	\$91.11
382421005-7	\$91.11	382421006-8	\$91.11	382421007-9	\$91.11	382421008-0	\$91.11
382421009-1	\$91.11	382421010-1	\$91.11	382421011-2	\$91.11	382421012-3	\$91.11
382421013-4	\$91.11	382421014-5	\$91.11	382430001-1	\$91.11	382430002-2	\$91.11
382430003-3	\$91.11	382430004-4	\$91.11	382430005-5	\$91.11	382430006-6	\$91.11
382430007-7	\$91.11	382430008-8	\$91.11	382430009-9	\$91.11	382430010-9	\$91.11
382431003-6	\$91.11	382431004-7	\$91.11	382431005-8	\$91.11	382431006-9	\$91.11
382431007-0	\$91.11	382431008-1	\$91.11	382431009-2	\$91.11	382431010-2	\$91.11
382431011-3	\$91.11	382431012-4	\$91.11	382431013-5	\$91.11	382431014-6	\$91.11
382431016-8	\$91.11	382431018-0	\$91.11	382440001-2	\$91.11	382440002-3	\$91.11
382440003-4	\$91.11	382440004-5	\$91.11	382440005-6	\$91.11	382440006-7	\$91.11
382440007-8	\$91.11	382440008-9	\$91.11	382440009-0	\$91.11	382440010-0	\$91.11
382440011-1	\$91.11	382440012-2	\$91.11	382440013-3	\$91.11	382440014-4	\$91.11
376160020-9	\$872.06	376160021-0	\$872.06	382411023-2	\$872.06	382411024-3	\$872.06
382411025-4	\$872.06						

City of Wildomar CSA 142

Fiscal Year 2015-2016

Fund No. 68-4643

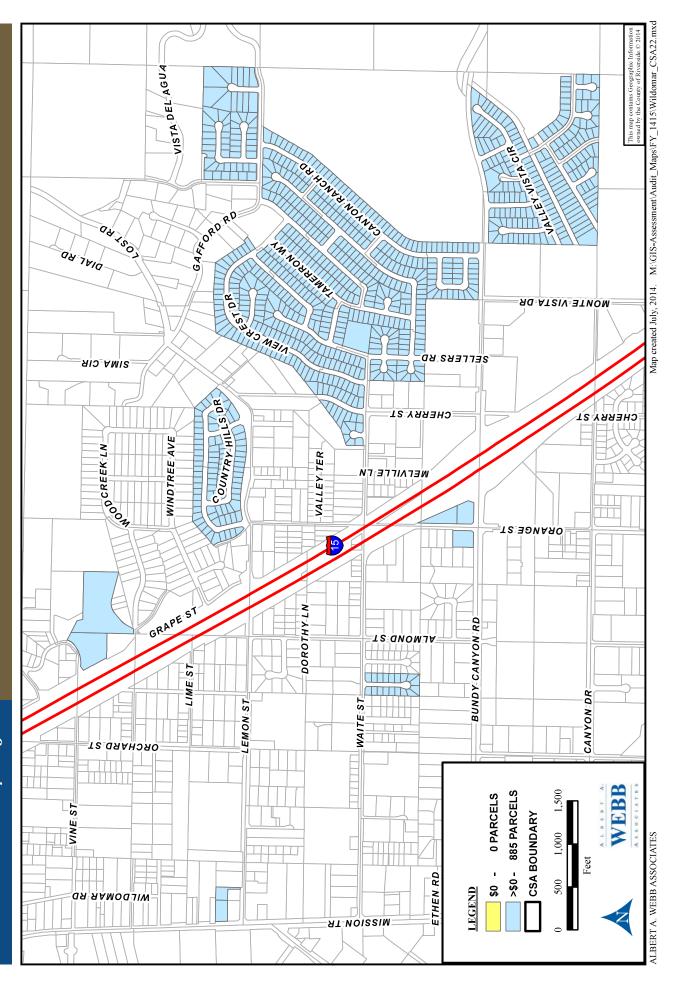
APN	Levy APN	Levy	APN	Levy	APN	Levy
	TOTAL PARCELS:	517			TOTAL LEVY:	\$36,197.39

Community Service Areas Maps



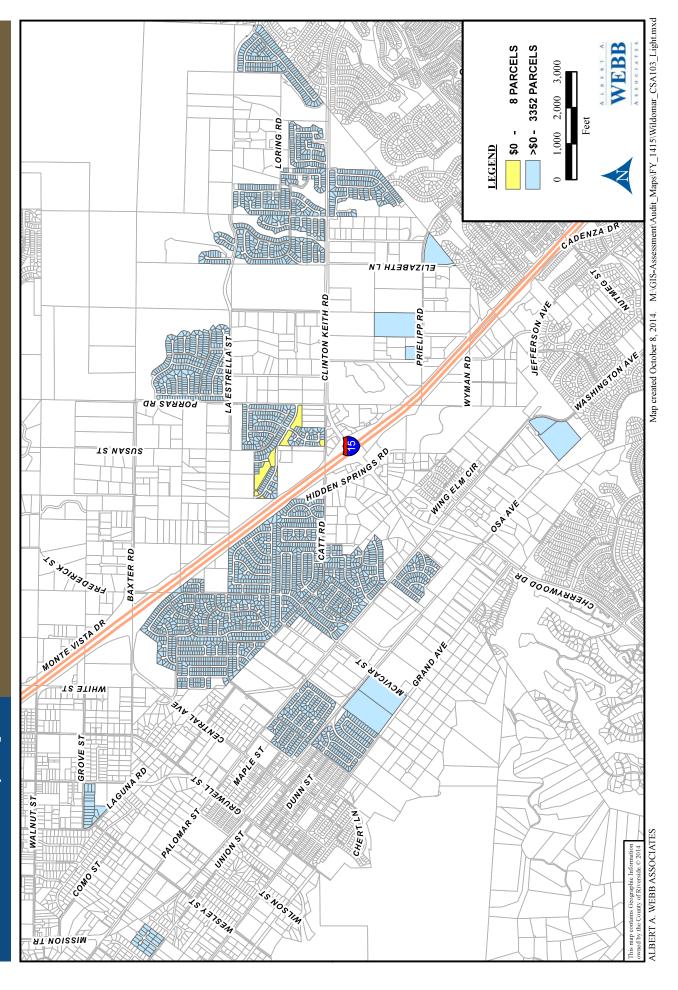
FISCAL YEAR 2014-2015

CITY OF WILDOMAR
COUNTY SERVICE AREA 22



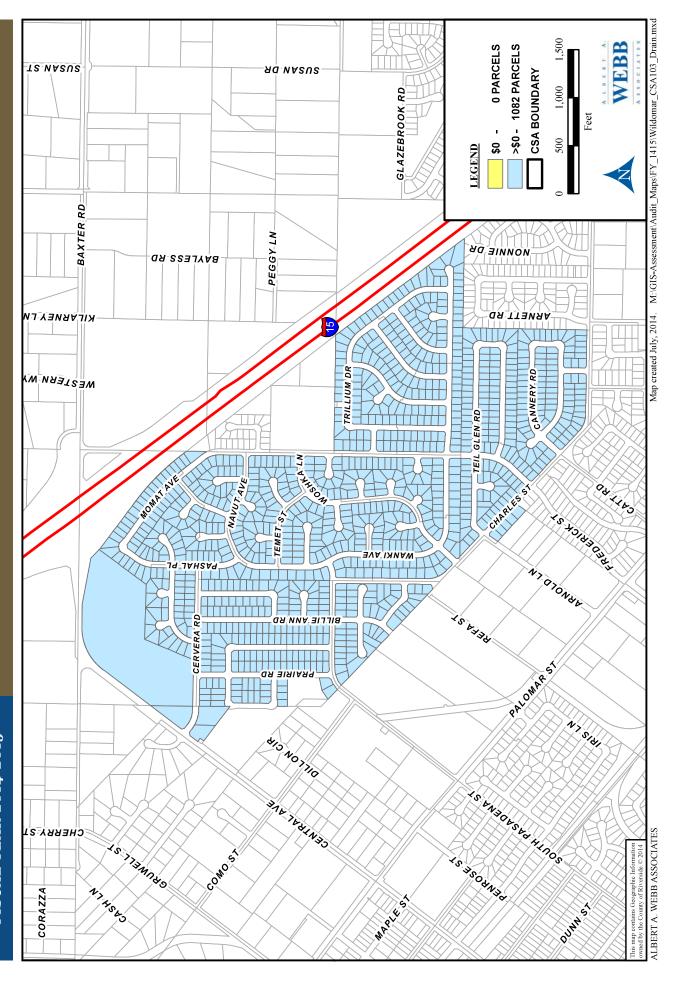
FISCAL YEAR 2014-2015

COUNTY SERVICE AREA 103 (LIGHTING)



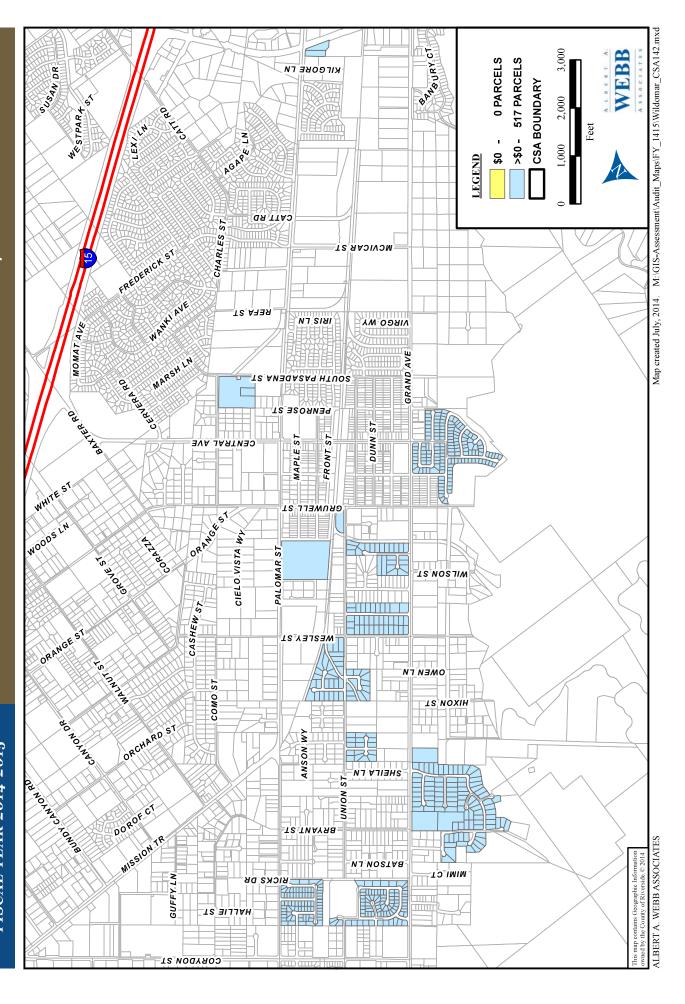
FISCAL YEAR 2014-2015

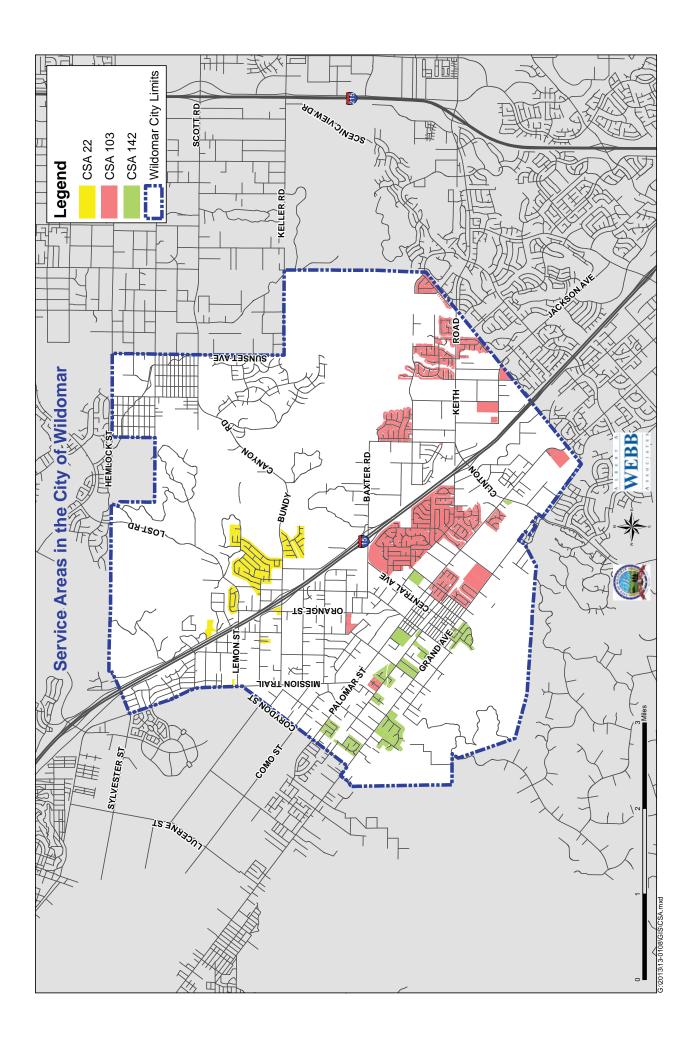
CITY OF WILDOMAR COUNTY SERVICE AREA 103 (DRAINAGE)



FISCAL YEAR 2014-2015

CITY OF WILDOMAR
COUNTY SERVICE AREA 142







Corporate Headquarters

3788 McCray Street Riverside, CA 92506 951.686.1070

Palm Desert Office

36-951 Cook Street #103 Palm Desert, CA 92211 760.568.5005

Murrieta Office

41391 Kalmia Street #320 Murrieta, CA 92562 951.686.1070

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.11 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

PREPARED: Jason Farag, Assistant Engineer

SUBJECT: Subordination Agreement for Final Tract Map 31479 - (City Project 11-

0254)

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to execute a Subordination Agreement with the developer of Tract 31479, Wildomar Springs, LLC a Delaware limited liability company and the developer's lender, Silvergate Bank, a California Corporation.

BACKGROUND:

The City Council approved a Subdivision Improvement Agreement for Tract 31479 with Wildomar Springs, LLC (Developer) on January 14, 2015. Tract 31479 is located east of George Avenue, west of Iodine Springs Road, north of future Varian Way (which will be improved by the subdivision), and south of La Estrella. Tract 31479 includes 51 residential lots, and 1 open space lot on 15.4 acres. The vicinity map, Attachment 1 and Final Tract Map 31479, Attachment 2 illustrate the location of the project site and nature of the development. In order for the developer to obtain funding to construct the improvements for TR 31479, the City must enter into a Subordination Agreement (Attachment 3) (Agreement) with the Developer and Silvergate Bank, a California Corporation (Lender). The Agreement changes the Subdivision Improvement Agreement lien priority so that the Lender has lien priority over the City should the Developer fail to complete the construction of the improvements. Lien priority identifies which party receives reimbursement first for costs incurred and expenses resulting from the Developer's failure to fulfill their obligations. The City has obtained bonds for this development. If the developer fails to construct the improvements within the required time, the City has the ability to use the bonds to complete the improvements. Should the bonds become insufficient to complete the improvements, the City would place a lien on the Developer's property. This Agreement places the City behind the Lender in lien priority allowing the Lender to receive reimbursement for expenses prior to the City receiving reimbursement. Staff requests City Council's authorization to execute the Subordination Agreement so that the Developer can obtain funding to construct the required improvements.

FISCAL IMPACTS:

There is no fiscal impact to the City at this time. Staff reviewed and approved the bond estimates which were approved with the Subdivision Improvement Agreement to verify that the bond estimates are consistent with the improvement plans and adequate to complete the construction of the improvements. However, if the bonds become insufficient to complete the improvements, the City would place a lien on the Developer's property but would not have lien priority to receive reimbursements for any costs incurred and expenses associated with completing the improvements.

Submitted by:
Daniel A. York
Assistant City Manager
Public Works Director/City Engineer

Approved by: Gary Nordquist City Manager

ATTACHMENTS:

Attachment 1 – Aerial Image of Tract 31479 Attachment 2 – Final Tract Map 31479 Attachment 3 – Subordination Agreement



Figure 1 - Aerial Image of Tract Map 31479



Figure 1 - Aerial Image of Tract Map 31479

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 7504 FILED IN BOOK 24, PAGE 16 OF PARCEL MAPS TOGETHER WITH PARCELS 1 THROUGH 4, INCLUSIVE, AND LOTS "A", "B", "C" AND "D" OF PARCEL MAP NO. 9268 FILED IN BOOK 41 PAGE 67 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 31, T.6S., R.3W., S.B.M.

FEBRUARY 2012

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F". INCLUSIVE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE 3.00 FOOT WIDE EASEMENTS AS SHOWN HEREON FOR PUBLIC UTILITY PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN AND ACCESS EASEMENT OVER A PORTION OF LOT 34 AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

AS A CONDITION OF DEDICATION OF LOT "A" (IODINE SPRINGS ROAD) AND LOT "F" (GEORGE AVENUE), THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, LOT 32, LOT 33 AND LOTS 42 THROUGH 52, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY RESERVE A PRIVATE EASEMENT FOR DRAINAGE MAINTENANCE AND ACCESS PURPOSES OVER ALL OF OPEN SPACE LOT 52 AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

WE ALSO HEREBY RETAIN OPEN SPACE LOT 52, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

RANCON EQUITY PARTNERS III, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME DANIEL & STEPHENSON TITLE: MANAGER

NAME: TITLE:

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA)SS. COUNTY OF RIVEYSIGE

ON THIS 17th DAY OF April, 2013 BEFORE NE NICOLE ROCE, A NOTARY PUBLIC, PERSONALLY APPEARED DOWELL. STEPHENSON , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY/1ES; AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON(S). OR THE ENTITY/SES ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVEYSIDE COUNTY.

SIGNATURE: WILLIAM NOTARY PUBLIC IN AND FOR STATE Nicole Racz

PRINT NAME

COMMISSION NO. 1857843 EXPIRATION DATE: JULY 13, 2013

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RANCON EQUITY PARTNERS III, IN OCTOBER, 2011. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT THE MONUMENTS ARE, OR WILL BE. SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

EXPIRES 09-30-14

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 31479 AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON OCTOBER 6, 2010, THE EXPIRATION DATE BEING FEBRUARY, 24, 2014. I HEREBY STATE THAT THE TRACT MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: AUG . 14 . 2013

DANIEL A. YORK

P.E. 43212, LICENSE EXPIRES: 03/31/2014 L.S. 7962, LICENSE EXPIRES: 03/31/2014 CITY ENGINEER



RECORDER'S STATEMENT

BY: CMorris

FILED THIS LOT DAY OF September 2013. AT 4:22 P.M. IN BOOK 437 OF MAPS, AT PAGES 95-99, AT THE REQUEST OF THE CITY CLERK, CITY OF WILDOMAR NO. 2013-0442103 FEE \$ 18-LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY

___, DEPUTY

SHEET 1 OF 5 SHEETS

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 10,900.00

DON KENT, COUNTY TAX COLLECTOR

BY: YULLU () DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ (0,900. HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

cash tax bond/sucety bond

COUNTY TAX COLLECTOR

KECIA HARPER-IHEM

CLERK OF THE BOARD OF SUPERVISORS

DEPUTY

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THIS TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF LOTS "A" THROUGH "F", AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM. SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO HEREBY ACCEPT THE 3.00 FOOT WIDE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON.

WE HEREBY ACCEPT THE STORM DRAIN AND ACCESS EASEMENT OVER A PORTION OF LOT 34 FOR MAINTENANCE.

I ALSO HEREBY STATE THAT THE APPROVAL OF SUBJECT MAP IS PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED: 19 August, 2013

CITY CLERK, CITY OF WILDOMAR

NOTICE OF DRAINAGE FEES

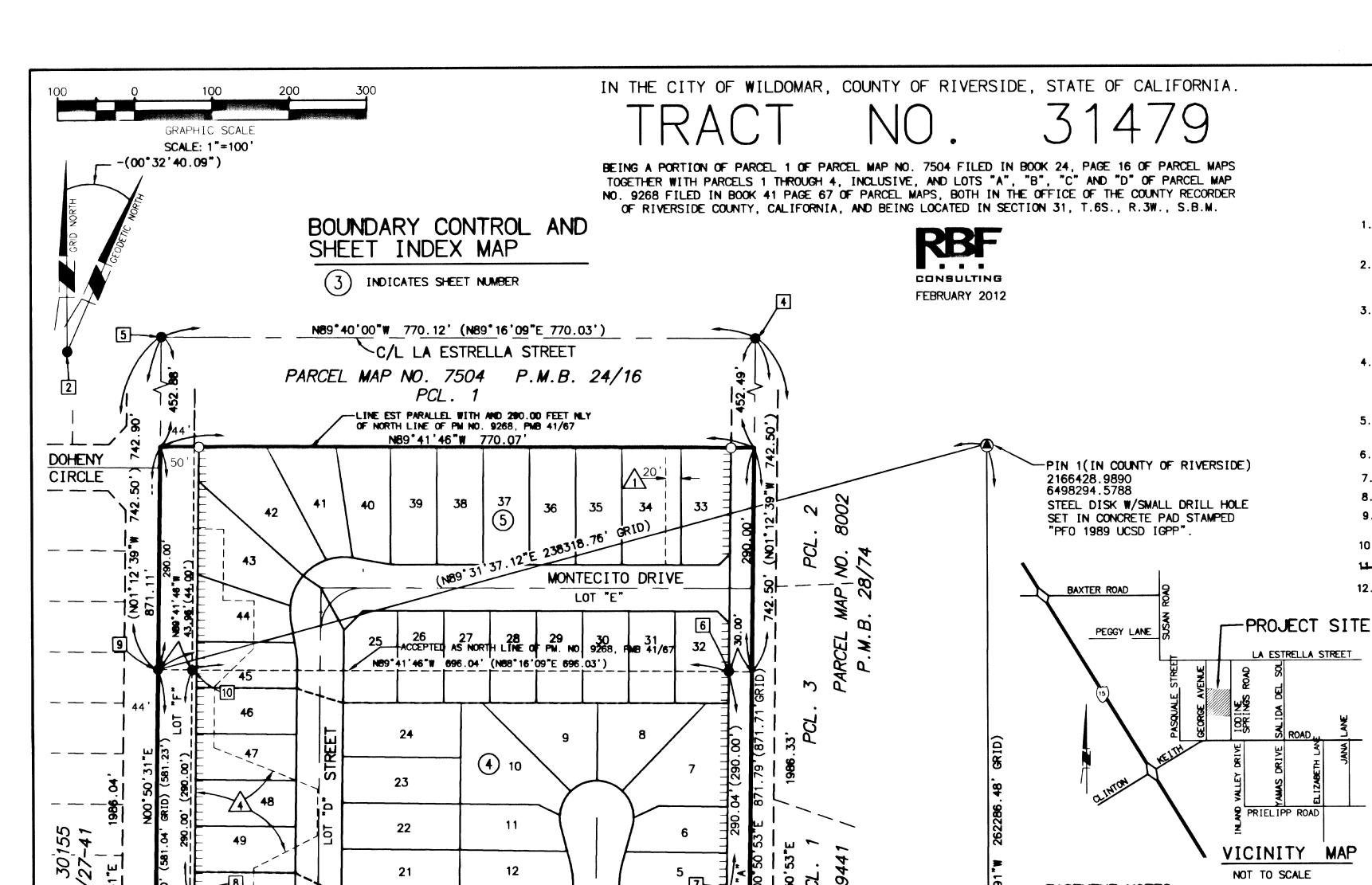
NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/MURRIETA VALLEY AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, et.seq. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460. PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

SEC. 31, T6S, R3W

SCHEDULE "A"

SHEET 2 OF 5 SHEETS



13

15

.c. A

I TOLI

VARIAN LOT "B" [355.02'] WAY

PCL. 2

(N43°47'22.67"W 359515.41' GRID)

2

30.00

30.00

HELD

PARCEL P.M.

-EST AT INT OF LINES

12, 14 AND 3, 4

CONTROLLED BY MONUMENTS

20

19

18

(326.00')

PCL. 1

PARCEL MAP NO. 9806

[15.01]

N89°38'44"W 769.97 (N88°17'52"E 770.03')

N89"38'41"W 769.90' | [N88"17'52"E 770.03']

51

52

~44.00'

OPEN SPACE

326.11

\ই

BC

K.L

12

EASEMENT NOTES

INDICATES AN EASEMENT DEDICATED HEREON TO PUBLIC USE $^{oldsymbol{\perp}}$ FOR STORM DRAIN AND ACCESS PURPOSES.

INDICATES A PRIVATE EASEMENT FOR DRAINAGE MAINTENANCE AND ACCESS PURPOSES RESERVED HEREON. (HOA MAINTAINED)

INDICATES AN EASEMENT FOR PUBLIC UTILITY AND ELECTRICAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENTS RECORDED 8/1/1977 AS INSTRUMENT NO. 147331 AND INSTRUMENT NO. 147332, BOTH OF OFFICIAL RECORDS.

INDICATES AN IRREVOCABLE OFFER OF DEDICATION OF A STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER A DOCUMENT RECORDED 3-13-07 AS INSTRUMENT NO. 2007-0170127, OF OFFICIAL RECORDS, AND ACCEPTED BY THE CITY OF WILDOMAR PER DOCUMENT RECORDED JANUARY 9, 2012 AS DOCUMENT NO. 2012-0008405, OF OFFICIAL RECORDS. (PARTIALLY WITHIN STREETS).

INDICATES A 3.00 FOOT EASEMENT DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES.

> -MON P (IN COUNTY OF SAN DIEGO) 1904351.5677 6508764.5803 JOINED PIPES W/STD. SURVEY SCREW IN TOP.

SURVEYOR'S NOTES

TRACT NO.31479 CONTAINS 52 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "F", INCLUSIVE.

TRACT NO. 31479 CONTAINS 15.40 ACRES GROSS.

- INDICATES SET 1" IP TAGGED "LS 4547", FLUSH, (RIV CO STD "A" MON), UNLESS OTHERWISE NOTED.
- 2. SET NAIL AND TAG "LS 4547" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON SIDE LOT LINE PROJECTED IN LIEU OF FRONT LOT CORNERS, UNLESS
- 3. SET NAIL AND TAG "LS 4547" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON RADIAL LINE FOR EC'S & BC'S AND AT CORNER CUTBACKS IN LIEU OF FRONT LOT CORNERS.
- 4. SET 1" IP & TAG "LS 4547", FLUSH, (RIV. CO. STD. "A" MON.), OR A NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN CONCRETE AT REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- 5. () INDICATES RECORD DATA PER P.M. NO. 9268, P.M.B. 41/67, UNLESS OTHERWISE NOTED.
- 6. [] INDICATES RECORD DATA PER P.M. NO. 9806, P.M.B. 48/72.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- ALL MEASUREMENTS SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.9 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
- _____ INDICATES RESTRICTED VEHICULAR ACCESS.

12. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 43 THROUGH 50 UNTIL THE RIVERSIDE A COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT EASEMENT /4\ THAT AFFECTS LOTS 43 THROUGH 50 HAS BEEN QUITCLAIMED.

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON
- 1 1"IP W/TAG "LS 3698", DOWN 0.5', PER PM NO. 9806, PMB. 48/72; N35°25'36"W 0.19' FROM CORNER.
- 2 1"IP W/TAG "LS 3365", DOWN 0.1', PER PM NO. 9806, PMB 48/72 AND M.B. 423/27-41. ACC. AS BEING ON CENTERLINLINE GEORGE ROAD.
- 3 1"IP W/TAG "LS 3698", DOWN 0.2', PER PM NO. 9806, PMB 48/72, ON LINE.
- [4] 1"IP W/NO TAG, FLUSH, PER PM NO. 9268, PMB 41/67. SET TAG "LS 4547".
- 5 1" IP W/TAG "LS 3316", DOWN 0.8', PER PM NO. 9268, PMB 41/67 & M.B. 423/27-41; ACC. AS WEST 1/4 CORNER OF SECTION 31, T6S, R3W, SBM
- 6 1"IP W/TAG "LS 3698", FLUSH, PER PM NO. 9268, PMB 41/67, ON LINE.
- 7 1"IP W/TAG ILLEGIBLE, DOWN 0.7', PER PM NO. 9268, PMB 41/67, ON LINE.
- 8 1"IP W/TAG "LS 3698", FLUSH, PER PM NO. 9268, PMB 41/67, ON LINE.
- 9 1"IP W/TAG "LS 3698", DOWN 0.5' PER PM NO. 9268, PMB 41/67, ON LINE.
- 10 1"IP W/TAG "LS 3698", DOWN 0.2', PER PM NO. 9268, PMB 41/67, ON LINE.
- 11 1"IP W/TAG ILLEGIBLE, DOWN 0.5', PER PM NO. 9268, PMB 41/67, ON LINE. SET TAG "LS 7566".
- 12 1"IP W/TAG ILLEGIBLE, DOWN 1.6', IN LIEU OF 1 1/2" IP W/TAG "LS 862" PER PM NO 9268 PMB 41/67, ON LINE. SET TAG "LS 7566".
- 13 1"IP W/TAG "LS 3698", UP 0.2', PER PM NO. 9268/ PMB 41/67, ON LINE.
- 14 1"IP W/TAG "LS 3698", FLUSH, PER PM 9806, PMB 48/72, ON LINE.

BASIS OF BEARINGS NOTE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PIN 1" AND "MON P" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD 83, EPOCH 2004.0) AS SHOWN HEREON. ALL DISTANCES ARE GROUND DISTANCES. UNLESS OTHERWISE NOTED. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.99990406.

ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF WILDOMAR IN ECS BOOK 2013, PAGE 01 AND THE CONSTRAINTS AFFECT ALL LOTS IN THE SUBDIVISION.

SHEET 3 OF 5 SHEETS

437/

40 0 40 80 120

GRAPHIC SCALE

SCALE: 1"=40'

EASEMENT NOTES

PURPOSES RESERVED HEREON. (HOA MAINTAINED)

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT

NO.

31479

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 7504 FILED IN BOOK 24, PAGE 16 OF PARCEL MAPS TOGETHER WITH PARCELS 1 THROUGH 4, INCLUSIVE, AND LOTS "A", "B", "C" AND "D" OF PARCEL MAP NO. 9268 FILED IN BOOK 41 PAGE 67 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 31, T.6S., R.3W., S.B.M.

RBF
GONSULTING
FEBRUARY 2012

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, ENVIRONMENTAL CONSTRAINT NOTE, BOUNDARY CONTROL AND SHEET INDEX MAP AND VICINITY MAP.

	DATA T	ABLE	
(40)	BEARING/DELTA	RADIUS	LENGTH
1	N24°34'29"W		16.61'
2	N45°35'53"E		21.12'
3	N44°24'07"W		21.30
4	N45°36'05"E		21.12
5	N45°06'29"W		21.27
6	N45°36'05"E		21.12
7	N00°50'31"E		57.06
8	N89°38'44"W		90.00'
9	N89°38'44"W		90.16
10	N00°50'53"E		5 6. 8 7'

INDICATES A 3.00 FOOT EASEMENT DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES.

OF OFFICIAL RECORDS. (PARTIALLY WITHIN STREETS).

3\ ELECTRICAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON

AND INSTRUMENT NO. 147332, BOTH OF OFFICIAL RECORDS.

INDICATES A PRIVATE EASEMENT FOR DRAINAGE MAINTENANCE AND ACCESS

COMPANY PER DOCUMENTS RECORDED 8/1/1977 AS INSTRUMENT NO. 147331

COUNTY OF RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER A DOCUMENT RECORDED 3-13-07 AS INSTRUMENT NO. 2007-0170127, OF OFFICIAL RECORDS, AND ACCEPTED BY THE CITY OF WILDOMAR PER

DOCUMENT RECORDED JANUARY 9, 2012 AS DOCUMENT NO. 2012-0008405,

INDICATES AN IRREVOCABLE OFFER OF DEDICATION OF A STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE

	SEE	SHEET	4	
N89°09'29"W 130.00' N89°09'29"W 130.00' 8 24 50 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	21 N89*09'29"W 153.00'	12 30' 30' 30' N89°09'08"W 146.97'	N89°09'07"W 140.00'	B. 43/60
AUGG COLOGIUM A TO A CALL	N89°09'29"W 153.00'	N89 09 08 W 146.97	W89°09'07"W 140.00' 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	/ P.M.I
423/27-41 72 0°50'31"E	19 N89*09'29"W 153.00'	90.00 90.00 96.941 ** 96.97 ** 96.00' APITOLA COUR' 0'53"E 377.69'	N89°09'07"W 140.00'	9441
TRACT NO 71 M.B. 42 71 859.11 C/L GEORGE South 140.85.11 C/L CAPIS C/L CAPIS	18 18 N89*38'44"W 153.01'	15 00 00 00 00 00 00 00 00 00 00 00 00 00	2	- MAP NO.
50' N89° 38' 44" W_108.00' N89° 38' 44" W_108.00'	17 88 5 137.88 1 17 N89 38 44 "W	132.08 (9)	5 N89*38'44"W 109.85'	PARC
210.11' 8 210.11' 8 44.62' 45.38'	N89°38'44"W 70	, WAY 8 44.61' 45.55'	200.01' \$\frac{10}{44.61}\$	
	PARCEL MAP NO. 9806	P.M.B. 48/72	30' 30'	E\PDATA\15102435\C

437

SHEET 4 OF 5 SHEETS

40 0 40 80 120

GRAPHIC SCALE

SCALE: 1"=40'

EASEMENT NOTES

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT

VO.

31479

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 7504 FILED IN BOOK 24, PAGE 16 OF PARCEL MAPS TOGETHER WITH PARCELS 1 THROUGH 4, INCLUSIVE, AND LOTS "A", "B", "C" AND "D" OF PARCEL MAP NO. 9268 FILED IN BOOK 41 PAGE 67 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING LOCATED IN SECTION 31, T.6S., R.3W., S.B.M.

RBF
CONSULTING
FEBRUARY 2012

	DATA 1	ABLE	
®	BEARING/DELTA	RADIUS	LENGTH
1	15°34'48"	48.00'	13.05'
2	46 °18′45″	48 .00'	3 8. 8 0'
3	43° 07'06"	48.00'	3 6 . 12 '
4	45°26 '25"	48.00'	3 8.07
5	41°46′42″	48 .00'	3 5. 0 0'
6	17 °4 7'31"	48 .00'	14.91
7	N15°51'32"E		50.00'
8	N15°51'32"E		3 2. 8 5'
9	N15°51'32"E		17.15'
10	N14°09'45"W		50.00'
11	N14°09'45"W		31.59
12	N14°09'45"W		18.41
13	15°00'39"	100.00	26.20'
14	15°00'38"	100.00	26.20'
15	N00°50'53"E		246.45
16	N00°50'53"E		2 4 5. 8 9'
17	N65°22'06"E		3 5.72'

38.77'

18 N66°49′13″W

INDICATES A 3.00 FOOT EASEMENT DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES.

OF OFFICIAL RECORDS. (PARTIALLY WITHIN STREETS).

/3\ ELECTRICAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON

AND INSTRUMENT NO. 147332, BOTH OF OFFICIAL RECORDS.

COMPANY PER DOCUMENTS RECORDED 8/1/1977 AS INSTRUMENT NO. 147331

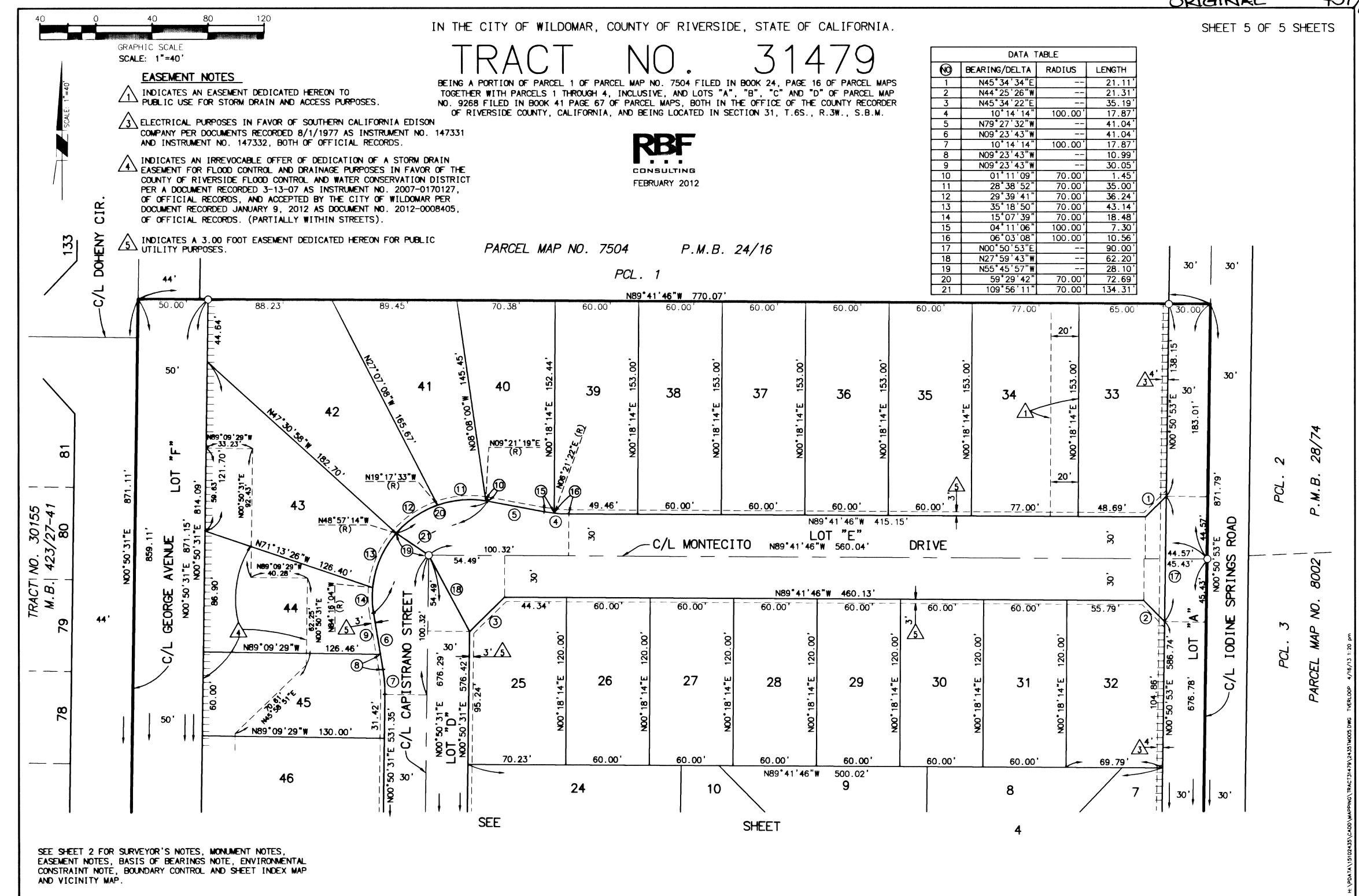
COUNTY OF RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER A DOCUMENT RECORDED 3-13-07 AS INSTRUMENT NO. 2007-0170127, OF OFFICIAL RECORDS, AND ACCEPTED BY THE CITY OF WILDOMAR PER DOCUMENT RECORDED JANUARY 9, 2012 AS DOCUMENT NO. 2012-0008405,

INDICATES AN IRREVOCABLE OFFER OF DEDICATION OF A STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF THE

SEE SHEET 30' 28 29 25 26 31 32 N89°09'29"W 130.00' N89"41'46"W 500.02 LOT 153.01 27.23' 149.78 140.70 29.31 30155 127 N89°09'29"W 130.00 24 423, TRACT | NO M.B. N89°09'29"W 153.00' SPR I NGS 10 N89*09'29"W /130.00' 23 N89°09'29"W 153.00' N89°09'08"W 93.18' N89°09'07"W 89.76' 44' LOT N86°22'14"W (R) N89°43'16"W (R) N89°09'29"W \ 130.00' 2 N89°09'29"W 153.00' N89°09'08"W 138.80' N89°09'07"W 132.15' N89*09'29"W 21 50' 12 N89°09'29"W 153.00' N89°09'08"W 146.97' N89*09'07"W 140.00' 30' 20 13 SEE SHEET

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, ENVIRONMENTAL CONSTRAINT NOTE, BOUNDARY CONTROL AND SHEET INDEX MAP AND VICINITY MAP.

437/



Recording Requested By And When Recorded Mail To:

Pircher, Nichols & Meeks 1925 Century Park East, Suite 1700 Los Angeles, CA 90067 Attention: David Packer

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN AN ENCUMBRANCE ON THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER RECORDED ENCUMBRANCE.

THIS SUBORDINATION AGREEMENT ("Subordination Agreement") is made as of May ____, 2015, by and among THE CITY OF WILDOMAR, a municipal corporation ("City"), WILDOMAR SPRINGS, LLC, a Delaware limited liability company ("Borrower"), and SILVERGATE BANK, a California corporation ("Lender").

RECITALS

- A. Borrower is the owner of certain real property in the City of Wildomar, County of Riverside, California (the "<u>Property</u>"), as more particularly described on Exhibit "A".
- B. Lender has agreed to make a loan to Borrower in the original principal amount of Seven Million Six Hundred Thousand Dollars (\$7,600,000) ("Loan"). The Loan is evidenced by, among other things, a Construction Loan Agreement ("Loan Agreement") and a Promissory Note ("Note"), both dated May ____, 2015. As security for the Note and the Loan Agreement, Borrower is executing in favor of Lender a Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("Lender Deed of Trust"), dated May ____, 2015, to be recorded in the Official Records of Riverside County, California, substantially concurrently with the recording of this Agreement.
- C. Borrower previously caused the Property to be encumbered by that certain Subdivision Improvement Agreement Final Tract Map 31479 and dated March 2, 2015, between the Borrower and the City, and recorded in the Official Records of Riverside County on March 3, 2015, as Instrument No. 2015-008-4439 (the "Subdivision Improvement Agreement").
- D. City, Lender and Borrower all agree and desire to execute this Subordination Agreement to memorialize their understanding and agreement with regard to the respective priorities of each of the above-referenced documents. It is the intention of the parties that the Lender Deed of Trust shall unconditionally continue to be and remain at all times a lien, claim or charge on the Property prior and superior to the Subdivision Improvement Agreement.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the City, Lender and Borrower hereby agree as follows:

AGREEMENT

- 1. First Lien Priority. The Lender Deed of Trust and any amendments thereto and all advances made thereunder will remain at all times a lien, claim or charge on the Property prior and superior to the Subdivision Improvement Agreement, and to all rights and privileges of the City and Borrower thereunder (including any liens provided therein); and the parties agree that the Subdivision Improvement Agreement, together with all rights and privileges of City and Borrower thereunder (including any liens provided therein), continues to be, and is hereby irrevocably and unconditionally made, subordinate to and subject to the Lender Deed of Trust and any amendments thereto and all advances made thereunder. Notwithstanding the foregoing, Borrower acknowledges the City is not subordinating any rights in any surety bonds in favor of the City submitted pursuant to Section 12 of the Subdivision Improvement Agreement and Lender acknowledges that it does not have any rights in any such bonds.
- 2. <u>Notices</u>. City, Lender and Borrower agree to give to each other copies of all notices of events of default under their respective documents. All notices given under this Subordination Agreement must be in writing and will be served effective upon delivery, or if mailed, upon the first to occur of receipt or the expiration of forty-eight (48) hours after deposit in certified United States mail, postage prepaid, sent to the party at its address appearing below. Those addresses may be changed by any party by written notice to all other parties.

If to the City: City of Wildomar

23873 Clinton Keith Rd., Suite 201

Wildomar, CA 92595 Attention: City Manager

If to Borrower: Wildomar Springs, LLC

10621 Civic Center Drive

Rancho Cucamonga, California 91730

Attention: Matthew A. Jordan

If to Lender: Silvergate Bank

4275 Executive Square, Suite 800 La Jolla, California 92037-1492 Attention: Commercial RE

3. Whole Agreement; Binding Effect. This Subordination Agreement is the whole and only agreement with regard to the priority of the lien, claim and charge of the Lender Deed of Trust and the Subdivision Improvement Agreement. This Subordination Agreement is binding on and inures to the benefit of the legal representatives, heirs, successors and assigns of

the parties. City and Borrower agree to execute additional subordination agreements in the form of this Subordination Agreement in connection with future financing of the Property.

- **4.** <u>Attorney's Fees.</u> If any party to this Subordination Agreement brings an action to interpret or enforce its rights under this Subordination Agreement, the prevailing party will be entitled to recover its costs and reasonable attorney's fees as awarded in the action.
- **5.** <u>Governing Law.</u> This Subordination Agreement is governed by, and shall be construed in accordance with, the laws of the State of California.
- 6. <u>No Default</u>. City and Borrower hereby represent and warrant that the Subdivision Improvement Agreement is in full force and effect as of the date hereof, and has not been modified or amended except as disclosed to Lender. City and Borrower represent that there has been no default under the Subdivision Improvement Agreement as of the date hereof.
- **7.** <u>Counterparts</u>. This Subordination Agreement may be executed in counterparts, and all counterparts constitute but one and the same document.

(Remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, the parties have executed this Subordination Agreement as of the date first set forth above and agree to be bound hereby.

LENDER:	SILVERGATE BANK, a California corporation
	By Name: Title
BORROWER:	WILDOMAR SPRINGS, LLC, a Delaware limited liability company
	By Diversified Pacific Communities, LLC a Delaware limited liability company its Manager
	By: Matthew A. Jordan Co-Managing Member
CITY:	CITY OF WILDOMAR, a municipal corporation
	By Name: Gary Nordquist Its: City Manager
	APPROVED AS TO FORM:
	By: Name: Tom Jex Its: City Attorney

ACKNOWLEDGMENT

On		nia)
(insert name and title of the officer), personally appeared Mike Burnett, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California	County of)
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California	On	before me,
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California		
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by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California	` /	
behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California	•	± • • • • • • • • • • • • • • • • • • •
I certify under PENALTY OF PERJURY under the laws of the State of California	•	
	behalf of which	the person(s) acted, executed the instrument.
that the foregoing paragraph is true and correct	ochan or which	
that the foregoing paragraph is true and correct.		ENALTY OF PERJURY under the laws of the State of California

(Affix Seal)

(Signature)

ACKNOWLEDGMENT

(Affix Seal)

(Signature)

ACKNOWLEDGMENT

(Affix Seal)

(Signature)

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 1 THROUGH 52 INCLUSIVE OF TRACT NO. 31479, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 437, PAGES 95 THROUGH 99 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

APN: 362-730-001 THROUGH 032 AND 362-731-001 THROUGH 020

PARCEL B:

EASEMENTS FOR GRADING AND CONSTRUCTION OF SLOPES, LANDSCAPING AND APPURTENANT IMPROVEMENTS AND ACCESS AND DRAINAGE AS DESCRIBED AND DEPICTED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF EASEMENT AND AGREEMENT BETWEEN LANDOWNERS" DATED NOVEMBER 1, 2007 AND RECORDED NOVEMBER 16, 2007 AS INSTRUMENT NO. 2007-0700018, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.12 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Tentative Tract Map No. 36388 Minor Change (PA 14-0052) - Oak Creek

Canyon Project

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council receive and file the report.

DISCUSSION

The Planning Commission reviewed the proposed minor changes to Tentative Tract Map No. 36388 at its May 6, 2015 meeting. The minor changes were needed as a result of two settlement agreements between Sunbelt Communities (Applicant) and Citizens for Quality Development and Bridges/Burkett.

The details of the proposed minor changes are outlined in the May 6 Planning Commission staff report which has been provided for Council consideration (Attachment A). Also amended, as a result of the settlement agreements, were the adopted conditions of approval, including an extended time frame to record the final tract map for the project (Attachment B).

There were two public comment speakers (George Taylor & Martha Bridges). After public testimony and Commission discussion, the Planning Commission voted 5 – 0 to adopt PC Resolution No. 2015-04 approving the minor changes to Tentative Tract Map No. 36388.

In accordance with the Section 16.12.160 of the Subdivision Ordinance, the actions by the Planning Commission must be reported to the City Council. Once the Council accepts this receive and file report, a 10 day appeal period begins whereby an appeal may be filed. The deadline to file an appeal is May 26, 2015. If no appeal is submitted, the Planning Commission's decision becomes effective on May 27, 2015.

At this time, it would be appropriate for the Council to receive and file this report.

Submitted by: Matthew C. Bassi Planning Director Approved by: Gary Nordquist City Manager

- A. May 6, 2015 PC Staff Report (no attachments)
- B. PC adopted Conditions of Approval Matrix
- C. Copy of TTM No. 36388 with Minor Changes
- D. TTM No. 36388 Minor Changes Index Exhibit

May 6, 2015 PC Staff Report (no attachments)



CITY OF WILDOMAR – PLANNING COMMISSION Agenda Item #2.1 PUBLIC HEARING

Meeting Date: May 6, 2015

(Continued from February 18, & April 1, 2015)

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: <u>Tentative Tract Map No. 36388 Minor Changes (PA 14-0052):</u>

Planning Commission consideration of Minor Changes to Tentative Tract Map No. 36388 for the Oak Creek Canyon Project, including revised conditions of approval, and an additional 18 month extension of time to record the final tract map in accordance with Government Code Section 66452.6(c) and Title 16, Section 16.12.240.G (Wildomar Municipal Code).

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MINOR CHANGES TO TENTATIVE TRACT MAP NO. 36388 (OAK CREEK CANYON PROJECT), INCLUDING REVISIONS TO THE ADOPTED CONDITIONS OF APPROVAL, AND AN ADDITIONAL 18 MONTH EXTENSION TO RECORD THE FINAL TRACT MAP IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.6(C) AND TITLE 16, SECTION 16.12.240.G OF THE WILDOMAR MUNICIPAL CODE (PLANNING APPLICATION NO. 14-0052) LOCATED GENERALLY ALONG BUNDY CANYON ROAD BETWEEN SUNSET AVENUE AND THE FARM ROAD (APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015).

PROJECT BACKGROUND:

The Planning Commission first reviewed this request on February 18, 2015. As a result of comment letters received prior to the meeting, staff had recommended a continuance to the April 1, 2015 meeting. The continuance was needed to evaluate the comment letters received from Johnson & Sedlack, as well as time to incorporate revisions to the adopted conditions of approval requested by the applicant resulting from the two (2) settlement agreements between the Applicant and "Citizens for Quality Development" and "Bridges/Burkett". At the April 1 Commission meeting, staff requested a second continuance to May 6 as additional time was needed to evaluate the letters.

Settlement Agreement Provisions:

The Oak Creek Canyon project was the subject of two lawsuits from "Citizens for Quality Development" and "Bridges/Burkett". The applicant settled both lawsuits and entered into settlement agreements resulting in the dismissal of the lawsuits. The city was not a party to either settlement agreement and did not request any of the changes to the project contained in the settlement agreements. Both settlement agreements required changes to the adopted conditions of approval. These changes were not made in the staff report packet for the February 18, 2015 Commission meeting, which was one of two reasons for the original continuance. However, the changes to the conditions of approval requested by the applicant to implement the settlement agreements have now been made "verbatim" and are highlighted in red/italic font below for ease of reference. These changes have also been reflected in an updated conditions matrix (Attachment A, Exhibit 1).

Planning Condition No. 4:

In accordance with Government Code Section 66452.6(c) and Wildomar Municipal Code Section 16.12.240.G, approval of Tentative Tract Map No. 36388 (Planning Application No. 11-0261) shall expire on November 22, 2017 if the final tract map has not been recorded. The applicant may file with the Planning Department a request for a one-year time extension as permitted in the Wildomar Subdivision and Zoning Ordinance provided a written request is made with the required EOT application, plans and fees no later than September 22, 2017 (60 days prior to expiration). In accordance with the State of California Subdivision Map Act, the applicant may record multiple final maps for TTM 36388. (proposed by Applicant).

Planning Condition No. 7:

The project shall be subdivided and developed in accordance with the tentative tract map approved by the City Council on May 22, 2013, as modified by the Minor Change approved by the Planning Commission on May 6, 2015. The applicant may request a minor modification/revision to the final tract map(s) as permitted in the City's Subdivision Ordinance and Zoning Ordinance and State of California Subdivision Map Act. In addition and in accordance with the Oak Creek Canyon residential development standards and design guidelines, the residential lots within Phase/Planning Area No. 18 shall be restricted to single-story dwelling units only.

a). To the extent and in the location required by the City of Wildomar, and as shown on the tract map, the ten (10) foot wide trail, without fencing, will also accommodate equestrian usage. Sunbelt will fund one (1) crossing button at equestrian height at the signal following signalized intersection located at Harvest Way West and Bundy Canyon Road. If there is no

- signal at the intersection, the requirement for crossing buttons shall be waived. (Item 2.b of Sunbelt/Citizens for Quality Development settlement agreement)
- b). The twenty (20) foot wide landscaped open space area to the rear of lots 173-184 shall be preserved as open space through use of a restrictive covenant and/or provisions in the CC&R's acceptable to the developer and the City. The Open Space Buffer shall be owned and maintained by the homeowners association as set out in the CC&R's. (Item 2.c of Sunbelt/Citizens for Quality Development settlement agreement)
- c). The ten (10) foot wide landscaped open space area to the rear of lots 213-224 shall be preserved as open space through use of a restrictive covenant and/or provisions in the CC&R's acceptable to the developer and the City. The Open Space Buffer shall be owned and maintained by the homeowners association as set out in the CC&R's. (Item 2.d of Sunbelt/Citizens for Quality Development settlement agreement)

Planning Condition No. 42:

- **MM 3.11.4** Prior to any development activity or the issuance of any permit or approval removing or encroaching upon oak trees on the project site (this generally includes the canopy dripline of trees within the area of ground disturbance and trees subject to changes in hydrologic regime), an Oak Tree Mitigation Plan prepared by a certified arborist, registered professional forester, botanist, or landscape architect shall be submitted for review and approval by the City that includes:
 - 1. A survey showing the location of oak trees 5 inches or more in diameter at breast height, as defined by Public Resources Code Section 21083.4(a).
 - 2. The removal of all oak trees 5 inches or more in diameter at breast height shall be mitigated. Removal shall be mitigated by planting (or replanting) and maintaining oak trees. A minimum of three (3) native oak trees of 5 gallons or larger size (or other appropriate tree specie as determined by the Planning Director, City Landscape Architect and applicant's Arborist) (Item 2.a of Sunbelt/Citizens for Quality Development settlement agreement strike out this portion of the sentence) shall be planted for each oak tree removed that is greater than or equal to 5 inches diameter at breast height (DBH). The trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Replanted oak trees shall be maintained for a period of seven years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted.
 - 3. A replanting schedule and diagram for trees removed or encroached upon by the project shall be submitted to and approved by the City. Replanted trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals.
 - 4. Oak tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the dripline of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by the Oak Tree Mitigation Plan.

5. Conservation easements or funds for off-site oak woodlands conservation shall be proposed to and approved by the City.

Public Works/Engineering Condition No. 38:

Prior to final map approval, improvement plans shall be prepared, processed, approved and complete the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act, and applies to the conditions of approval Nos. 39 – 75. *Prior to final map approval, the construction of all sewer infrastructure required by the EVMWD will serve letter issued as a result of Public Works/Engineering Condition No.* 77 shall be secured by a faithful performance bond in the amount of 100% of the construction cost of the project and a labor and materials bond in the amount of 100% of the construction cost of the project. (Item 3.1.2 of Sunbelt/Bridges/Burkett settlement agreement)

Public Works/Engineering Condition No. 77:

Prior to issuance of a building permit, SUNBELT shall provide will serve letters form the appropriate water and sewer agencies and shall construct the RP-23 sewer line identified in the PROJECT EIR, which is also identified in the EVMWD 2008 Wastewater Master Plan. EVMWD shall provide sewer service to the PROJECT and The Farm Mutual Water Company shall not provide PROJECT sewer service. (Item 3.1.1 of Sunbelt/Bridges/Burkett settlement agreement)

Since changes to conditions of approval are allowed under the minor change review procedures, the Public Works Department has proposed to revise the following two conditions for Commission consideration.

Public Works/Engineering Condition No. 39 (Public Works Proposed):

Prior to Final Map approval, the developer, for the entire project frontage of Bundy Canyon Road from Unit 1 to Unit 5, shall dedicate, design and construct Bundy Canyon Road based upon a 152 foot urban arterial highway, Standard No. 91, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. The developer shall construct 86' curb to curb where project frontage is on both sides of the street. Where the project only has frontage on one side of the street, half street improvements shall apply. Standard 91, Sheet 1 of 2 shall be modified to eliminate the 12' frontage lanes. Compensation for the frontage lanes shall be satisfied by payment of Development Impact Fee or In-Lieu contribution (proposed by Public Works).

Public Works/Engineering Condition No. 41 (Public Works Proposed):

Prior to Final Map approval, the developer shall dedicate, design and construct the intersection of Bundy Canyon Road / Sunset Avenue based on the expanded intersection Standard No. 91 and modified Standard 111, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. A modified expanded intersection may be approved by the City Engineer prior to the development of Unit 5. The developer shall construct Standard 91, Sheet 2 of 2 as modified for half street improvements and to eliminate the 12' southern frontage lane. Compensation for the frontage lanes shall be satisfied by payment of Development Impact Fee or In-Lieu contribution (proposed by Public Works).

Summary of Letters and Responses:

The first letter from Mr. Johnson (received 2/18/15 – Attachment E) was addressed to the Applicant's attorney (Lewis Brisbois Bisgaard & Smith, LLP) regarding the results of the soil testing required as part of their settlement agreement. The Applicant's attorney has responded to Mr. Johnson's letter. A copy of this response is provided for Commission information (Attachment F).

The second letter from Mr. Johnson (received 2/18/15 – Attachment G) was addressed to the Santa Ana Regional Water Quality Control Board (SARWQCB) requesting that the Board investigate the Farm Mutual Water Company's spray fields for soil contamination impacts on the Oak Creek development. In a response letter received by the City on March 26, 2015 (Attachment H), the SARWQCB, in response to Mr. Johnson's letter, reviewed the soil investigation report and concluded that there is no evidence that the quality of the waters within the Oak Creek area has been, or threatens to be, adversely impacted. Further, they performed an on-site inspection on March 24, 2015 of the Farm's wastewater treatment facility, including the spray irrigation areas. They concluded that spray irrigation provided a buffer zone and there was no overspray or irrigation runoff into the neighboring properties. They concluded that no further action on their part was warranted.

The third letter from Mr. Johnson (received 2/18/15 – Attachment I) was addressed to the California Department of Fish & Wildlife (CDFW) citing contamination concerns to the blue line streams in the area and requesting that the CDFW investigate the Farm Mutual Water Company's spray fields for soil contamination impacts on the blue line streams on the Oak Creek development. The CDFW did perform a site inspection on the same day as the SARWQCB. As of the date of this report, no formal response from the CDFW has been received. However, the City was forwarded an email from the State Water Board stating that "CDFW is not looking at enforcement."

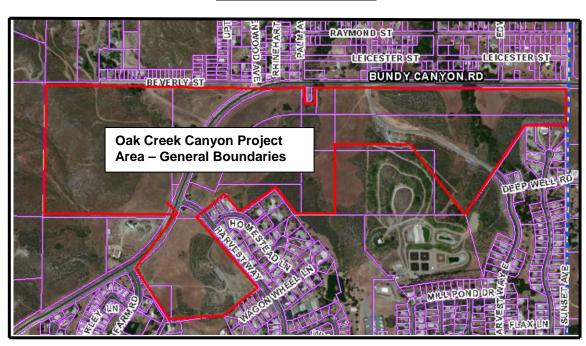
In conclusion, it is important to note that the City was not a party to the Oak Creek settlement agreements. Since one settlement agreement was between the Applicant and Citizens for Quality Development, the specific issue relating to soil testing and its conclusions do not affect the Commission's ability to review and approve the Minor Changes to TTM No. 36388 as proposed in this report. Given the SARWQCB conclusions noted above, the Commission has further evidence that approving the minor changes is acceptable.

With respect to the revised conditions of approval required by the both settlement agreements, staff has made the exact wording changes which are reflected in an updated conditions of approval matrix for the Oak Creek Canyon project.

PROJECT DESCRIPTION:

Tentative Tract Map No. 36388 was approved by the City Council on May 22, 2013, which allowed for the subdivision of approximately 151± acres into 275 lots for the development of 275 single family residential dwelling units with private parks/recreational amenities, open space, and HOA lettered lots, including one (1) 5.0 acre lot for future commercial/retail development. The Council also certified the Environmental Impact Report and approved a General Plan Amendment, Change of Zone and Specific Plan Amendment to accommodate the project.

The vicinity map below illustrates the location of the project site and surrounding area.



Vicinity/Location Map

The applicant (Sunbelt Communities) is now proposing several minor changes to its approved tentative tract map (TTM No. 36388) in accordance with Section 16.12.220 of the Wildomar Municipal Code. The minor changes also include revisions to the adopted conditions of approval. The changes are necessary to implement the provisions of two separate Settlement Agreements between Sunbelt Communities and "Citizens for Quality Development" and Martha Bridges and John Burkett ("Bridges/Burkett").

The physical changes to the approved tentative tract map are summarized in Table 1 below. It is important to point out that the tract map provided in the agenda packet already reflects the physical map changes as a direct result of the "Citizens" settlement agreement. Staff has also provided an exhibit that shows the location of these changes (Attachment C).

<u>Table 1 – Physical Tract Map Changes</u>

Minor Change	Affected Lots t	Description of Change	Purpose/Justification for Minor Change per Settlement Agreement
1	Lots 176-184	Increase minimum lot sizes from 7,350 square feet 9,884	Improves buffer between project site and existing homes on north side of Beverly Street.
2	Lots 175-199 & 273-275	Reorientation of streets and lots so that these lots do not front on Beverly Street.	Improves buffer between project site and existing homes on north side of Beverly Street.
3	3 Lots 215-225 Added a 10-foot buffer along rear property line.		Improves the buffer area behind these lots.
4	Lots 226 & 238	Created two (2) lots to offset loss of lots described in Change #2.	Results in no increase in overall lot count & satisfies settlement agreement provisions.
5	Lot 98	Created one (1) lot to offset loss of lots due to Change #2	Results in no increase in overall lot count & satisfies settlement agreement provisions.
6	Lot 119	Created one (1) lot to offset loss of lots due to Change #2	Results in no increase in overall lot count & satisfies settlement agreement provisions.
7	Lot 134	Eliminate one (1) lot	Improves drainage design per settlement agreement.
8	Lots 79-83	Created one (1) lot to offset loss of Lot in Change #7	Results in no increase in overall lot count & satisfies settlement agreement provisions.
9	NW corner of Property	Removed one (1) Water Tank and access Road	Water tank not needed and reduces grading impacts by approximately 12,000 cubic yards

In addition to the physical changes to the tentative tract map, there are several changes to the adopted conditions of approval as a result of the "Citizens" and "Bridges/Burkett" settlement agreements, as well as some Applicant proposed changes. The changes to the conditions are provided below. These changes have also been reflected in an updated conditions of approval matrix (Exhibit 1 of Attachment A) that should be adopted with the request for minor changes.

PROJECT ANALYSIS

Minor Changes:

The minor changes proposed by the applicant have been reviewed by the Public Works Director/City Engineer and Planning Director. As outlined in Section 16.04.060 (Definitions) of the Wildomar Municipal Code, a "minor change" is defined as follows:

"'Minor change' means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided the basic design concept is retained. A minor change may decrease, but not increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts, shall in all instances, be considered a minor change: Assessment District No. 159, Assessment District 161, Community Facilities District No. 87-1, Community Facilities District No. 87-5, and Community Facilities District No. 88-8."

There are no specific findings in the Municipal Code required for a minor change; however, the definition above, sets the criteria by which the Public Works Director/City Engineer and Planning Director's can make a recommendation on a applicant's request. Based on this criteria, it is staff's opinion that each minor change, including the changes to the adopted conditions of approval meet the criteria to support a finding the minor changes to Tentative Tract Map No. 36388 are a minor change. Therefore, staff is recommending the Planning Commission approve the minor change request by adopting PC Resolution No. 2015-04 (Attachment A), which includes the updated conditions of approval matrix (Attachment A, Exhibit 1).

A full size copy of the tentative tract map reflecting the minor changes is provided for Commission review (Attachment B).

Tentative Tract Map No. 36388 Expiration Status:

The tentative tract map for the Oak Creek Canyon project was approved by City Council on May 22, 2013. In accordance with the City's Subdivision Ordinance (Title 16), the applicant was conditioned to record the final tract map no later than May 22, 2016. On June 6, 2013, the City and Applicant were served with a CEQA lawsuit on the project. That lawsuit was finally dismissed on December 1, 2014 (nearly 18 months later) when the Applicant and Citizens for Quality Development signed a settlement agreement. The Bridges/Burkett CEQA lawsuit was served to the City and Applicant of on June 24, 2013. This lawsuit was finally dismissed on November 19, 2013.

As a result of the lawsuits, the Applicant was unable to move forward with the final tract map or improvement plan process. They are now requesting that the original 3-year deadline to record the final map be extended to November 22, 2017 reflecting an additional 18 months which is equal to the length of time it took for the lawsuits to get settled (Attachment C). Government Code Section 66452.6(c) and Title 16, Section 16.12.240.G (Wildomar Municipal Code) gives the Planning Commission the authority to approve this request.

Staff has evaluated the request and supports it given the circumstances and length of time to settle the lawsuit. Therefore, staff recommends that the Planning Commission approve the extended time frame to record the final tract map to November 22, 2017 (Planning Department Condition No. 4 of Council Resolution No. 2013-13.

Settlement Agreement Provisions:

As discussed above, many of the minor changes to the tentative tract map and adopted conditions of approval are a direct result of the two (2) settlement agreements between Sunbelt Communities and "Citizens for Quality Development" and "Bridges/Burkett." The Applicant has now redesigned the tract map and staff has revised conditions of approval to reflect the agreements (see above descriptions). As these provisions have been addressed and reflected in the minor change request, it would be appropriate for the Commission to approve these changes.

CEQA DISCUSSION

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), the City Certified the Draft and Final Environmental Impact Report for the Oak Creek Canyon project (May 22, 2013). The changes to the project and conditions of approval are minor in nature and do not create any new impacts that were not evaluated in the EIR or significantly increase the impacts identified in the EIR. As there have been no changes in the project that will result in new or significantly increased environmental impacts, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. Therefore, the certified EIR remains in full force and effect.

PUBLIC NOTICING

In accordance with Title 16, Section 16.12.140 of the Wildomar Municipal Code, the Planning Department on February 6, 2105 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed minor change to TTM No. 36388 to be held on February 18, 2015. In addition, the Planning Department on February 4, 2015 mailed the public hearing notice to all adjacent property owners within a 600-foot radius of the project site notifying them of the February 18, 2015 public hearing. The same notice was also emailed on February 5, 2015 to the Elsinore Valley Municipal Water District (EVMWD)

and the Lake Elsinore Unified School District LEUSD) in accordance with the City's Code notifying them of the February 18, 2015 public hearing. As the public hearing was specifically continued to the April 1, and May 6, 2015 meetings, no further noticing is required.

Respectfully Submitted, Matthew C. Bassi Planning Director Reviewed By, Erica Vega Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 2015-04
 Exhibit 1 Revised Oak Creek Conditions Matrix
- B. TTM No. 36388 Minor Changes Tract Map (under separate cover for PC)
- C. TTM No. 36388 Minor Changes "Index Exhibit"
- D. Applicant's Letter Requesting Extended timeframe to record final map
- E. Johnson & Sedlack Comment Letter to Applicant (2/18/15)
- F. Applicant's Responses to Johnson Letter (3/2/15)
- G. Johnson & Sedlack Comment Letter to Santa Ana RWQCB (2/18/15)
- H. Santa Ana RWQCB Responses to Johnson Letter (3/26/15)
- I. Johnson & Sedlack Comment Letter to CDFW (2/18/15)

ATTACHMENT B

PC adopted Conditions of Approval Matrix

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / **Enforcement** Verification Unit/Phase **Implementation** / Monitoring **Areas** (Date and **Conditions of Approval** Signature)

Pl	PLANNING DEPARTMENT CONDITIONS					
Ge	neral Conditions					
1.	In compliance with Section 15094 of the CEQA Guidelines, a Notice of Completion shall be filed with the Riverside County Clerk within five (5) days of project approval by the City Council. The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of \$3,045.25 no later than May 23, 2013. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c). The above fee is broken down as follows: a. California Department of Fish & Game = \$2,995.25 b. Riverside County Clerk Admin. Fee = \$50.00	May 23, 2013 (already paid) Minor Change NOE & \$50 Fee due to Riv. County Clerk by 5/13/15.	Planning Department	N/A		
2.	The applicant shall review and sign below verifying the "Acceptance of the "Updated/Revised Conditions of Approval" and return the signed conditions to the Planning Department no later than <i>May 20, 2015</i> .	May 20, 2015	Planning Department	N/A		
	Applicant Signature: Date:					

EXHIBIT 1 - CONDITIONS OF APPROVAL					
Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project					
Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)					
APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024	362-080-004, 005	5, 007, 008, 009, 0	012; 362-090-009	&015	
Original City Council Approval Date: May 22, 2013	Ori	ginal Expiration	Date: May 22, 20	16	
Minor Change Approval Date: May 6, 2015	N ew	Expiration Date	: November 22, 2	2017	
Conditions of Approval	Implementation / Monitoring Areas (Date a			Verification (Date and Signature)	
3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.	On-Going On-Going	Planning Department	ALL PHASES		

EXHIBIT 1 - CONDITIONS OF APPROVAL

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015

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Original City Council Approval Date: May 22, 2013	Original Expiration Date: May 22, 2016					
Minor Change Approval Date: May 6, 2015	New Expiration Date: November 22, 2017			017		
Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)		

4.	In accordance with Government Code Section 66452.6(c) and Wildomar Municipal Code Section 16.12.240.G, approval of Tentative Tract Map No. 36388 (Planning Application No. 11-0261) shall expire on November 22, 2017 if the final tract map has not been recorded. The applicant may file with the Planning Department a request for a one-year time extension as permitted in the Wildomar Subdivision and Zoning Ordinance provided a written request is made with the required EOT application, plans and fees no later than September 22, 2017 (60 days prior to expiration). In accordance with the State of California Subdivision Map Act, the applicant may record multiple final maps for TTM 36388.	Nov. 22, 2017	Planning Department	ALL PHASES	
5.	Within 35 days of approval of Tentative Tract Map No. 36388 (Project No. 11-0261) by the City Council, any outstanding deposit account balance shall be paid in full by the applicant.	June 26, 2013	Planning Department	N/A	
6.	In accordance with the procedures set forth in Government Code Section 66020, the applicant has 90 days from the approval date by City Council to protest the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval.	On-Going	Planning Department	ALL PHASES	
7.	The project shall be subdivided and developed in accordance with the tentative tract map approved by the City Council on May 22, 2013. The applicant may request a minor modification/revision to the final tract map(s) as permitted in the City's Subdivision Ordinance and Zoning Ordinance and State of California Subdivision Map Act. In addition and in accordance with the Oak Creek Canyon residential	On-Going	Planning Department	ALL PHASES	

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) development standards and design guidelines, the residential lots within Phase/Planning Area No. 18 shall be restricted to single-story dwelling units only. Added Conditions Per Sunbelt/Citizens for Quality **Development Settlement Agreement:** a). To the extent and in the location required by the City of Wildomar, and as shown on the tract map, the ten (10) foot wide trail, without fencing, will also accommodate equestrian usage. Sunbelt will fund one (1) crossing button at equestrian height at the signal following signalized intersection located at Harvest Way West and Bundy Canyon Road. If there is no signal at the intersection, the requirement for crossing buttons shall be waived. (Item 2.b of settlement agreement) b). The twenty (20) foot wide landscaped open space areas to the rear of lots 173-184 shall be preserved as open space through use of a restrictive covenant and/or provisions in the CC&R's acceptable to the developer and the City. The Open Space Buffer shall be owned and maintained by the homeowners association as set out in the CC&R's. (Item 2.c of settlement agreement) c). The ten (10) foot wide landscaped area to the rear of lots 213-224 shall be preserved as open space through use of a restrictive covenant and/or provisions in the CC&R's acceptable to the developer and the City. The Open Space Buffer shall be owned and maintained by the homeowners association as set out in the CC&R's. (Item 2.d of settlement agreement)

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) **ALL PHASES** If human remains are encountered during grading activities, On-Going Planning State Health and Safety Code Section 7050.5 states that no Department further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. If during ground disturbance activities unique cultural On-Going **Planning ALL PHASES** resources are discovered, that were not assessed by the Department archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the

archaeologist, the Native American tribal representative and the planning director to discuss the significance of the find. (2)

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives and the archaeologist, a decision shall be made, with the concurrence of the planning director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. **Environmental Impact Report (EIR) Mitigation Measures:** The project applicant shall be required to MM 3.3.1 Prior to the Planning and **ALL PHASES** implement the following traffic improvements: Public Works Issuance of a Final Map Depts. Sellers Road/Bundy Canyon Road • Install a traffic signal. Monte Vista Drive/Bundy Canyon Road Install a traffic signal. Harvest Way West/Bundy Canyon Road Install a traffic signal. Stripe a shared northbound through-right turn lane in place of the existing de facto right turn lane. Construct a southbound left turn lane and shared throughright turn lane. Construct an eastbound left turn lane and two additional through lanes. Construct two additional westbound through lanes.

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) Harvest Way East/Bundy Canyon Road Install a traffic signal. Construct an eastbound left turn lane and two additional through lanes. Construct a westbound left turn lane. Sunset Avenue/Bundy Canyon Road Install a traffic signal. Construct an eastbound left turn lane and two additional through lanes. Construct a westbound left turn lane. Ensure a northbound and southbound lane of traffic along the frontage of the commercial parcel. • Coordinate improvements with the City of Menifee. Prior to the **ALL PHASES** 11. MM 3.3.4 The project applicant will prepare and Planning and implement a Traffic Management Plan (TMP) to minimize Public Works Issuance of a the inconveniences during construction. Included among Final Map Depts. the provisions, the contractor will coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP will include contact information for the general public who may have questions concerning the project and access to their property. Two-way traffic through the construction zone will be maintained throughout the construction period.

	EXHIBIT 1 - CO	NDITIONS OF A	PPROVAL				
	Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project						
Pr	Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)						
	APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015						
	Original City Council Approval Date: May 22, 2013	Ori	ginal Expiration	Date: May 22, 20	16		
	Minor Change Approval Date: May 6, 2015	New	Expiration Date	: November 22, 2	2017		
	Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)		
12.	MM 3.3.5 The project applicant shall be required to implement, or pay a fair share of the costs of the implementation of, the following traffic improvements: Murrieta Road/Scott Road	Prior to the Issuance of Building Permits	Planning and Public Works Depts.	ALL PHASES			
	Install a traffic signal.						
	Construct an eastbound left turn lane.						
	Restripe the southbound shared left-right turn lane as a right turn lane and construct two left turn lanes.						
	Construct an additional eastbound through lane.						
	Construct an additional westbound through lane and a dedicated right turn lane.						
	I-215 Southbound Ramps/Scott Road						
	Restripe the southbound shared left-through lane as a left turn lane and construct a second left turn lane and second right turn lane.						
	Construct three additional eastbound through lanes.						
	Eliminate the westbound left turn lane and construct two additional through lanes and a right turn lane.						
	It should be noted that these improvements are consistent with the planned Bundy Canyon Road/Scott Road and Interstate 215 at Scott Road interchange improvements planned by the Riverside County Transportation Commission funded by the Transportation Uniform Mitigation Fee.						
	I-215 Northbound Ramps/Scott Road						

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) Construct a second northbound right turn lane and restripe the shared left-through lane as a through lane. Construct two southbound right turn lanes. Construct a second eastbound left turn lane and two additional through lanes. Construct two additional westbound through lanes and a shared through-right turn lane. It should be noted that these improvements are consistent with the planned Bundy Canyon Road/Scott Road and Interstate 215 at Scott Road interchange improvements planned by the Riverside County Transportation Commission funded by the Transportation Uniform Mitigation Fee. This project's payment of the TUMF is considered adequate mitigation. During Ground-**ALL PHASES** MM 3.4.2a The following measures shall be incorporated Public Works into project plans and specifications and complied with by disturbina and Building the project applicant at all times during construction: Activities Departments • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph). The construction contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. (As shown in

Table XI-A in Appendix 3.4-1, implementation of this

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) measure is estimated to reduce PM₁₀ and PM_{2.5} fugitive dust emissions by approximately 61 percent.) The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour (mph) or less to reduce PM₁₀ and PM_{2.5} fugitive dust haul road emissions by approximately 44 percent. Prior to issuance of a grading permit, the 14. MM 3.4.2b Prior to the Public Works **ALL PHASES** grading plans shall reference that a sign will be posted on-Issuance of a and Building site stating that construction workers need to shut off **Grading Permit** Departments engines after 5 minutes of idling. The California Air Resources Board, in Title 13, Chapter 10, Section 2485. Division 3 of the California Code of Regulations, imposes a requirement that heavy-duty trucks accessing the site shall not idle for greater than 5 minutes at any location. This measure is intended to apply to construction traffic. MM 3.5.1a The project applicant shall construct at least a Prior to a Planning. **ALL PHASES** 6.5-foot-high decorative block wall or similarly effective Certificate of Public Works noise barrier consistent with the design/wall guidelines of Occupancy and Building the specific plan for lots 33-50 adjacent to Bundy Canyon Departments Road to mitigate for exterior noise impacts to residents. The designed noise screening may only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area and has no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The

recommended noise control barrier may be constructed

using one of the following alternative materials:

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) 1. Masonry block 2. Stucco veneer over wood framing (or foam core), or 1inch-thick tongue-and-groove wood of sufficient weight per square foot. 3. Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot. 4. Earthen berm. 5. Any combination of these construction materials The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. Prior to a **ALL PHASES** 16. **MM 3.5.1b** The project applicant shall construct a 6.0-Planning, foot-high decorative block wall or similarly effective noise Certificate of Public Works barrier consistent with the design/wall guidelines of the Occupancy and Building specific plan for lots 89-96, 131-144, 150-164, and 198-Departments 222 adjacent to Bundy Canyon Road to mitigate for exterior noise impacts to residents. The designed noise screening may only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area and has no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The recommended noise control barrier may be constructed using one of the following alternative materials: 1. Masonry block 2. Stucco veneer over wood framing (or foam core), or 1-

inch-thick tongue-and-groove wood of sufficient weight per

EXHIBIT 1 - CONDITIONS OF APPROVAL

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015

Original City Council Approval Date: May 22, 2013	Original Expiration Date: May 22, 2016			
Minor Change Approval Date: May 6, 2015	New Expiration Date: November 22, 2017			
Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)

		square foot				
	3.	•				
	4.	Earthen berm				
	5.	Any combination of these construction materials				
		The recommended barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.				
17.	MN	M 3.5.1c The project applicant shall provide a "windows closed" condition, requiring a means of mechanical ventilation and standard dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 at first-floor elevations, with upgraded dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 29 at second-floor elevations for lots 33–50, 89–96, 131–144, 152–164, and 198–222.	Prior to a Certificate of Occupancy	Planning and Building Departments	ALL PHASES	
18.	MN	13.5.1d The project applicant shall provide a "windows closed" condition, requiring a means of mechanical ventilation and standard dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 at first- and second-floor elevations for lots 1–3, 145–151, 173, 197, and 223–224.	Prior to a Certificate of Occupancy	Planning and Building Departments	ALL PHASES	
19.	MN	13.5.1e All window and door assemblies used throughout the project shall be free of cutouts and	Prior to a Certificate of	Planning and Building	ALL PHASES	

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structures, fill, or improvements. Anticipated removal depths range from approximately 2 to 14 feet below the

existing surface.

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BMPs shall include, but are not limited to, education,

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Reference to this requirement and to the Migratory Bird

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possible and appropriate based on habitat). All occupied

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land available. There is currently no suitable land adjacent to the project. If relocation of the owls is approved for the site by the Wildlife Agencies, the City shall require the developer to hire a qualified biologist to prepare a plan for

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ground-disturbing

at a US Army Corps of Engineers (USACE) approved or

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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)

	mitigation bank. Mitigation associated with regulatory permits issued through the CDFG, USACE, MSHCP, or the Water Resources Control Board may be applied to satisfy this measure. Evidence of compliance with this mitigation measure shall be provided prior to construction and grading activities for the proposed project.	activities			
28.	MM 3.8.5a The jurisdictional delineation shall be verified by the USACE and the California Department of Fish and Wildlife for waters of the State and submitted to the City for review.	Prior to any vegetation removal or ground-disturbing activities	Planning and Public Works Departments	ALL PHASES	
29.	MM 3.8.5b The project applicant shall ensure that the project will result in no net loss of waters of the United States and waters of the State by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation. Compensatory mitigation may consist of (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants; and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity.	Prior to any vegetation removal or ground-disturbing activities	Planning and Public Works Departments	ALL PHASES	

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	Timing /	Enforcement	Unit/Phase	Verification		
Conditions of Approval	Implementation	/ Monitoring	Areas	(Date and Signature)		

30.	MM 3.8.8a If riparian/riverine habitats covered under the MSHCP cannot be avoided, the project applicant shall submit a Determination of Biological Equivalent or Superior Preservation (DBESP), as outlined in Section 4.2 of the MSHCP Permittee Implementation Guidance Manual, to the City for approval. The project applicant shall ensure that the project will result in no net loss of riparian/riverine habitats by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in the DBESP. Mitigation accomplished under mitigation measure MM 3.8.5b may apply to meet the standards where appropriate.	Prior to any vegetation removal or ground-disturbing activities	Planning and Public Works Departments	ALL PHASES	
31.	MM 3.8.8b The project applicant shall submit plans that illustrate how disturbance to the portion of the project site located within the portion of Cell #5046 of Cell Group J in the Sedco Hills Subunit (SU4) of the Elsinore Area Plan will be avoided for City for approval.	Prior to any vegetation removal or ground-disturbing activities	Planning and Public Works Departments	ALL PHASES	
32.	MM 3.8.8c The project applicant shall submit fees to the City in accordance to the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee Areas, including the MSHCP Mitigation Fee Area and the Stephens' Kangaroo Rat Mitigation Fee Area.	Prior to the Issuance of Building Permits	Planning and Building Departments	ALL PHASES	
33.	MM 3.9.2a At least 30 days prior to the issuance of the first grading permit, the project applicant shall enter into a Cultural Resources Treatment and Tribal Monitoring Agreement with the Pechanga Band of Luiseno Indians.	Prior to ground- disturbing activities	Planning and Building Departments	ALL PHASES	

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During all grading

and construction

During all

grading and

35. **MM 3.9.2c**

Prior to beginning project construction, the

project applicant shall retain a Riverside County qualified

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monitors shall be allowed to monitor all grading, excavation,

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construction

area, the project archaeologist and the Pechanga Tribe will

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the human remains and any associated grave

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in hydrologic regime), an Oak Tree Mitigation Plan

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EXHIBIT 1 - CONDITIONS OF APPROVAL

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Timing /

Implementation

Enforcement

/ Monitoring

Unit/Phase

Areas

Verification

(Date and

Signature)

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

Conditions of Approval

APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015

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	Building Official prior to the issuance of the 1st grading permit.				
44.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."	Prior to Issuance of a Grading Permit	Planning Department	ALL PHASES	
45.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise	Prior to Issuance of a Grading Permit	Planning Department	ALL PHASES	

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by the mitigated negative declaration, a grading environmental assessment shall be approved by the planning director prior to

the issuance of the haul permit.

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content approved by the planning director and city attorney and shall include such provisions as are required by this

EXHIBIT 1 - CONDITIONS OF APPROVAL				
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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)
approval and as said officials deem necessary to protect the				
interests of the City and its residents.				

Timing /

Implementation

Enforcement

/ Monitoring

Unit/Phase

Areas

Verification

(Date and

Signature)

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<u>Pr</u>	ior to Issuance of Building Permits				
53.	Prior to the issuance of the 1st building permit for each phase/planning area, the applicant shall pay all applicable Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering departments.		Building and Engineering Departments	ALL PHASES	
54.	Prior to the issuance of the 1st building permit for each phase/planning area, the applicant shall submit for review and approval by the Planning Department a "Final Site Plan of Development" package (including the required application and deposit fee) for review and approval. All development plans under Tentative Tract Map No. 36388 shall be consistent with the residential site/architectural design guidelines approved under Specific Plan No. 116, Amendment No. 4 (Planning Application No. 11-0261).	Prior to Issuance of the 1st Building Permit for each Planning Sub- Area	Planning Department	ALL PHASES	
55.	Prior to the issuance of the 1st building permit for phase/planning area No. 9, 17A and 18, the applicant shall submit for review and approval by the Planning Department a Minor Plot Plan application for development of each park site. The park development plan shall be consistent with the site planning, design and landscape guidelines of Specific Plan No. 116, Amendment No. 4 (PA No. 11-0261).		Planning Department	ALL PHASES	
56.	Prior to the issuance of the of the 42nd building permit within planning/phase area No 9, the applicant shall have completed construction and installed all park improvements for the 1.8 acre park site approved within this phase/planning area. The	Prior to Issuance of the 42nd Building Permit.	Planning Department	UNIT/PHASE 4	

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	park development shall be consistent with the site planning, design and landscape guidelines of Specific Plan No. 116, Amendment No. 4 (PA No. 11-0261).				
57.	Prior to the issuance of the of the 52nd building permit within planning/phase area No 17A, the applicant shall have completed construction and installed all park improvements for the 1.8 acre park site approved within this phase/planning area. The park development shall be consistent with the site planning, design and landscape guidelines of Specific Plan No. 116, Amendment No. 4 (PA No. 11-0261).	Prior to Issuance of the 52nd Building Permit.	Planning Department	UNIT/PHASE 4	
58.	Prior to the issuance of the of the 44th building permit within planning/phase area No 18A, the applicant shall have completed construction and installed all park improvements for the 1.8 acre park site approved within this phase/planning area. The park development shall be consistent with the site planning, design and landscape guidelines of Specific Plan No. 116, Amendment No. 4 (PA No. 11-0261).	Prior to Issuance of the 44th Building Permit.	Planning Department	UNIT/PHASE 4	
59.	Prior to the issuance of the 1st building permit to construct any signs, the applicant shall submit a Minor Plot Plan application for review and approval by the Planning Director, a master sign program. The proposed sign program shall be consistent with the location and design guidelines approved under Specific Plan No. 116, Amendment No. 4 (PA No. 11-0261).	Prior to Issuance of the 1st Building Permit	Planning Department	UNIT/PHASE 1	
60.	Prior to the issuance of a building permit for development of the commercial parcel, the applicant shall submit a Plot Plan application to the Planning Department for review and approval. The proposed commercial/retail project shall	Prior to Issuance of a Building Permit	Planning Department	PHASE 1 OF THE COMMERCIAL SITE	

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	hydrant shall be designed for any location in a planting area, which would make it necessary to eliminate a tree.		Department		
66.	All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 2 years of the installation.	On-Going	Planning Department	ALL PHASES	
67.	Decorative rock and crushed rock areas shall be allowed in limited quantity, where approved by the Planning Director and City Landscape Architect for maintenance, pathways, or particular use.	On-Going	Planning Department	ALL PHASES	
68.	Cool-season turf grass is discouraged, except as necessary for recreational use areas. Warm season turf grass is allowed. An approved concrete mow strip shall separate all turf and shrub beds, except at individual residences.	On-Going	Planning Department	ALL PHASES	
69.	Planting areas adjacent to streets shall have approved species of trees provided at the rate of one-24" box planted at 30 feet on center.	On-Going	Planning Department	ALL PHASES	
70.	All subdivision individual lots shall have one approved species street tree per lot installed from a 24" box container. Lots with 10 feet or greater planter area between lots shall have an additional street tree installed. Street trees shall be installed one-foot outside the right-of-way within the private area of the residential front yard; at least 5 feet from side property lines, structures, utilities, and driveways; at least 3 feet from water meters and water mainline. No trees shall be planted in drainage swales.	On-Going	Planning Department	ALL PHASES	

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71.	Individual front yard typical landscaping shall be designed to provide a complete and finished looking landscape installation, including yard trees, shrubs and ground covers, without large areas of bark mulch.	On-Going	Planning Department	ALL PHASES
72.	Mature specimen trees in 36-inch and 48-inch boxes shall be supplied in sufficient quantity to provide variety and emphasis at main focal areas, monument signs, and project entries.	On-Going	Planning Department	ALL PHASES
73.	All trees shall be double staked with vinyl/rubber type ties nailed to the lodge pole stakes in at least two vertical locations. Trunk protection devices shall be provided to all trees located in turf grass areas and a 24-inch diameter grass cut-out at the trunk shall be filled with 3 inches of approved bark mulch kept 3 inches away from the tree trunk.	On-Going	Planning Department	ALL PHASES
74.	All irrigation design shall conform to the ETo requirements set forth by Elsinore Valley Municipal Water District (60% ETo). No irrigation design shall force the owner into a tier greater than one upon initial design calculation.	On-Going	Planning Department	ALL PHASES
75.	All irrigation in shrub areas shall be designed and installed using drip irrigation or irrigation measured in gallons per hour.	On-Going	Planning Department	ALL PHASES
76.	The irrigation systems shall be installed using pipe and equipment for reclaimed water.	On-Going	Planning Department	ALL PHASES
77.	A weather-based irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed connected with the irrigation controller.	On-Going	Planning Department	ALL PHASES

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78.	Plant materials within shrub areas shall incorporate low water use species as a general rule, be water-efficient, and hydrozoned. California native plants are encouraged.	On-Going	Planning Department	ALL PHASES	
79.	Root barriers ("Bio-barrier" N, shall be installed for all trees planted within 10 feet of paving along public streets. Within the project, root barriers of a type approved by the City Landscape Architect (continuous and non-paneled), shall be installed for all trees located within 5 feet of paving.	On-Going	Planning Department	ALL PHASES	
80.	No Eucalyptus or plant materials that could freeze shall be utilized in the design.	On-Going	Planning Department	ALL PHASES	
81.	All grass shall be installed from sod in individual residences, if applicable.	On-Going	Planning Department	ALL PHASES	
82.	Bio-swales, drainage areas, detention basins, and open spaces shall incorporate California native plants (ground cover, shrubs, and trees). Un-mowed California native low-water usage perennial grasses and other approved low growing ground covers, may be designed, as approved by the City Landscape Architect as required for the minimum expected soil moisture in the bio-swales, drainage areas, detention basins, and open spaces as a best management practice for water and energy conservation.	On-Going	Planning Department	ALL PHASES	
83.	The landscape plans required as part of the Final Site Plan of Development for each planning/phase area shall reflect the following standards for slopes:	On-Going	Planning Department	ALL PHASES	
	a) All slopes over 3 feet in vertical height, must be landscaped. A minimum of 4 inches of medium grind bark				

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	mulch shall be applied to control erosion and weed growth. Trees shall be located at least 10 feet below the top of the slope, if another residential property is located above the other property. Trees located at the top of the slope should be installed towards the side property lines to preserve the homeowners' views. Shrubs shall be designed in a clustered and massed layout to appear natural. Ground cover shall be planted at a spacing to fill in 100% within 1 year of installation.				
0.4	The landscape contractor is responsible for providing an	On Going	Planning	ALL DHASES	

On-Going

Planning

Department

ALL PHASES

84.	The landscape contractor is responsible for providing an
	agronomic soil report that determines soil fertility and
	recommendations prior to initiating each major area of work.
	The report shall be transmitted electronically to the City
	Landscape Architect, and it shall include recommendations for
	pre-plant and long-term landscape maintenance. The soil
	report shall specifically recommend materials and rates
	representing the area of the project where construction will
	take place. Soil reports for cut or fill slopes shall be provided
	separately from areas that require less grading.

		espendien, men an and manne quine rece greating.				
8	35.	All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic-based materials as a best management practice for storm water source control.		Planning Department	ALL PHASES	
8	36.	All landscaping that drains into existing creeks or drainage areas shall be installed using California native plants.	On-Going	Planning Department	ALL PHASES	

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Prior to

Occupancy

Permits for each

Unit/Phase Area

Planning

Department

ALL PHASES

All required landscaping and irrigation systems shall be

installed in a condition acceptable to the City and in

accordance with the approved landscape construction plans.

The City will conduct inspections to ensure that the landscape

installation is in compliance with the approved landscape

plans.

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Prior to Issuance of a Certificate of Occupancy						
92.	Prior to the issuance of a certificate of occupancy for any dwelling unit within each phase/planning area, all conditions of approval for that phase/planning area shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning and Building Department	ALL PHASES		
ı	PUBLIC WORKS/ENGINEERING/BUILDING DEP	ARTMENT CON	IDITIONS			
G	eneral Conditions					
1.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less within the Oak Creek Canyon project area, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Public Works Dept.	ALL PHASES		
2.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Public Works Dept.	ALL PHASES		
3.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	ALL PHASES		
4.	The proposed access to the basins from Bundy Canyon Road shall be designed in a safe manner and designed and constructed to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	ALL PHASES		

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

Original City Council Approval Date: May 22, 2013	al Date: May 22, 2013 Original Expiration Date: May 22, 2016			16
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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)

5.	The Bundy Canyon driveway for the commercial parcel (Lot 313), shall be restricted and designed as a right-in / right-out. Said design shall be reflected on the future Plot Plan when this site develops.	On-Going	Public Works Dept.	ALL PHASES	
6.	All non standard features, such as stamped concrete and/or pavers shall be outside of the public right of way and the maintenance shall be the responsibility of the Oak Creek Canyon homeowners association. This condition shall be included in the CC&R's required for this project.	On-Going	Public Works Dept.	ALL PHASES	
7.	All proposed gates within any of the phase/planning areas shall be reviewed and approved by the Planning and Public Works Directors prior to installation.	On-Going	Engineering & Planning Depts.	ALL PHASES	
8.	No grading shall be performed within the Oak Creek Canyon project area without first applying for a grading permit from the Public Works Department.	On-Going	Public Works Dept.	ALL PHASES	
9.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Public Works Dept.	ALL PHASES	
10.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.	On-Going	Public Works Dept.	ALL PHASES	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

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Original City Council Approval Date: May 22, 2013 Minor Change Approval Date: May 6, 2015	Original Expiration Date: May 22, 2016 New Expiration Date: November 22, 2017			
Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)

11.	The Developer shall dedicate, design and construct all improvements in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	ALL PHASES	
12.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Public Works Dept.	ALL PHASES	
13.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.	On-Going	Public Works & Building Depts.	ALL PHASES	
14.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued, as determined by the City Engineer.	On-Going	Public Works Dept.	ALL PHASES	
15.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer and Planning Director.	On-Going	Engineering & Planning Depts.	ALL PHASES	
16.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Public Works Dept.	ALL PHASES	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the	On-Going	Public Works Dept.	ALL PHASES	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

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APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015					
Original City Council Approval Date: May 22, 2013	Original Expiration Date: May 22, 2016			6	
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requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.					
O Chauld this project lie within any accomment/hanefit dictrict	On Caina	Dublic Works	ALL DUACEC		

- 18. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the
- 19. The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.

 On-Going

 Public Works

 Dept.

benefit district unless said fees are otherwise deferred.

for the 72" RCP's connecting Lots 315 to 316 and Lots 316 to

- 20. The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project

 On-Going

 Public Works

 Dept.
- boundaries at a grade and alignment as approved by the City Engineer.

 21. All flood control plans to be reviewed shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer.

 22. The HOA shall maintain the connecting lots (Detention Basins)

 On-Going

 Public Works

 Dept.

 On-Going

 Public Works

 UNIT/PHASE 3

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring Areas (Date and **Conditions of Approval** Signature) 320. The 72" RCP shall be placed outside of the paved Dept. improvements for Bundy Canyon to the satisfaction of the City Engineer. 23. The HOA shall obtain an easement for the RCP within Lot 163 On-Going Public Works UNIT/PHASE 4 and 199. Dept. On-Going Public Works The HOA and/or a maintenance district shall maintain the ALL PHASES drainage facilities, water quality basins and areas within the Dept. project boundaries including but not limited to the areas north of Lot 269; between Lot 105 and 106; within Lot 163, 199, 310, 322; between Lot 124 and 125; and the RCP connecting Lots 312 to 321. The HOA shall maintain all open space areas including but not On-Goina Public Works ALL PHASES limited to trails, slopes, terrace drains, interceptor drains, Dept. walls, drainage pipes, headwalls, outfalls, detention basins and their access drives and other associated facilities. On-Going The 36" culvert under Beverly Street shall be resized and Public Works ALL PHASES constructed to handle additional flows from this project to the Dept. satisfaction of the City Engineer. **Prior to Issuance of a Grading Permit** Prior to the issuance of the first grading permit in any UNIT/PHASE 1 Prior to Issuance Public Works phase/planning area, the developer shall submit final of the first Grading Dept. geotechnical soils reports to the City Engineer for review and Permit approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)

28.	Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Public Works Dept.	ALL PHASES	
29.	Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Public Works Dept.	ALL PHASES	
30.	Prior to issuance of grading permits, the Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).	Prior to Issuance of a Grading Permit	Public Works Dept.	ALL PHASES	
31.	Prior to the issuance of a grading permit, the developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering & Planning Depts.	ALL PHASES	
32.	Prior to the issuance of a grading permit, the developer shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality	Prior to Issuance of a Grading Permit	Public Works Dept.	ALL PHASES	

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed preconstruction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer. Prior to the issuance of a grading permit, the developer is to Prior to Issuance Public Works **ALL PHASES** provide the appropriate documentation that will allow this of a Grading Dept. project a waiver for mitigation volume related to the Lake Permit Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed. Prior to the issuance of grading permit, the developer shall Public Works **ALL PHASES** Prior to Issuance prepare and submit a comprehensive drainage study and plan of a Grading Dept. that includes, but is not limited to: definition with mapping of Permit the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with

adequate

supporting

calculations;

improvements to mitigate the impacts of increased runoff from

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EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate. Prior to issuance of a grading permit for Unit/Phase 1, the Public Works ALL PHASES Prior to Issuance developer is to vacate easement #8, 'An easement for sewer of a Grading Dept. and incidental purposes, granted to the Farm, a California Permit Corporation, recorded September 18, 1978 as instrument No. 196924 of O.R. If easement #8 can not be vacated, amended entitlement approvals may be necessary as a result.

	EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project						
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AF	APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015						
				Date: May 22, 201 : November 22, 20			
	Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)		
36.	Prior to issuance of a grading permit, the developer is to vacate easement #7, within Unit/Phase 3, 'An easement for street, ingress, egress and incidental purposes, granted to Title Insurance and Trust Company, a California Corporation, recorded April 9, 1962 as instrument No. 3229 of O.R.' within Unit 3. If easement #7 can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Issuance of a Grading Permit	Public Works Dept.	UNIT/PHASE 3			
Pr	ior to Improvement Plan Approval				<u>'</u>		
37.	Prior to the 1st Improvement Plan submittal, the developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned and potentially going back to Planning Commission and City Council.	Prior to 1st Improvement Plan Submittal	Public Works Dept.	ALL PHASES			
<u>Pr</u>	ior to Final Map Approval				<u>'</u>		
38.	Prior to final map approval, improvement plans shall be prepared, processed, approved and complete the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act, and applies to the conditions of approval Nos. 39 – 75. Prior to final map approval, the construction of all sewer infrastructure required by the EVMWD will serve letter issued as a result of Public Works/Engineering Condition No. 77 shall be secured by a faithful performance bond in the amount of 100% of the	Prior to Final Map Approval	Public Works Dept.	ALL PHASES			

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Approval & Unit 5

design and construct the intersection of Bundy Canyon Road / Sunset Avenue based on the expanded intersection Standard

Dept.

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

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	No. 91 and modified Standard 111, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. A modified expanded intersection may be approved by the City Engineer prior to the development of Unit 5. The developer shall construct Standard 91, Sheet 2 of 2 as modified for half street improvements and to eliminate the 12' southern frontage lane. Compensation for the frontage lanes shall be satisfied by payment of Road and Bridge Benefit District Fee or Development Impact Fee. (added per Minor Change No. 14-0052).				
42.	Prior to Final Map approval, the developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	ALL PHASES	
43.	Prior to Final Map approval, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	ALL PHASES	
44.	Prior to Final Map approval, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road	Prior to Final Map Approval	Public Works & Planning Depts.	ALL PHASES	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

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	Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.				
45.	Prior to Final Map approval, the developer shall submit to the City Engineer traffic control plans along Bundy Canyon Road to ensure the continued flow of traffic during construction.	Prior to Final Map Approval	Public Works Dept.	ALL PHASES	
46.	Prior to Final Map approval, the developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	ALL PHASES	
47.	Prior to Final Map approval, the developer shall execute a maintenance agreement for the maintenance of the detention basins and 72" RCP to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	ALL PHASES	
48.	Prior to issuance of any permit or final map, the developer is to vacate easement #8 on the plot plan (#46 in the title report), 'An easement for sewer and incidental purposes, granted to the Farm, a California Corporation, recorded September 18, 1978 as instrument No. 196924 of O.R. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 1	
49.	Prior to issuance of any permit or final map, the developer is to vacate easement #50 in the title report, 'An easement for public utilities and incidental purposes, granted to The Farm Master Antenna System, Inc., recorded November 20, 1984 as instrument No. 84-250856 of O.R. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 1	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

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50.	Prior to Final Map approval, the developer, shall dedicate, design and construct all internal streets as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 1	
51.	Prior to Final Map approval, the developer, shall dedicate, design and construct Harvest Way West based upon a 66 foot enhanced local, Standard No. 104, as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Prior to the installation of the traffic signal access restrictions may be imposed at this intersection.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 1	
52.	Written permission shall be obtained from the affected property owners allowing the proposed drainage leaving the project boundaries from Lot 300 and 323.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 1	
53.	Prior to Final Map approval, the developer, shall dedicate, design and construct all internal streets as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 2	
54.	Prior to Final Map approval, the developer, shall design and construct Beverly Street, modified Standard 105-A, and associated drainage facilities as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 2	

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55.	Prior to Final Map approval, the developer, shall design and modify the intersection of Bundy Canyon Road / Harvest Way West to incorporate the north leg of the intersection (L Street), as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 2	
56.	Prior to Final Map approval, the developer, shall design and construct a traffic signal at the intersection of Bundy Canyon Road / Harvest Way West, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 2	
57.	Prior to Final Map approval, the developer, shall dedicate, design and construct the intersection of Bundy Canyon Road / I Street, consistent with the tentative map widths, as a right-in/out and left-in intersection, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 2	
58.	Prior to issuance of any permit or final map approval, the developer is to vacate easement #7 on the plot plan (#45 in the title report), within Unit 3, 'An easement for street, ingress, egress and incidental purposes, granted to Title Insurance and Trust Company, a California Corporation, recorded April 9, 1962 as instrument No. 3229 of O.R.' within Unit 3. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	
59.	Prior to issuance of any permit or final map, the developer is to vacate easement #50 in the title report, 'An easement for	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)	
nublic utilities and incidental numbers granted to The Form	T				

	public utilities and incidental purposes, granted to The Farm Master Antenna System, Inc., recorded November 20, 1984 as instrument No. 84-250856 of O.R. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.				
60.	Prior to Final Map approval, the developer, shall dedicate, design and construct all internal streets as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	
61.	Prior to Final Map approval, the developer, shall dedicate, design and construct Harvest Way East based upon a 66 foot enhanced local, Standard No. 104, as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	
62.	Prior to Final Map approval, the developer, shall dedicate, design and construct the intersection of Bundy Canyon Road / Harvest Way East in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	
63.	Prior to Final Map approval, the developer, shall design and construct a traffic signal at the intersection of Bundy Canyon Road / Harvest Way East, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 3	

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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Unit/Phase Areas	Verification (Date and Signature)			

64.	Prior to issuance of any permit or final map, the developer is to vacate easement #50 in the title report, 'An easement for public utilities and incidental purposes, granted to The Farm Master Antenna System, Inc., recorded November 20, 1984 as instrument No. 84-250856 of O.R. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 4	
65.	Prior to Final Map approval, the developer, shall dedicate, design and construct all internal streets as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 4	
66.	Prior to Final Map approval, the developer, shall dedicate, design and construct Harvest Way East based upon a 66 foot enhanced local, Standard No. 104, as identified on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 4	
67.	Prior to Final Map approval, the developer, shall dedicate, design and construct the intersection of Bundy Canyon Road / Harvest Way East in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 4	
68.	Prior to Final Map approval, the developer, shall design and construct a traffic signal at the intersection of Bundy Canyon Road / Harvest Way East, in accordance with the City of	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 4	

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

Original City Council Approval Date: May 22, 2013	Original Expiration Date: May 22, 2016					
Minor Change Approval Date: May 6, 2015	New Expiration Date: November 22, 2017					
	Timing /	Enforcement	Unit/Phase	Verification		
Conditions of Approval	Implementation	/ Monitoring	Areas	(Date and Signature)		

	Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.				
69.	Prior to issuance of any permit or final map, the developer is to vacate easement #50 in the title report, 'An easement for public utilities and incidental purposes, granted to The Farm Master Antenna System, Inc., recorded November 20, 1984 as instrument No. 84-250856 of O.R. If this easement can not be vacated, amended entitlement approvals may be necessary as a result.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 5	
70.	Prior to Final Map approval, the developer, shall dedicate, design and construct Sunset Avenue based upon a 78 foot industrial collector street, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 5	
71.	Prior to Final Map approval, the developer, shall dedicate, design and construct 14 foot trail adjacent to Sunset Avenue, as shown on the tentative map, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 5	
72.	Prior to Final Map approval, the developer shall dedicate, design and construct all appropriate offsite transition on Sunset Avenue in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Final Map Approval	Public Works Dept.	UNIT/PHASE 5	
73.	Prior to Final Map approval, the developer, shall dedicate, design and construct the intersection of Bundy Canyon Road / Sunset Avenue in accordance with the City of Wildomar	Approval	Public Works Dept.	UNIT/PHASE 5	

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring **Areas** (Date and **Conditions of Approval** Signature) Improvement Standards & Specifications and the to satisfaction of the City Engineer. 74. Prior to Final Map approval, the developer, shall design and Prior to Final Map Public Works UNIT/PHASE 5 construct a traffic signal at the intersection of Bundy Canyon Approval Dept. Road / Sunset Avenue, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Prior to Issuance of a Building Permit Prior to the issuance of any building permit, the property Prior to Issuance Building Dept. ALL PHASES owner shall obtain a grading permit and/or approval to of a Building construct from the City Engineer. Permit Prior to the issuance of a building permit, Improvement plans Prior to Issuance Building Dept. ALL PHASES shall be approved by the City Engineer and all improvements of a Building to be constructed shall be secured by the Developer. Permit Prior to issuance of a building permit, SUNBELT shall provide Building Dept. ALL PHASES Prior to Issuance will serve letters form the appropriate water and sewer of a Building agencies and shall construct the RP-23 sewer line identified in Permit the PROJECT EIR, which is also identified in the EVMWD 2008 Wastewater Master Plan. EVMWD shall provide sewer service to the PROJECT and The Farm Mutual Water Company shall not provide PROJECT sewer service. (Item 3.1.1 of Sunbelt/Bridges/Burkett settlement agreement) Prior to issuance of a building permit, the developer shall Prior to Issuance Building Dept. ALL PHASES install streetlights in accordance with the City of Wildomar of a Building Road Improvement Standards & Specification, Improvement

Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project

Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052)

Original City Council Approval Date: May 22, 2013 Minor Change Approval Date: May 6, 2015	Original Expiration Date: May 22, 2016 New Expiration Date: November 22, 2017				
willor Change Approval Date. May 6, 2013	Timing / Enforcement Unit/Phase Verification				
Conditions of Approval	Implementation	/ Monitoring	Areas	(Date and Signature)	

	Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Permit			
79.	Prior to issuance of a building permit, the developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept.	ALL PHASES	
80.	Prior to issuance of a building permit the developer shall annex into all applicable Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.	Prior to Issuance of a Building Permit	Building Dept.	ALL PHASES	
81.	Prior to issuance of a building permit the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, Riverside County Flood Control and Water Conservation District, Southwest Road and Bridge Benefit District (R&BBD) and City Development Impact Fees.	Prior to Issuance of a Building Permit	Building Dept.	ALL PHASES	
82.	Prior to issuance of a building permit the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All	Prior to Issuance of a Building Permit	Building Dept.	ALL PHASES	

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring (Date and **Conditions of Approval** Areas Signature) stormwater quality treatment devices shall be constructed outside of the ultimate public right of way. RIVERSIDE COUNTY FIRE DEPT. **General Conditions** 1. 10.FIRE.999 MAP #50-BLUE DOT REFLECTORS On-Going County Fire **ALL PHASES** Dept. Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.. 10.FIRE.999 MAP-#16-HYDRANT/SPACING County Fire **ALL PHASES** On-Going Dept. Schedule A fire protection approved standard fire hydrants, (6"x 4"x 2 ½") locate one at each street intersection and space no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from hydrant. Minimum fire flow shall be 1000 GPM for 2 hours duration at 20 PSI. and shall include perimeter streets at each intersection and spaced 1000 feet apart. **Prior to Recordation of Final Map** 50.FIRE.999 MAP-#004-ECS-FUEL MODIFICATION. Prior to County Fire **ALL PHASES** Recordation of Dept. ECS map must be stamped by the Riverside County Surveyor Final Map with the following Note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the County Fire Dept. for approval a fire protection/vegetation management that should include but not limited to the

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring **Areas** (Date and **Conditions of Approval** Signature) following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas. ANY HABITAT CONSERVATION ISSUE AFFECTING THE COUNTY **FIRE** DEPT. **FUEL MODIFICATION** REQUIREMENTS SHALL HAVE CONCURRENCE WITH RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY. 50.FIRE.999 MAPS-#46-WATER PLANS. Prior to County Fire **ALL PHASES** Recordation of Dept. The applicant or developer shall furnish one copy of the water Final Map system plans to the County Fire Dept. for review. Plans shall be signed by a registered civil engineer, containing a County Fire Dept. approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the County Fire Dept. for signature. 50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUSTION. Prior to County Fire **ALL PHASES** Recordation of Dept. ECS map must be stamped by Riverside County Surveyor Final Map with the following Note: The required water system, including fire hydrants, shall be installed and accepted by the

appropriate water agency prior to any combustible building

material placed on an individual lot.

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / **Enforcement** Verification Unit/Phase **Implementation** / Monitoring **Areas** (Date and **Conditions of Approval** Signature)

Pı	rior to Issuance of a Grading Permit						
6.	60.FIRE.999 MAP-#004-ECS-FUEL MODIFICATION. ECS map must be stamped by the Riverside County Surveyor with the following Note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the County Fire Dept. for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non-flammable walls along common boundaries between rear yards and open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas. ANY HABITAT CONSERVATION ISSUE AFFECTING THE COUNTY FIRE DEPT. FUEL MODIFICATION REQUIREMENTS SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.	Prior to Issuance of a Grading Permit	County Fire Dept.	ALL PHASES			
Prior to Issuance of Building Permits							
7.	80.FIRE.999 MAP-#50-TRACT WATER VERIFICATION. The required water system, including all fire hydrant (s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Dept. prior to any combustible building material placed on an individual lot. Contact the	Prior to Issuance of a Building Permit	County Fire Dept.	ALL PHASES			

EXHIBIT 1 - CONDITIONS OF APPROVAL Minor Change TM 36388 (PA 14-0052) - Oak Creek Canyon Residential/Commercial Project Project Application: Tentative Tract Map No. 36388 (Planning Application No. 11-0261 & 14-0052) APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 &015 Original City Council Approval Date: May 22, 2013 Original Expiration Date: May 22, 2016 Minor Change Approval Date: May 6, 2015 New Expiration Date: November 22, 2017 Timing / Enforcement Unit/Phase Verification **Implementation** / Monitoring **Areas** (Date and **Conditions of Approval** Signature) Riverside County Fire Dept. to inspect the required fire flow. street signs, all weather surface, and all access and/or secondary. Approved water plans must be at the job site. **Prior to Issuance of Occupancy Permits/Final Inspection** 8. 80.FIRE.999 MAP - MAP INSPECTION OF PRIOR TO Prior to Issuance County Fire **ALL PHASES** BUILD ISSUES: The applicant or developer shall request Fire of Occupancy Dept. Dept. Inspection for all items listed as prior to building permit Permits issuance. County Fire 80.FIRE.999 MAP – RESIDENTIAL FIRE SPRINKLER Prior to Issuance ALL PHASES of Occupancy Dept. Residential fire sprinklers are required in all one and two Permits family dwellings per the California Residential code, California Building Code and the California Fire Code. See NFPA 13D, 2010 Edition or contact the Riverside County Fire Dept. for the Residential Fire Sprinkler Standard. All sprinkler plans must be reviewed and approved prior to installation. West County -Riverside Office 951 955-4777

END

ATTACHMENT C

Copy of TTM No. 36388 with Minor Changes

SCOTT -3 MILES CITY OF MENIFEE CITY OF WILDOMAR VICINITY MAP NOT TO SCALE

TRACT 10995 M.B. 62/88-89

LEGAL DESCRIPTION:

PARCEL 1: THE WEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN

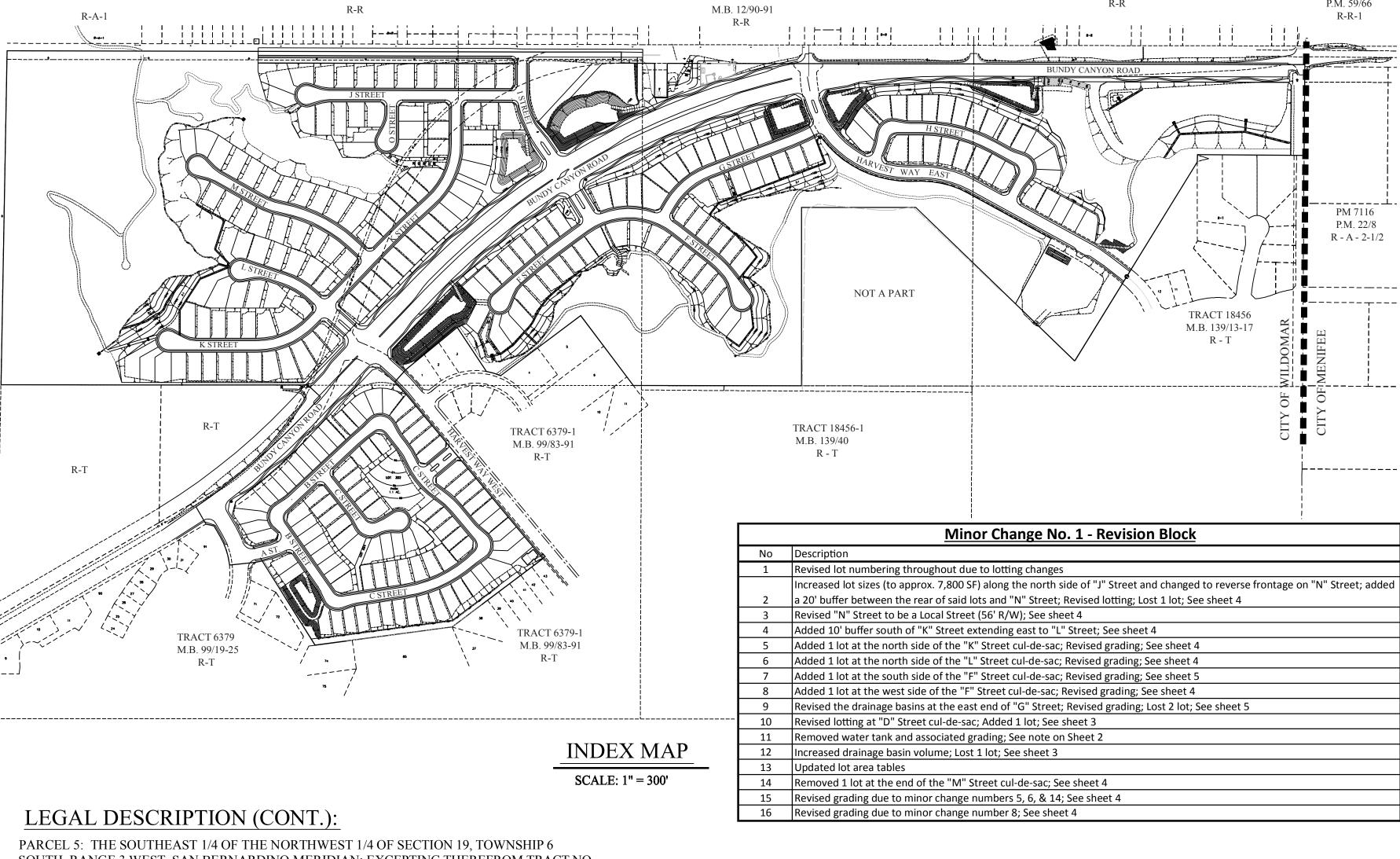
EXCEPTING THERE FROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF BY DEED RECORDED SEPTEMBER 12, 1960 AS INSTRUMENT NO. 79587 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY WATER COMPANY, INC., A CALIFORNIA CORPORATION BY DEED RECORDED JULY 9, 1986 AS INSTRUMENT NO. 159570 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (ASSESSOR'S PARCEL NO.'S: 362-070-021-1; 362-080-008-0; 362-080-08-1; 362-080-009-2)

PARCEL 2: THE WEST HALF OF THE NORTHWEST QUARTER (BEING ALSO DESIGNATED AS GOVERNMENT LOT 2); THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHEAST QUARTER; ALL OF THE ABOVE BEING IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; ALSO EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19: EXCEPTING THERTHEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS RECEORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THAT PORTION THEREOF CONTAINED IN BUNDY CANYON ROAD; ALSO EXCEPTING THAT PORTION CONVEYED TOT HE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 12, 1960 AS INSTRUMENT NO. 79587 OF OFFICAL RECORDS OF RIVERSIDE COUNTY. CALIFORNIA: ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TOT HE FARM, A CALIFORNIA CORPORATION BY DOCUMENTS RECORDED JULY 16, 1976 AS INSTRUMENT NO. 103640 AND APRIL 20, 1979 AS INSTRUMNET NO. 79615 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THE FOLLOWING; THAT PORTION OF THE NORTHEAST QUEARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BOUNDED BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 89°42'40" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 19. 85.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°54'50", AN ARC DISTANCE OF 155.58 FEET; THENCE SOUTH 9°12'10" EAST, RADIAL TO SAID CURVE, 44.00 FEET; THENCE SOUTH 7°24'16" EAST, 270.19 FEET; THENCE SOUTH 0°17'20" EAST, 222.94 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE SOUTH 89°42'40" WEST PARALLEL WITH SAID NORTHERLY LINE OF SECTION 19, 200.00 FEET; THENCE SOUTH 0°17'20" EAST, 200.00 FEET; THENCE NORTH 89°42'40" EAST PARALLEL WITH SAID NORTHERLY LINE 200.00 FEET; THENCE NORTH 0°17'20" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITH TRACT NO. 18456-1, AS SHOWN BY MAP ON FILE IN BOOK 131 PAGES 40 THROUGH 46, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND WITH TRACT NO. 18456, AS SHOWN BY MAP ON FILE IN BOOK 139 PAGES 13 THROUGH 17, INCLUSIVE OF MAPS RECORS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THERFROM THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 19. ALSO EXCEPTING THEREFROM THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 19. (ASSESSORS PARCEL NO.'S 362-070-001-3; 362-070-013-4; 362-070-018-9; 362-070-023-3; 362-080-004-7; 362-080-012-4; 362-090-004-8)

PARCEL 3: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BOUNDED BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°42'40" WEST, ALONG THE NORTHERLINE OF SAID SECTION19, 85.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°54'50", AND ARC DISTANCE OF 155.58 FEET; THENCE SOUTH 9°112'10" EAST, RADIAL TO SAID CURVE, 44.00 FEET; THENCE SOUTH 7°24'16" EAST, 270.19 FEET; THENCE SOUTH 0°17'20" EAST, 222.94 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°42'40" WEST, PARALLEL WITH SAID NORTHERLY LINE OF SAID SECTION 19, 200.00 FEET; THENCE SOUTH 0°17'20" EAST, 200.00 FEET; THENCE NORTH 89°42'40" EAST, PARALLEL WITH SAID NORTHERLY LINE, 200.00 FEET; THENCE NORTH 0°17'20" WEST, 200.00 FEET TO THE TRUE POINT OF BEGINNING. (ASSESSORS PARCEL NO. 362-070-003-5

PARCEL 4: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; (ASSESSORS PARCEL NO. 362-080-005-8)

CITY OF WILDOMAR TENTATIVE TRACT 36388 - MINOR CHANGE NO. 1



SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN MY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 6379 AS SHOWN BY MAPON FILE BOOK 104 PAGES 92 TO 96, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TRACT NO. 6379-1 AS SHOWN BY MAP ON FILE IN BOOK 99 PAGES 83 TO 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMNET RECORDED JUNE 26, 1975 AS INSTRUMENT NO. 75704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (A PORTION OF ASSESSORS PARCEL NO. 362-090-015-8)

PARCEL 6: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN AN 88 FOOT WIDE STRIP OF LAND, 44 FEET IN RIGHT ANGLE WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 2719.57 FEET TO THE BEGINNING OF A 1000 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTH WESTERLY ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE, THROUGH AN ANGLE OF 69°07'30", A DISTANCE OF 1206.45 FEET; THENCE SOUTH 20°25' WEST, A DISTANCE OF 687.91 FEET TO THE BEGINNING OF 1000 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID 1000 FOOT RADIUS CURVE, THROUGH AN ANGLE OF 38°45', A DISTANCE OF 676.31 FEET; THENCE SOUTH 59°10' WEST, A DISTANCE OF 1356.05 FEET TO A POINT WHICH BEARS NORTH 59°15' WEST, A DISTANCE OF 341.42 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 19; ALSO EXCEPTING ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING NORTH WESTERLY OF THE ABOVE DESCRIBED 88 FOOT WIDE STRIP OF LAND; ALSO EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY. CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 26, 1975 AS INSTRUMNET NO 75704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (A PORTION OF ASSESSORS PARCEL NO. 362-090-015-8)

PARCEL 7: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6378 AS SHOWN BY MAP ON FILE IN BOOK 91 PAGES 19 TO 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN BUNDY CANYON ROAD AND THAT PORTION LYING NORTHERLY OF THE NORTHWESTERLY LINE OF SAID BUNDY CANYON ROAD. (ASSESSORS PARCEL NO. 362-090-009-3)

PARCEL 8: THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN; EXCEPTING THEREFROM TRACT NO. 6379-1 AS SHOWN BY MAP ON FILE IN BOOK 99 PAGES 83 TO 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH BUNDY CANYON. (ASSESSORS PARCEL NO. 362-070-006-8; 362-070-010-1; 362-070-024-4)

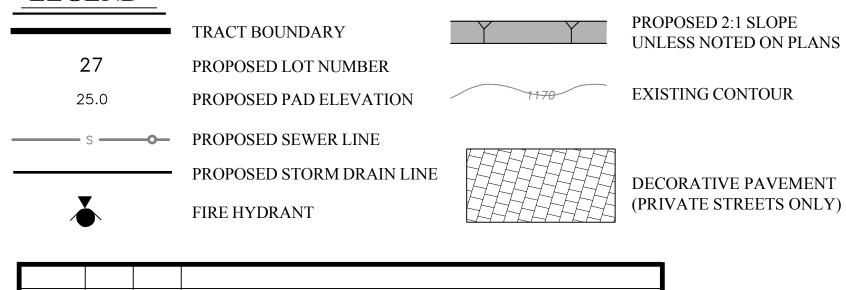
NOTES

1) ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION OF CITY OF WILDOMAR GUIDELINES.

M.B. 13/2-3

- 2) 2010 THOMAS BROS. MAP BOOK PAGE 897, GRIDS G-1, H-1, G-2, & H-2
- 3) THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
- 4) ALL SLOPES ARE 2:1 RATIO UNLESS OTHERWISE NOTED. 5) THIS MAP IS NOT SUBJECT TO FLOODING PER FEMA MAP DESIGNATION ZONE "C".
- 6) SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE OF CITY OF WILDOMAR.
- 7) NO EXISTING STRUCTURES ON PROJECT SITE.
- 8) THIS MAP IS NOT WITHIN THE ALQUIST PRIOLO SPECIAL STUDIES ZONE AND DESERT BLOWSAND AREAS.
- 9) THIS MAP LIES WITHIN THE LAKE ELSINORE UNIFIED SCHOOL DISTRICT. 10) THE PROJECT SITE IS NOT IN WITHIN A LIQUEFACTION OR OTHER GEOLOGIC HAZARD AREA PER THE
- RIVERSIDE COUTNY ENVIRONMENTAL HAZARD MAP.
- 11) RETAINING WALLS SHALL BE VERDURA OR SIMILAR PLANTABLE WALL.
- 12) AVERAGE LOT SIZE IS GREATER THAN 6,000 SQUARE FEET.
- 13) PLANNING DEVIATIONS REQUESTED:
- MINIMUM 30' LOT FRONTAGE LOTS 46, 99, 245, 246, 247, 231, & 232. - MINIMUM 55' LOT FRONTAGE LOTS 254, 255, 256, 257, & 258.
- 14) NO ENGINEERING DEVIATIONS REQUESTED.

LEGEND



REVISED PER CITY COMMENTS #3 11/2012 RV REVISED PER CITY COMMENTS #2 19/14/2012 | RV REVISED PER CITY COMMENTS #1 3/6/2012 RV DATE BY MARK ENGINEER REVISIONS

GENERAL NOTES

PROPOSED USE:

TOTAL SINGLE

LIFT/PUMP STA.

EXISTING ZONING:

PROPOSED ZONING:

THOMAS BROS. COORD'S: PAGE 897, G-1 AND G-2

RESIDENTIAL (S.F.)

SPECIFIC PLAN 116 (THE FARM) AMD. #4 SPECIFIC PLAN 116 (THE FARM) AMD. #4

EXISTING USE: VACANT 275

FAMILY LOTS: TOTAL OPEN SPACE LOTS: 17

137.82 AC. GROSS TOTAL ACRES: 111.67 AC. NET

MINIMUM LOT SIZE: 4500 S.F. 6,730 S.F. AVERAGE LOT SIZE

DENSITY: 1.8 UNIT/AC. (OVERALL) 3.2 UNIT/AC. (DEVELOPÉD)

PROPOSED IMPROVEMENT SCHEDULE "A"

SCHEDULE: SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

UTILITIES

ELSINORE VALLEY MUNICIPAL WATER DISTRICT SEWER:

WATER: THE FARM MUTUAL WATER COMPANY GAS: SOUTHERN CALIF. GAS CO.

ELECTRIC: SOUTHERN CALIF. EDISON

TELEPHONE: VERIZON

TIME WARNER CATV:

ASSESSOR PARCEL NUMBERS

362-070-001, 362-070-003, 362-070-006, 362-070-010, 362-070-013 362-070-018, 362-070-021, 362-070-023, 362-070-024, 362-080-004 362-080-005, 362-080-007, 362-070-008, 362-080-009, 362-080-012 362-090-009, 362-090-015

DEVELOPER

BILL LO SUNBELT COMMUNITIES 27127 CALLE ARROYO, SUITE 1920 SAN JUAN CAPISTRANO, CA. 92675

OWNER

949-218-6023

SUNBELT COMMUNITIES 27127 CALLE ARROYO, SUITE 1920 SAN JUAN CAPISTRANO, CA. 92675 949-218-6023

REPRESENTATIVE

MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC. 41635 ENTERPRISE CIRCLE NORTH, SUITE B TEMECULA, CA 92590-5614 PHONE: (951) 296-3466 FAX: (951) 296-3476

MAP PREPARED BY

VSL ENGINEERING 31805 TEMECULA PARKWAY, SUITE 129, TEMECULA, CA. 92591 PHONE: (951) 296-3930

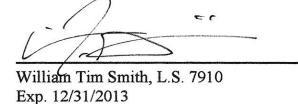
SOURCE OF TOPOGRAPHY

FLOWN AERIAL TOPOGRAPHY BY M.C. SPIRO LAND SURVEYING ON SEPTEMBER 1, 2010.

PRELIMINARY EARTHWORK QUANTITIES

700,000 CUBIC YARDS 700,000 CUBIC YARDS FILL:

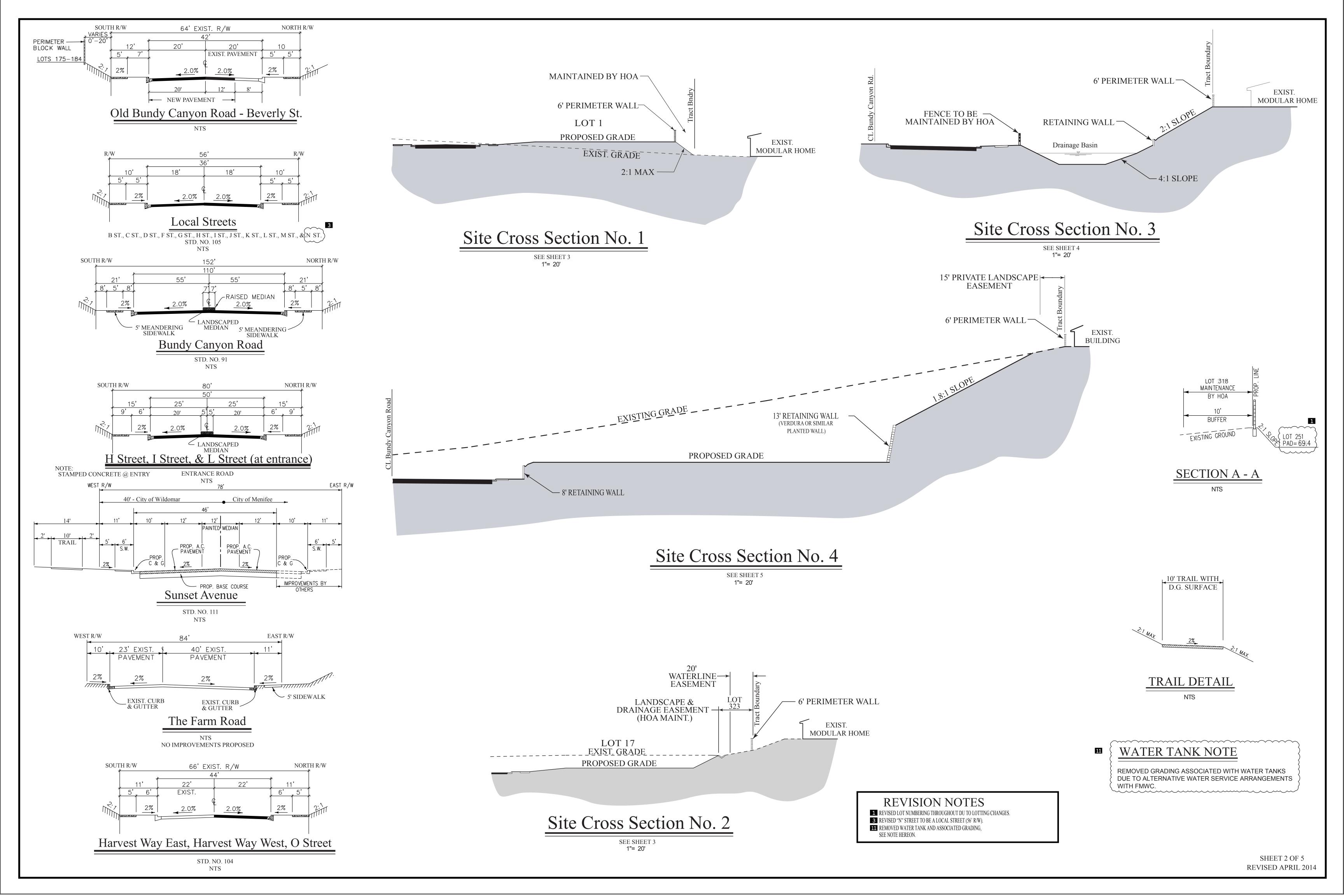
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN ORANGE COAST TITLE COMPANY PRELIMINARY REPORT NO. 1189468-10 DATED AS OF AUGUST 25, 2010, HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACE HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OUIT CLAIMED AND/OR ALL EASEMENTS THAT CAN NOT BE LOCATED ARE NOT HEREON.

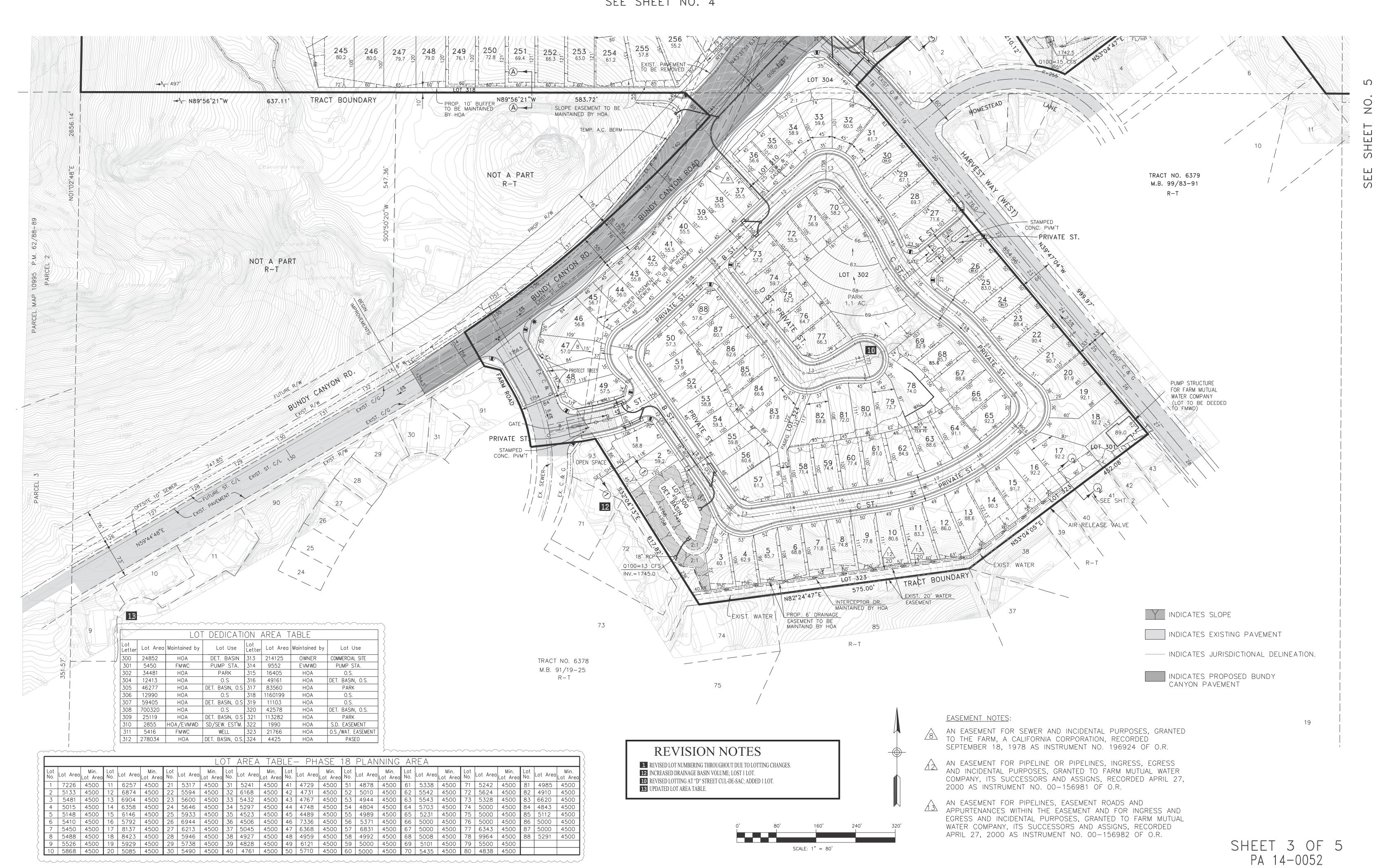


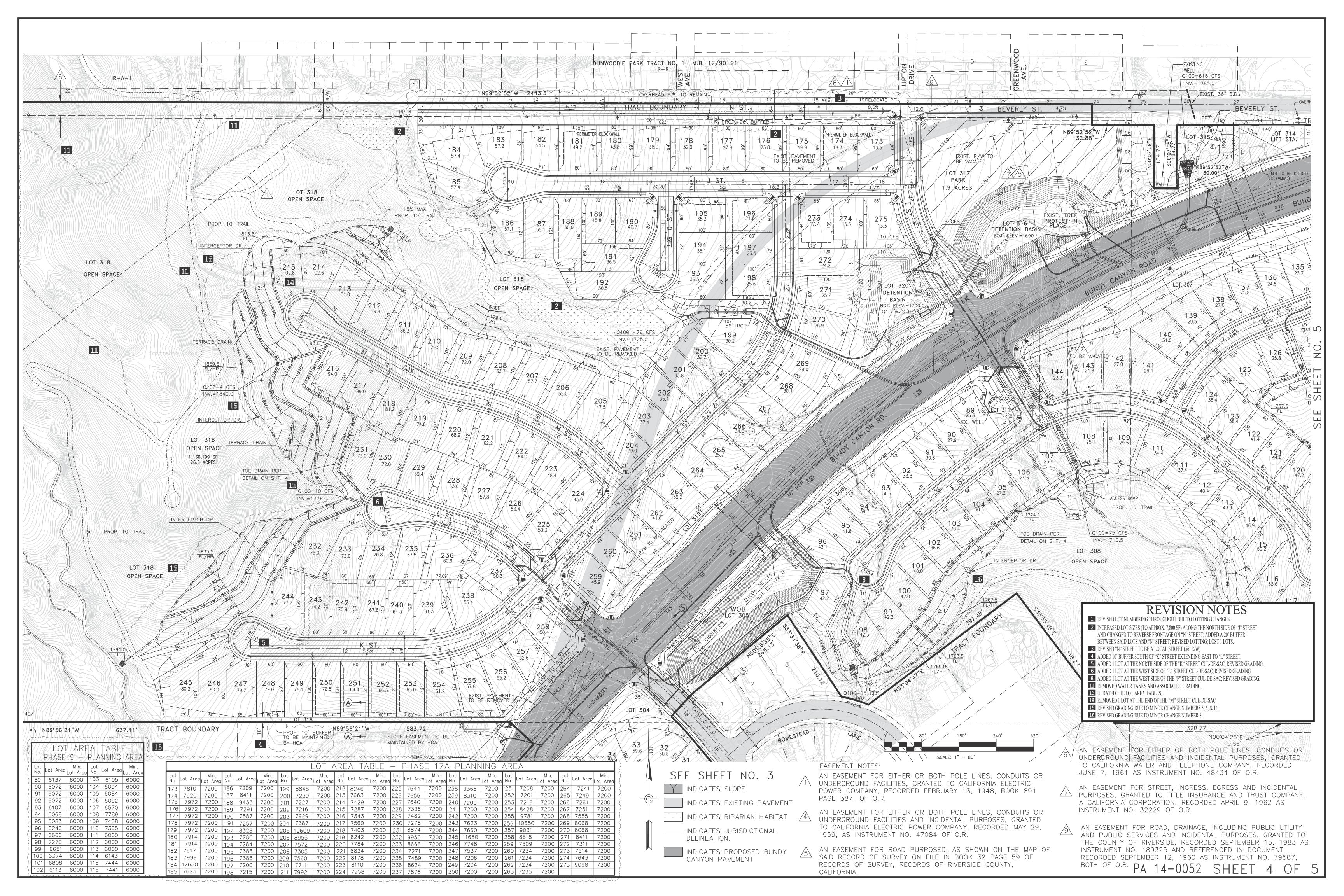
CITY OF WILDOMAR TENTATIVE TRACT NO. 36388 MINOR CHANGE NO. 1

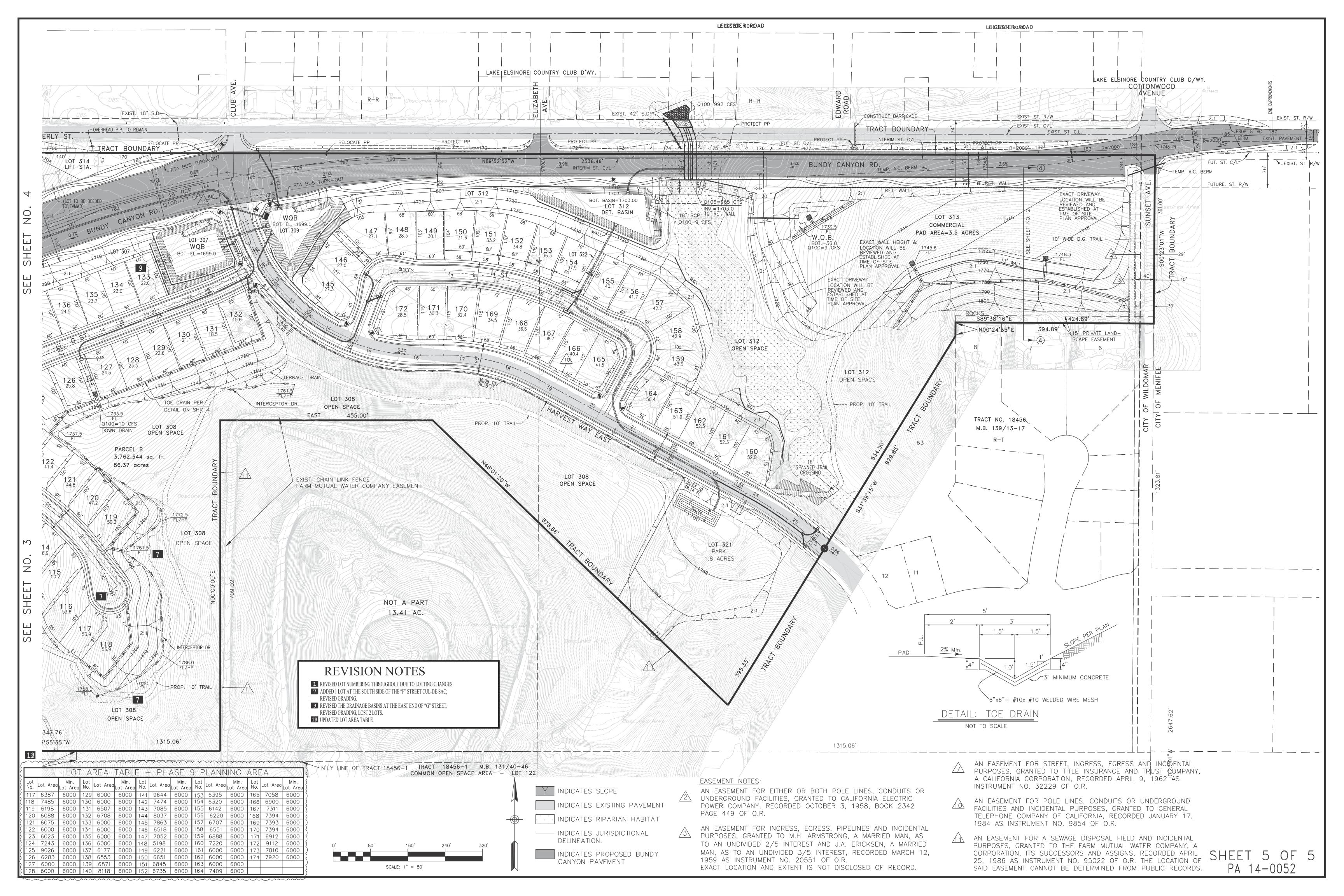
MINOR CHANGE NO. 1 APRIL 2014 DATE PREPARED: NOVEMBER, 2011

> SHEET 1 OF 5 PA 14-0052





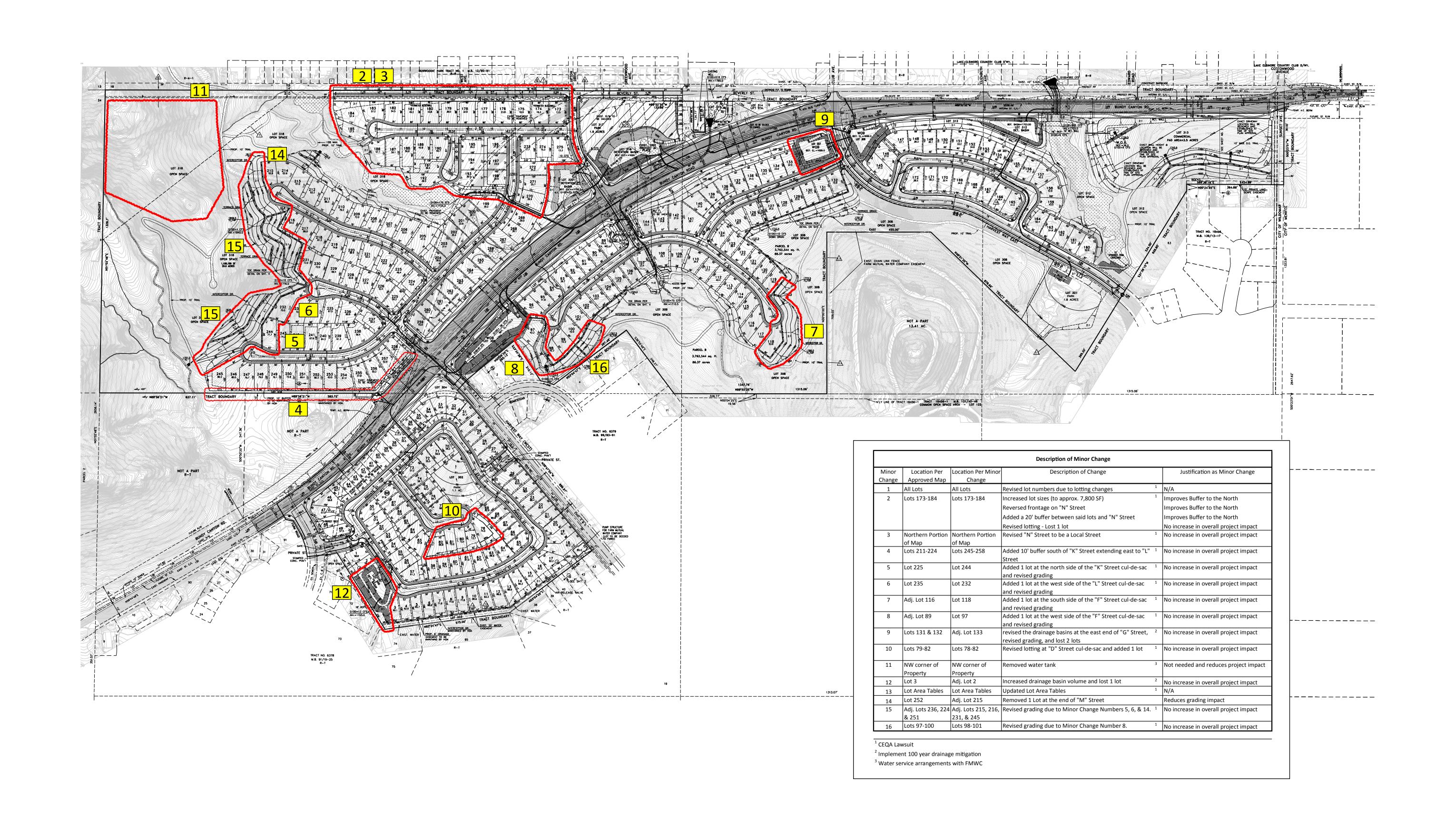




ATTACHMENT D

TTM No. 36388 Minor Changes "Index Exhibit"

CITY OF WILDOMAR TENTATIVE TRACT 36388 - MINOR CHANGE NO. 1



CITY OF WILDOMAR – COUNCIL Agenda Item #1.13 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Debbie A. Lee, CMC, City Clerk

SUBJECT: Parks Funding Measure Citizen's Oversight Advisory Committee

Appointments

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council review the applications for committee membership and make appointments to the Parks Funding Measure Citizen's Oversight Advisory Committee.

BACKGROUND:

On November 6, 2012 Wildomar residents voted on a \$28 annual parcel tax (Measure Z) to assist in the funding of park operations and related park activities as noted in the Measure. The election results were certified by the Riverside County Register of Voters on November 26, 2012, and Measure Z, needing a 66.7% of the vote count, was approved with a Yes vote count of 68.59%.

In February, 2013 the City Council made the initial appointments to the Committee. At their first meeting the members drew envelopes which contained their initial term of office. Three members would serve for one year, and two members would serve for two years. This would start the staggered year process and from then on all appointments would be for two years. The two members whose term of office has expired are Dawn DeVolder and Monty Goddard.

The City received two applications from Doug Ames and Sheila Urlaub. These appointments will be for two years and expire in 2017.

FISCAL IMPACT:

None

Submitted by: Debbie A. Lee, CMC City Clerk Approved by: Gary Nordquist City Manager



Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee Supplemental Questionnaire

Douglas K Ames

PRINT NAME:
PLEASE TYPE OR PRINT LEGIBLY
This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your qualifying experience and accomplishments have been.
A Supplemental Questionnaire is required for Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.
Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.
Signature 10 Fts 15
Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it? I have not yet had the opportunity to be involved in my local government, but I look forward to helping if
given the chance.

2. V F	What is your understanding of the role and responsibilities of the Wildomar Community Parks unding Measure Citizen's Oversight Advisory Committee
r	The Citizen's Oversight Advisory Committee advises the City Council and the Parks Committee on natters related to parks spending. The Oversight Committee should serve as a check and balance to nsure Measure Z funds are properly allocated and accounted for.
P	Why did you apply for the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee and what do you hope to accomplish by your participation?
grown at possible arriving.	wed in Wildomar since 2003 and I retired from the US Navy in 2011. Though my children have not moved away from the area, my four grandchildren visit often, using the area parks as much as a I feel as if I owe a debt to Wildomar and its citizens for all they have done for my family since. The sense of belonging here is something I had not found since I left the Midwest in the mid 80's ne Navy. I simply want to give back to my community and help in some small way. I hope to gain not in local government that will allow me to continue to serve my community.
1	

4. What qualities or experience would you bring that would be an asset to the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee?

I am a retired Navy Senior Chief Petty Officer with over 26 years of service. I know how to lead and manage in stressful situations. I was often responsible for equipment worth tens of millions of dollars and have managed multimillion-dollar maintenance budgets to care for my equipment.

I have served in the Boy Scouts of America in numerous leadership roles since 2003 and I know how to safely plan and execute youth related activities. Campouts and other council wide events I have been in charge of have always come in on or under budget.

I am a detail oriented individual who likes to know the how and why of a project. I strive to ensure funds that I am responsible for are managed to the penny.

I work well with others, always striving to avoid conflict, even though there can be disagreement. I am level headed, realistic, and calm in my approach to difficult matters.

5. What is your experience with governmental accounting?

While serving as the Leading Chief Petty Officer at numerous Navy Commands I was responsible for a fleet of transportation and Support Equipment assets valued in the tens of millions of dollars. While stationed on Naval Aircraft Carriers my crash crane was the single most important item on the flight deck, with flight operations not able to proceed if it was unavailable. This forced me to plan and prepare for any emergency repair and have those items on hand, even when deployed to the far corners of the earth. My maintenance budget to keep my equipment operating was normally several million dollars a year, depending on the mission and the command I was stationed at. In addition, as Leading Petty Officer I routinely counseled junior troops in budgeting and money management, helping them avoid being ripped off by unscrupulous vendors who prey on military personnel.

Is there an advantage of line item budgeting verses a zero based budgeting? Please describe.

Line item budgeting would save time, however, I feel that in a parks situation zero based budgeting would probably be a better way to go since it does not roll over the previous years budget and requires each line item to be justified. I am excited to learn more on how the Oversight Committee conducts business and improve my accounting skill set/

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t au	or nonprone	governmental d	perience with	What is your ex	6.

I have been involved in many audits while serving in the Navy. I served several years as a Quality Assurance Representative conducting audits of maintenance and production work centers. As a young Chief Petty Officer I was flown to the USS NIMITZ specifically to help several work centers prepare for a major audit by the Type Commander (ship's big boss). Although I had never worked in those type of shops previously, my knowledge of the audit process and my ability to quickly study and research led to a flawless audit.

On average, the shops that I worked in, lead, supervised, or were responsible for during my career were audited four times a year. It is safe to say that I was either audited or doing the audit hundreds of times.

As a scout leader, I am often put in charge of small amounts of money for food, campouts, or equipment. While the amount of money is not large, it is extremely important that it be accounted for and managed correctly. Raising money in today's economy can be difficult and some of our families struggle financially. Mismanaging these funds can often be worse than mismanaging much larger government funds and I take this responsibility seriously. I always strive to come in on or under budget and treat each penny as if it were my own.

7. What is your experience with vendor selection and contract review in the public sector?

My duties in the Navy often required me to source parts and services outside the normal supply chain and interact with government vendors. While serving at Assault Craft Unit 5 at Camp Pendleton, I was responsible for the transportation division's fleet of over 50 various vehicles and cranes, all using outside, contracted maintenance. I was responsible for reviewing billing for services provided and for ensuring all areas of the negotiated contract were fulfilled.

8. What is your experience in park maintenance?

I have no park maintenance experience other than installing a swing set or slide for my own children. I was an advisor to my son's (Mike Ames) Eagle project that restored Wildomar's only dog park in 2014. I do know what quality maintenance looks like and I can tell when corners have been cut. One of my jobs in the Navy was that of a Collateral Duty Inspector, requiring that I inspect and approve maintenance performed by trained mechanics and technicians. Some of these jobs were routine oil changes and some were cranes that lifted 22 million dollar LCACs (Landing Craft Air Cushion/hovercraft). When inspected work that I had not performed myself before, I studied the maintenance manuals to become as familiar as possible with the job.

What is your standard level of service for maintenance?

We should strive for excellence and perfection when maintaining our park system. While that is the standard I want, I am also enough of a realist to understand that things wear, break, are misused and vandalized. We need to provide the highest quality park equipment as humanly possible within reason.

9. What is your experience in Recreation Programs?

The Navy has an extensive Moral, Welfare and Recreation program that I benefited from while on active duty and still benefit from while retired. I believe I have a good working knowledge of Recreation Programs and how they should operate. In Boy Scouting I have been involved as a staff member planning, organizing and executing dozens of weekend camps with extensive Recreation Programs built in. We keep the boys and their families going nonstop for three days while providing safe entertainment.

10. What do you feel are some of the key issues facing City parks in the next 5 to 10 years?
The city does not currently have enough parks to serve its citizens. I would like to see the park land near Ronald Regan developed and possibly acquire additional lands for new parks. I realize that this will not be a quick or simple process, but we should be working towards the goal of having enough park areas for the community. While we are expanding we cannot forget the parks that are already there and must continue to maintain them to the highest standards.
11. Describe your goals as part of the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee.
Describe your goals as part of the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee. I want to give back to Wildomar and to learn about local government. I want to work with others to improve our park system and help expand it into something used as a model for others. I just want the opportunity to serve.
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Volunteer Application Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee

City of Wildomar 23873 Clinton Keith Rd Ste. 201 Wildomar, CA 92595 951.677.7751 (phone) 951.698.1463 (fax)

			NT INFORMATION		
Last Name:	Ames		Douglas		
Address:			City:Wildomar Zip	Code: 9259	95
		Cell P	hone:		
Email Address:					
		QUESTION	VAIRE		
Leader and Assistant present.	Cub Master, Boy Scot	ut Troop 332 as Outdoor	ut Pack 323 as Cub Master, Chair, Assistant Scout Mast	er and opportunity	
Management/Human	Resources from the U in February 2016 co S Navy, I have helpe	Iniversity of Phoenix. I ha	nce: I am currently pursuing ive completed 73 of 120 creatly 22 months. I have mana ocute many weekend camp of	ged multi-million dol	lar budgets
While stationed with A Garage television pro	Assault Craft Unit 5 at gram when they desti I's tours of the various	Camp Pendleton I was s	ficer and the face of my divi- elected to assist with and a project. I have served as a ned to. As a scout leader, I Rodeo.	tour guide in dozens	of ports
	kills/Experience: Plan Iti-million dollar budge		mplete overhaul of hundred cting several repairs to outsi	s of items of assigned de vendors while mo	d equipment onltoring their
Computer Skills: Able		rd, Excel, Power Point, a	nd Outlook. Know when it is	s proper to not use s	ocial media
				Resident of Wildon	

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely, and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may
 include a review of sex offender registries, criminal history records, and law enforcement records. I
 understand that volunteer positions may be conditional upon favorable background information as
 determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a
 requested task. Physical requirements of tasks may involve sitting, standing, walking stooping,
 kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling
 heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

	VOLUNTEER CONSENT	
Your signature below indicates that	t you have read each of the above items and	d you agree to be bound by them.
DOUG ANNEC	PIC	10 , FEB, 15
Applicant Name (print)	Applicant Signature	Date



Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee Supplemental Questionnaire

PRINT NAME: Sheila Urlaub

PLEASE TYPE OR PRINT LEGIBLY				
This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your <u>qualifying</u> experience and accomplishments have been.				
A Supplemental Questionnaire is required for Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.				
Please use the space provided for your response. If more space is necess be attached.	sary, one additional page per question may			
Sheila Wilaub Signature	_April 3, 2015 Date			
1. Have you participated in local government as a committ member, or staff? What was your role and what did you participant in local government. I know that as a citizen to do their due diligence, look at what is best for the core.	u learn from it? I have only been a lay I expect those working(for pay or with out)			

2.	What is your understanding of the role and responsibilities of the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee
	When the Parks Measure was passed by the voters it included this committee to review the spending details. I have attended several of the committee meetings and I also believe their purpose is to ensure transparency to ensure no misappropriation or misallocation of funds.

3.	Why did you apply for the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee and what do you hope to accomplish by your participation?
	I have a desire to become more actively involved in our city. I have been a resident since 1992 and I have seen many changes in our community. My hope is to not only be a part of the process but to help get accurate information communicated out to the public.

4. What qualities or experience would you bring that would be an asset to the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee? I have over 20 years in business management and which included overseeing the financials for multiple locations(up to 16 locations). I have been responsible for managing costs and adhering to tight budgets, and reviewing Profit and Loss statements(and detailed balance sheets) to track those costs. I have served on multiple committees while in the private industry. 5. What is your experience with governmental accounting? My experience has been in the commercial world. Is there an advantage of line item budgeting verses a zero based budgeting? Please describe.
My experience has been in the commercial world.
Is there an advantage of line item hudgeting verses a zero based hudgeting? Please describe
In zero based budgeting every line item of the budget must be approved, not just changes. Line item budgeting is simple and is based on historical data. It also makes it easy to justify expenditures. A negative of line item is that it could create just a superficial analysis of expenditures. It assumes things stay the same year over year. Zero based can be more time consuming but provides more advantages for government. Some of these include: Provides for more efficient allocation of resources, forces cost centers to more closely identify their mission, helps to identify obsolete methods.

6	What is your experience with your arrestion and central traview in the public acctor 1 boys worked
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7. What is your experience in park maintenance?	
I have been a user of public parks for almost 50 years.	
What is your standard level of service for maintenance? I have high but reasonable expectations They should be maintained with the average citizen in mind.	
8. What is your experience in Recreation Programs?	
I have been a t-ball coach, a team mom, and a player.	
a a	

We need parks comp	t do you feel are some of the key issues facing City parks in the next 5 to 10 years? If to decide what to do with the area we got from the county, we need to find a way to make our is meet the needs of the majority of our citizens and not just answer to one or two people who plain the loudest. Too often people think only of what "they" would use the park for and do not at it from other viewpoints. We need to make our parks safe but also places for people to have
Over	cribe your goals as part of the Wildomar Community Parks Funding Measure Citizen's sight Advisory Committee. I want to help the city be successful, I want to learn more about is involved in running our parks.

Volunteer Application Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee

City of Wildomar 23873 Clinton Keith Rd Ste. 201 Wildomar, CA 92595 951.677.7751 (phone) 951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION					
Last Name: <u>Urlaub</u>	First Name: _	Sheila	ican water the second	MI:	
Address:			City: Wildon	nar	Zip Code:
92595	162				•
Home:)	Cell Phone: _		
Email Address:	HE		311		
			51: Victoria		
		QUES ⁻	ΓΙΟΝΑΙRE		
What type of Volunteer E 4 years. I do Therapy do					ice of the valleys for
Education, Credentials, Parks & Recreation and Accounting Experience: BA in Organizational Management, Paralegal Certificate, and 20+ years in business management with Profit and Loss responsibilities for single site and district level finances					
Public Communication Experience: I have done presentations for large commercial customers(The Getty Museum, Verizon, Major League Scouting Bureau, etc) I have given presentations to groups of over 250 people.					
Project Leadership Skills I have overseen site setu business. I have helped of Computer Skills: Word, excel, powerpoint,	ups at UCLA, UCI, coordinate the roll	out of new PC	S systems, delivery s		

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

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VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

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- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

	VOLUNTEER CONSENT					
Your signature below indicates that you have read each of the above items and you agree to be bound by them,						
(<u>1</u>			/			
Applicant Name (print)	Applicant Signature	Date				

CITY OF WILDOMAR – COUNCIL Agenda Item #1.14 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Debbie A. Lee, CMC, City Clerk

SUBJECT: Delegation of Authority to Administer and Manage Claims and Actions

Against the City

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF CITY OF WILDOMAR, CALIFORNIA, DELEGATING TO THE CITY MANAGER AUTHORITY TO ADMINISTER AND MANAGE CLAIMS AND ACTIONS AGAINST THE CITY OF WILDOMAR OR ITS OFFICERS OR EMPLOYEES AND CLAIMS AND ACTIONS OF THE CITY OF WILDOMAR

BACKGROUND:

When claims are served on the City, the City Clerk's Office emails the claim to the City's Claim Adjustor, and the City's Insurance Agency, PARSAC. Depending on the nature of the claim, it may also be emailed to Department Heads. This now starts the 45 day time limit in which the City must reject the claim, or pay it. If no action is taken within the 45 days, the claim is automatically rejected by operation of law, and also extends the period of time in which the claimant can bring litigation action against the City.

The investigation into the claim can sometimes take a considerable portion of the 45 days, thus limiting the remaining time to get the claim to the Council. The City Clerk's Office inquired of PARSAC what entities do. What was discovered was that most entities have the City Council delegate that authority to the City Manager. As is the case in cities, the City Manager has a signature limit, and in Wildomar the City Manager has a limit of \$50,000.

The attached Resolution from PARSAC is one which they provide to their entities. The City Clerk's Office worked with the City Attorney to ensure it would work for Wildomar, and after a few clarifications it was approved.

Specifically, if the amount the City is required to pay (not what PARSAC would pay on our behalf) exceeds \$50,000, Staff will bring the claim to a legally noticed meeting of the City Council for action on the claim. In the event a claim turns into litigation, Staff will inform the City Council at closed session.

FISCAL IMPACT:

None

Submitted by: Debbie A. Lee, CMC City Clerk Approved by: Gary Nordquist City Manager

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF WILDOMAR, CALIFORNIA, DELEGATING TO THE CITY MANAGER AUTHORITY TO ADMINISTER AND MANAGE CLAIMS AND ACTIONS AGAINST THE CITY OF WILDOMAR OR ITS OFFICERS OR EMPLOYEES AND CLAIMS AND ACTIONS OF THE CITY OF WILOMAR

BE IT RESOLVED by the City Council of the City of Wildomar as follows:

- 1. The position of City Manager is hereby authorized to allow, deny, allow in part, settle or compromise any claims or action for money or damages against the City of Wildomar, its officers or employees, provided its disposition is not otherwise directed by the City Council or by statute, ordinance, resolution, insurance policy or self-insurance pooling agreement, subject to the following conditions:
 - a. The amount to be paid by the City pursuant to such allowance, settlement or compromise does not exceed \$50,000.
 - b. If the amount to be paid by the City exceeds the authorized amount of \$50,000, the approval of the City Council must first be obtained.
 - c. If the claim is in litigation, the concurrence of the City Attorney or other legal counsel retained by the City of Wildomar representing the City of Wildomar, or its officers or employees is obtained.
- 2. The position of City Manager is hereby authorized to collect, settle, compromise, release or dismiss any claim of the City of Wildomar, provided its disposition is not otherwise directed by the City Council or by statute, ordinance, resolution, insurance policy or agreement, subject to the following conditions:
 - a. The amount of the claim does to be paid by the City does not exceed \$50,000; if it does, the amount to be paid by the City is not less than 90% of the amount of the claim.
 - b. If the amount of the claim to be paid by the City exceeds the authorized amount of \$50,000, and the amount to be paid by the City is less than 90% of the amount of the claim, approval of the City Council must first be obtained.
 - c. If the claim is in litigation, the concurrence of the City Attorney or other legal counsel retained by the City of Wildomar representing the City of Wildomar, or its officers or employees is obtained.
- 3. The position of City Manager is hereby authorized and directed to perform all functions of the City Council, which are provided for in Part 3 (commencing with Section 900) and Part 4 (commencing with Section 940) Division 3.6, Title 1, California Government Code, subject to the conditions and limitations set forth above.

4.	The position of City Manager is hereby authorized to delegate his/her authority
	as set forth above, or any part thereof, subject to such conditions as he/she may
	deem appropriate, to any subordinate officer or employee of the City of
	Wildomar.

PASSED, APPROVED AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.15 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: Certificate of Acceptance - Regency Heritage Park and Adjacent

Easements

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to sign the Certificate of Acceptance.

BACKGROUND:

The County of Riverside deeded to the City of Wildomar certain Lots on November 11, 2009 by Official Record 2009-0608938. The City refers to one of these lots as Regency Heritage Park. The County further intended to deed the lots adjacent to Regency Heritage Park certain strips of land that connect between Grand Avenue and Palomar Avenue. The strips of land enhance the city's trail system by connecting Palomar and Grand Avenue to the Park. Attachment A depicts the various lots.

The County has identified that the 2009 Grant Deed requires a correction to the legal description. The correction is included in Attachment B and referred to herein as 2015 Grant Deed. To record the correction the City shall execute the Certificate of Acceptance. The County will record the correction.

FISCAL IMPACTS:

Maintenance of the Lots for the Trails will now be the responsibility of the City. Estimated annual cost will be identified in the ensuing FY 2015/16 Operating Budget.

Submitted by: Approved by: Daniel A. York Gary Nordquist Public Works Director/City Engineer City Manager

Assistant City Manager

ATTACHMENTS:

- A. Map of Lots associated with Certificate of Acceptance
- B. 2015 Grant Deed with Certificate of Acceptance
- C. 2009 Grant Deed for Regency Heritage Park

ATTACHMENT A



ATTACHMENT B

Recorded at request of and return to: Economic Development Agency Real Estate Division 3403 Tenth Street, Suite 400 Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of the County of Riverside, and is entitled to be recorded without fee. (Govt. Code 6103)

This conveyance is for the benefit of the County of Riverside and, as such is entitled to a free recording In accordance with Government Code 6103 and is Exempt from payment of Documentary Transfer Tax In accordance with Revenue and Taxation Code 11922

Grant Deed

(Title of Document)

**THIS GRANT DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN GRANT DEED RECORDED ON 11/24/09 AS DOCUMENT NUMBER 2009-0608938 OFFICIAL RECORDS OF RIVERSIDE COUNTY, WHICH GRANT DEED CONTAINED AN INCORRECT LEGAL DESCRIPTION

Recorded at request of and return to: Economic Development Agency Real Estate Division 3403 Tenth Street, Suite 400 Riverside, CA 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: REGENCY HERITAGE PARK APN: 370-493-027, 370-493-028, 370-500-018, 370-500-019, 370-500-020,

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Successor Agency to the Redevelopment Agency for the County of Riverside, a public body, corporate and politic (the "Successor Agency")

GRANTS to the CITY OF WILDOMAR, a political subdivision, and by virtue of the State of California, described as:

Parcel 2: Lots 81, 82, 83 and 84 of Tract 23111, as shown by Map on file in Book 238 pages 20 through 24 of Maps, Records of Riverside County, California.

Date: O4/13/2015

By: Alex Gann,
Deputy County Executive Officer

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By:

SUCCESSOR AGENCY TO THE

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public body, corporate and politic (the "Successor"

Recorded at request of, and return to: City of Wildomar 23873 Clinton Keith Road, Suite 201 Wildomar, California 92595

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ NONE

REGENCY HERITAGE PARK APN: 370-493-027, 370-493-028 370-500-018, 370-500-019 370-500-020

CERTIFICATE OF ACCEPTANCE

The correction of that certain grant deed recorded on 11/24/09 as Document Number 2009-0608938 Official Records of Riverside County. Parcel 2 more specifically defined as: Lots 81, 82, 83 and 84 of Tract 23111, as shown on Map on file in Book 238 pages 20 through 24 of Maps, Records of Riverside County, California

CITY OF WILDOMAR, a municipal corporation:

Date	May 13, 2015	Ву: _	Gary Nordquist, City Manager	-,,
			Gary Moraquist, City Manager	

On <u>May 13, 2015</u>, before me, Debbie A. Lee, City Clerk, personally appeared Gary Nordquist, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Debbie A. Lee, City Clerk, City of Wildomar

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)ss

On 04/13/15, before me, Jana Lea Roush a Notary Public, personally appeared Alex Ganh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[SEAL]



ATTACHMENT C

Recorded at request of and return to: Redevelopment Agency for the County of Riverside P.O. Box 1180 Riverside, California 92502-1180 Attn: Real Property Division

FREE RECORDING
This instrument is for the benefit of the
Redevelopment Agency for the County
of Riverside, and is entitled to be
recorded without fee.
(Govt. Code 6103)

APN: 370-500-020 Project: HERITAGE PARK DOC # 2009-0608938 11/24/2009 08:000 Fee:NC Page 1 of 7

Recorded in Official Records County of Riverside Larry W. Ward



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GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

GRANT(S) to the CITY OF WILDOMAR, a political subdivision, and by virtue of the State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

Date: June 30, 2009

ATTEST:

Chairman

KECIA HARPER-IHEM, Clerk of the Board

Deputy

EXHIBIT "A"

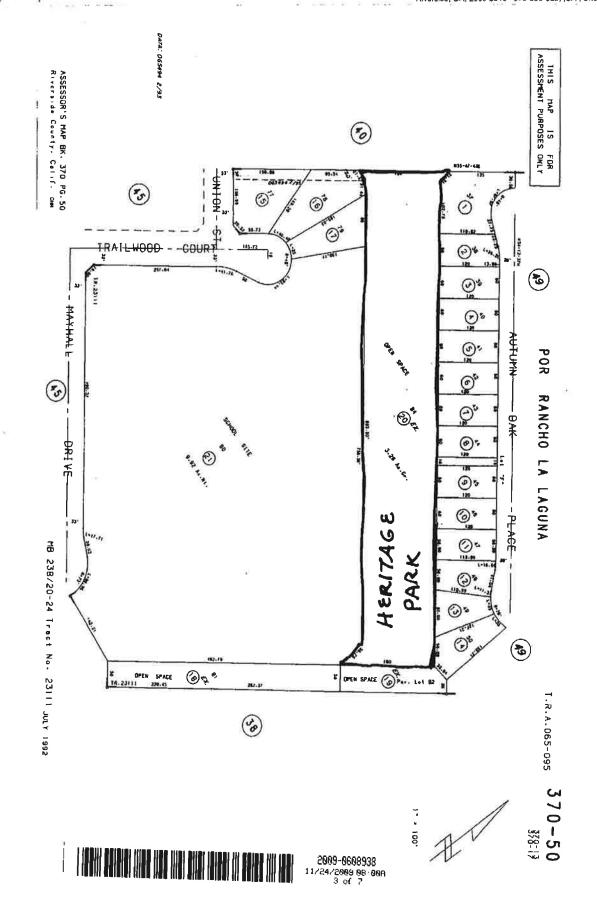
LEGAL DESCRIPTION

APN 370-500-020

PARCEL 1: LOTS 81 AND 82 OF TRACT 23111-1, AS SHOWN BY MAP ON FILE IN BOOK 214, PAGES 97 THROUGH 101 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL 2: LOTS 81 AND 82 OF TRACT 23111-1, AS SHOWN BY MAP ON FILE IN BOOK 238, PAGES 20 THROUGH 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA





COUNTY OF RIVERSIDE

On June 30, 2009, before me, Sandi Schlemmer, Deputy Clerk, personally appeared Jeff Stone, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem Clerk of the Board of Supervisors

(SEAL)



LARRY W. WARD COUNTY OF RIVERSIDE ASSESSOR-COUNTY CLERK-RECORDER

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

http://riverside.asrclkrec.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors (embossed on document)



Date:

6-30-09

Signature:

Dand Tehlemmel

Print Name:

Sandi Schlemmer, Deputy Clerk - Riverside County Clerk of the Board



2003-0608938 \$172472999 08:99A 5 of 7



CITY COUNCIL MEMBERS

BOB CASHMAN BRIDGETTE MOORE MARSHA SWANSON SCOTT FARNAM SHERYL ADE

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the City of Wildomar, a Municipal Corporation, by the within instrument, the provisions of which are incorporated by this reference as though fully set forth in this Certification, is hereby accepted by the undersigned officer(s) on behalf of the City pursuant to authority conferred by the Wildomar City Council Resolution and the Grantee consents to recordation thereof by its duly authorized officer.

Dated.	Michael Kashiwagi, City Engineer 30
Dated: 9 24 09	By: Frank Ovledo, City Manager
	ACKNOWLEDGEMENT
State of California)	
)SS	
County of Riverside)	
on 09-24-09	before me, Debbic A. Lee, City Clerk, City of Wildomar, personally
appeared Frank ovied	whose names (s) is/are subscribed to the within instrument and
person (s) acted, executed the	ERJURY under the laws of the State of California that the foregoing is true
Arueiu a. à	(SEAL)
	TO THE STATE OF TH





LARRY W. WARD COUNTY OF RIVERSIDE ASSESSOR-COUNTY CLERK-RECORDER

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

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

The signature page of this document for the City of Wildomar is Page 7.

The City Clerk of the City of Wildomar, California, is responsible for the City Seal. The Seal is embossed and contains the following wording:

City of Wildomar State of California July 1, 2008

Date:

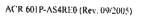
11/24/2009

Signature:

Dennie a. Der

Print Name:

Debbie A. Lee





2009-0608938 11/24/2009 08:00A

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.16 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

SUBJECT: Video Surveillance Administrative Policy

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the Video Surveillance Administrative Policy.

BACKGROUND/DISCUSSION:

Security cameras will be used where needed to discourage violations of the City's codes and laws and to assist City staff in preventing the recurrence of any violations and, when necessary, to provide law enforcement assistance in prosecuting criminal activity. The purpose of this Administrative Policy is to establish guidelines for the use of digital video cameras at City facilities.

Video monitoring and recording will be conducted in a manner consistent with all existing local and applicable laws and ordinances. Cameras may be installed in locations where staff and patrons would not have an expectation of privacy. Examples include common areas of the Parks, Cemetery and other City facilities such as entrances, public seating, delivery areas and parking lots. Cameras will not be installed in areas where staff and public have a reasonable expectation of privacy, such as restrooms. Signage of video surveillance will be posted, except when used in criminal surveillance. Staff using or having access to the system and usage rights will be assigned by the City Manager or designee.

FISCAL IMPACT:

None

Submitted & Approved by: Gary Nordquist City Manager

ATTACHMENTS

Video Surveillance Administrative Policy

Attachment A

Video Surveillance Administrative Policy

Public Safety Camera System

PURPOSE AND SCOPE

The City of Wildomar ("City") operates a public safety camera system at City facilities to detect and deter crime, to help safeguard against potential threats to the public, and to assist City officials in providing services to the community. The value of public video surveillance must be balanced with the need to protect our core constitutional rights and values, including privacy and anonymity, free speech and association, government accountability, and equal protection.

Therefore, the City has formulated guidelines to assist local officials charged with authorizing, designing, and managing public video surveillance systems. The City has designed the scope and capabilities of the public video surveillance system to minimize its negative impact on constitutional rights and values and to provide for technological and administrative safeguards to reduce the potential for misuse and abuse of the system.

PROCEDURE

The following procedures have been established for the effective operation of the public safety camera system.

RECORDING METHODS

- The networked video surveillance cameras may be recording at all times.
- When requested by law enforcement, images are released in a suitable medium to comply with admissible evidence standards.
- Video recordings and photos obtained through the surveillance system will be released in accordance with all applicable laws on a case by case basis. No release of surveillance recordings or images will occur without prior authorization by the City Manager or his/her designee.

TRAINING

Personnel involved in video monitoring will be appropriately trained and supervised.

PROHIBITED ACTIVITY

Video monitoring will be conducted in a professional, ethical and legal manner. The public safety camera system will not be used to invade the privacy of individuals, to look into private areas or areas where the reasonable expectation of privacy exists. All reasonable efforts will be taken to protect these rights. Video monitoring shall not be used to harass, intimidate or discriminate against any individual or group.

PUBLIC NOTICE / INFORMATIONAL SIGNS

Except in the case of covert operations or confidential investigations, all public areas that are monitored by public safety cameras shall be marked in a conspicuous manner with appropriate signs to inform the public that the area is under surveillance. Signs shall be designed to ensure visibility.

REVIEW OR RELEASE OR OF VIDEO IMAGES

The review or the release of video images shall be done only with the authorization of the City Manager or his/her designee and only with a properly completed written request.

Video images will be released in accordance with the terms of the California Public Records Act. However, video images may be exempt from disclosure as part of a criminal investigation pursuant to Government Code § 6254(f) or other applicable exemption.

ANNUAL REVIEW OF THE PUBLIC SAFETY CAMERA SYSTEM

The City Manager or his/her designee will conduct an annual review of the public safety camera system. The annual review will include an inventory of video monitoring installations, date of installation, adherence to this policy and any proposed policy changes. The results of each review will be documented and maintained by the City Manager or his/her designee. Any concerns or deviations from this policy will be addressed promptly and effectively.

APPOINTMENT OF SYSTEM ADMINISTRATOR(S)

The City Manager shall have the authority to issue implementing regulations and procedures consistent with this policy and to appoint authorized system administrators who will have the ability via password protection to capture, download, monitor and / or reposition system cameras as deemed necessary. Any change in established and approved camera positions and viewing angles must be approved solely by the City Manager.

RIV #4816-4997-2258 v2

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.17 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: Levy and Collection of Special Taxes within Community Facilities

District No. 2013-1 (Services) for Fiscal Year 2015-16

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) FOR FISCAL YEAR 2015-16

BACKGROUND:

The State legislature enacted the Mello-Roos Act in 1982 to assist public agencies in financing certain public improvements by creating community facilities districts (CFDs) and either issuing tax exempt securities that are repaid by annual levy of special taxes within the CFD, or to provide for the financing of on-going public services through a special tax levied on parcels within the CFD.

In 2013, the City established CFD No. 2013-1. Two special taxes are levied on properties within the CFD to fund the maintenance of certain improvements and to fund public safety services. The improvements maintained by the CFD include items such as landscaping and lighting, water quality improvements, graffiti, street sweeping, and trails and park maintenance. In addition, the CFD finances certain public safety services to meet the increased demands new development places on police and fire protection services.

The original area within the CFD encompasses 132 residential units in two tracts, with a maximum annual tax of \$590.00 per unit, per year. The original tracts included in the CFD are split into Tax Zone 1, consisting of Tract 32535 (81 units), and Tax Zone 2, consisting of Tract 31479 (51 lots). The tax rate approved at the time of the CFD's formation included a Maximum Special Tax A of \$346 per unit per year for public facility maintenance services, and Maximum

Special Tax B of \$244 per unit per year for public safety services. Both of these tax rates are proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2% for Special Tax A and 5% for Special Tax B. On February 11, 2015, Tracts 25122 and 32078 annexed into the District as Tax Zone 3 at the same tax rates as Tax Zones 1 and 2. The Zone 3 total build out will be 154 Residential Lots subject to Special Tax A and Special Tax B.

Annually, the City Council determines the amount of the special tax for CFD 2013-1 (Services) that should be charged to cover service expenses consistent with the rate and method of apportionment approved by the City Council at the time the CFD was formed.

FISCAL IMPACT

Community Facilities District No. 2013-1 (Services) will generate a maximum special tax of \$158,156.37 in special taxes for Fiscal Year 2015-16. Expenses for Fiscal Year 2015-16 for Zone(s) 1-3 cannot be estimated at this time because certificates of occupancy and acceptance of the facilities have not occurred at the time of filing the annual report. Contract amendment(s) to city maintenance contractor(s) will be presented to City Council and the CFD 2013-1 (Services) amounts will be encumbered at the time the services are deemed to be rendered.

Submitted by: Dan York Assistant City Manager Public Works Director / City Engineer

Approved by: Gary Nordquist City Manager

Attachments:

Resolution 2015-

Resolution Exhibit A - Specific Rates and Amounts of the Special Taxes Rate and Method of Apportionment

RESOLUTION NO. 2015-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), FOR FISCAL YEAR 2015-16

WHEREAS, the City Council ("City Council") of the City of Wildomar ("City"), California, previously initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all of which are authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being found at Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California ("Act"). This community facilities district shall hereinafter be referred to as the City of Wildomar Community Facilities District No. 2013-1 (Services) (the "Community Facilities District"); and

WHEREAS, the City Council, as the legislative body of the Community Facilities District, is authorized under the Act to levy certain special taxes to pay for the costs of certain services (the "Special Taxes"); and

WHEREAS, Section 53340(b) of the Act provides that the legislative body of a community facilities district may provide, by resolution, for the levy of the special tax in the current year or future tax years at the same rate or at a lower rate than the rate provided by resolution, if the resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the clerk or other official designated by the legislative body with the county auditor on or before the 10th day of August of that tax year; and

WHEREAS, the City Council of the City of Wildomar previously, as authorized by Section 53340(a) of the Act, authorized the levy of the Special Taxes to pay for costs and expenses related to said Community Facilities District, and the City Council now desires to establish and levy the rate of the Special Taxes to be collected for the Fiscal Year 2015-16.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AS FOLLOWS:

Section 1. Recitals

All of the above recitals are true and correct.

Section 2. Specific Rate and Amount of Special Taxes for Fiscal Year 2015- 16 Determined and Established

The specific rates and amounts of the Special Taxes to be collected to pay for the costs and expenses of the Community Facilities District for Fiscal Year 2015-16 are hereby determined and established as set forth in Exhibit "A" attached hereto and incorporated by reference.

Section 3. Special Taxes Used to Pay for Services

That the proceeds of the Special taxes shall be used to pay, in whole or in part, the costs of financing the following services and facilities:

Maintenance and lighting of parks, parkways, streets, roads and open space.

Section 4. Special Taxes to be Collected by Riverside County

The Special Taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected by the County of Riverside on behalf of the City of Wildomar, and shall be subject to the same penalties, procedure, sale, and lien in case of any delinquency for ad valorem taxes or as otherwise provided for by the City Council.

All revenues so collected either on the Riverside County tax roll or by any other method shall be paid into the City of Wildomar treasury and credited to a special fund, which shall only be used for the Community Facilities District in the manner specified above.

Section 5. Levy of Special Taxes Authorized By City Council

The City Council hereby levies the Special Taxes for the Fiscal Year 2015-16 at the rates and with respect to the parcels as set forth in Exhibit A attached hereto. The City Manager or his designee is hereby authorized and directed to file with the Riverside County Auditor-Controller no later than August 10, 2015, in the format and media specified by Riverside County, subject only to permitted extension by the Riverside County Auditor-Controller, a certified list of all parcels subject to the Special Tax levies including the amount of the Special Taxes to be levied on each parcel of taxable property in the Community Facilities District for Fiscal Year 2015-16.

<u>Section 6.</u> Officers and Agents of the City of Wildomar

The officers and agents of the City of Wildomar are, and each of them hereby is, authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the levy of the Special Taxes for Fiscal Year 2015-16 as provided in this Resolution. Further, that all actions heretofore taken by the officers and agents of the City of Wildomar with respect to the levy of the Special Taxes for Fiscal Year 2015-16 are hereby approved, confirmed and ratified.

Section 7. Severability

Should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. Effective Date

This Resolution shall become effective upon adoption by the City Council.

Section 9. Certification

The City Clerk shall certify to the passage and adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

EXHIBIT A

City of Wildomar CFD 2013-1 (Services) Preliminary 2015-2016 Special Tax (behind this page)

EXHIBIT A CITY OF WILDOMAR Community Facilities District No. 2013-1 (Services) Preliminary 2015-2016 Special Tax

Assessor Parcel Numbers	FY 2015-16 Maximum Tax
Parcer Numbers	Waxiiiuiii Tax
380-130-018	\$7,692.19
380-130-002	\$7,135.04
380-120-002	\$3,342.87
380-120-001	\$3,360.84
380-110-006	\$9,956.71
380-110-005	\$8,177.44
380-100-006	\$6,002.78
380-100-005	\$5,876.97
380-100-004	\$3,900.01
362-240-032	\$3,898.11
362-240-031	\$3,866.68
362-240-029	\$7,749.07
362-240-023	\$3,882.40
362-240-020	\$3,866.68
380-080-008	\$9,461.94
380-080-009	\$9,303.36
380-080-012	\$4,757.40
380-080-014	\$33,196.08
380-080-015	\$14,977.00
380-400-001	\$7,752.80

Total: 14 parcels \$158,156.37

RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR

A Special Tax (the "Special Tax") shall be levied on and collected from each Assessor's Parcel (defined below) in Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2014, in an amount determined by the City Council of the City of Wildomar, acting ex officio as the legislative body of CFD No. 2013-1, by applying the rates and method of apportionment set forth below. All of the real property in CFD No. 2013-1, 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. 2013-1 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. 2013-1, or any designee thereof associated with fulfilling the CFD No. 2013-1 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2013-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2013-1 for any other administrative purposes of CFD No. 2013-1, 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 Wildomar, 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 of 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 Taxable Property after issuance of a building permit for expansion or renovation of such building.

"CFD" or **"CFD No. 2013-1"** means the City of Wildomar Community Facilities District No. 2013-1 (Services).

"City" has the meaning set forth in the preamble.

"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 March 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^{st} of any year to and including the following June 30^{th} .

"Land Use Category" 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 March 1 preceding the Fiscal Year in which the Special Tax is being levied.

"Maximum Special Tax" means the Maximum Special Tax A and/or Maximum Special Tax B, as applicable.

"Maximum Special Tax A" means the Maximum Special Tax A, as determined in accordance with Section C., below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2013-1.

- "Maximum Special Tax B" means the Maximum Special Tax B, as determined in accordance with Section C., below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2013-1.
- "Multi-Family Residential Property" means any Assessor's Parcel of residential property that consists of a building or buildings comprised of attached Residential Units available for rental, but not purchase, by the general public and under common management.
- "Non-Residential Property" 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.
- "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 completed Residential Units have been 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. 2013-1 as set forth in the documents adopted by the City Council at the time the CFD was formed.
- "Single Family Residential Property" means any residential property that consists of a building comprised of attached or detached residential units available for purchase or rent by the general public.
- "Special Tax(es)" means the Special Tax A and/or Special Tax B 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 B"** means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax B Requirement.

"Special Tax A Requirement" means that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2013-1 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for (i) 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 Requirement" means that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of CFD No. 2013-1 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for (i) police protection services, (ii) fire protection and suppression services, (iii) fund an operating reserve for the costs of Services as determined by the Administrator, and (iv) Administrative Expenses. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

"Taxable Property" means all Assessor's Parcels within CFD No. 2013-1, which are not Exempt Property.

"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. Exhibit "C" identifies the Tax Zone in CFD No. 2013-1 at formation; additional Tax Zones may be created when property is annexed into the CFD.

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

"Tax Zone 2" means the geographic area the specific area identified on the CFD Boundary Map as Tax Zone 2.

"Tract(s)" means an area of land within a subdivision identified by a particular tract number on a Final Map approved for the 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. 2013-1 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.

C. MAXIMUM SPECIAL TAX RATES

1. Special Tax A

For purposes of determining the applicable Maximum Special Tax A 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. For Parcels of undeveloped property zoned for development of single family attached or multi-family units, the number of Residential Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan, or by assigning the maximum allowable units permitted based on the underlying zoning for the Parcel. 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 levied against the Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Residential Units by the Maximum Special Tax A per Residential Unit identified for the Tracts in Table 1 below.

a. <u>Developed Property</u>

(i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 1 is shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 for a Residential Unit within the Tracts are identified in Table 1 below:

TABLE 1
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2015 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 Taxable Property is shown in Table 2 is shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per Residential Unit within the Tracts is identified in Table 2 below:

TABLE 2
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

On each July 1, commencing on July 1, 2015 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 Taxable Property is shown in Table 3 shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per acre within the Tracts are identified in Table 3 below:

TABLE 3
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$1,762 per Acre
2	31479	\$1,541 per Acre

On each July 1, commencing on July 1, 2015 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

The Special Tax B is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax Requirement B.

a. <u>Developed Property</u>

(i) Maximum Special Tax B

The Maximum Special Tax B for Fiscal Year 2014-2015 for each Land Use Class is shown in Table 4. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B for the Tract or Tracts annexed.

TABLE 4
Maximum Special Tax B Rates

Land Use Class	Description	Unit	Maximum Special Tax B
1	Single Family Residential	RU	\$244.00
2	Multi-Family Residential	RU	\$173.00

On each July 1, commencing on July 1, 2015 the Maximum Special Tax B 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 five percent (5.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2013-1, is an Exempt Property.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. The Special Tax A shall be levied for each Fiscal Year as follows:

<u>First</u>: 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;

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

<u>Third</u>: 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

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the Council shall determine the Special Tax B Requirement and shall levy the Special Tax B until the aggregate amount of Special Tax B equals the Special Tax B Requirement.

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

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2013-1 from time to time. As each annexation is proposed, an analysis will be prepared to determine the annual cost for providing Services. Based on this analysis, the property to be annexed, pursuant to California Government Code section 53339 et seq. will be assigned to the appropriate Maximum Special Tax rate for the Tract or Tracts when annexed.

F. TERM OF SPECIAL TAX

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

G. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2013-1, any Assessor's Parcel in any of the following categories; (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) Assessor's Parcels which are privately owned but are encumbered by or restricted solely for public uses; or (iv) any Assessor's Parcel which is 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(es) that is disputed. A representative(s) of CFD No. 2013-1 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 representative'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(es) shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2013-1 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT 1

CITY OF WILDOMAR COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

COST ESTIMATE

Maintenance Services - The estimate breaks down the costs of providing one year's maintenance services for FY 2015-2016. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2013-1.

TAX ZONE 3 Tract Nos. 25122/32078

Item	Description	Estimated Cost
1	Landscape and Lighting Maintenance	\$19,035
2	Graffiti, Street Sweeping, & Pavement Management	\$15,316
3	Parks and Trail Maintenance	\$16,643
4	Administration and Reserves Costs	\$2,310
Total		\$53,304

Safety Services - It is estimated that the cost of providing police and fire protection services being funded by Special Tax B for the Community Facilities District No. 2013-1 (Services) as outlined in Exhibit 2 hereto, will be as follows for the first year:

- \$244.00 per residential unit for single family residential property
- \$173.00 per residential unit for multi-family residential property

MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE

Tax Zone	Tract	Fiscal Year	Maximum Special Tax A Per Residential Unit	Maximum Special Tax B Per Residential Unit	Subdivider
1	32535	2014-15	\$346.00	\$244.00	CV Communities LLC
2	31479	2014-15	\$346.00	\$244.00	Rancon Equity Partners III
3	25122/ 32078	2015-16	\$346.00	\$244.00	Rancho Fortunado Inv, LLC

ESCALATION OF MAXIMUM SPECIAL TAXES

Maximum Special Tax A - On each July 1, commencing on July 1, 2015 the Maximum Special Tax A 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.

Maximum Special Tax B - On each July 1, commencing on July 1, 2015 the Maximum Special Tax B 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 five percent (5.0%), whichever is greater.

EXHIBIT 2

CITY OF WILDOMAR COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2013-1, 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-ways, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. In addition, the services which may include some or all costs attributable to police protection, and fire services. 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; 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, 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. 2013-1; as well as local roads within residential subdivisions located within CFD No. 2013-1; and any portions adjacent to the properties within CFD No. 2013-1; and
- (d) police protection services, including but not limited to criminal justice services, and fire protection and suppression services.

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 shall be limited to those provided within the boundaries of CFD No. 2013-1 or for the benefit of the properties within the boundaries of CFD No. 2013-1, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2013-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2013-1 before CFD No. 2013-1 was created.

EXHIBIT 3

CITY OF WILDOMAR COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) PROPOSED BOUNDARIES

SHEET 1 OF 1 SHEET

272

BOUNDARIES - POTENTIAL ANNEXATION AREA

COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PROPOSED BOUNDARIES OFTHE POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), CITY OF WILDOWAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY OUTLING THE CITY OF WILDOWAR AT A REGULAR MEETING THEREOF, HELD ON 1244 DAY OF Feb. 20 14 BY ITS RESOLUTION NO. 2014-27

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE

RECORDED THIS (\$1% DAY OF FEBRUALEY) 20 14
AT THE HOUR OF 1:12 OCLOCK EM IN BOOK 36
PAGE 64 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.: 2014-0062326 LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER

Maken DEPUTY

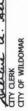
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> S\$ CITY CLERK
> CITY OF WILDOWAR

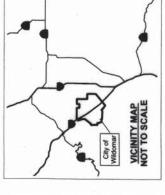
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS JAM DAY OF F.b., 2014

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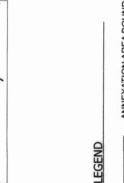
CITY OF WILDOMAR



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ANNEXATION AREA BOUNDARY



CLINTON KEITH RD

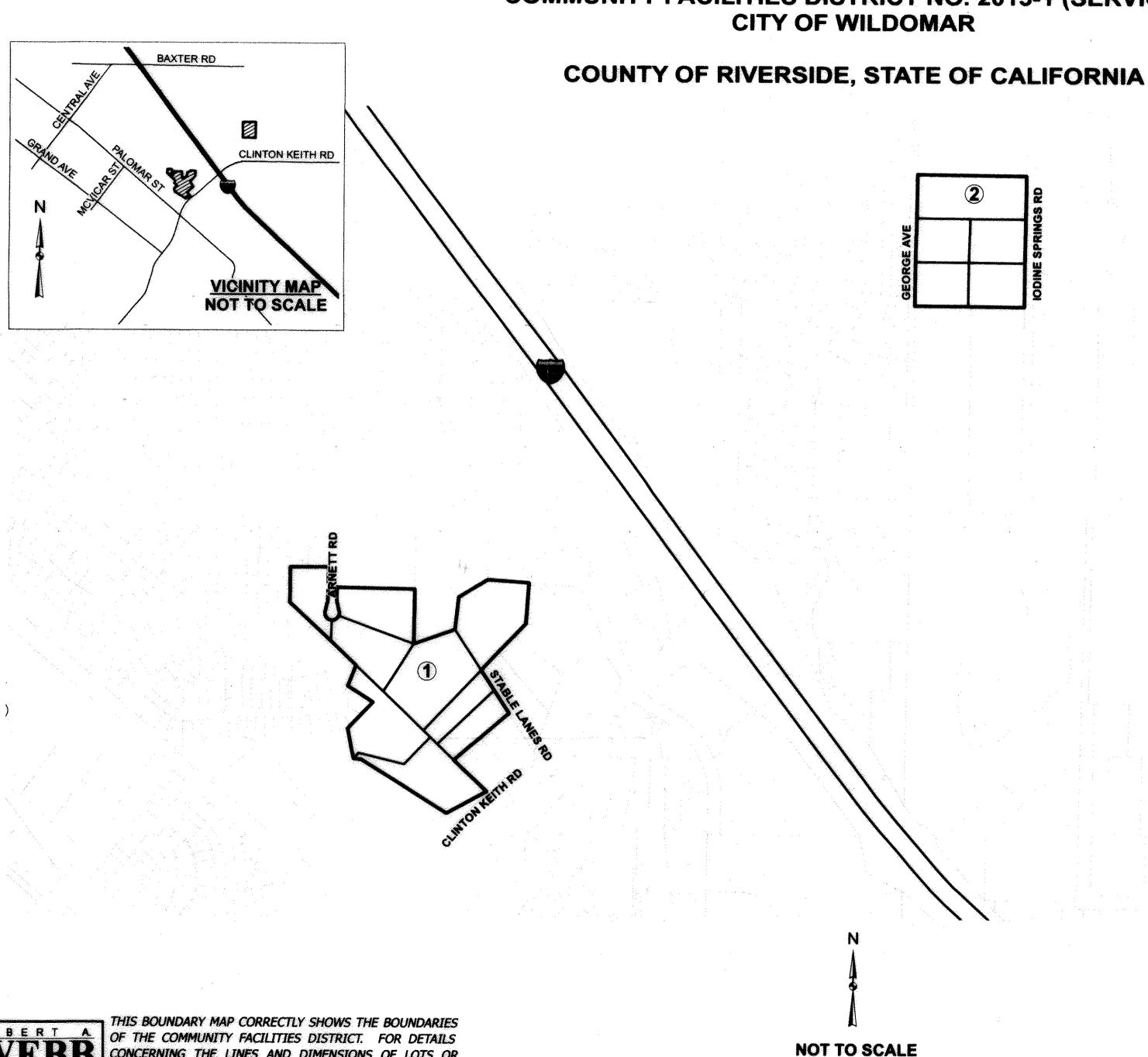
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NOT TO SCALE W.O. 13-0124

SHEET 1 OF 3 SHEETS

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)



I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON 12th DAY OF Feb., 2014, BY ITS RESOLUTION NO. 2014-07

ALLERK Q. Du CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 1844 DAY OF Feb., 2014.

CITY OF WILDOMAR

RECORDED THIS 18th DAY OF FEBRUARY, 2014 AT THE HOUR OF 1:17 O'CLOCK P.M IN BOOK 76 PAGE 65-670F MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$ 14.00 NO.: 2014-0062325

LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER

LEGEND **CFD BOUNDARY**

PARCEL LINE

TAX ZONE

OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2013-2014.

W.O. 13-0124

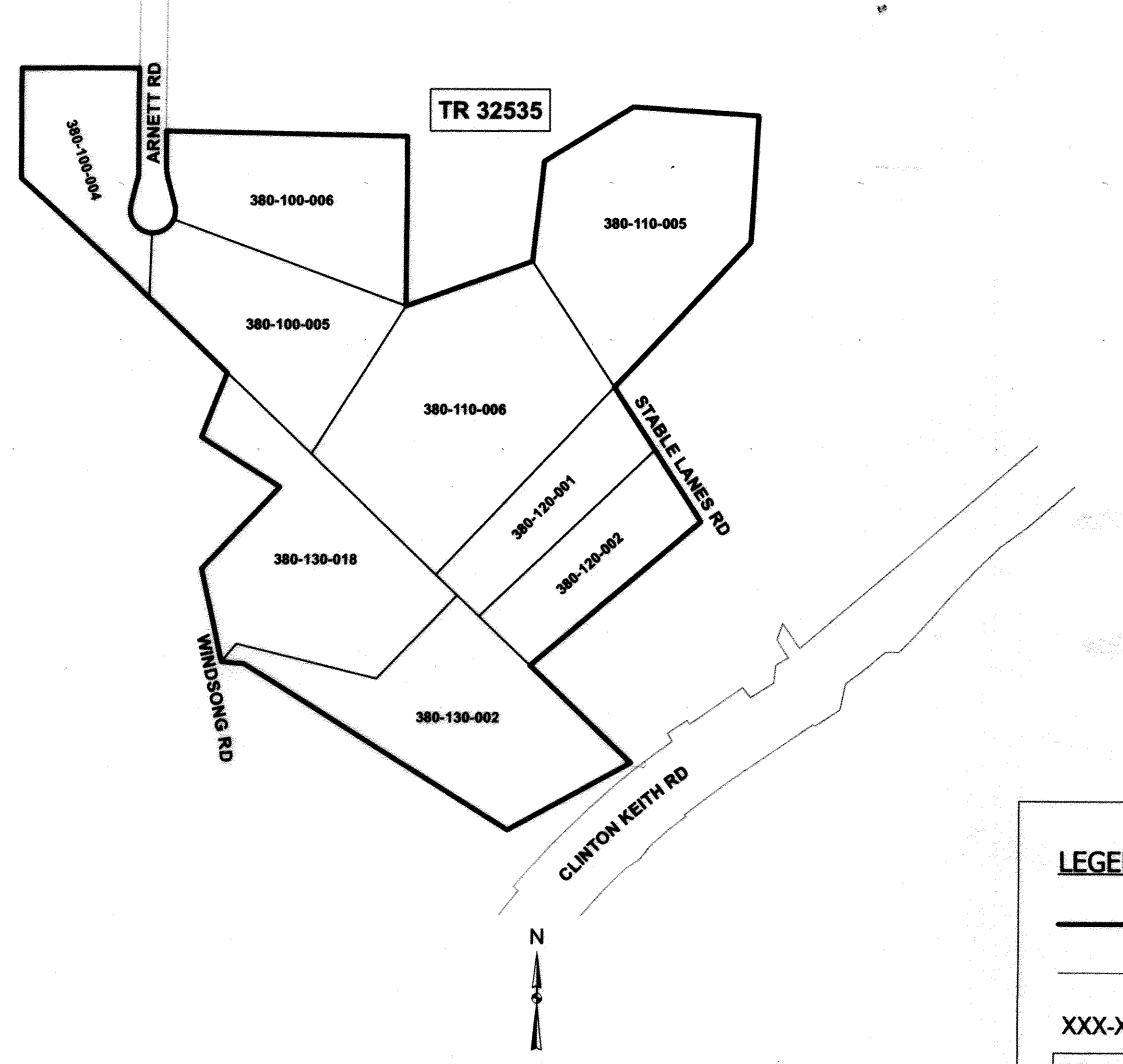
SHEET 2 OF 3 SHEETS

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TAX ZONE 1



NOT TO SCALE

LEGEND

CFD BOUNDARY

PARCEL LINE

XXX-XXX-XXX

ASSESSOR PARCEL NUMBER

TR xxxxx

TRACT MAP

<u>VICINITY MAP</u> NOT TO SCALE

> THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2013-2014.

CLINTON K

BAXTER RD

W.O. 13-0124

SHEET 3 OF 3 SHEETS

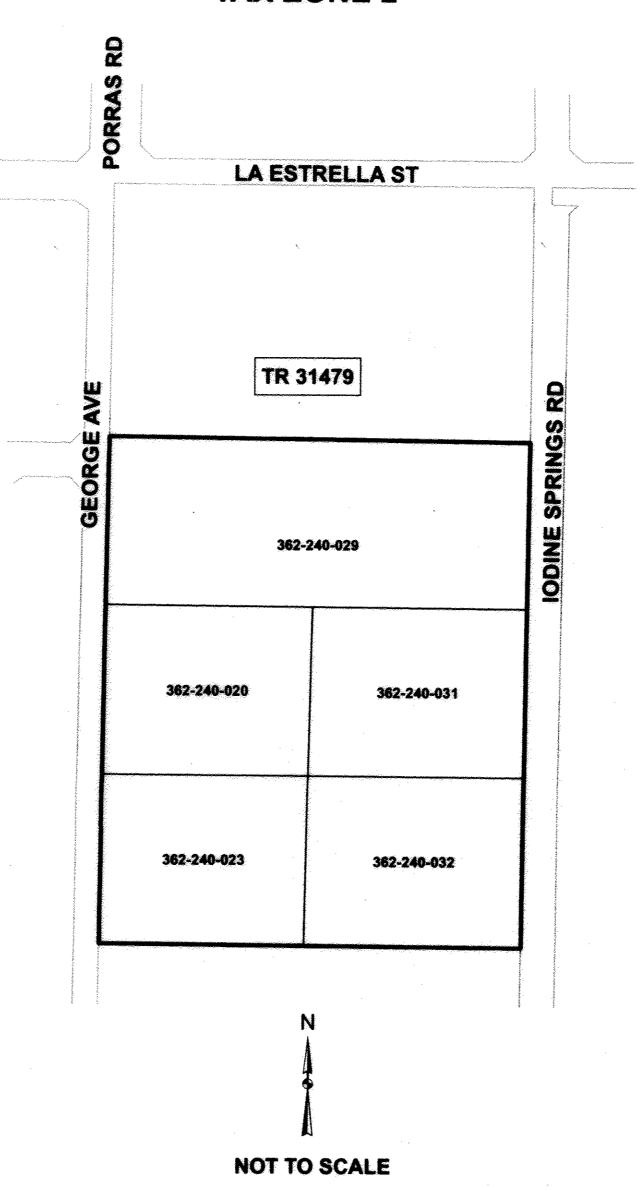
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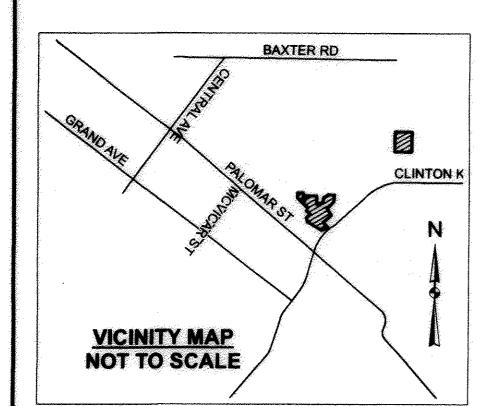
PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TAX ZONE 2





ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2013-2014.

CFD BOUNDARY
PARCEL LINE

XXX-XXX-XXX ASSESSOR PARCEL NUMBER

TR XXXXX TRACT MAP

W.O. 13-0124

80

ANNEXATION MAP NO.

COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 22 May OF DECEMBER 2014

X

CITY CLERK
CITY OF WILDOWAR

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON FEBRULARY 18, 2014, 1N BOOX 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 65-67 AND AS INSTRUMENT NO. 2014-0062325,IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FALLITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF STRENGES, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO BE ANNEXED TO COMMUNITY PACLILITES DISTRICT NO. 2013-1 (SENVICES) OF THE CITY OF WILLDOWAR, COUNTY OF TRYESIDE, STATE OF CALIFORNIA, WAS APPROVED BY REVENSIDE, STATE OF CALIFORNIA, WAS APPROVED BY

THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON THE 10 TH 1

CITY CLERK CITY OF WILDOMAR During a.

RECORDED THIS JULY DAY OF DISSEMBLE 2014 AT THE HOUR OF 12/20 OCLOCK AM IN BOOK 72 PAGE QL 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.: NO.: NO.: NO.: NO.: NO.: <a href="https://dulin.com/du FEE: \$10 00

(m)

380-800-013

DEPUTY Lucas

... B.

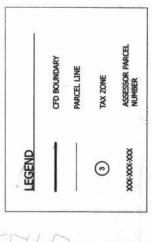


JUNTON KEITH RD VICINITY MAP BAXTER RD

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCENING THE LINES AND DIMENSIONS OF LOTS OR PRACEIS REPER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2014-2015.

NOT TO SCALE

WEBB SSOCIATES



13-0124 W.O.

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #1.18 CONSENT CALENDAR Meeting Date: May 13, 2014

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

PREPARED: Jason Farag, Assistant Engineer

SUBJECT: Stormwater Management/BMP Facilities Agreement for Plot Plan 10-

0222 – Plaza de Bundy Canyon (City Project 13-0109)

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manger to execute a Maintenance Agreement with the developer of Plot Plan 10-0222, Plaza de Bundy Canyon, LLC, for the project's Water Quality Management Plan (WQMP).

BACKGROUND:

The City approved grading and improvement plans for Plot Plan (PP) 10-0222 on April 15, 2014. PP 10-0222, also known as Plaza de Bundy Canyon, is an approved commercial development located at the northeast corner of Bundy Canyon Road and Angels Lane. The vicinity map in Attachment 1 and Precise Grading Plan sheet in Attachment 2 illustrate the location of the project site and nature of the development.

PP 10-0222 was conditioned to develop a Water Quality Management Plan (WQMP). The City accepted the developer's WQMP on April 7, 2014. The WQMP indicates how water quality will be managed onsite to reduce pollutants from entering into the City's MS4/Storm Drain System. The WQMP includes the construction of post-construction Best Management Practices (BMPs) to address water quality and to provide treatment to mitigate negative impacts to water quality. The BMPs for PP 10-0222 include three underground infiltration trenches located beneath the site's parking lot and four bioretention facilities located on the southern and western boundaries of the site (WQMP Site Plan - Attachment 3). The WQMP and conditions of approval also require the developer to enter into a Stormwater Management/BMP Facilities Agreement (Agreement - Attachment 4) for the continued maintenance of the BMPs and drainage facilities (WQMP facilities). Among other things, the maintenance agreement requires the landowner to maintain and inspect the WQMP facilities and also permits the City entrance to the property to inspect the WQMP facilities. If the landowner has not maintained the WQMP facilities, this agreement allows the City to take whatever steps necessary to correct the deficiencies at the landowner's expense.

FISCAL IMPACTS:

There are no fiscal impacts to the City as this time. In compliance with the City's NPDES/MS4 Permit, the City will be required to perform inspections of the WQMP facilities during the lifetime of the development and also receive and/or process verifications from the landowner indicating that the WQMP facilities are being maintained. The inspections and processing of landowner verifications are not paid for by the landowner and as such, will require that the City use its own funds to perform the inspections and process verifications. If the landowner fails to maintain the WQMP facilities and the City expends funds to maintain the WQMP facilities to ensure the City's MS4/Storm Drain System is protected, this Agreement obligates the developer to pay the City for all associated costs incurred.

Submitted by: Daniel A. York Assistant City Manager Public Works Director/City Engineer Approved by: Gary Nordquist City Manager

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Precise Grading Plan (Sheet 1)

Attachment 3 – WQMP Site Plan

Attachment 4 - Stormwater Management/BMP Facilities Agreement



Figure 1 - Aerial Image of Plot Plan 10-0222



Figure 1 - Aerial Image of Plot Plan 10-0222

GENERAL NOTES:

- 1. ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE APPENDIX CHAP. 33 AS AMENDED BY ORD. 457. 2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING
- 3. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- ALL GRADING MORE THAN 5000 CY SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY SOIL EXPLORATION COMPANY, INC. DATED JUNE 20, 2013. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT AND SHALL INCLUDE: FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT
- 5. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT
- 6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-227-2600.

CUT/FILL NOTES:

- MAXIMUM CUT AND FILL SLOPE = 2, 1
- 8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE
- 9. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2: 1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- 10. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE
- 11. A FINAL COMPACTION REPORT SHALL BE SUBMITTED FOR ALL FILLS OVER 1' DEFP

DRAINAGE & EROSION/DUST CONTROL:

- 12. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- 13. PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE
- 14. PROVIDE 5' WIDE BY 1' HIGH BERW ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3: 1
- 15. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH MIN. 5% FOR A MIN. DISTANCE OF 10 FEET. SWALES WITHIN 10 FEET FROM BUILDING SHALL HAVE 2% MINIMUM SLOPE. 16. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- 17. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES. TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES
- 18. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS
- 19. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING
- 20. FOR SLOPES 3 TO 1 (H/V) OR STEEPER: ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL

COMPLETION OF WORK:

- 21. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE BUILDING FOUNDATION DESIGN PARAMETERS INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF E1>20. WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY
- 22. EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED IN TABLE 1704.7 OF 2010 CBC
- 23. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE. GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

PRE-GRADING/PRE-CONSTRUCTION NOTE:

1. A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOIL ENGINEER, GRADING CONTRACTOR AND THE UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING 1 SPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING/ PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.

ENGINEER'S NOTICES TO CONTRACTORS:

- PRIVATE AND PUBLIC UTILITIES AS SHOWN REFLECT AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL LINES AFFECTING THIS WORK AND ANY DAMAGE OR PROTECTION TO THESE LINES PRIOR TO STARTING CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY THE EXISTING ELEVATIONS OF THE EXISTING MAINS WHEN MAKING CONNECTIONS AND UNCOVERING ALL EXISTING UTILITY LINES AFFECTING THIS WORK. IT A CONFLICT IN LOCATION IS NOTED, THE ENGINEER MUST BE NOTIFIED
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACT SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER. THE CONSULTING ENGINEER AND ALL PUBLIC AGENCIES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF OWNER, THE CONSULTING ENGINEER OR ANY PUBLIC AGENCY.
- UNAUTHORIZED CHANGES AND USES: CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS

PRECISE GRADING PLAN PLOT PLAN 10-0222

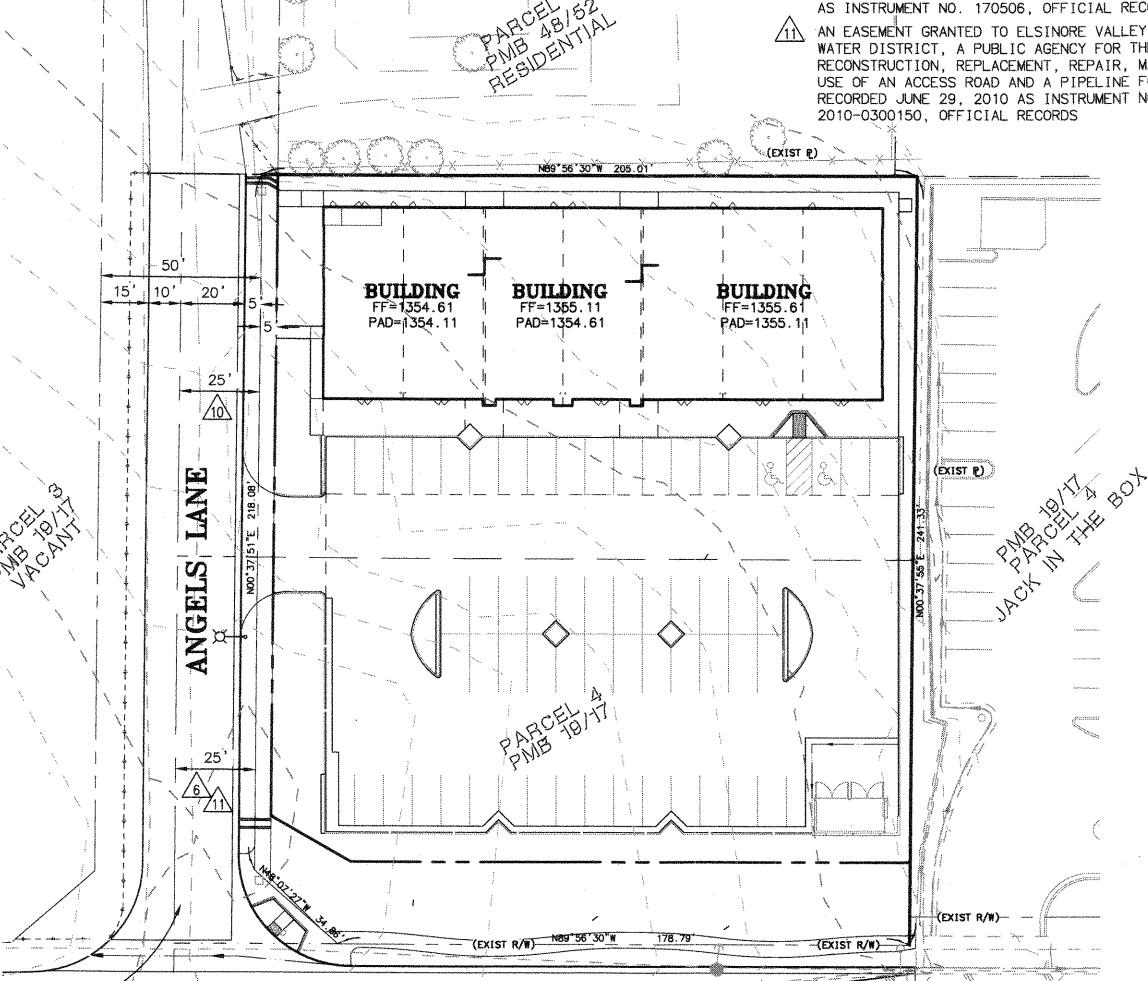
CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

EASEMENT NOTES

AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES, RECORDED AUGUST 14, 1978 AS INSTRUMENT NO. 170505, OFFICIAL RECORDS

AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES, RECORDED AUGUST 14, 1978 AS INSTRUMENT NO. 170506, OFFICIAL RECORDS

AN EASEMENT GRANTED TO ELSINORE VALLEY MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY FOR THE CONSTRUCTION RECONSTRUCTION, REPLACEMENT, REPAIR, MAINTENANCE, AND USE OF AN ACCESS ROAD AND A PIPELINE FOR WATER LINES. RECORDED JUNE 29, 2010 AS INSTRUMENT NO.



REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY INDEX MAP SCALE: 1"=30'

SOIL'S ENGINEER'S CERTIFICATE:

STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD

OF APPLIED SOIL MECHANICS, HEREBY VERIFY THAT A SAMPLING AND

STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS

COMPLETE COPY OF THE GEOTECHNICAL ENGINEERING INVESTIGATION COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN

SUBMITTED TO THE OFFICE OF THE CITY ENGINEER. THESE GRADING

PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND

CONFORM TO THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL

ENGINEERING INVESTIGATION MENTIONED ABOVE.

Commence

SIGNED: GENE K. LUU, C 053417

MADE BY ME OR UNDER MY DIRECTION ON JUNE 20, 2013. ONE

I, GENE K. LUU, A REGISTERED GEOTECHNICAL ENGINEER OF THE

ENCROACHMENT PERMIT-

722

R.C.E. NO.

ENGINEER

BUNDY CANYON ROAD

EXPORT LOCATION: BGR-13-0019 EXPORT LOCATION AND HAUL ROUTE TO BE PROVIDED PRIOR TO THE ISSUING OF THE GRADING PERMIT

ESTIMATED EARTHWORK QUANTITIES

CONCEPTUAL GRADING RA	W VOLUME	CUT(cy) 2660	ererlender-kommunikasion on sandan serke uni	FILL(cy) 220
SUBSIDENCE	0.2 FEET	10/Variot Barrows - victorius - barrows - braid - assessing - constitution - cons		300
OVEREXCAVATION(PAD)	5 FEET	2400		2400
STORM DRAIN SPOILS	namananan mada anama da da kababah ka ka kababah ka da kababah kababah kamada anamanan manamanan manamanan kab	400	***************************************	
SHRINKAGE	15%	**************************************	***************************************	400
TOTAL		5460	**************************************	3320
	EXP(DRT(cv):	2140	

EXPORT (Cy): | 2140 | THE QUANTITIES SHOWN ABOVE ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION PRIOR TO THE START AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE

<u>LEGEINU</u>	<u> </u>	ADDIE ATTINO
CL		CENTERLINE
R/W		RIGHT OF WAY
ΤĆ		TOP OF CURB
FL		FLOWLINE
FS		FINISHED SURFACE
FG		FINISHED GRADE
H.P.		HIGH POINT
L.P.		LOW POINT
G.B.		GRADE BREAK
BCR		BEGIN CURB RETURN
ECR		END CURB RETURN
PVI		POINT OF VERTICAL INTERSE
BVC		BEGIN VERTICAL CURVE
EVC		END VERTICAL CURVE
V.C.		VERTICAL CURVE (LENGTH)
C.B.		CATCH BASIN
F.H.		FIRE HYDRANT
F.P.		FINISHED PAVEMENT
EP		EDGE OF PAVEMENT
S.D.		STORM DRAIN
ETW	-	EDGE OF TRAVEL WAY

APPLICANT & OWNER:

PLAZA DE BUNDY CANYON, LLC 29142 ROCKLEDGE DRIVE MENIFEE, CA 92584 (951) 818.6551

LEGAL DESCRIPTION

PORTION OF PARCEL 4 OF PARCEL MAP NO. 6582 RECORDED IN PMB 19/17

SOURCE OF TOPOGRAPHY:

A FIELD SURVEY WAS PERFORMED BY TEMECULA ENGINEERING CONSULTANTS, ON 06/14/13

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF BUNDY CANYON ROAD AS SHOWN ON PARCEL MAP NO. 6582, RECORDED IN PARCEL MAP BOOK 19, PAGE 17, COUNTY OF RIVERSIDE RECORDS. BEING N 89°56'30" W

SOILS ENGINEER

SOIL EXPLORATION COMPANY INC. 7265 JURUPA AVE STE H RIVERSIDE. CA 92504 (951) 688-7200 PH. (951) 688-7100 FAX

UTILITY NOTIFICATIONS:

AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY: UNDERGROUND SERVICE ALERT 1-800-227-2600 1-800-227-2600 ALL OTHER AFFECTED UTILITIES AND PERMIT AGENCIES

ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146 1-800-227-2600 SOUTHERN CALIFORNIA EDISON CO. 1-800-227-2600 VERIZON 1-800-227-2600 SOUTHERN CALIFORNIA GAS CO. RIVERSIDE COUNTY TRAFFIC 1-951-955-6896

CONSTRUCTION NOTES

QUANTITIES 1) *PLACE 3" AC PAVING OVER 6" CLASS II AGGREGATE BASE 15,050 SF 6,550 SF (2) *PLACE 3" AC PAVING OVER 4" CLASS II AGGREGATE BASE (3) *PLACE 4" P.C.C. SIDEWALK OVER COMPACTED NATIVE 3,550 SF 1 EA (4) CONST. TRASH ENCLOSURE PER ARCHITECTURAL PLANS (5) CONST. TYPE D (6") CURB PER COUNTY STD. 204 530 LF (6) CONST. TYPE A-6 CURB PER COUNTY STD. 200 250 LF (7) CONST. CURB DRAINAGE OPENINGS PER DETAIL ON SHEET 3 10 EA (8) CONST. RETAINING CURB PER DETAIL ON SHEET 120 LF (9) CONST. CURB RAMP PER APWA STD 111-3, CASE A; TYPE I 1 EA (10) CONST. 12" WIDE CONCRETE V-DITCH PER DETAIL ON SHEET 3 200 LF (1) CONST. UNDER SIDEWALK DRAIN (W=36") PER COUNTY STD. 16 LF 309 (MODIFIED PER DETAIL ON SHEET 3) (12) CONST. BIO-RETENTION FACILITY PER DETAIL ON SHEET 3 2750 SF INSTALL 6" HDPE STORM DRAIN PIPE 507 LF INSTALL 6" CLEAN-OUT W/ 24"X24" CONCRETE PAD 2 EA (15) CONST. 36" DIA. PERF PIPE UNDERGROUND BASIN STORAGE PER DETAIL ON SHEET 3 INSTALL 8" ADS DRAIN BASIN (OR EQUAL) 6 EA INSTALL 6" ADS FLARED END SECTION (OR EQUAL) 1 EA 17 LF CONST. CATCH BASIN PER COUNTY STD. 302 (W=16.74') (MODIFIED PER DETAIL ON SHEET 3) (19) CONST. GUTTER DEPRESSION (CASE C) PER COUNTY STD. 312 23 LF 20) CONST. OUTLET WEIR PER DETAIL ON SHEET 3 1 EA CONST. STEP-OUT CURB PER DETAIL ON SHEET 3 110 LF 1,730 SF CONSTRUCT RETAINING WALL PER CITY OF WILDOMAR BUILDING DEPARTMENT DETAIL PER SEPARATE PERMIT DETAILS SHOWN ON SHEET 2 FOR REFERENCE ONLY 360 LF INSTALL POLYCAST 600 TRENCHDRAIN W/ DURAGUARD COMPOSITE FRAME & GRATING (OR EQUAL) (24) INSTALL 4" OBSERVATION WELL 4 EA (25) CONNECT PIPE TO CATCH BASIN PER DETAIL ON SHEET 3 3 EA INSTALL 3/4" -2" CRUSHED ANGULAR STONE 147'x15'x4' 5640 CF 2205 CF INSTALL 3/4" -2" CRUSHED ANGULAR STONE COMPACTED TO 95%

NOTES: 1. *REFER TO FINAL R-VALUE TESTING AND SOILS IRCEND & ARREVIATIONS. ENGINEER'S RECOMMENDATION FOR ACTUAL SECTION 2. ALL "COUNTY" REFERENCES REFER TO RIVERSIDE COUNTY 3. ALL EXISTING ITEMS SHOWN AND NOT SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

ESTIMATED EROSION CONTROL NOTES: QUANTITIES

SITE

BUNDY CANYON RD.

CLINTON KEITH RD

VICINITY MAP

THOMAS GUIDE:

PAGE 897 GRID B-3.B-4

APN:

ESTIMATED

366-390-026

366-390-027

NO SCALE

1 CONSTRUCT CHECK BERM (2 BAGS 8 EA. HIGH) PER DETAIL CONSTRUCT CHECK DAM PER 13 EA. CONSTRUCT SILT FENCE PER DETAIL 400 L.F. CONSTRUCT STABILIZED 1 EA. CONSTRUCTION ENTRANCE PER

SHEET INDEX:

..... TITLE SHEET & NOTES SHEET 2 PARCEL 4 GRADING PLAN SHEET 3 DETAILS & SECTIONS PROPOSED GRADING TO DISTURB 1.02 AC

WDID # 8 33C368779

BGR-13-0019 SHEET No.



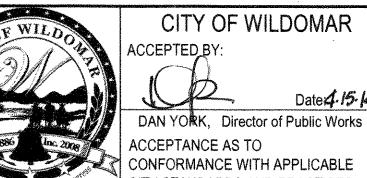
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

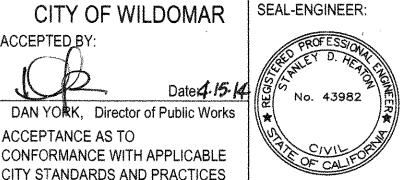
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, MARK BY DATE the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

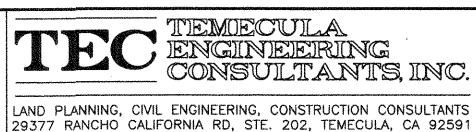
APPR. DATE **REVISIONS** CITY

C 053417

6/30/15/







TELEPHONE) 951-676-1018 * FACSIMILE 951-676-2294 * ANGELS LANE. ELEV

STD. PROCTOR DENSITY

BM#E-7-70 BRASS DISK IN CONC. POST SITE T.B.M. THE FOUND NAIL & WASHER AT THE CL INTERSECTION OF BUNDY CY, RD. AND

R.C.E. No. 43982 = 1350.36FT

DATE 2/12/14

BASIS OF ELEVATION P.P. No. 10-0222 CITY OF WILDOMAR PRECISE GRADING PLAN

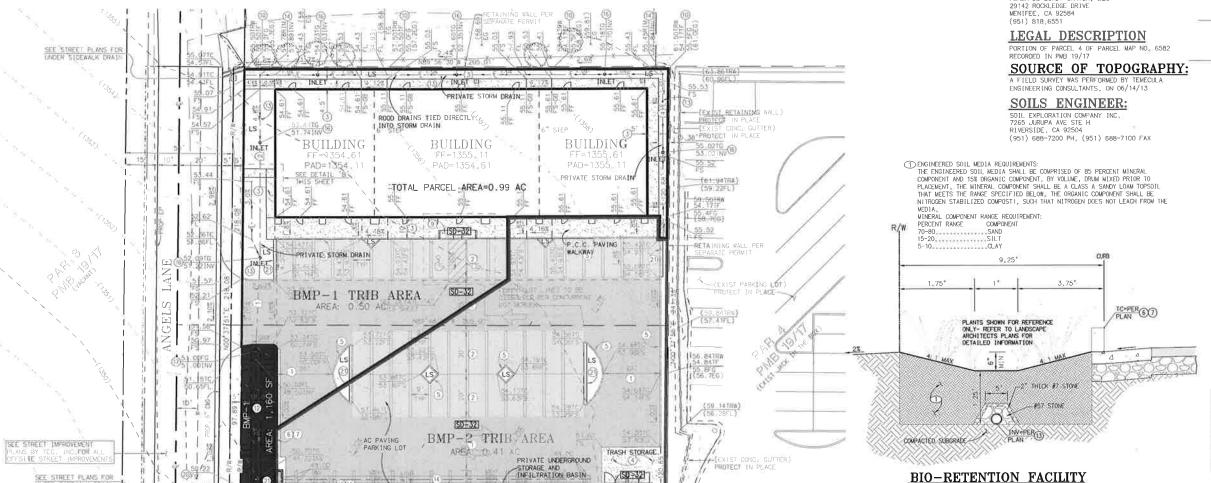
TITLE SHEET & NOTES W.O.

OF 3 SHTS FILE NO.

BMP SITE PLAN

PLOT PLAN 10-0222

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



BUNDY CANYON ROAD

APPLICANT & OWNER:

PLAZA DE BUNDY CANYON, LLC 29142 ROCKLEDGE DRIVE

SITE

CLINTON KEITH RO

VICINITY MAP

THOMAS GUIDE:

BIO-RETENTION FACILITY

STRUCTURAL AND TREATMENT CONTROL BMP'S

TREATMENT CONTROL BMP

TC-32 BIO-RETENTION FACILITY (BMP-1)

TC-32 BIO-RETENTION FACILITY (BMP-2)

STRUCTURAL SOURCE CONTROL BMP

SD-10 LANDSCAPE PLANNING SD-12 EFFICIENT IRRIGATION

PROTECT SLOPES AND CHANNELS

SD-32 TRASH STORAGE AREAS AND LITTER CONTROL

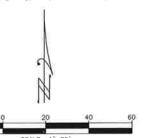
LOCATION

AS SHOWN AS SHOWN & "L.S." AREAS AS SHOWN & "L.S." AREAS

BMP-1 & BMP-2

AS SHOWN

NOTE: MP, SC, SD, AND TC REFER TO BEST MANAGEMENT PRACTICES (BMP'S) PER CALIFORNIA STORMWATER QUALITY ASSOCIATION HANDBOOKS.



CONSTRUCTION NOTES

- *PLACE 3" AC PAVING OVER 6" CLASS II ACGREGATE BASE
- -PLACE 3" AC PAVING OVER 4" CLASS II AGGREGATE BASE *PLACE 4" P.C.C. PAVING OVER COMPACTED NATIVE
- CONSTETRASH ENCLOSURE FER ARCHITECTURAL PLANS
- CONST_ TYPE D (6") CURB PER COUNTY STD_ 204
- CONST. TYPE 4-6 CURB FER COUNTY STD. 200
- CONST. CURB DRAINAGE OPENINGS PER DETAIL ON SHEET 3 CONST. RETAINING CURB PER DETAIL ON SHEET 3
- CONST. CURB RAMP PER APWA STD 111-3, CASE B; TYPE I
- CONST. 6" WIDE CONCRETE V-DITCH PER DETAIL ON SHEET 3
- CONST. UNDER SIDEWALK DRAIN (W=36") PER COUNTY STD. 309
- CONSTR BLO-RETENTION FACILITY PER DETAIL ON SHEET 3 INSTALL 6 HOPE STORM DRAIN PIPE
- CONST. UNDERGROUND STORAGE PER DETAIL ON SHEET 3
- INSTALL 6" CLEAN OUT W/ 24"X24" CONCRETE PAD
- INSTALL 8 ADS DRAIN BASIN (OR EQUAL)
- INSTALL 6" ADS FLARED END SECTION (OR EQUAL) CONST. CATCH BASIN PER COUNTY STD. 302 (W=16,74')
- CONST GUTTER DEPRESSION (CASE C) PER COUNTY STD 312
- CONST. OUTLET WEIR PER DETAIL ON SHEET 3
-) CONST. STEP-OUT CURB PER DETAIL ON SIGHT 3
- (22) NOT USED (23) NOT USED

NOTES: 1. *REFER TO FINAL R-VALUE TESTING AND SOILS ENGINEER'S RECOMMENDATION FOR ACTUAL SECTION 2. ALL "COUNTY" REFERENCES REFER TO RIVERSIDE COUNTY 3. ALL EXISTING ITEMS SHOWN AND NOT SHOWN ARE TO SE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

CITY OF WILDOMAR SEAL-ENGINEER: P.P. No. 10-0222 SHEET No. TEC ENGINEERING CONSULTANTS, INC WORK CONTAINED WITHIN THESE PLANS SHALL NOT CITY OF WILDOMAR CCEPTED BY: COMMENCE UNTIL AN ENCROACHMENT PERMIT BMP SITE PLAN AND/OR A GRADING PERMIT HAS BEEN ISSUED, AND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS 29377 RANCHO CALIFORNIA RD, STE. 202, TEMECULA, CA 9259 * TELEPHONE 951-676-1018 * FACSIMILE 951-676-2294 YOU DIG IM D'ZMURA. Director of Public Works the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, ACCEPTANCE AS TO OF 1 SHTS CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES R₄C₄E₄ No. 43982 the private engineer shall be responsible for determining an REVISIONS DATE cceptable solution and revising the plans for acceptance by the city.



TEEETEE

STORMWATER MANAGEMENT/BMP FACILITIES AGREEMENT

	THIS AGREEM	ENT, made and	l entered into this	day of	,	, by and betweer
Plaza o	le Bundy Canyon,	LLC (the "Lan	downer"), and the C	City of Wildom	ar, a muni	cipal corporation
(the "C	ity").					

RECITALS

WHEREAS, the Landowner is the owner of certain real property described as a portion of parcel 4, of Parcel Map No. 6582, as recorded by corrective quit claim deed per document no. 2014-0046581, records of Riverside County, California, (the "Property").

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as Plaza de Bundy Canyon, Plot Plan No. 10-0222, as approved or to be approved by the City (the "Plan"), which is incorporated herein by reference, provides for stormwater quality treatment within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Wildomar, California, require that the Landowner, its successors and assigns, including but not limited to any homeowners association, construct and maintain stormwater management/Best Management Practices facilities (the "Facilities") on the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

- 1. The Facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
- 2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the Facilities, including all pipes and channels built to convey stormwater to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that the Facilities are performing their designed functions.
- 3. The Landowner, its successors and assigns, shall inspect the Facilities and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the Facilities. The inspection shall cover the entire Facilities, including but not limited to berms, outlet structures, pond areas, and access roads. Deficiencies in the Facilities shall be noted in the inspection report.
- 4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Facilities whenever the City deems necessary. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence repairs, if necessary.
- 5. In the event the Landowner, its successors and assigns, fails to adequately maintain the Facilities in good working condition acceptable to the City, the City may enter upon the Property

and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the Facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair the Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

- 6. The Landowner, its successors and assigns, will perform the work necessary to keep the Facilities in good working order. In the event a maintenance schedule for the Facilities (including sediment removal) is contained in the Plans, Landowner will follow that schedule.
- 7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
- 8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless, defend and indemnify from any liability whatsoever, including negligence, in the event the Facilities fail to operate properly.
- 9. This Agreement shall be recorded among the land records of Riverside County, California, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:	MARIA L. OLSON
PIGZadc	COMM. # 2003541 NOTARY PUBLIC-CALIFORNIA WILLIAM RIVERSIDE COUNTY
Bundy Can yon	MY COMM. EXP. JAN. 10, 2017
Company/Corporation/Partnership Name	(Seal)
By: Onke Go.	
Name: ONKAR Sud	
Title: OUNER	
RECORD OWNERS (MUST BE NOTARIZED)	
CITY OF WILDOMAR	
Gary Nordquist	Date
City Manager	Dute
ATTEST	Date

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

CERTIFICATE OF ACKNOWLEDGWENT
State of California
County of Riverside
On Maria L. Olson, Notary Public (Here insert name and title of the officer)
personally appeared Onkar Jud
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(jes), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. MARIA L. OLSON
WITNESS my hand and official seal. On Molar Public California M Riverside County My Comm. Exp. Jan. 10, 2017
Signature of Notary Public (Notary Seal)
ADDITIONAL OPTIONAL INFORMATION
DESCRIPTION, OF THE ATTACHED DOCUMENT
Facilities agreement
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages A Document Date 3/5/14
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)
☐ Corporate Officer

Partner(s)

Attorney in-Fact

Trustee(s)

Other

(Title)

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #2.1 PUBLIC HEARING

Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: 2015 Development Impact Fee Update

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO.2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE "CITY OF WILDOMAR IMPACT FEE STUDY UPDATE REPORT", ESTABLISHING A NEW PARK IMPROVEMENT DEVELOPMENT IMPACT FEE AND A NEW TRAFFIC SIGNALS IMPACT FEE AND INCREASING THE EXISTING ROAD IMPROVEMENT IMPACT FEE AND FINDING THAT THE ADOPTION OF THIS RESOLUTION IS NOT SUBJECT TO CEQA REVIEW PURSUANT TO CEQA GUIDELINE 15378(b)(4)

2. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING CHAPTER 10.40 (TRAFFIC SIGNAL COST MITIGATION FEE PROGRAM) OF THE WILDOMAR MUNICIPAL CODE.

BACKGROUND:

On January 22, 2014, the City Council approved, as part of the Development Impact Fee (DIF) Study, a DIF component to prepare/update a Parks Master Plan. Staff recommended an update to the Parks Master Plan because the current Plan was originally prepared for Riverside County Parks, CSA 152 Zone 'A' Wildomar Master Plan for Parks and Recreation, September 30, 2002. On, April 8, 2015, the City Council approved the Parks Master Plan (PMP). The PMP identifies the park needs for the city of Wildomar; establishes the type, size and amenities for parks; and, estimates the cost of the parks needs at \$74,444,172.

The 2015 DIF Update calculates a new fee for Parks improvements based on the parks needs identified in the PMP. The fee is based on population and applies only to residential units. The fee for a single family residential unit is \$3,908. The total projected revenue is \$23,193,527.

The 2015 DIF Update amends the existing fee for Streets and Intersections. The original DIF fee for streets and intersections excluded street improvements that were included in county and regional Impact fee programs. The county program is referred to as the Road Bridge and Benefit District (RBBD). The RBBD included two facilities that will be added to the DIF Update and the city will not need to continue collecting the RBBD fee. The regional program is referred to as the Transportation Uniform Mitigation Fee (TUMF). The 2009 TUMF identified Bundy Canyon as a six lane facility which is consistent with the City's circulation element. The Western Riverside Council of Governments (WRCOG) recently approved the circulation element that downgrades Bundy Canyon as a regional four lane facility thereby removing two lanes of Bundy Canyon Road to be eligible for regional funding. The DIF Update adds two lanes of local street frontage to the City's DIF to be consistent with the City's circulation element. The RBBD fee for a single family residence is \$1,447 per unit. The existing DIF fee for a single family residential unit is \$2,357. The amended DIF Update fee for a single family residence is \$3,074. The net fee decreases by \$730 for a single family residential unit by not collecting the RBBD.

The 2015 DIF Update calculates a new fee for traffic signals. Based on the City's Circulation Element, 45 intersections are identified to be modified or improved with traffic signals. The estimated cost of the traffic signals is \$13,070,000. The fee will be allocated to all residential and non-residential development. The fee for a single family residential unit is \$399. Adopting the DIF Resolution sets the traffic signal fee; Chapter 10.40 also sets a traffic signal fee; therefore staff requests repealing the redundant regulation.

The DIF Update proposed fees are recommended to become effective on January 1, 2016.

FISCAL IMPACTS:

The DIF Update supports a future revenue stream through build out of the city of Wildomar. Below are the projected revenues for the development impact fee components:

•	Transportation – Roads	\$70,138,095
•	Transportation – Signals	\$9,100,926
•	Police Facilities	\$2,647,301
•	Fire Protection	\$5,126,209
•	Parks Land	\$3,707,624
•	Parks Improvements	\$23,193,527
•	Community Centers	\$2,947,637
•	Animal Shelter	\$1,555,383

•	City Hall	\$4,477,698
•	Corporate Yard	
•	Drainage	\$19,942,710
•	Multi-purpose Trails	

TOTAL PROJECTED DIF REVENUE = \$152,552,116

Submitted by: Daniel A. York Assistant City Manager Public Works Director/City Engineer Approved by: Gary Nordquist City Manager

ATTACHMENTS:

Resolution including: Exhibit "A" - DIF Study Update Ordinance

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE "CITY OF WILDOMAR IMPACT FEE STUDY UPDATE REPORT", ESTABLISHING A NEW PARK IMPROVEMENT DEVELOPMENT IMPACT FEE AND A NEW TRAFFIC SIGNALS IMPACT FEE AND INCREASING THE EXISTING ROAD IMPROVEMENT IMPACT FEE AND FINDING THAT THE ADOPTION OF THIS RESOLUTION IS NOT SUBJECT TO CEQA REVIEW PURSUANT TO CEQA GUIDELINE 15378(b)(4)

WHEREAS, on January 22, 2014, the City Council adopted Resolution No. 2014-02, establishing certain fees applicable to new development in the City to mitigate the impact of new development on public services and facilities ("Development Impact Fees" or "DIFs"), approving the "City of Wildomar Impact Fee Study" prepared by Colgan Consulting ("DIF Study"), and adopting a Development Impact Fee Credit and Reimbursement Policy; and,

WHEREAS, Colgan Consulting prepared the "City of Wildomar Impact Fee Study Update Report" dated April 23, 2015 ("DIF Study Update") attached hereto as Exhibit A, which updates the DIF Study to include an analysis of the impacts of new development on park improvements and traffic signals, and updates the calculations for the existing Road Improvements DIF; and

WHEREAS, the increase to the existing Road Improvements DIF is due to changes to the Transportation Uniform Mitigation Fee ("TUMF") imposed by the County, which will no longer include two lanes of Bundy Canyon Road in the TUMF program, meaning that the City's Road DIF needs to be increased to include funding for those two lanes, and the elimination of the separate Road and Bridge Benefit District ("RBBD") fee; and

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 et seq.), the City Council held a public hearing on the proposed Impact Fees at its regular meeting on May 13, 2015. Notice of the public hearing was published on May 3, and May 9, 2015 in the Press Enterprise.

NOW, THEREFORE, the City Council of the City of Wildomar does hereby resolve as follows:

Section 1. CEQA Findings. The City Council hereby finds that the adoption of this Resolution is not subject to CEQA review pursuant to CEQA Guideline 15378(b)(4), which provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project are not projects subject to CEQA review.

- **Section 2. Mitigation Fee Act Findings.** As required by Government Code Section 66001(a), the City Council makes the following findings with respect to the Park Improvement, Traffic Signal and Road Development Impact Fees:
 - A. The purpose of the Development Impact Fees is to prevent new development from reducing the quality and availability of public services provided to residents of the City by requiring new development to contribute to the cost of additional public facilities needed to meet the additional demands placed on public services by new development.
 - B. The Development Impact Fees will be used to construct public facilities and pay for other capital assets needed to serve new development. The DIF Study Update identifies the specific public facilities and other capital assets that will be funded by each category of Development Impact Fees.
 - C. Based on the information and analysis presented in the DIF Study Update, the City Council finds there is a reasonable relationship between the uses to which the Development Impact Fees will be put on the development projects on which the Development Impact Fees will be imposed. As specified in the DIF Study Update, the Development Impacts Fees will be used to fund road improvements, bridges, and traffic signals. These uses will serve all development within the City. In addition, the Development Impact Fees will fund park improvements. This will specifically benefit residential development, and thus the Park Improvement Development Impact Fee will only be imposed on new residential development.
 - D. Based on the information and analysis presented in the DIF Study Update, the City Council finds there is a reasonable relationship between the need for the public facilities that will be funded by the Development Impact Fees and the type of development projects on which the Impact Fees will be imposed. Specifically, all new development places demands on roads, bridges, and traffic signals. Therefore all new all new development should contribute toward the cost of the public facilities and equipment needed to provide these facilities to the development. In addition, residential development places demands on parks and therefore only residential development should be required to contribute toward park improvements.
- **Section 3.** Adoption of DIF Study Update. The DIF Study Update attached as Exhibit A is hereby approved and adopted.
- **Section 4.** Adoption of Development Impact Fees. The Development Impact Fee Schedule adopted by Resolution No. 2014-02 is amended to include new Park Improvement and Traffic Signal fees, and to increase the Road fee, as shown on the revised Development Impact Fee Schedule attached as Exhibit "B."

Section 5. Facilities to be Funded by Development Impact Fees. As required by Government Code Section 66001(a)(2), the City Council determines that the DIF Study Update identifies the public facilities that are to be financed by the Park Improvement, Traffic Signal, and Road DIFs.

Section 6. Effective Date. This resolution shall become effective on January 1, 2016.

PASSED, APPROVED AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

EXHIBIT A



City of Wildomar Impact Fee Study Update Report

April 23, 2015



Prepared by:



Colgan Consulting Corporation 3323 Watt Avenue # 131 Sacramento, CA 95821

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Executive Summary

The purpose of this study to is to update the Street and Intersection Impact Fees that were previously calculated in the City of Wildomar Impact Fee Study dated January 22, 2014. In this study, those fees are referred to as "Transportation Impact Fees – Roads" for consistency with the City's current fee nomenclature.

This study also calculates two new impact fees: one for traffic signals (referred to herein as "Transportation Impact Fees – Traffic Signals") and one for park improvements.

The methods used to calculate impact fees in this study are intended to satisfy all legal requirements of the U. S. Constitution, the California Constitution, the California Mitigation Fee Act (Government Code $\S\S$ 66000 *et seq.*), and where applicable, the Quimby Act (Government Code \S 66477).

Organization of the Report

Chapter 1 of this report provides an overview of impact fees. It discusses legal requirements for establishing and imposing such fees, as well as methods used in this study to calculate the fees.

Chapter 2 contains information on existing and future development used in this report, and organizes that data in a form that can be used in the impact fee analysis. Development date used in this study has been updated from the 2014 Impact Fee Study using building permit data.

Chapters 3 through 5 show the impact fee calculations for specific facility types. The type of facilities addressed in each of those chapters is indicated below:

- Chapter 3. Transportation Impact Fees Roads
- Chapter 4. Transportation Impact Fees Traffic Signals
- Chapter 5. Park Improvement Impact Fees

Each of the impact fee chapters documents the data and methodology used to calculate impact fees for a particular type of facility, as well as the nexus between development and the need for the facilities to be paid-for by the impact fees.

Chapter 6 discusses implementation of the impact fee program, including legal requirements for enacting and implementing the impact fee program under California law.

Future Development

Forecasts of future development for this study are intended to represent all additional development potential for undeveloped land in the City under the current General Plan. When Wildomar incorporated in 2008, the City adopted the Riverside County General Plan as it applies to the area within the City.

Chapter 2 of this report forecasts that full buildout of undeveloped land in the City would result in increases of 55% in population, 125% in total vehicle trips, and 223% in employment from current levels in the City. Those figures provide some perspective on the need for future investment by the City in additional capital facilities and infrastructure to support future development.

Another way of looking at those numbers is that current development represents about 65% of projected buildout population, 44% of buildout vehicle trips, and 31% of buildout employment.

Impact Fees by Facility Type

Each type of facility addressed in this report is analyzed in a separate chapter. In each case, the relationship between development and the need for facilities is quantified in a way that allows the impact of development on facility needs to be measured. Impact fees calculated in this report are based on the capital cost of facilities needed to serve future development.

Impact fees calculated in this study are summarized in Table ES.1 at the end of this Executive Summary. The following paragraphs briefly discuss factors considered in the fee calculations for each facility type.

Transportation Impact Fees - Roads. The impact fees for street and intersection are updated in this report to take account of a change in the treatment of a portion of Bundy Canyon Road in the TUMF (Western Riverside County Council of Governments Transportation Unified Mitigation Fee) program. It also updates the cost estimate for the La Estrella Street bridge. Other costs remain unchanged.

The City has determined that there are no existing deficiencies in the portion of the street system to be funded by the City's impact fees, so all of the improvements to streets, intersections, bridges and culverts shown in this report are needed to serve future development.

Only a portion of the cost of future street improvements is covered by impact fees. On all arterial streets covered by the impact fee program, the two lanes adjacent to the center of the street will be treated as required project improvements which are necessary to provide access to abutting properties. That means developers of properties fronting on such streets will be required to provide those improvements as a condition of project approval. The cost of additional lanes, as well as frontage improvements (e.g., curb, gutter, and sidewalk), will be covered by the impact fees.

Costs for future street and intersection improvements are allocated to future development based on the number of trips added by each type of development. Then, costs allocated to Public and Institutional development are reallocated to residential development. Those costs are reallocated because the City cannot collect impact fees from most of the development in the Public/Institutional category. Since development in that category (e.g., public schools) largely serves residential development, it is reasonable to reallocate those costs to residential development.

Eligible improvement costs for each development type are divided by the additional vehicle trips generated by that development type to establish a cost per trip. Then the cost per trip is multiplied by the number of trips per unit for each type of development to arrive at a fee per unit. See Chapter 3 for more detail. The proposed impact fees for street and intersection improvements are shown in Table ES.1.

Transportation Impact Fees - Traffic Signals. The mechanics of the impact fee calculations for traffic signals is identical to the method used for street and intersection improvements, except, of course, that traffic signal costs are used instead of street improvement costs.

The City has identified a need for new signals or modifications to existing signals at 45 intersections in Wildomar. In 41 of those cases, some or all of the cost of the signal improvements are attributed to future development and included in the impact fee calculations. See Chapter 4 for more detail. The proposed impact fees for traffic signals are shown in Table ES.1 on page ES-4.

Park Improvement Impact Fees. This report calculates park improvement impact fees that would be charged in addition to the City's existing fees for park land acquisition. The level of service standard used in the calculation of park improvement impact fees is the same standard that was used for the existing park land acquisition fees, that is 3.0 acres of park land per thousand residents

To calculate park improvement impact fees per unit of development, the estimated percapita cost to provide park improvements at the rate of 3.0 acres per 1,000 residents is multiplied by the population per dwelling unit for each type of residential development. Park improvement impact fees would apply only to residential development. See Chapter 5 for more detail. The proposed park impact fees are shown in Table ES.1.

Recovery of Administrative Costs

As discussed in Chapter 13, Colgan Consulting recommends that agencies charging impact fees increase the fees by a small percentage to recover the cost of administration and periodic impact fee updates. In the tables below, an administrative charge of 0.48% is added to the impact fees calculated in this report. That is the same rate applied to the impact fees calculated in the January 22, 2014 Impact Fee Study, based on estimated administrative costs as a percentage of total impact fee revenue over the next 20 years.

Impact Fee Summary

Table ES.1 on the next page summarizes the impact fees calculated in this report. Fees shown in Table ES.1 are for one unit of development by development type. The administrative charge has been incorporated into the individual fees in that table.

Table ES-1: Summary of Impact Fees Calculated in This Study (Rounded to Nearest \$)

Impact Fee	R	esidential	R	esidential					Ir	ndustrial/
Туре	Sin	gle-Family	Mι	ılti-Family	C	ommercial		Office		siness Park
Development Units>>		DU ¹		DU ¹		KSF ¹ KSF ¹		KSF 1		
Transportation - Roads	\$	3,088.00	\$	2,169.00	\$	9,415.00	\$	2,683.00	\$	1,090.00
Transportation - Signals	\$	401.00	\$	281.00	\$	1,222.00	\$	348.00	\$	141.00
Park Improvements	\$	3,926.00	\$	2,787.00						
Total Fees	\$	7,415.00	\$	5,237.00	\$	10,637.00	\$	3,031.00	\$	1,231.00

Note: The fees shown in this table include an administrative charge of 0.48%, which has been added to the fees originally calculated in this report. That is the same administrative charge applied to impact fees in Wildomar's January 22, 2014 Impact Fee Study to cover administration and updating of fees

Table ES.2 shows the City's existing impact fees.

Table ES-2: Summary of Existing Impact Fees (Including 0.48% Admin Charge)

Impact Fee	Residential Residential		esidential					Industrial/		
Туре	Sin	gle-Family	Μι	ılti-Family	Co	ommercial		Office	Bu	siness Park
Development Units>>		DU ¹		DU ¹		KSF 1		KSF 1		KSF 1
Transportation - Roads	\$	2,368.00	\$	1,663.00	\$	7,249.00	\$	2,066.00	\$	839.00
Police Facilities	\$	227.00	\$	161.00	\$	153.00	\$	196.00	\$	87.00
Fire Protection	\$	440.00	\$	312.00	\$	295.00	\$	380.00	\$	170.00
Park Land Acquisition	\$	597.00	\$	423.00						
Community Centers	\$	474.00	\$	337.00						
Animal Shelter	\$	250.00	\$	178.00						
City Hall	\$	384.00	\$	272.00	\$	258.00	\$	333.00	\$	149.00
Corporation Yard	\$	79.00	\$	56.00	\$	53.00	\$	69.00	\$	31.00
Drainage ²	\$	1,381.00	\$	868.00	\$	1,281.00	\$	1,068.00	\$	915.00
Multi-Purpose Trails	\$	754.00	\$	535.00	\$	506.00	\$	652.00	\$	291.00
Total Fees	\$	6,954.00	\$	4,805.00	\$	9,795.00	\$	4,764.00	\$	2,482.00

Note: Individual fees shown in this table include the administrative charge of 0.48% which was added to total impact fees calculated in Wildomar's January 22, 2014 Impact Fee Study

Table ES.3 shows both the existing impact fees and the fees calculated in this study. The impact fees for traffic signals and park improvements are new fees, which are added to this list. The fee for roads (street and intersection improvements) is an existing fee that has been updated.

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

² Single family residential drainage fees vary with density; fee shown is for medium-high density; for a complete breakdown of drainage fees for residential development, see Table 11.4

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

² Single family residential drainage fees vary with density; fee shown is for medium-high density; for a complete breakdown of drainage fees for residential development, see Table 11.4 in the 2014 impact fee study

Table ES-3: Summary of Existing and Proposed Impact Fees (Including 0.48% Admin Charge)

Impact Fee	Residential		Residential						Iı	ndustrial/
Туре	Single-Family		Multi-Family		Commercial		Office		Business Park	
Development Units>>	DU ¹		DU ¹		KSF 1		KSF 1		KSF 1	
Transportation - Roads	\$	3,088.00	\$	2,169.00	\$	9,415.00	\$	2,683.00	\$	1,090.00
Transportation - Signals	\$	401.00	\$	281.00	\$	1,222.00	\$	348.00	\$	141.00
Police Facilities	\$	227.00	\$	161.00	\$	153.00	\$	196.00	\$	87.00
Fire Protection	\$	440.00	\$	312.00	\$	295.00	\$	380.00	\$	170.00
Park Land Acquisition	\$	597.00	\$	423.00						
Park Improvements	\$	3,926.00	\$	2,787.00						
Community Centers	\$	474.00	\$	337.00						
Animal Shelter	\$	250.00	\$	178.00						
City Hall	\$	384.00	\$	272.00	\$	258.00	\$	333.00	\$	149.00
Corporation Yard	\$	79.00	\$	56.00	\$	53.00	\$	69.00	\$	31.00
Drainage ²	\$	1,381.00	\$	868.00	\$	1,281.00	\$	1,068.00	\$	915.00
Multi-Purpose Trails	\$	754.00	\$	535.00	\$	506.00	\$	652.00	\$	291.00
Total Fees	\$	12,001.00	\$	8,379.00	\$	13,183.00	\$	5,729.00	\$	2,874.00
Change from Existing Fees	\$	5,047.00	\$	3,574.00	\$	3,388.00	\$	965.00	\$	392.00
% Change from Existing Fees		72.6%		74.4%		34.6%		20.3%		15.8%

¹ DU = dwelling unit; KSF = 1,000 gross square feet of building area

Table ES.3 also shows the change in the total impact fee amounts for each development type, if the proposed impact fees are adopted.

² Single family residential drainage fees vary with density; fee shown is for medium-high density; for a complete breakdown of drainage fees for residential development, see Table 11.4

Chapter 1 Introduction

The City of Wildomar has retained Colgan Consulting Corporation to prepare this study to update certain impact fees that were previously calculated in the City of Wildomar Impact Fee Study dated January 22, 2014.

The methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution, the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*) and, where applicable, the Quimby Act (Government Code Section 66477).

Legal Framework for Impact Fees

This brief summary of the legal framework for development impact fees is intended as a general overview. It was not prepared by an attorney, and should not be treated as a legal opinion.

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against "regulatory takings." A regulatory taking occurs when regulations unreasonably deprive landowners of property rights protected by the Constitution.

To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest, and must not deprive the owner of all economically viable use of the property. In the case of impact fees, the government's interest is in protecting public health, safety, and welfare by ensuring that development is not detrimental to the quality and availability of essential public services provided to the community at large.

Impact fees are not subject to the same level of judicial scrutiny as exactions involving the dedication of land or an interest in land, or a fee imposed as a condition of approval on a single development project. In those cases, heightened scrutiny applies, and a higher standard must be met. The U. S. Supreme Court has found that a government agency must demonstrate an "essential nexus" between such exactions and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). The agency must also demonstrate that the exaction imposed is "roughly proportional" to the burden created by development (see *Dolan v. City of Tigard*, 1994).

A local legislative body is accorded considerable discretion by the courts when enacting impact fees that apply to all development projects in its jurisdiction. However, even where heightened scrutiny does not apply, an agency enacting impact fees should take care to demonstrate a nexus and ensure proportionality in the calculation of its fees.

California Constitution. The California Constitution grants broad police power to local governments, including the authority to regulate land use and development. That police power is the source of authority for imposing impact fees on development to pay for infrastructure and capital facilities. Some impact fees have been challenged on grounds that they are special taxes imposed without voter approval in violation of Article XIIIA.

However, that objection is valid only if the fees exceed the cost of providing capital facilities needed to serve new development. If that were the case, then the fees would also run afoul of the U. S. Constitution and the Mitigation Fee Act. Articles XIIIC and XIIID, added by Proposition 218 in 1996, require voter approval for some "property-related fees," but exempt the imposition of fees or charges as a condition of property development.

The Mitigation Fee Act. California's impact fee statute originated in Assembly Bill 1600 during the 1987 session of the Legislature, and took effect in January, 1989. AB 1600 added several sections to the Government Code, beginning with Section 66000. Since that time the impact fee statute has been amended from time to time, and in 1997 was officially titled the "Mitigation Fee Act." Unless otherwise noted, code sections referenced in this report are from the Government Code.

The Act does not limit the types of capital improvements for which impact fees may be charged. It defines public facilities very broadly to include "public improvements, public services and community amenities." Although the issue is not specifically addressed in the Mitigation Fee Act, other provisions of the Government Code (see Section 65913.8), as well as case law, prohibit the use of impact fees for maintenance or operating costs. Consequently, the fees calculated in this report are based on capital costs only.

The Mitigation Fee Act does not use the term "mitigation fee" except in its official title. Nor does it use the more common term "impact fee." The Act simply uses the word "fee," which is defined as "a monetary exaction, other than a tax or special assessment,...that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project" To avoid confusion with other types of fees, this report uses the widely-accepted term "impact fee," which should be understood to mean "fee" as defined in the Mitigation Fee Act.

The Mitigation Fee Act contains requirements for establishing, increasing and imposing impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees and require annual reports and periodic re-evaluation of impact fee programs. Those administrative requirements are discussed in the Implementation Chapter of this report.

Required Findings. Section 66001 requires that an agency establishing, increasing or imposing impact fees, must make findings to:

- 1. Identify the purpose of the fee;
- 2. Identify the use of the fee; and,

- 3. Determine that there is a reasonable relationship between:
 - a. The use of the fee and the development type on which it is imposed;
 - b. The need for the facility and the type of development on which the fee is imposed; and
 - c. The amount of the fee and the facility cost attributable to the development project. (Applies when fees are imposed on a specific project.)

Each of those requirements is discussed in more detail below.

Identifying the Purpose of the Fees. The broad purpose of impact fees is to protect public health, safety and general welfare by providing for adequate public facilities. The specific purpose of the fees calculated in this study is to fund construction of certain capital improvements identified in this report. Those improvements will be needed to mitigate the impacts of planned new development on City facilities, and maintain an acceptable level of public services as the City grows.

Identifying the Use of the Fees. According to Section 66001, if a fee is used to finance public facilities, those facilities must be identified. A capital improvement plan may be used for that purpose, but is not mandatory if the facilities are identified in a General Plan, a Specific Plan, or in other public documents. In this case, we recommend that the City Council adopt this report as the document that identifies the facilities to be funded by the fees.

Reasonable Relationship Requirement. As discussed above, Section 66001 requires that, for fees subject to its provisions, a "reasonable relationship" must be demonstrated between:

- 1. the use of the fee and the type of development on which it is imposed;
- 2. the need for a public facility and the type of development on which a fee is imposed; and,
- 3. the amount of the fee and the facility cost attributable to the development on which the fee is imposed.

These three reasonable relationship requirements as defined in the statute mirror the nexus and proportionality requirements widely considered the standard for constitutionally defensible impact fees. The term "dual rational nexus" is often used to characterize the standard used by courts in evaluating the legitimacy of impact fees.

The "duality" of the nexus refers to (1) an <u>impact</u> or need created by a development project subject to impact fees, and (2) a <u>benefit</u> to the project from the expenditure of the fees. Although proportionality is reasonably implied in the dual rational nexus formulation it was explicitly required by the Supreme Court in the *Dolan* case, and we prefer to list it as the third element of a complete nexus.

Demonstrating an Impact. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy the additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is occasioned by the development project subject to the fees.

The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate impacts created by the development projects upon which they are imposed. In this study, the impact of development on facility needs is analyzed in terms of quantifiable relationships between various types of development and the demand for public facilities, based on applicable level-of-service standards. This report contains all of the information needed to demonstrate this element of the nexus.

Demonstrating a Benefit. A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be spent in a timely manner and facilities funded by the fees must serve the development projects paying the fees. Nothing in the U.S. Constitution or California law requires that facilities paid for with impact fee revenues be available <u>exclusively</u> to developments paying the fees.

Procedures for earmarking and expenditure of fee revenues are mandated by the Mitigation Fee Act, as are procedures to ensure that the fees are expended expeditiously or refunded. Those requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. Proportionality in impact fees depends on properly identifying development-related facility costs and calculating the fees in such a way that the impact of development is reflected in the allocation of those costs. In calculating impact fees, costs for development-related facilities must be allocated in proportion to the facility needs created by different types and quantities of development. The section on impact fee methodology, below, describes methods used to allocate facility costs and calculate impact fees that meet the proportionality standard.

Impact Fees for Existing Facilities (Recoupment Fees). It is important to note that impact fees may be used to pay for existing facilities, provided that those facilities are needed to serve additional development and have the capacity to do so, given relevant level-of-service standards. In other words, it must be possible to show that the fees meet the need and benefit elements of the nexus.

Development Agreements and Reimbursement Agreements. The requirements of the Mitigation Fee Act do not apply to fees collected under development agreements (see Govt. Code § 66000) or reimbursement agreements (see Govt. Code § 66003). The same is true of fees in lieu of park land dedication imposed under the Quimby Act (see Govt. Code § 66477).

Existing Deficiencies. In 2006, Section 66001(g) was added to the Mitigation Fee Act (by AB 2751) to prohibit impact fees from including costs attributable to existing deficiencies in public facilities. The legislature's intent in adopting this amendment, as stated in the bill, was to codify the Holdings of Bixel v. City of Los Angeles (1989), Rohn v. City of Visalia (1989), and Shapell Industries Inc. v. Governing Board (1991). That amendment does not appear to be a substantive change. It is widely understood that other provisions of law make it improper for impact fees to include costs for correcting existing deficiencies.

Impact Fee Calculation Methodology

Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics and planning requirements for the facility type being addressed. Each method has advantages and disadvantages in a particular situation. To some extent they are interchangeable, because they all allocate facility costs in proportion to the needs created by development.

Reduced to its simplest terms, the process of calculating impact fees involves two steps: determining the cost of development-related capital improvements, and allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many factors involved in defining the relationship between development and the need for facilities.

Allocating facility costs to various types and amounts of development is central to all methods of impact fee calculation. Costs are allocated by means of formulas that quantify the relationship between development and the need for facilities. In a cost allocation formula, the impact of development is measured by a "demand variable," which is an attribute of development that represents the facility needs created by different types and amounts of development. Different variables are used in analyzing different types of facilities. Specific demand variables used in this study are discussed in more detail in subsequent chapters.

The following paragraphs discuss three general approaches to calculating impact fees and how they can be applied.

Plan-Based or Improvements-Driven Method. Plan-based impact fee calculations are based on the relationship between a specified set of improvements and a specified increment of development. The improvements are typically identified by a facility plan, while the development is identified by a land use plan that identifies potential development by type and quantity.

With the plan-based approach, facility costs are allocated to various categories of development in proportion to the amount of development and the relative intensity of demand in each category. To calculate impact fees using this approach, it is necessary to define an end point or "buildout" condition for development, and to determine what facilities will be needed to serve the additional development that occurs from the time of

the analysis to buildout. Buildout is a hypothetical condition in which undeveloped land encompassed by the study has been developed to its expected intensity.

Under this approach, the total cost of eligible facilities is divided by the total units of additional demand (based on the demand variable) to calculate a cost per unit of demand. Then, the cost per unit of demand is multiplied by the units of demand per unit of development (e.g., dwelling units or square feet of building area) in each category to arrive at a cost per unit of development. This method is somewhat inflexible in that it is based on the relationship between a particular facility plan and a particular land use plan. If either plan changes significantly, the fees should be recalculated.

Capacity-Based or Consumption-Driven Method. This method calculates a cost per unit of capacity based on the relationship between total cost and total capacity of a system. It can be applied to any type of development, provided the capacity required to serve each increment of development can be estimated and the facility has adequate capacity available to serve the development. Since the fee calculation does not depend on the type or quantity of development to be served, this method is flexible with respect to changing development plans.

Under this method, the cost of unused capacity is not allocated to development. Capacity-based fees are most commonly used for water and wastewater systems, where the cost of a system component is divided by the capacity of that component to derive a unit cost. To produce a schedule of impact fees based on standardized units of development (e.g. dwelling units or square feet of non-residential building area), the cost per unit of capacity is multiplied by the amount of capacity required to serve a typical unit of development in each of several land use categories.

Standard-Based or Incremental Expansion Method. Standard-based fees are calculated using a specified relationship or standard that determines the number of demand units to be provided for each unit of development. The standard can be established as a matter of policy or it can be based on the level of service being provided to existing development in the study area. Using the standard-based method, costs are defined on a generic unit-cost basis and then applied to development according to a standard that sets the amount of service or capacity to be provided for each unit of development.

The standard-based method is useful where facility needs are defined directly by a service standard, and where unit costs can be determined without reference to the total size or capacity of a facility or system. Parks fit that description. It is common for cities or counties to establish a service standard for parks in terms of acres per thousand residents. In addition, the cost per acre for parks can usually be estimated without knowing the size of a particular park or the total acreage of parks in the system.

This approach is also useful for facilities such as libraries, where it is possible to estimate a generic cost per square foot before a building is actually designed. One advantage of the standard-based method is that a fee can be established without committing to a particular size of facility, and facility size can be adjusted based on the amount of development that actually occurs.

Facilities Addressed in this Study

Impact fees for the following types of facilities are covered in this report:

- Street and Intersection Improvements
- Traffic Signals
- Park Improvements

The impact fee analysis for each facility type is presented in a separate chapter of this report, beginning with Chapter 3. The next chapter, Chapter 2, contains data on development and service demand in the study area.

Chapter 2 Land Use and Development Data

Both existing and planned development must be addressed as part of the analysis required to support the calculation of impact fees. This chapter of the report compiles information on existing and planned development in a form that can be used in for the impact fee analysis contained in subsequent chapters of the report.

The information in this chapter forms a basis for establishing levels of service, analyzing facility needs, and allocating the cost of capital facilities between existing and future development and among various types of new development.

Land use and development data in this chapter have been updated from the previous City of Wildomar Impact Fee Study dated January 22, 2014.

Land use data for the 2014 study were based on GIS analysis of Riverside County Assessor's parcel data files, which include land use designations from the City's General Plan. (Upon incorporation in 2008, Wildomar adopted the land use provisions of the Riverside County General Plan.) Existing land uses were classified using Assessors land use codes for currently developed properties. Future uses of undeveloped land were classified using General Plan land use designations.

In this report, data on existing and planned development in Wildomar has been updated from the 2014 study using building permit records. Recently constructed units have been added to existing development in Table 2.2 and subtracted from future development in Table 2.3.

Also, the average population-per-dwelling-unit factors for residential development in Table 2.1 have been updated using data from the U.S. Census Bureau that was not available for the 2014 study. As a result, projected buildout population has changed.

Study Area and Time Frame

The study area for the impact fee analysis is the area within the existing boundaries of the City of Wildomar. The timeframe for this study extends from the present to buildout of all land designated for development within the study area.

The term "buildout" is used to describe a hypothetical condition in which all currently undeveloped land in the study area has been developed as indicated in the Land Use Element of the General Plan, including the General Plan Land Use Map.

The time required for buildout will depend on the rate at which development occurs. However, the rate of development does not enter into the impact fee analysis.

Development Types

The development types used in this study are listed below.

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial/Business Park
- Public Facilities

Single-Family Residential. In this report, the Single-family Residential development type includes conventional detached units and mobile/manufactured homes on individual lots. (About 20% of Wildomar's existing dwellings are manufactured units.) Future development in this category includes residential development at densities up to and including medium-high density (5-8 units per acre).

Multi-Family Residential. The Multi-family Residential development type includes all attached residential units. Future development in this category includes residential development at densities greater than eight units per acre, including residential development in the Mixed Use Planning Area (MUPA).

Commercial. The Commercial development type includes all types of commercial development commercial except office development. Future development in this category includes any development in areas designated for Commercial Retail uses, as well as non-residential development in the Mixed Use Planning Area (MUPA).

Office. The Office development type includes development in areas designated for Commercial Office uses.

Industrial/Business Park. The Industrial/Business Park development type includes light industrial, warehousing, and business park development. Future development in this category includes any development in areas designated for Light Industrial and Business Park uses. To estimate vehicle trip generation from future development in this category, this study assumes a mix of 50% light industrial and 50% business park uses.

Public Facilities. The public facilities category includes government facilities, schools, hospitals and similar public or quasi-public uses. Parks and open space are not included in this category because they create little or no demand for the facilities addressed in this report.

Units of Development

In this study, quantities of existing and planned development are measured in terms of certain units of development. Those units are discussed below.

Acreage. Land area is a fundamental attribute of all types of development. Gross acreage, representing the acreage of a development site before street right-of-way is dedicated, is used in this study as a measure of land area for all development types.

Dwelling Units. The dwelling unit (DU) is the most commonly used measure of residential development, and is the standard unit for residential development in this study.

Building Area. For private non-residential development, gross building area in thousands of square feet (KSF) is used as the standard unit of development.

The relationship between acreage and the other units of development discussed above can be defined as follow:

Residential Density. The relationship between dwelling units and acreage is referred to as "density," and is defined by the average number of dwelling units per acre for a particular type of residential development. The inverse of density is acres per dwelling unit. For example, single family residential development might have a density of 4.0 dwelling units per acre, which equates to 0.25 acres per dwelling unit.

Floor Area Ratio. Floor area ratio (FAR) is a factor that represents the relationship between building area and site area for non-residential development. For example, a FAR of 0.25 : 1 (commonly expressed 0.25) indicates that building floor area equals 25% of site area. Translated into square feet, for a floor area ratio of 0.25, each acre (43,560 square feet) of site area would convert to 10,890 (43,560 x 0.25) square feet or 10.89 KSF of building area.

Demand Variables

In calculating impact fees, the relationship between facility needs and development must be quantified in cost allocation formulas. Certain measurable attributes of development (e.g., population, vehicle trip generation) are used in those formulas to reflect the impact of different types and amounts of development on the demand for specific public services and the facilities that support those services.

Those attributes are referred to in this study as "demand variables." Demand variables are selected either because they directly measure service demand created by various types of development, or because they are reasonably correlated with that demand.

For example, the service standard for parks in a community is typically defined as a ratio of park acreage to population. As population grows, more parks are needed to maintain the desired standard. Logically, then, population is an appropriate yardstick or demand variable for measuring the impacts of development on the need for additional parks.

Similarly, the need for capacity in a street system depends on the volume of traffic the system must handle. So the vehicle trip generation rate (the number of vehicle trips generated by each unit of development per day) is an appropriate demand variable to represent the impact of development on the street system.

Each demand variable has a specific value for each type of development. Those values may be referred to as *demand factors*. For example, according to the Institute of Transportation Engineers (ITE) trip generation manual, one single-family detached dwelling unit generates an average of 9.57 vehicle trips each weekday.

On that basis, the traffic impact factor for single-family residential development is 9.57 trips per day per dwelling unit. Other land use categories have different impact factors. Some of the impact factors used in this study are based on widely-accepted standards (e.g., trip generation rates), while others are based on local conditions (e.g., population per dwelling unit).

Specific demand variables used in this study are discussed below. The values of demand factors used in this report are shown in Table 2.1 on page 2-5.

Resident Population. Resident population is used as a demand variable to calculate impact fees for facilities like parks that are intended to serve residents of the City. Resident population is tied to residential development, so this variable attributes no demand to non-residential development.

Population estimates and forecasts in this study assume that all residential units are occupied, because once a dwelling units is constructed, the City is committed to serving the population it can accommodate. Where the term "population" is used alone in this report, it refers to resident population. (See the discussion of service population, below.)

Service Population. The impact of development on some facilities addressed in this study is measured using "service population." Service population is a composite variable consisting of both residents and employees. Residents are included to reflect demand created by residential development. Employees of businesses in the City are included to reflect all of the service demand created by non-residential development, not just the demand created by the employees themselves.

Service population was used to calculate some impact fees in the 2014 Wildomar Impact Fee Study to maintain consistency with the 2006 Riverside County Impact Fee Study on which Wildomar's impact fees were based prior to 2014. Service population is not used for the types of facilities addressed in this update.

Vehicle Trips. The impact of development on a City's street and highway system is often measured by the number of average daily vehicle trips (ADT) generated by development. In this study, ADT is used to measure the impact of development on the City's street system, including roadways, intersections, bridges and traffic signals.

The ADT rates used for residential development in this study are taken directly from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 7th edition. The ADT rates used for non-residential development are based on ITE rates, but have been adjusted by the Riverside County Transportation and Land Use Management Agency to reflect local conditions.

Table 2.1 on the next page shows the values of key factors used in this study.

Table 2.1: Key Factors Used in This Study

Development	Dev	Fl Area	Avg Units	Pop	Svc Pop	Trips per
Type	Units 1	Ratio ²	per Acre 3	per Unit 4	per Unit 5	Unit 6
Residential, Single-Family	DU	N/A	1.41	3.10	3.10	9.57
Residential, Multi-Family	DU	N/A	12.00	2.20	2.20	6.72
Commercial	KSF	0.25	10.89		2.33	34.95
Office	KSF	0.30	13.07		3.00	9.96
Industrial/Business Park	KSF	0.35	15.25		1.34	4.05
Public/Institutional	KSF	0.30	13.07		2.10	10.46

¹ Units of development: DU = dwelling unit; KSF = 1,000 gross square feet of building area (non-residential development)

Existing and Future Development

Tables 2.2 through 2.4 on the following pages present data on existing and future development in the City of Wildomar. Data from those tables will be used throughout this report. Table 2.2 shows existing development as of March, 2015.

² Expected average floor area ratio (FAR) = square feet of building area / square feet of site area based on 2003 Riverside County General Plan EIR

³ Average units of development per acre for future development estimated by Colgan Consulting and the City of Wildomar Planning Department

⁴ Average population per unit for residential development from the 2014 Wildomar Impact Fee Study

⁵ Service population includes average population per unit for residential development and average employees per unit for non-residential development; employees per unit of non-residential development from the 2003 Riverside County General Plan

⁶ Average daily trips (ADT) per unit of development; residential trip rates are from the ITE manual *Trip Generation*, 7th Edition; non-residential trip rates are based on the ITE manual with adjustments by the Riverside County Transportation and Land Use Management Agency (TLMA)

Table 2.2: City of Wildomar - Existing Development - March 2015

Development	Unit		Estimated	Estimated	Estimated
Types	Type	Acres 1	Units ²	Svc Pop ³	ADT 4
Residential, Single-Family 5	DU	4,724.38	9,834	30,485	94,111
Residential, Multi-Family	DU	112.80	1,354	2,979	9,099
Subtotal Residential		4,837.18	11,188	33,464	103,210
Commercial	KSF	238.90	2,600	6,058.0	90,870
Office	KSF	2.04	27	81.0	269
Industrial/Business Park	KSF	52.80	805	1,079	3,258
Public/Institutional	KSF	83.15	1,087	2,283	11,370
Subtotal Non-residential		376.89	4,519	9,501	105,767
Total		5,214.07		42,965	208,977

¹ Acres of existing and future development from 2014 Impact Fee Study, updated to 2015 by Colgan Consulting using building permit data

Table 2.3 presents a forecast of future development in the City, based on estimated acres of undeveloped land by development type from the 2014 Impact Fee Study, updated to March 2015 using building permit data.

Table 2.3: City of Wildomar - Added Development (March 2015 to Buildout)

Development	Unit		Estimated	Estimated	Estimated
Types	Type	Acres 1	Units 2	Svc Pop 3	ADT ⁴
Residential, Single-Family	DU	6,130.29	5,435	16,849	52,013
Residential, Multi-Family	DU	58.75	705	1,551	4,738
Subtotal Residential		6,189.04	6,140	18,400	56,751
Commercial	KSF	446.42	4,863	11,331	169,962
Office	KSF	58.79	768	2,304	7,649
Industrial/Business Park	KSF	259.54	3,957	5,302	16,013
Public/Institutional	KSF	82.27	1,074	2,255	11,234
Subtotal Non-residential		847.02	10,662	21,192	204,858
Total		7,036.06		39,592	261,609

Note: see footnotes at Table 2.2

² Estimated units based on data from the 2014 development impact fee study updated to March 2015 using building permit data; population estimates assume 0% vacancy rate

³ Service population consists of residents (residential development) and employees (non-residential development); based on estimated units in this table and population or employees per unit from Table 2.1

⁴ Estimated average daily vehicle trips (ADT) based on estimated units from this table and ADT per unit from Table 2.1

⁵ Single-Family unit count includes mobile homes on individual lots

Table 2.4 sums the data from the previous two tables and represents a forecast of total development in the City at buildout.

Table 2.4: City of Wildomar - Total Development at Buildout

Development	Unit		Estimated	Estimated	Estimated
Types	Type	Acres 1	Units 2	Svc Pop 3	ADT 4
Residential, Single-Family	DU	10,854.67	15,269	47,334	146,124
Residential, Multi-Family	DU	171.55	2,059	4,530	13,837
Subtotal Residential		11,026.22	17,328	51,864	159,961
Commercial	KSF	685.32	7,463	17,389.00	260,832
Office	KSF	60.83	795	2,385.00	7,918
Industrial/Business Park	KSF	312.34	4,762	6,381.00	19,271
Public/Institutional	KSF	165.42	2,161	4,538.00	22,604
Subtotal Non-residential		1,223.91	15,181	30,693	310,625
Total		12,250.13		82,557	470,586

Growth Potential

The numbers in Tables 2.2, 2.3 and 2.4 indicate that existing residential development in Wildomar represents about 65% of its potential units and buildout population. However, the City has achieved only about 31% of its potential for non-residential development as reflected by the number of employees and square feet of non-residential building area. These tables show that overall development as measured by service population and daily vehicle trips are currently at 52% and 44% of buildout levels, respectively.

Another way of looking at those numbers is that if development in Wildomar occurs as depicted in this report, the City's population will ultimately increase by 55% from current levels. Employment in the City could more than triple, and total vehicle trips could increase by 125% from current levels.

The fees calculated in subsequent chapters are intended to pay for the capital facilities needed to serve the additional demand created by future development forecasted in this chapter.

Chapter 3 Transportation Impact Fees - Roads

This chapter updates transportation impact fees for roads that were calculated in the previous City of Wildomar Impact Fee Study dated January 22, 2014. Those fees cover improvements to streets and intersections, including bridges and culverts.

The improvements identified in this chapter are based on the current City of Wildomar General Plan Circulation Element. Projects to be funded by the Western Riverside County Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) are excluded from this analysis. The City has determined that there are no existing deficiencies in the portions of the City's street system that will be funded by impact fees calculated in this chapter.

This update adds the cost of two lanes of Bundy Canyon Road from I-15 to Sunset Avenue, that were previously covered by TUMF. It also updates the cost estimate for the La Estrella Street bridge. Both of those changes appear in Table 2.1. Other costs are unchanged.

In addition, the fee calculations in this chapter are affected by revisions to data on future development in Chapter 2.

Service Area

The service area for fees calculated in this chapter is the entire City of Wildomar, and those fees are intended to apply to all future development in the study area.

Methodology

This chapter calculates impact fees using the plan-based method discussed in Chapter 1. Plan-based fees are calculated by allocating costs for a defined set of improvements to a defined set of land uses that will be served by the improvements. The street and intersection improvement projects identified in this chapter will be needed entirely as a result of future development, so the entire cost of those improvements is allocated to future development in the impact fee calculations.

Demand Variable

In this analysis, the impact of new development on the need for street improvements is measured by average daily vehicle trips (ADT) associated with future development. Increases in vehicle trips resulting from new development are projected using the trip generation factors from Table 2.1 and added development units from Table 2.3, both in Chapter 2 of this report.

Level of Service

The improvements listed in this analysis are based on the level of service standard established in the General Plan Circulation Element. Specifically, the Circulation element provides for Level of Service (LOS) C generally, but allows LOS D at intersections of any combination of secondary highways, major highways, urban expressways and freeway ramps.

Improvement Costs

Table 3.1 on the next page, lists the street and intersection improvements, including bridge widening and culvert extensions used to calculate updated impact fees in this chapter. Estimated costs are shown for each project

The projects listed in Table 3.1 include only improvements beyond the two inside lanes on any roadway. The two inside travel lanes across the frontage of any development project are considered project improvements necessary for access to the development, and therefore will be the direct responsibility of abutting developers on either side of the street.

Any additional street improvements beyond two travel lanes, including additional lanes, frontage improvements, bridge widening and culvert extensions are covered by the impact fees calculated in this chapter.

Intersection improvements are also split between those associated with a two-lane street and those needed for the full development of the street section as indicated in the Circulation Element. Intersection improvements in excess of those required for two-lane streets are covered by the impact fees calculated in this chapter.

Table 3.1: Street and Intersection Improvements (Excludes TUMF Projects)

Project	Segment]	Estimated Cost
Street Improvements	Зедшені		
Bundy Canyon Rd	I-15 to Sunset Av	\$	12,711,30
Bundy Canyon Rd	Corydon St to Mission Tr	\$	99,669
Baxter Rd	I-15 NB ramp to Porras Rd	\$	3,441,31
La Estrella St	Porras Rd to W of Meadow Park Dr	\$	1,270,95
La Estrella St La Estrella St	E of Crest Meadows Dr to City Limit	\$	3,184,678
Grand Av	Central St to Clinton Keith Rd	\$	4,462,76
Orange St	Bundy Canyon Rd to Gruwell St	\$	4,463,51
Gruwell St	Orange St to Palomar St	\$	225,18
Monte Vista Dr	9	\$	
Unnamed North-South St	Bundy Canyon Rd to Baxter Baxter to La Estrella St	э \$	4,307,70
	Baxter to La Estrella St	э \$	1,763,41
Porras Rd	La Estrella to Clinton Keith Rd	э \$	713,86
George Av			1,075,82
Iodine Springs Rd	La Estrella to Clinton Keith Rd	\$	1,548,49
Inland Valley Dr	Clinton Keith Rd to Prielipp Rd	\$	671,30
Prielipp Rd	Inland Valley to City Limit	\$	1,309,75
Subtotal Street Improvement Intersection Improvement		\$	41,249,71
Intersection Frontage	Bundy Canyon Rd / Corydon St	\$	1,482,96
Intersection Frontage	Bundy Canyon Rd / Mission Tr	\$	1,888,62
Intersection Frontage	Bundy Canyon Rd / Orange St	\$	1,290,45
Intersection Frontage	Bundy Canyon Rd / Sellers Rd	\$	1,126,05
ntersection Frontage	Bundy Canyon Rd / Monte Vista Rd	\$	786,36
ntersection Frontage	Bundy Canyon Rd / Farm Rd	\$	1,202,78
ntersection Frontage	Bundy Canyon Rd / Sunset Av (1/2)	\$	503,90
Intersection Frontage	Central Av / Wild Stallion Ln & Cevera Rd	\$	903,13
ntersection Frontage	Central Av (Baxter) / Monte Vista Rd	\$	883,78
Intersection Frontage	Clinton Keith Rd / 730' E of Palomar St	\$	313,45
Intersection Frontage	Clinton Keith Rd / Stable Lanes Rd	\$	580,97
Intersection Frontage	Clinton Keith Rd / Hidden Springs Rd	\$	580,97
Intersection Frontage	Clinton Keith Rd / Arya Dr	\$	222,92
Intersection Frontage	Clinton Keith Rd / George Av	\$	953,85
Intersection Frontage	Clinton Keith Rd / Inland Valley Dr	\$	1,630,75
Intersection Frontage	Clinton Keith Rd / Smith Ranch Rd	\$	313,45
Intersection Frontage	Grand Av / Corydon St	\$	614,51
Intersection Frontage	Grand Av / Sheila Ln	\$	349,23
ntersection Frontage	Grand Av / Gruwell St	\$	606,27
Intersection Frontage	Grand Av / McVicar St	\$	430,50
ntersection Frontage	Corydon St / Palomar St	\$	1,397,53
ntersection Frontage	Corydon St / Union Av	\$	655,84
ntersection Frontage	Mission Tr / Malaga Rd	\$	472,89
Intersection Frontage	Mission Tr / Canyon Dr	\$	827,54
Intersection Frontage	Mission Tr / Palomar St	\$	1,267,47
Intersection Frontage	•	э \$	
U	Mission Tr (Palomar) / Gruwell St	э \$	1,128,99
ntersection Frontage Subtotal Intersection Impr	Mission Tr (Palomar) / McVicar St	\$	784,95
Bridges and Culverts	Ovenients	Ψ	23,200,24
La Estrella Street Bridge		\$	5,000,00
	ek/Wildomar Channel Bridge Widening	\$	535,53
	k/Wildomar Channel Bridge Widening	э \$	448,35
Wildomar Creek Culvert Ex	э \$	23,28	
Subtotal Bridges and Culv		\$	6,007,16
Subtotal Bridges and Link			

 $^{^{\}rm 1}$ Detailed cost estimates are available from the City of Wildomar Public Works Department

Table 3.2 applies the current balance in the street impact fee fund as a credit against the total cost of improvements from Table 3.1.

Table 3.2: Credit for Impact Fee Fund Balance

Cost	I	Impact Fee				
Component	C	ost Share ¹				
Street, Intersection, Bridge and Culvert Improvements	\$	70,457,119				
Credit for Street Impact Fee Fund Balance ²	\$	(318,984)				
Total	\$	70,138,135				

¹ See Table 3.1

Allocation of Costs

In Table 3.3, the initial allocation of street and intersection improvement costs to future development by development type is based on the share of new vehicle trips associated with each type of development.

However, the costs allocated to the Public/Institutional development category, primarily made up of public schools, cannot be charged directly to school districts or other government entities, so those costs are reallocated to residential development as explained on the next page.

Table 3.3: Allocation of Costs - Street and Intersection Improvements

Development	Dev	Share of	Share of	Realloc	Final
Type	Units 1	New Trips ²	Cost ³	P/I Cost 4	Allocation ⁵
Residential, Single-Family	DU	19.9%	\$ 13,944,837	\$ 2,760,415	\$ 16,705,252
Residential, Multi-Family	DU	1.8%	\$ 1,270,272	\$ 251,453	\$ 1,521,725
Commercial	KSF	65.0%	\$ 45,567,307		\$ 45,567,307
Office	KSF	2.9%	\$ 2,050,719		\$ 2,050,719
Industrial/Business Park	KSF	6.1%	\$ 4,293,132		\$ 4,293,132
Public/Institutional	KSF	4.3%	\$ 3,011,868	\$ (3,011,868)	\$ 0
Totals		100.0%	\$ 70,138,135	\$ 0	\$ 70.138.135

¹ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

² Current street impact fee fund balance is credited against the cost of improvements used in the impact fee calculations

² New vehicle trips by development type as a percentage of total new vehicle trips; percentages based on data from Table 2.3

³ Share of improvement cost = total improvement cost from Table 3.2 X share of new trips

⁴ Reallocated Public/Institutional costs; see discussion in text

⁵ Final allocation = share of cost + reallocated Public/Institutional cost

A portion of the traffic associated with new development will be generated by public facilities, mainly public schools. The City does not have the authority to impose impact fees on school districts or other government entities.

Since the need for those additional public facilities will be driven almost entirely by increases in population due to new residential development, the costs initially allocated to Public/Institutional development in Table 3.3 are reallocated in that table to single family and multi-family residential development, based on their relative shares of trip generation.

Costs shown in the final allocation column of Table 3.3 are used to calculate impact fees in the next section. The reallocated amount makes up approximately 17% of the road impact fees for residential development.

Impact Fees per Unit of Development

The calculation of impact fees per unit of development by development type is shown in Table 3.4. Costs allocated to each type of development in Table 3.3 are divided by the added trips for that development type to calculate a cost per trip. Then the cost per trip is multiplied by trips per unit of development to arrive at a fee per unit for each development type.

Table 3.4: Impact Fees per Unit of Development - Street and Intersection Improvements

Development	Dev	Final Cost	Added	Cost per	Trips per	Fee per
Type	Units 1	Allocation ²	Trips ³	Trip ⁴	Unit 5	Unit ⁶
Residential, Single-Family	DU	\$ 16,705,252	52,013	\$ 321.17	9.57	\$ 3,073.64
Residential, Multi-Family	DU	\$ 1,521,725	4,738	\$ 321.17	6.72	\$ 2,158.29
Commercial	KSF	\$ 45,567,307	169,962	\$ 268.10	34.95	\$ 9,370.20
Office	KSF	\$ 2,050,719	7,649	\$ 268.10	9.96	\$ 2,670.31
Industrial/Business Park	KSF	\$ 4,293,132	16,013	\$ 268.10	4.05	\$ 1,084.96
Public/Institutional	KSF	\$ 0	11,234	\$ 0.00	10.46	\$ 0.00

¹ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

Projected Revenue

Potential revenue from the street impact fees calculated in this chapter can be projected by applying the fees per unit of development from Table 3.4 to forecasted future units as shown in Table 2.3. The results are shown in Table 3.5 on the next page.

² Final cost allocation; see Table 3.3

³ Trips added by future development type; see Table 2.3

⁴ Cost per trip = final cost allocation / added trips

⁵ Trips per unit; see Table 2.1

⁶ Fee per unit of development = cost per trip X trips per unit

\$ 70.138.095

Development Dev Projected Fee per Future Units 1 Unit ² Units³ Revenue 4 Residential, Single-Family DU 3,073.64 5,435 \$ 16,705,233 Residential, Multi-Family DU \$ 2,158.29 705 \$ 1,521,594 Commercial **KSF** 9,370.20 4,863 \$ 45,567,283 Office **KSF** 2,670.31 768 2,050,798 3,957 4,293,187 Industrial/Business Park **KSF** 1,084.96 **KSF** \$ 1.074 \$ Public/Institutional 0.00

Table 3.5: Projected Revenue - Road Impact Fees

Total

Impact fees calculated in this chapter are based on the cost of providing street and intersection improvements that are needed to serve future development. Assuming that development occurs and improvements are constructed as anticipated in this study, the revenue projected in Table 3.5 would approximately cover the total improvement cost shown in Table 3.1, provided that fees are adjusted periodically to keep pace with changes in construction costs.

Costs and impact fees in this report are shown in current dollars. Once adopted, impact fees should be adjusted at least annually, to reflect changes in price levels. An index, such as the *Engineering News Record* Construction Cost Index (CCI) can be used to adjust facility cost estimates until the cost estimates and fee calculations are updated. See the Implementation Chapter for more on indexing of fees and on imposition of impact fees for street and intersection improvements.

¹ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

² Fee per unit of development; see Table 3.4

³ Future units; see Table 2.3

⁴ Projected revenue = fee per unit X future units

Chapter 4 Transportation Impact Fees - Traffic Signals

This chapter calculates transportation impact fees for traffic signals to replace the City's existing traffic signal impact fees. The City adopted Riverside County's impact fees for traffic signals after incorporation, and those fees were not re-calculated in the most recent City of Wildomar Impact Fee Study dated January 22, 2014.

This study calculates new traffic signal impact fees based on a recent analysis of signal needs by the City of Wildomar Public Works Department. The traffic signal improvements identified in this chapter are based on the current City of Wildomar General Plan Circulation Element. The City has determined that there are no existing deficiencies with respect to the traffic signals that will be funded by impact fees calculated in this chapter.

Service Area

The service area for fees calculated in this chapter is the entire City of Wildomar, and those fees are intended to apply to all future development in the study area.

Methodology

This chapter calculates impact fees using the plan-based method discussed in Chapter 1. Plan-based fees are calculated by allocating costs for a defined set of improvements to a defined set of land uses that will be served by the improvements. The traffic signal improvement costs used in the impact fee calculations are those that will be needed as a result of new development generally. Costs for some traffic signal improvements listed in Table 4.1 will be the responsibility of individual development projects, or of adjacent cities or Riverside County and those costs are excluded from the impact fee calculations.

Demand Variable

In this analysis, the impact of new development on the need for traffic signal improvements is measured by average daily vehicle trips (ADT) associated with future development. Increases in vehicle trips resulting from new development are projected using the trip generation factors from Table 2.1, and added development units from Table 2.3, both in Chapter 2.

Level of Service

The improvements listed in this analysis are based on the level of service standard established in the General Plan Circulation Element. Specifically, the Circulation element provides for Level of Service (LOS) C generally, but allows LOS D at intersections of any combination of secondary highways, major highways, urban expressways and freeway ramps.

Improvement Costs

Table 4.1 on the next page, lists the traffic signal improvements used to calculate impact fees in this chapter. That table shows both the total estimated cost of each signal project and the share of that cost to be used in the impact fee calculations.

Table 4.1: Traffic Signal Improvements

	Cross				Total	Ιı	npact Fee
Location	Street	Type	Improvement		Cost 1		Share ²
Bundy Canyon Rd	Corydon St	New	Install new 4-way	\$	332,000	\$	166,000
Bundy Canyon Rd	Mission Trail	Existing 3-way	Modify to Ultimate 4-way	\$	332,000	\$	249,000
Bundy Canyon Rd	Orange St	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Bundy Canyon Rd	Sellers Rd	New	Install new 4-way	\$	332,000	\$	249,000
Bundy Canyon Rd	Monte Vista Dr	New	Install new 3-way	\$	222,000	\$	222,000
Bundy Canyon Rd	West of Tulip	New 3-way	Install new 3-way	\$	222,000	\$	0
Bundy Canyon Rd	The Farm Rd	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	111,000
Bundy Canyon Rd	Harvest Way W	New 4-way	Install new 4-way	\$	332,000	\$	0
Bundy Canyon Rd	Harvest Way E	New 4-way	Install new 4-way	\$	332,000	\$	0
Bundy Canyon Rd	Sunset Av	New 4-way	Install new 4-way	\$	332,000	\$	166,000
Central St	Grand Av	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Central St	Palomar St	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	332,000
	Wild Stallion/	0)	, , , , , , , , , , , , , , , , , , ,				
Central St	Cevera Rd	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	332,000
Central St/Baxter	Monte Vista Dr	New 3-way	Install new 3-way	\$	222,000	\$	222,000
Clinton Keith Rd	Grand Av	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	111,000
Clinton Keith Rd	Palomar St	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	332,000
Clinton Keith Rd	Renaissance Ctr	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Clinton Keith Rd	Stable Lanes	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Clinton Keith Rd	Hidden Springs Rd	-	Modify to Ultimate 4-way	\$	332,000	\$	83,000
Clinton Keith Rd	Arya	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Clinton Keith Rd	George Av	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Clinton Keith Rd	Inland Valley Dr	Existing 3-way	Modify to Ultimate 4-way	\$	332,000	\$	249,000
Clinton Keith Rd	Salida Del Sol	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Clinton Keith Rd	Elizabeth Ln	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Clinton Keith Rd	Smith Ranch Rd	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Grand Av	McVicar St	New 3-way	Install new 3-way	\$	222,000	\$	222,000
Grand Av	Gruwell St	New 3-way	Install new 3-way	\$	222,000	\$	222,000
Grand Av	Shiela	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Grand Av	Corydon St	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Palomar St	Inland Valley Dr	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Palomar St	McVicar St	New 4-way	Install new 4-way	\$	332,000	\$	332,000
Palomar St	Gruwell St	Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	332,000
Palomar St	Mission Trail	New 3-way	Install new 3-way	\$	222,000	\$	222,000
Palomar St	Corydon St	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Corydon St	Union St	Exsiting 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Mission Trail	Canyon Dr	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Mission Trail	Corydon St	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Mission Trail	Lemon St	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Mission Trail	Olive St	Existing 3-way	Modify to Ultimate 3-way	\$	222,000	\$	222,000
Mission Trail	Elberta Rd	Existing 3-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Mission Trail	Malaga Rd	Existing 3-way Existing 4-way	Modify to Ultimate 4-way	\$	332,000	\$	166,000
Inland Valley Dr	Hidden Springs Rd	0 ,	Install new 4-way	\$	332,000	\$	100,000
Inland Valley Dr	Prielipp Rd	New 3-way	Install new 3-way	э \$	222,000	\$	222,000
Prielipp Rd	Salida Del Sol	•	Install new 3-way	э \$	222,000	э \$	222,000
Prielipp Rd	Elizabeth Ln	New 3-way New 4-way	Install new 4-way	э \$	332,000	э \$	332,000
т пепрр ки	LIIZAUCUI LII	INCW T-way	notan new 1 -way	Ψ	552,000	Ψ	552,000

 $^{^1}$ Estimated total cost of traffic signal improvement; details available from the City of Wildomar Public Works Department

 $^{^2}$ Share of cost to be recovered from impact fees; some signals will be the responsibility of individual developers; cost of signals located on City boundaries will be shared with other jurisdictions

Table 4.2 applies the current balance in the traffic signal impact fee fund as a credit against the impact fee share of cost of the improvements in Table 4.1.

Table 4.2: Credit for Impact Fee Fund Balance

Cost	Iı	Impact Fee					
Component	C	ost Share ¹					
Traffic Signal Improvements	\$	9,472,000					
Credit for Traffic Signal Impact Fee Fund Balance ²	\$	(371,064)					
Total	\$	9.100.936					

¹ See Table 4.1

Allocation of Costs

In Table 4.3, the initial allocation of traffic signal improvement costs to future development by development type is based on the share of new vehicle trips associated with each type of development.

However, the costs allocated to the Public/Institutional development category, primarily made up of public schools, cannot be charged directly to school districts or other government entities, so those costs are reallocated to residential development as explained on the next page.

Table 4.3: Allocation of Costs - Traffic Signal Improvements

Development	Dev	Share of	Share of			Realloc		Final		
Type	Units 1	New Trips ²	Cost ³		Cost ³		ost ³ P/I Cost ⁴		Allocation 5	
Residential, Single-Family	DU	19.9%	\$	1,809,445	\$	358,184	\$	2,167,629		
Residential, Multi-Family	DU	1.8%	\$	164,827	\$	32,628	\$	197,455		
Commercial	KSF	65.0%	\$	5,912,691			\$	5,912,691		
Office	KSF	2.9%	\$	266,096			\$	266,096		
Industrial/Business Park	KSF	6.1%	\$	557,065			\$	557,065		
Public/Institutional	KSF	4.3%	\$	390,812	\$	(390,812)	\$	0		
Totals		100.0%	\$	9,100,936	\$	0	\$	9,100,936		

 $^{^{1}}$ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

² Current traffic signal impact fee fund balance is credited against the cost of improvements used in the impact fee calculations

² New vehicle trips by development type as a percentage of total new vehicle trips; percentages based on data from Table 2.3

³ Share of improvement cost = total improvement cost from Table 4.3 X share of new trips

⁴ Reallocated Public/Institutional costs; see discussion in text

⁵ Final allocation = share of cost + reallocated Public/Institutional cost

A portion of the traffic associated with new development will be generated by public facilities, mainly public schools. The City does not have the authority to impose impact fees on school districts or other government entities.

Since the need for those additional public facilities will be driven almost entirely by increases in population due to new residential development, the costs initially allocated to Public/Institutional development in Table 4.3 are reallocated in that table to single family and multi-family residential development, based on their relative shares of trip generation.

Costs shown in the final allocation column of Table 4.3 are used to calculate impact fees in the next section. The reallocated amount makes up approximately 17% of the traffic signal impact fees for residential development.

Impact Fees per Unit of Development

The calculation of impact fees per unit of development by development type is shown in Table 4.4. Costs allocated to each type of development in Table 4.2 are divided by the added trips for that development type to calculate a cost per trip. Then the cost per trip is multiplied by the trips per unit of development to arrive at a fee per unit.

Table 4.4: Impact Fees per Unit of Development - Traffic Signal Improvements

Development	Dev	Final Cost		Added	Cost per		Trips per	Fee per
Type	Units 1	Allocation ²		Trips ³	Trip ⁴		Unit ⁵	Unit 6
Residential, Single-Family	DU	\$	2,167,629	52,013	\$	41.67	9.57	\$ 398.83
Residential, Multi-Family	DU	\$	197,455	4,738	\$	41.67	6.72	\$ 280.05
Commercial	KSF	\$	5,912,691	169,962	\$	34.79	34.95	\$ 1,215.85
Office	KSF	\$	266,096	7,649	\$	34.79	9.96	\$ 346.49
Industrial/Business Park	KSF	\$	557,065	16,013	\$	34.79	4.05	\$ 140.78
Public/Institutional	KSF	\$	0	11,234	\$	0.00	10.46	\$ 0.00

¹ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

Projected Revenue

Potential revenue from the traffic signal impact fees calculated in this chapter can be projected by applying the fees per unit of development from Table 4.4 to forecasted future units as shown in Table 2.3. The results are shown in Table 4.5 on the next page.

² Final cost allocation; see Table 4.3

³ Trips added by future development type; see Table 2.3

⁴ Cost per trip = final cost allocation / added trips

⁵ Trips per unit; see Table 2.1

⁶ Fee per unit of development = cost per trip X trips per unit

Development Dev Fee per Future Projected Unit ² Units 1 Units³ Revenue 4 Type Residential, Single-Family DU 398.83 5,435 2,167,641 Residential, Multi-Family DU \$ 280.05 705 \$ 197,435 Commercial **KSF** 1,215.85 4,863 5,912,679 Office **KSF** \$ 346.49 768 266,104 Industrial/Business Park **KSF** 140.78 3,957 557,066 Public/Institutional **KSF** 0.00 1,074 Total 9.100.926

Table 4.5: Projected Revenue - Traffic Signal Impact Fees

Impact fees calculated in this chapter are based on the cost of providing traffic signal improvements that are needed to serve future development, generally. Some additional traffic signal costs will be the responsibility of individual development projects.

Assuming that development occurs and improvements are constructed as anticipated in this study, the revenue projected in Table 4.5 would approximately cover the share of improvement costs assigned to impact fees in Table 4.1-- provided that fees are adjusted periodically to keep pace with changes in construction costs.

Costs and impact fees in this report are shown in current dollars. Once adopted, impact fees should be adjusted at least annually, to reflect changes in price levels. An appropriate index can be used to adjust facility cost estimates until the cost estimates and fee calculations are updated. See the Implementation Chapter for more on indexing of fees and on imposition of impact fees for street and intersection improvements.

¹ Units of development; DU = dwelling unit, KSF = 1,000 gross square feet of building area

² Fee per unit of development; see Table 4.4

³ Future units; see Table 2.3

⁴ Projected revenue = fee per unit X future units

Chapter 5 Park Improvement Impact Fees

This chapter calculates impact fees for park improvements. Wildomar has an existing ordinance that requires payment of in-lieu fees for park land acquisition by residential subdivisions pursuant to the Quimby Act. For residential development not involving a subdivision, the City has adopted an impact fee for park land acquisition. Only one of those fees can be charged to a single project.

The fees described above are based only on the cost of acquiring park land, not the cost of park improvements. The impact fee calculated in this chapter is designed to cover the cost of park improvements, and is intended to apply to all residential development in the City. If adopted, it would be charged in addition to fees for park land acquisition.

Service Area

Fees are calculated in this chapter for a single service area encompassing the entire City of Wildomar, so those fees are intended to apply citywide.

Park impact fees should be spent to benefit the development paying the fees. To the extent that park impact fees are spent on community parks, proximity to development is less of an issue than for neighborhood parks, because community parks have a much larger service radius.

Methodology

This chapter calculates impact fees using the standard-based method described in Chapter 1. Standard-based fees are calculated using a specified relationship or standard that determines the number of service units to be provided for each unit of development. See the discussion in the Level of Service section below.

Demand Variable

Level-of-service standards for parks are almost universally based on population, and the Quimby Act specifies that park land dedication requirements and in-lieu fees must be based on a ratio of park acreage to population. Consequently, population is used as the demand variable in calculating these park improvement impact fees. Because added population in the City is driven by residential development, these fees will be charged only to residential development.

Level of Service

The level of service standard used to calculate park improvement impact fees in this chapter is 3.0 acres per 1,000 residents—the same ratio specified in the Quimby Act for park land acquisition.

Wildomar has three existing parks, which are listed in Table 5.1. The parks master plan currently being prepared for the City designates one of the existing parks (Marna O'Brien Park) for development as a community park. The master plan also proposes two other community parks, five new neighborhood parks, and several mini-parks.

Table 5.1: Existing Parks

Existing	Total
Parks	Acreage
Marna O'Brien Park	8.94
Regency Heritage Park	3.26
Windsong Park	2.07
Total	14.27

Table 5.2 calculates the existing ratio of park acreage to population for both total park acreage and improved park acreage.

Table 5.2: Existing Park Acres per Capita

Improved	Undev	Total	Est 2015	Impr Park	Total Park
Park Acres 1	Park Acres ²	Park Acres ³	Population ⁴	Ac per Capita ⁵	Ac per Capita ⁶
14.27	27.00	41.27	36,231	0.00039	0.00114

¹ Existing acres of improved parks in Wildomar; see Table 5.1

Acres per Unit of Development

Table 5.3 on the next page uses the acres-per-capita standard of 3.0 acres per 1,000 residents (0.003 acres per capita) and the population per dwelling unit from Table 2.1, to calculate the acres per unit requirement for park development impact fees.

² Undeveloped park acreage = 27 acres of recently-acquired park land next to Ronald Reagan elementary school

³ Total park acres = improved park acres + undeveloped park acres

⁴ Estimated 2015 population; see Table 2.2

⁵ Improved park acres per capita = improved park acres / 2015 population

⁶ Total park acres per capita = total park acres / 2015 population

Table 5.3: Acres per Unit - Park Improvement Impact Fees

Development	Dev	Acres per	Population	Acres
Туре	Units 1	Capita Std ²	per Unit ³	per Unit ⁴
Residential, Single-Family	DU	0.00300	3.10	0.0093
Residential, Multi-Family	DU	0.00300	2.20	0.0066

¹ DU = dwelling units

Impact Fees per Unit of Development

Table 5.4 uses the acres-per-unit factors from Table 5.3, and an estimated park improvement cost-per-acre based on the recently adopted Park Master Plan, to calculate impact fees per unit of development by development type.

Table 5.4: Impact Fee per Unit - Park Improvement Impact Fees

Development	Dev	Acres per	Cost per	Impact Fee
Туре	Units 1	Unit 2	Acre ³	per Unit 4
Residential, Single-Family	DU	0.0093	\$420,184	\$3,907.71
Residential, Multi-Family	DU	0.0066	\$420,184	\$2,773.21

¹ DU = dwelling units

Projected Revenue

Potential revenue from the park improvement impact fee is calculated in Table 5.5 on the next page. That calculation uses the impact fees per unit from Table 5.4 and the number of future residential units, by type, from Table 2.3, Chapter 2.

² Park acres per capita at the Quimby Act standard of 3.0 ac per 1,000 residents

³ Population per dwelling unit; see Table 2.1

⁴ Acres per unit = improved acres per capita X persons per unit

² Acres per unit; see Table 5.3

³ Estimated cost per acre for park improvements based on Park Master Plan

⁴ Park improvement impact fee per unit = acres per unit X cost per acre

Table 5.5: Projected Revenue - Park Improvement Impact Fees

Development		Impact Fee	Future	Projected
Туре	Units 1	per Unit ²	Units ³	Revenue 4
Residential, Single-Family	DU	\$3,907.71	5,435	\$ 21,238,410
Residential, Multi-Family	DU	\$2,773.21	705	\$ 1,955,116
Total				\$ 23.193.527

¹ DU = dwelling unit

The revenue projected in Table 5.5 represents new development's 35% share of the combined value of existing and planned parks improvements. The balance of the cost of master planned park improvements, approximately \$36.2 million, will have to be funded by the City from non-impact fee sources.

The costs used in this chapter are in current dollars, and the fees calculated above should be adjusted periodically to reflect changes in park improvement costs. An index such as the *Engineering News Record* Building Cost Index (BCI) could be used to estimate changes in construction costs for park improvements annually until new cost estimates or actual construction costs can be used to update the current estimates.

² Park improvement impact fee per unit; see Table 5.4

³ See Table 2.3, Chapter 2

⁴ Projected revenue = impact fee per unit X future units

Chapter 6 Implementation

This chapter of the report contains recommendations for adoption and administration of a development impact fee program based on this study, and for the interpretation and application of impact fees recommended herein.

Statutory requirements for the adoption and administration of fees imposed as a condition of development approval are found in the Mitigation Fee Act (Government Code Sections 66000 *et seq.*). For implementation of fees in lieu of park land dedication, see the Quimby Act (Government Code Section 66477).

Adoption

The form in which development impact fees are enacted, whether by ordinance or resolution, should be determined by the City Attorney. Ordinarily, it is desirable that specific fee amounts be set by resolution to facilitate periodic adjustments. Procedures for adoption of fees subject to the Mitigation Fee Act, including notice and public hearing requirements, are specified in Government Code Sections 66016 and 66018. It should be noted that Section 66018 refers to Government Code Section 6062a, which requires that the public hearing notice be published at least twice during the 10-day notice period. Government Code Section 66017 provides that fees subject to the Mitigation Fee Act do not become effective until 60 days after final action by the governing body.

Actions establishing or increasing fees subject to the Mitigation Act require certain findings, as set forth in Government Code Section 66001 and discussed below and in Chapter 1 of this report.

Establishment of Fees. Pursuant to the Mitigation Fee Act (Section 66001(a)), when the City establishes fees to be imposed as a condition of development approval, it must make findings to:

- 1. Identify the purpose of the fee;
- 2. Identify the use of the fee; and
- 3. Determine how there is a reasonable relationship between:
 - a. The use of the fee and the type of development project on which it is imposed;
 - b. The need for the facility and the type of development project on which the fee is imposed

Examples of findings that could be used for impact fees calculated in this study are shown below. The specific language of such findings should be reviewed and approved by the City Attorney.

Finding: Purpose of the Fee. The City Council finds that the purpose of the impact fees hereby enacted is to prevent new development from reducing the quality and availability of public services provided to residents of the City by requiring new development to contribute to the cost of additional capital assets needed to serve additional development.

Finding: Use of the Fee. The City Council finds that revenue from the impact fees hereby enacted will be used to construct public facilities and pay for other capital assets needed to serve new development. Those public facilities and other assets are identified in the 2015 Development Impact Fee Update prepared by Colgan Consulting Corporation. ¹

Finding: Reasonable Relationship: Based on analysis presented in the 2015 Development Impact Fee Update prepared by Colgan Consulting Corporation, the City Council finds that there is a reasonable relationship between:

- a. The use of the fees and the types of development projects on which they are imposed; and,
- b. The need for facilities and the types of development projects on which the fees are imposed.

Administration

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. References to code sections in the following paragraphs pertain to the California Government Code.

Imposition of Fees. Pursuant to the Mitigation Fee Act (Section 66001(a)), when the City imposes an impact fee upon a specific development project, it must make essentially the same findings adopted upon establishment of the fees to:

- 1. Identify the purpose of the fee;
- 2. Identify the use of the fee; and
- 3. Determine how there is a reasonable relationship between:
 - a. The use of the fee and the type of development project on which it is imposed;
 - b. The need for the facility and the type of development project on which the fee is imposed

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¹ According to Gov't Code Section 66001 (a) (2), the use of the fee may be specified in a capital improvement plan, the General Plan, or other public documents that identify the public facilities for which the fee is charged. The findings recommended here identify this impact fee study as the source of that information.

Per Section 66001 (b), at the time when an impact fee is imposed on a specific development project, the City is also required to make a finding to determine how there is a reasonable relationship between:

c. The amount of the fee and the facility cost attributable to the development project on which it is imposed.

In addition, Section 66006 (f) provides that a local agency, at the time it imposes a fee for public improvements on a specific development project, "... shall identify the public improvement that the fee will be used to finance." In this case, the fees will be used to finance public facilities, infrastructure, and other development-related capital expenditures identified in the 2013 Development Impact Fee Study prepared by Colgan Consulting Corporation.

Section 66020 (d) (1) requires that the City, at the time it imposes an impact fee provide a written statement of the amount of the fee and written notice of a 90-day period during which the imposition of the fee can be protested. Failure to protest imposition of the fee during that period may deprive the fee payer of the right to subsequent legal challenge.

Section 66022 (a) provides a separate procedure for challenging the establishment of an impact fee. Such challenges must be filed within 120 days of enactment.

The City should develop procedures for imposing fees that satisfy those requirements for findings and notice.

Collection of Fees. Section 66007 (a), provides that a local agency shall not require payment of fees by developers of residential projects prior to the date of final inspection, or issuance of a certificate of occupancy, whichever occurs first. However, "utility service fees" (not defined) may be collected upon application for utility service. In a residential development project of more than one dwelling unit, Section 66007 (a) allows the agency to choose to collect fees either for individual units or for phases upon final inspection, or for the entire project upon final inspection of the first dwelling unit completed.

Section 66007 (b) provides two exceptions when the local agency may require the payment of fees from developers of residential projects at an earlier time: (1) when the local agency determines that the fees "will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy" or (2) the fees are "to reimburse the local agency for expenditures previously made."

Statutory restrictions on the time at which fees may be collected do not apply to non-residential development.

In cases where the fees are not collected upon issuance of building permits, Sections 66007 (c) (1) and (2) provide that the city may require the property owner to execute a contract to pay the fee, and to record that contract as a lien against the property until the fees are paid.

Earmarking and Expenditure of Fee Revenue. Section 66006 (a) mandates that fees be deposited "with other fees for the improvement" in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments and expend those fees solely for the purpose for which the fee was collected. Section 66006 (a) also requires that interest earned on the fee revenues be placed in the capital account and used for the same purpose.

The language of the law is not clear as to whether depositing fees "with other fees for the improvement" refers to a specific capital improvement or a class of improvements (e.g., street improvements). We are not aware of any city that has interpreted that language to mean that funds must be segregated by individual projects.

As a practical matter, that approach is unworkable because it would mean that no payas-you-go project could be constructed until all benefiting development had paid the fees. Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements), but not for individual projects. We recommend that approach.

It is important that fee revenue be expended so as to provide a reasonable benefit to the development projects from which the fees are collected. Some fees in this report may have been calculated without knowing the specific locations of all facilities to be funded by the fees. The City should exercise caution in expending such fees to ensure that facilities are located in such as way as to serve the development projects from which the fees were collected.

Impact Fee Exemptions, Reductions, and Waivers. In the event that a development project is found to have no impact on facilities for which impact fees are charged, such project must be exempted from the fees.

If a project has characteristics that indicate its impacts on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate the applicable impact fee in this study, the fee should be reduced accordingly. Per Section 66001 (b), there must be a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed. The fee reduction is required if the fee is not proportional to the impact of the development on relevant public facilities.

In some cases, the City may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project, as a way of promoting goals such as affordable housing or economic development. Such a waiver or reduction may not result in increased costs to

other development projects, and are allowable only if the City offsets the lost revenue from other fund sources.

Credit for Improvements Provided by Developers. If the City requires a developer, as a condition of project approval, to dedicate land or construct facilities or improvements for which impact fees are charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction.

In the event that a developer voluntarily offers to dedicate land, or construct facilities or improvements in lieu of paying impact fees, the City may accept or reject such offers, and may negotiate the terms under which such an offer would be accepted.

Credit for Existing Development. If a project involves replacement, redevelopment or intensification of previously existing development, impact fees should be applied only to the portion of the project which represents a net increase in demand for relevant City facilities, applying the measure of demand used in this study to calculate that particular impact fee.

Reporting. Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

- 1. A brief description of the type of fee in the account or fund;
- 2. The amount of the fee;
- 3. The beginning and ending balance of the account or fund;
- 4. The amount of the fees collected and interest earned;
- 5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fees;
- 6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement;
- 7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended;
- 8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

That information must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Refunds. Prior to 1996, a local agency collecting impact fees was required to expend or commit impact fee revenue within five years, or make findings to justify a continued need for the money. Otherwise, those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all of the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

- 1. Identify the purpose to which the fee will be put;
- 2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
- 3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;
- 4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

Those findings are to be made in conjunction with the annual reports discussed above. If such findings are not made as required by Section 66001, the local agency could be required to refund the moneys in the account or fund, per Section 66001 (d).

Once the agency determines that sufficient funds have been collected to complete an incomplete improvement for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

Annual Update of the Capital Improvement Plan. Section 66002 (b) provides that if a local agency adopts a capital improvement plan to identify the use of impact fees, that plan must be adopted and annually updated by a resolution of the governing body at a noticed public hearing. The alternative, per Section 66001 (a) (2) is to identify improvements by applicable general or specific plans or in other public documents.

In most cases, the CIP identifies projects for a limited number of years and may not include all improvements needed to serve future development covered by the impact fee study. We recommend that this development impact fee study be identified by the City Council as the public document on which the use of the fees is based.

Indexing of Impact Fees. Development impact fees calculated in this report assume the facilities in question will be constructed on a pay-as-you-go basis. Those fees are based on current costs and should be adjusted at least annually to account for inflation. That

adjustment is intended to account for future escalation in costs for land and construction. We recommend the *Engineering News Record* Building Cost Index as the basis for indexing construction costs. Where land costs make up a significant portion of the costs covered by a fee, land costs should be adjusted relative to changes in local land prices.

Training and Public Information

Effective administration of an impact fee program requires considerable preparation and training. It is important that those responsible for collecting the fees, and for explaining them to the public, understand both the details of the fee program and its supporting rationale. Before fees are imposed, a staff training workshop is highly desirable if more than a handful of employees will be involved in collecting or accounting for fees.

It is also useful to pay close attention to handouts that provide information to the public regarding impact fees. Impact fees should be clearly distinguished from other fees, such as user fees for application processing, and the purpose and use of particular impact fees should be made clear.

Finally, anyone who is responsible for accounting, capital budgeting, or project management for projects involving impact fees must be fully aware of the restrictions placed on the expenditure of impact fee revenues. The fees recommended in this report are tied to specific improvements and cost estimates. Fees must be expended accordingly and the City must be able to show that funds have been properly expended.

Recovery of Study Cost

Colgan Consulting recommends that agencies charging impact fees increase the fees by a small percentage to recover costs for administering and updating the fees. This study will use the same administrative charge as the Wildomar 2014 Impact Fee Study. That is, the fees will be increased by 0.48% to cover the cost of updating and administering the impact fees.

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING CHAPTER 10.40 (TRAFFIC SIGNAL COST MITIGATION FEE PROGRAM) OF THE WILDOMAR MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

- (a) On February 12, 2014, the City Council adopted Ordinance No. 93, which updated provisions of the Wildomar Municipal Code regarding development impact fees to be consistent with the new development impact fees approved by the Council by Resolution 2014-02 on January 22, 2014.
- (b) Ordinance No. 93 did not touch Chapter 10.40 of the Wildomar Municipal Code because the City was not proposing any development impact fees related to traffic signals at that time.
- (c) On May 13, 2015, the City Council approved Resolution No. 2015—approving an update to the City's development impact fees to include a traffic signal mitigation fee.
- (d) The City Council desires to repeal Chapter 10.40 of the Wildomar Municipal Code specifically regulating traffic signal impact fees so that the newly approved traffic signal mitigation fee will be subject to Article I (Development Impact Fees) of Chapter 3.44 of the Wildomar Municipal Code as are all other development impact fees.

SECTION 2. Chapter 10.40 Repealed. Chapter 10.40 (Traffic Signal Cost Mitigation Fee Program) of the Wildomar Municipal Code is hereby repealed.

SECTION 3. 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. The City Council hereby declares that it would have adopted 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 4. Effective Date. This ordinance shall take effect 30 days after its adoption by the City Council.

SECTION 5. <u>Publication</u>. The City Clerk shall cause this ordinance to be published or posted in accordance with Government Code section 36933.

PASSED, APPROVED, AND ADOPT	ED this day of, 2015.
	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #2.2 PUBLIC HEARING Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: Landscaping and Lighting Maintenance District No.

89-1-Consolidated & Street Lighting Zones

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution entitled:

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2015-16; AND AUTHORIZE THE COUNTY OF RIVERSIDE TO ADMINISTER THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED BUDGET FOR FISCAL YEAR 2015-16

BACKGROUND:

The proposed assessments for all Zones are described in Attachment A.

Pursuant to the Landscaping and Lighting Act of 1972 and Resolution No. 2015 - 19, a intention meeting was held on April 8, 2015 to receive testimony regarding the assessment levy for Fiscal Year 2015-16 within all zones of L&LMD No. 89-1-C. Notice of the public hearing was given by publication of a certified copy of Resolution No. 2015 - 19 in The Press Enterprise at least ten days prior to the public hearing date of May 13, 2015.

Adoption of this Resolution confirms the assessment levy, as indicated in the Engineer's Report for Fiscal Year 2015-16 for L&LMD No. 89-1-C and orders the placement of the annual assessment on the County's Assessment Roll.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (District) maintains and services 32 locations throughout the City of Wildomar. The District contains 12 separate zones of benefits and 9 street lighting zones of benefits as described in Attachment A. The annual budget for Fiscal Year 2015-16 totals **\$302,954**.

The primary improvements provided within the District may include, but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of contractors work, coordination of irrigation schedules, backflow devices and fossil filter improvements within public right-of-ways of, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned improvements in a healthy, vigorous and satisfactory working condition.

Previously, the Riverside County Transportation/Land Development Department has completed the Engineers Report on behalf of the City. During Calendar Year 2013, the City assumed overseeing the contracts to provide maintenance and operation services to all of the LLMD 89-1-C zones from Riverside County.

Last year, Wildomar staff has completed the transition of all administrative and oversight functions from Riverside County Transportation/Land Development Department regarding the LLMD 89-1-C. This includes facilitating the completion of the Engineer's Reports for LLMD 89-1-C, Volumes 1 and 2, and all relevant documentation related to the annual enrollment of the assessments. Failure to place the levy on the tax rolls would require decreasing certain District service levels, including the closure or abandonment of the District itself.

FISCAL IMPACT:

The annual budget for Fiscal Year 2015-16 totals \$302,954. Adoption of this resolution will allow the City of Wildomar to collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District.

Submitted by: Dan York Assistant City Manager Public Works Director / City Engineer Approved by: Gary Nordquist City Manager

ATTACHMENTS:

Attachment A Resolution

ATTACHMENT "A"

The City of Wildomar Landscaping and Lighting Maintenance District No. 89-1 Consolidated (L&LMD No. 89-1-C) contains 12 separate zones of benefits and 9 street lighting zones of benefits:

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Zone 3 Location 7 – is located on Grand Ave
Zone 3 Location 23 – is located on Palomar St and South Pasadena St
Zone 3 Location 24 – is located on Lemon St
Zone 3 Location 25 – is located on La Estrella St and Porras Rd
Zone 3 Location 29 – is located on Catt Rd, Charles St, and Palomar St
Zone 3 Location 35 – is located on Clinton Keith Rd
Zone 3 Location 42 - is located on Catt Rd
Zone 3 Location 43 – is located on Palomar St
Zone 3 Location 45 – is located on La Estrella Rd
Zone 3 Location 47 – is located on Catt Rd
Zone 3 Location 49 – is located on Grand Ave and South Pasadena St
Zone 3 Location 53 – is located on Canyon Dr and Dorof Ct
Zone 29 Location 2 – is located on Grand Ave
Zone 30 Location 1 – is located on Catt Rd and Palomar St
Zone 30 Location 2 - is located on Palomar St
Zone 42 – is located on Clinton Keith Rd, La Estrella St, Loring Rd, and Smith
Zone 51 - is located on Palomar St and South Pasadena St
Zone 52 – is located on Grand Ave
Zone 59 – is located on Kevin Rd and Prielipp Rd
Zone 62 – is located on Palomar St
Zone 67 – is located on Catt Rd, Ketchum Dr, and Seattle Ridge Rd
Zone 71 – is located on Elm St and Grand Ave
Zone 90 – is located on McVicar St and Palomar St
Zone 181 – is located on Clinton Keith Rd and Island Valley Dr.
Street Lighting Zone 18 – is located on Bundy Canyon Rd
Street Lighting Zone 26 – is located on Catt Rd and Hidden Springs Rd
Street Lighting Zone 27 – is located on Clinton Keith Rd and Elizabeth Ln
Street Lighting Zone 35 – is located on Frederick St
Street Lighting Zone 50 – is located on Clinton Keith Rd
Street Lighting Zone 70 – is located on Clinton Keith Rd and Hidden Springs Rd
Street Lighting Zone 71 – is located on Prielipp Rd
Street Lighting Zone 73 – is located on Clinton Keith Rd and Palomar St
Street Lighting Zone 88 – is located on Clinton Keith Rd and Hidden Springs Rd
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RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES
OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON
ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2015-16; AND
AUTHORIZE THE COUNTY OF RIVERSIDE TO ADMINISTER THE LANDSCAPING
AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED BUDGET
FOR FISCAL YEAR 2015-16

WHEREAS, on April 8, 2015, the City Council (hereinafter the "City Council") of the City of Wildomar (hereinafter the "City"), adopted Resolution No. 2015-19, pursuant to Section 22624 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"), which among other things, scheduled a public hearing on the annual levy and collection of assessments on all lots and parcels of assessable land in all Zones, collectively "Zones", of Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter "L&LMD No. 89-1-C") for FY 2015-16 to pay the costs of the installation and planting of landscaping; the installation of multi-purpose trails; the installation of fencing; the installation of fossil filters; the installation of irrigation and electrical facilities; and the maintenance and servicing of such landscaping, multi-purpose trails, fencing, and fossil filter improvements, and the provision of electricity for streetlights within the public rights-of-way, for April 8, 2015, at Wildomar City Hall, 23873 Clinton Keith Rd Suite 201, Wildomar, CA 92595; and

WHEREAS, notice of said public hearing was duly published as required by Resolution No. 2015-19 and Section 22626(a) of the Streets and Highways code; and

WHEREAS, at the time and place of said public hearing, as set forth in Resolution No. 2015-19, the City Council held the public hearing and afforded all interested persons an opportunity to testify and be heard, and considered all oral statements and all written protests or communications made or filed by any interested persons and at the conclusion of said hearing determined that a majority protest had not been received; and

WHEREAS, the City Council may proceed, pursuant to Section 22631 of the Streets and Highways Code, to adopt a resolution confirming the diagram and assessment, either as originally proposed, or as changed by it, and the adoption of such a resolution shall constitute the levy of an assessment on all assessable lots and parcels of land within of L&LMD No. 89-1-C for FY 2015-16.

NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the City Council of the City of Wildomar assembled in regular session on April 8, 2015 as follows:

SECTION 1. Findings.

That the City Council finds:

- (a) the preceding recitals are correct;
- (b) compliance has been had with all of the requirements of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code:
- (c) a majority protest to the annual levy for the existing Zones of L&LMD No. 89-1-C has not been filed;
- the City Council may proceed to adopt a resolution confirming (d) the diagram and assessment for L&LMD No. 89-1-C either as originally proposed or as changed by it; and the Zones of L&LMD No. 89-1-C either as originally proposed or as changed by it; and the assessments to be levied on the assessable lots and parcels of land in the Zones of L&LMD No. 89-1-C for the installation and planting of landscaping; the installation of multipurpose trails; the installation of fencing; the installation of fossil filters; the installation of irrigation or electrical facilities; and the maintenance and servicing of such landscaping, multi-purpose trails, fencing, and fossil filters; and the provision of electricity for streetlights within the public rights-of-way in said district during FY 2015-16 contained in the report to the Public Works Director of the City of Wildomar, which is on file with the City Clerk (hereinafter the "Report") are based on benefits derived by such lots and parcels.

SECTION 2. Authorized Improvements for Zones.

The improvements authorized for Zones 3, 29, 30, 42, 51, 52, 67, 71, 90 and 181 of L&LMD No. 89-1-C are:

- (a) The installation and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation; and,
- (b) The installation of irrigation and electrical facilities; and
- (c) The maintenance or servicing of any of the foregoing.

In addition, Zones 29, 30, 51, and 52, are authorized to provide the following:

- (a) Weed abatement and debris clean-up of multi-purpose trails;
- (b) Maintenance, repair and/or replacement of fencing.

In addition, Zones 52, and 67, are authorized to provide the following:

(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

SECTION 3. Improvements.

The improvements authorized for Zones 59 and 62 are:

(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

In addition, Zone 59 is authorized to provide the following:

(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

In addition, Zone 62 is authorized to provide the following:

(a) Weed abatement and debris clean-up of multi-purpose trails.

SECTION 4. Improvements.

The improvements authorized for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, and 73, of L&LMD No. 89-1-C are:

(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

SECTION 5. Confirmation of Report.

The Report and the assessment diagram and the assessment of the estimated costs of the installation, and maintenance and servicing of landscaping improvements, multi-purpose trails, fencing, and fossil filters, and the provision of electricity for streetlights in the Zones of L&LMD No. 89-1-C for FY 2015-16 contained in the Report are confirmed.

SECTION 6. Levy of Assessment.

Pursuant to Section 22631 of the Streets and Highways Code, the adoption of this resolution constitutes the levy of the assessment for the installation, and maintenance and servicing improvements in the Zones of L&LMD No. 89-1-C for FY 2015-16 contained in the Report, and such assessment is levied. The City Clerk is directed to file a certified copy of this resolution, together with the diagram and assessment contained in the Report with the County Auditor of the County of Riverside, who, pursuant to Section 22645 of Streets and Highways Code, shall enter on the County Assessment Roll opposite each lot or parcel of land the amount assessed thereupon, as shown in said assessment.

SECTION 7. Effective Date.

This Resolution shall take effect from and after its date of adoption.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk



Fiscal Year 2015-16 Final Engineer's Report







ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Table i-1 Summary of Assessments

	Maintenance & Service Costs	Administrative Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 3	\$99,808	\$8,167	\$107,975	1,390 Parcels
Zone 29	\$774	\$114	\$888	10 Parcels
Zone 30	\$27,113	\$1,994	\$29,108	164 Parcels
Zone 42	\$28,313	\$2,602	\$30,917	187 Parcels
Zone 51	\$6,669	\$638	\$7,307	61 Parcels
Zone 52	\$57,106	\$1,937	\$59,043	91 Parcels
Zone 59	\$4,288	\$329	\$4,618	12.86 Acres
Zone 62	\$14,868	\$1,323	\$16,191	116 Parcels
Zone 67	\$6,415	\$385	\$6,801	44 Parcels
Zone 71	\$8,801	\$901	\$9,701	142 Parcels
Zone 90	\$0	\$0	\$33,549	101 Parcels
Zone 181	\$21,875	\$2,185	\$24,060	35.84 Acres

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Description of Improvements

Brillante Dr. Clinton Keith Rd. Iodine Springs Rd. Porras Rd. Canyon Dr. David Ln. La Estrella St. Primrose Ln.

Catt Rd. Frederick St. Lemon St. South Pasadena St.

Charles St. Grand Ave. Palomar St. Trigg Rd.

Grand Ave.

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Catt Rd. Palomar St.

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Carlton Rd. Crossroads St. La Estrella St. Smith Ranch Rd.

Clinton Keith Rd. Country Park Rd. Loring Rd.

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Palomar St. South Pasadena St.

Big Sycamore Ct. Crested Finch Ct. Red Dawn Ct. Sweet Nectar Rd. Black Walnut Ct. Fox Den Rd. Sheila Ln. Tranquil Ln.

Coopers Hawk Ct. Grand Ave. Soaring Falcon Ct.

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Kevin Rd. Prielipp Rd.

Agape Ln. Greyhawk Rd. Seattle Ridge Rd. Delca Ln.

Palomar St.

Agape Ln. Catt Rd. Ketchum Dr. Seattle Ridge Rd.

Elm St. Grand Ave.

McVicar St. Palomar St.

Clinton Keith Rd. Inland Valley Dr.

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Table 2-1 Zone 3 Budget

	Estimated through	gh June 30
Direct Costs	FY 2014-15	FY 2015-16
Field Inspection/Management	\$8,805.00	\$8,805.00
Landscaping	\$33,083.00	\$33,083.00
Repair and Replacement	\$19,567.00	\$19,567.00
Trails	\$978.00	\$978.00
Tree Trimming	\$9,800.00	\$9,800.00
Water	\$27,575.00	\$27,575.00
Total Direct Costs	\$99,808.00	\$99,808.00
Indirect Costs		
Assessment Engineer	\$2,348.00	\$2,348.00
Auditor-Controller	\$340.00	\$340.00
Contract Administration	\$5,479.20	\$5,479.20
Rounding	\$0.00	\$0.00
Total Indirect Costs	\$8,167.20	\$8,167.20
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$107,975.20	\$107,975.20

Table 2-2 Zone 29 Budget

	Estimated throu	igh June 30
Direct Costs	FY 2014-15	FY 2015-16
Fence	\$29.13	\$29.71
Landscaping	\$151.90	\$154.94
Repair and Replacement	\$17.69	\$18.04
Trails	\$29.13	\$29.71
Water	\$530.60	\$541.21
Total Direct Costs	\$758.45	\$773.61
Indirect Costs		
Assessment Engineer	\$0.00	\$0.00
Auditor-Controller	\$111.55	\$113.78
Contract Administration	\$0.00	\$0.00
Rounding	\$0.00	\$0.00
Total Indirect Costs	\$111.55	\$113.78
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$870.00	\$887.39

Table 2-3 Zone 30 Budget

	Estimated through June 30	
Direct Costs	FY 2014-15	FY 2015-16
Electricity	\$226.81	\$231.35
Fence	\$2,129.70	\$2,172.29
Field Inspection/Management	\$2,045.43	\$2,086.34
Landscaping	\$9,894.20	\$10,092.08
Repair and Replacement	\$5,963.57	\$6,082.84
Trails	\$2,129.70	\$2,172.29
Water	\$4,191.77	\$4,275.61
Total Direct Costs	\$26,581.18	\$27,112.80
Indirect Costs		
Assessment Engineer	\$545.17	\$556.07
Auditor-Controller	\$139.41	\$142.20
Contract Administration	\$1,270.24	\$1,295.64
Rounding	\$0.00	\$0.00
Total Indirect Costs	\$1,954.82	\$1,993.91
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$28,536.00	\$29,106.71

Table 2-4 Zone 42 Budget

	Estimated through June 30	
Direct Costs	FY 2014-15	FY 2015-16
Electricity	\$301.72	\$307.75
Field Inspection/Management	\$2,715.44	\$2,769.75
Landscaping	\$11,331.00	\$11,557.62
Repair and Replacement	\$6,034.32	\$6,155.01
Water	\$7,375.40	\$7,522.91
Total Direct Costs	\$27,757.88	\$28,313.04
Indirect Costs		
Assessment Engineer	\$724.12	\$738.60
Auditor-Controller	\$143.58	\$146.45
Contract Administration	\$1,683.38	\$1,717.05
Rounding	\$0.00	\$0.00
Total Indirect Costs	\$2,551.08	\$2,602.10
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$30,308.96	\$30,915.14

Table 2-5 Zone 51 Budget

Estim		nated through June 30	
Direct Costs	FY 2014-15	FY 2015-16	
Electricity	\$63.46	\$64.73	
Field Inspection/Management	\$571.18	\$582.60	
Landscaping	\$2,763.30	\$2,818.57	
Repair and Replacement	\$1,444.08	\$1,472.96	
Trails	\$528.52	\$539.09	
Water	\$1,167.33	\$1,190.68	
Total Direct Costs	\$6,537.87	\$6,668.63	
Indirect Costs			
Assessment Engineer	\$151.90	\$154.94	
Auditor-Controller	\$120.69	\$123.10	
Contract Administration	\$353.38	\$360.45	
Rounding	\$0.00	\$0.00	
Total Indirect Costs	\$625.97	\$638.49	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$7,163.84	\$7,307.12	

Table 2-6 Zone 52 Budget

	Estimated thr	Estimated through June 30	
Direct Costs	FY 2014-15	FY 2015-16	
Electricity	\$221.61	\$226.04	
Fence	\$2,166.11	\$2,209.43	
Field Inspection/Management	\$4,883.64	\$4,981.31	
Fossil Filters	\$21,660.09	\$22,093.29	
Landscaping	\$11,000.15	\$11,220.15	
Repair and Replacement	\$12,428.62	\$12,677.19	
Trails	\$2,166.11	\$2,209.43	
Tree Trimming	\$610.71	\$622.92	
Water	\$848.97	\$865.95	
Total Direct Costs	\$55,986.01	\$57,105.71	
Indirect Costs			
Assessment Engineer	\$532.68	\$543.33	
Auditor-Controller	\$125.89	\$128.41	
Contract Administration	\$1,240.52	\$1,265.33	
Rounding	\$0.00	\$0.00	
Total Indirect Costs	\$1,899.09	\$1,937.07	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$57,885.10	\$59,042.78	

Table 2-7 Zone 59 Budget

	Estimated through June 30	
Direct Costs	FY 2014-15	FY 2015-16
Field Inspection/Management	\$266.34	\$271.67
Fossil Filters	\$1,786.37	\$1,822.10
Repair and Replacement	\$400.55	\$408.56
Streetlights	\$1,750.99	\$1,786.01
Total Direct Costs	\$4,204.25	\$4,288.34
Indirect Costs		
Assessment Engineer	\$63.46	\$64.73
Auditor-Controller	\$110.28	\$112.49
Contract Administration	\$148.99	\$151.97
Rounding	\$0.00	\$0.00
Total Indirect Costs	\$322.73	\$329.19
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$4,526.98	\$4,617.53

Table 2-8 Zone 62 Budget

	Estimated through June 30			
Direct Costs	FY 2014-15	FY 2015-16		
Field Inspection/Management	\$1,584.53	\$1,616.22		
Fossil Filters	\$10,615.20	\$10,827.50		
Repair and Replacement	\$2,376.27	\$2,423.80		
Total Direct Costs	\$14,576.00	\$14,867.52		
Indirect Costs				
Assessment Engineer	\$475.46	\$484.97		
Auditor-Controller	\$32.25	\$32.90		
Contract Administration	\$789.73	\$805.52		
Rounding	\$0.00	\$0.00		
Total Indirect Costs	\$1,297.44	\$1,323.39		
Transfer to Contingent Reserve	\$0.00	\$0.00		
Total Costs	\$15,873.44	\$16,190.91		

Table 2-9 Zone 67 Budget

	Estimated through June 30			
Direct Costs	FY 2014-15	FY 2015-16		
Electricity	\$33.29	\$33.96		
Field Inspection/Management	\$622.16	\$634.60		
Fossil Filters	\$2,456.38	\$2,505.51		
Landscaping	\$1,703.13	\$1,737.19		
Repair and Replacement	\$1,474.25	\$1,503.74		
Total Direct Costs	\$6,289.21	\$6,415.00		
Indirect Costs				
Assessment Engineer	\$78.03	\$79.59		
Auditor-Controller	\$117.57	\$119.92		
Contract Administration	\$182.07	\$185.71		
Rounding	\$0.00	\$0.00		
Total Indirect Costs	\$377.67	\$385.22		
Transfer to Contingent Reserve	\$0.00	\$0.00		
Total Costs	\$6,666.88	\$6,800.22		

Table 2-10 Zone 71 Budget

	Estimated through June 30			
Direct Costs	FY 2014-15	FY 2015-16		
Electricity	\$93.64	\$95.51		
Field Inspection/Management	\$843.76	\$860.64		
Landscaping	\$3,869.25	\$3,946.64		
Repair and Replacement	\$2,813.24	\$2,869.50		
Water	\$1,008.15	\$1,028.31		
Total Direct Costs	\$8,628.04	\$8,800.60		
Indirect Costs				
Assessment Engineer	\$224.73	\$229.22		
Auditor-Controller	\$136.29	\$139.02		
Contract Administration	\$522.10	\$532.54		
Rounding	\$0.00	\$0.00		
Total Indirect Costs	\$883.12	\$900.78		
Transfer to Contingent Reserve	\$0.00	\$0.00		
Total Costs	\$9,511.16	\$9,701.38		

Table 2-11 Zone 90 Budget

	Estimated thr	ugh June 30	
Direct Costs	FY 2014-15	FY 2015-16	
Electricity	\$0.00	\$0.00	
Fence	\$0.00	\$0.00	
Field Inspection/Management	\$0.00	\$0.00	
Fossil Filters	\$0.00	\$0.00	
Landscaping	\$0.00	\$0.00	
Repair and Replacement	\$0.00	\$0.00	
Trails	\$0.00	\$0.00	
Tree Trimming	\$0.00	\$0.00	
Total Direct Costs	\$0.00	\$0.00	
Indirect Costs			
Assessment Engineer	\$0.00	\$0.00	
Auditor-Controller	\$0.00	\$0.00	
Contract Administration	\$0.00	\$0.00	
Rounding	\$0.00	\$0.00	
Total Indirect Costs	\$0.00	\$0.00	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$0.00	\$0.00	

Table 2-12 Zone 181 Budget

	Estimated through June 30			
Direct Costs	FY 2014-15	FY 2015-16		
BMP Maintenance	\$12,394.34	\$12,642.23		
Landscaping	\$6,465.78	\$6,595.10		
Streetlights	\$2,586.12	\$2,637.84		
Total Direct Costs	\$21,446.24	\$21,875.17		
Indirect Costs				
Assessment Engineer	\$1,000.00	\$1,020.00		
Auditor-Controller	\$250.00	\$255.00		
Contract Administration	\$891.86	\$909.70		
Rounding	\$0.00	\$0.00		
Total Indirect Costs	\$2,141.86	\$2,184.70		
Transfer to Contingent Reserve	\$0.36	\$0.00		
Total Costs	\$23,588.46	\$24,059.87		

Changes in Organization

Proposition 218 Compliance

Distinguishing General and Special Benefit

Direct and Special Benefit

General Benefit

Method of Apportionment

Benefit by Zone

Table 5-1 Benefit by Zone

	Estimated Cost FY 2015-16		otal Is/Acres	Allowable Assessment per Parcel FY 2014-15	Allowable Assessment per Parcel FY 2015-16	Allowable Assessment Rate Change (%)	Actual Assessment per Parcel FY 2015-16
Zone 3	\$107,975.20	1,390	Parcels	\$77.68	\$77.68	0.0%	\$77.68
Zone 29	\$887.39	10	Parcels	\$87.01	\$88.75	2.0%	\$88.74
Zone 30	\$29,106.71	164	Parcels	\$174.01	\$177.49	2.0%	\$177.48
Zone 42	\$30,915.14	187	Parcels	\$162.09	\$165.33	2.0%	\$165.32
Zone 51	\$7,307.12	61	Parcels	\$117.44	\$119.78	2.0%	\$119.78
Zone 52	\$59,042.78	91	Parcels	\$636.10	\$648.82	2.0%	\$648.82
Zone 59	\$4,617.53	12.86	Acres	\$352.02	\$359.06	2.0%	\$359.06
Zone 62	\$16,190.91	116	Parcels	\$136.85	\$139.58	2.0%	\$139.58
Zone 67	\$6,800.22	44	Parcels	\$151.53	\$154.56	2.0%	\$154.56
Zone 71	\$9,701.38	143	Parcels	\$66.99	\$68.32	2.0%	\$68.32
Zone 90	\$0.00	101	Parcels	\$325.66	\$332.17	2.0%	\$0.00
Zone 181	\$24,059.87	35.84	Acres	\$658.15	\$671.31	2.0%	\$671.30

Table 5-2 Proposed Assessments

	Fiscal Year	%	Maximum	Actual	% of Maximum
	2014-15	Increase 0.0%	Assessment \$77.68	Assessment \$77.68	100%
Zone 3	2015-16	0.0%	\$77.68	\$77.68	100%
	2014-15	2.0%	\$87.01	\$87.00	100%
Zone 29	2015-16	2.0%	\$88.75	\$88.74	100%
	2014-15	2.0%	\$174.01	\$174.00	100%
Zone 30	2015-16	2.0%	\$177.49	\$177.48	100%
- 40	2014-15	2.0%	\$162.09	\$162.08	100%
Zone 42	2015-16	2.0%	\$165.33	\$165.32	100%
7 54	2014-15	2.0%	\$117.44	\$117.44	100%
Zone 51	2015-16	2.0%	\$119.78	\$119.78	100%
	2014-15	2.0%	\$636.10	\$636.10	100%
Zone 52	2015-16	2.0%	\$648.82	\$648.82	100%
7 50	2014-15	2.0%	\$352.02	\$352.02	100%
Zone 59	2015-16	2.0%	\$359.06	\$359.06	100%
7 62	2014-15	2.0%	\$136.85	\$136.84	100%
Zone 62	2015-16	2.0%	\$139.58	\$139.58	100%
7 67	2014-15	2.0%	\$151.53	\$151.52	100%
Zone 67	2015-16	2.0%	\$154.56	\$154.56	100%
7 74	2014-15	2.0%	\$66.99	\$66.98	100%
Zone 71	2015-16	2.0%	\$68.32	\$68.32	100%
700	2014-15	2.0%	\$325.66	\$0.00	0%
Zone 90	2015-16	0.0%	\$332.17	\$0.00	0%
7ana 101	2014-15	2.0%	\$658.15	\$658.14	100%
Zone 181	2015-16	2.0%	\$671.31	\$671.30	100%

APPENDIX A

Assessment Rolls



APN	Levy	APN	Levy	APN	Levy	APN	Levy
362511001-5	\$77.68	362511002-6	\$77.68	362511003-7	\$77.68	362511004-8	\$77.68
362511005-9	\$77.68	362511006-0	\$77.68	362511007-1	\$77.68	362511008-2	\$77.68
362511009-3	\$77.68	362511010-3	\$77.68	362512001-8	\$77.68	362512002-9	\$77.68
362512003-0	\$77.68	362512004-1	\$77.68	362512005-2	\$77.68	362512006-3	\$77.68
362512007-4	\$77.68	362512008-5	\$77.68	362512009-6	\$77.68	362512010-6	\$77.68
362512011-7	\$77.68	362512012-8	\$77.68	362512013-9	\$77.68	362512014-0	\$77.68
362512015-1	\$77.68	362512016-2	\$77.68	362512017-3	\$77.68	362512018-4	\$77.68
362512019-5	\$77.68	362512020-5	\$77.68	362512021-6	\$77.68	362512022-7	\$77.68
362512023-8	\$77.68	362512024-9	\$77.68	362512025-0	\$77.68	362512026-1	\$77.68
362512027-2	\$77.68	362512028-3	\$77.68	362512029-4	\$77.68	362512030-4	\$77.68
362512031-5	\$77.68	362512032-6	\$77.68	362512033-7	\$77.68	362512034-8	\$77.68
362512035-9	\$77.68	362512036-0	\$77.68	362512037-1	\$77.68	362512038-2	\$77.68
362512039-3	\$77.68	362512040-3	\$77.68	362512041-4	\$77.68	362512042-5	\$77.68
362512043-6	\$77.68	362512044-7	\$77.68	362512045-8	\$77.68	362512046-9	\$77.68
362513001-1	\$77.68	362513002-2	\$77.68	362513003-3	\$77.68	362513004-4	\$77.68
362513005-5	\$77.68	362513006-6	\$77.68	362513007-7	\$77.68	362513008-8	\$77.68
362513009-9	\$77.68	362513010-9	\$77.68	362513011-0	\$77.68	362514001-4	\$77.68
362514002-5	\$77.68	362514003-6	\$77.68	362514004-7	\$77.68	362514005-8	\$77.68
362514006-9	\$77.68	362521001-6	\$77.68	362521002-7	\$77.68	362521003-8	\$77.68
362521004-9	\$77.68	362521005-0	\$77.68	362521006-1	\$77.68	362522001-9	\$77.68
362522002-0	\$77.68	362522003-1	\$77.68	362522004-2	\$77.68	362522005-3	\$77.68
362522006-4	\$77.68	362522007-5	\$77.68	362522008-6	\$77.68	362522009-7	\$77.68
362522010-7	\$77.68	362522011-8	\$77.68	362522012-9	\$77.68	362522013-0	\$77.68
362522014-1	\$77.68	362522015-2	\$77.68	362522016-3	\$77.68	362522017-4	\$77.68
362522018-5	\$77.68	362522019-6	\$77.68	362522020-6	\$77.68	362522021-7	\$77.68
362522022-8	\$77.68	362522023-9	\$77.68	362522024-0	\$77.68	362522025-1	\$77.68
362522026-2	\$77.68	362522027-3	\$77.68	362522028-4	\$77.68	362522029-5	\$77.68
362522030-5	\$77.68	362522031-6	\$77.68	362522032-7	\$77.68	362522033-8	\$77.68
362522034-9	\$77.68	362522035-0	\$77.68	362523001-2	\$77.68	362523002-3	\$77.68
362523003-4	\$77.68	362523004-5	\$77.68	362523005-6	\$77.68	362523006-7	\$77.68
362523007-8	\$77.68	362523008-9	\$77.68	362523009-0	\$77.68	362523010-0	\$77.68
362523011-1	\$77.68	362523012-2	\$77.68	362523013-3	\$77.68	362523014-4	\$77.68
362523015-5	\$77.68	362523016-6	\$77.68	362531001-7	\$77.68	362531002-8	\$77.68
362531003-9	\$77.68	362531004-0	\$77.68	362531005-1	\$77.68	362531006-2	\$77.68
362531007-3	\$77.68	362531008-4	\$77.68	362531009-5	\$77.68	362531010-5	\$77.68
362531011-6	\$77.68	362531012-7	\$77.68	362531014-9	\$77.68	362531015-0	\$77.68
362531016-1	\$77.68	362531017-2	\$77.68	362531018-3	\$77.68	362531019-4	\$77.68
362531020-4	\$77.68	362531021-5	\$77.68	362531022-6	\$77.68	362531023-7	\$77.68
362531024-8	\$77.68	362531025-9	\$77.68	362531026-0	\$77.68	362531027-1	\$77.68
362531028-2	\$77.68	362531029-3	\$77.68	362531030-3	\$77.68	362531031-4	\$77.68
362532001-0	\$77.68	362532002-1	\$77.68	362532003-2	\$77.68	362532004-3	\$77.68
362532005-4	\$77.68	362532006-5	\$77.68	362532007-6	\$77.68	362532008-7	\$77.68
362533001-3	\$77.68	362533002-4	\$77.68	362533003-5	\$77.68	362533004-6	\$77.68
362533005-7	\$77.68	362533006-8	\$77.68	362533007-9	\$77.68	362533008-0	\$77.68

APN	Levy	APN	Levy	APN	Levy	APN	Levy
362533009-1	\$77.68	362533010-1	\$77.68	362533011-2	\$77.68	362533012-3	\$77.68
362533013-4	\$77.68	362533014-5	\$77.68	362533015-6	\$77.68	362533016-7	\$77.68
362533017-8	\$77.68	362533018-9	\$77.68	362533019-0	\$77.68	362533020-0	\$77.68
362533021-1	\$77.68	362533022-2	\$77.68	362533023-3	\$77.68	362533024-4	\$77.68
362533025-5	\$77.68	362533026-6	\$77.68	362533027-7	\$77.68	362533028-8	\$77.68
362533029-9	\$77.68	362533030-9	\$77.68	362533031-0	\$77.68	362541001-8	\$77.68
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362691008-9	\$77.68	362691009-0	\$77.68	362691010-0	\$77.68	362691011-1	\$77.68
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362702005-9	\$77.68	362702006-0	\$77.68	362702007-1	\$77.68	362702008-2	\$77.68
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366492012-5	\$77.68	366492013-6	\$77.68	366492014-7	\$77.68	366492015-8	\$77.68
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367490018-2	\$77.68	367490019-3	\$77.68	367490020-3	\$77.68	367490021-4	\$77.68
367490022-5	\$77.68	367490023-6	\$77.68	367490024-7	\$77.68	367490025-8	\$77.68
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367491006-4	\$77.68	367491007-5	\$77.68	367491008-6	\$77.68	367491009-7	\$77.68
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370442031-8	\$77.68	370442032-9	\$77.68	370442033-0	\$77.68	370442034-1	\$77.68
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376430028-1	\$77.68	376430029-2	\$77.68	376430030-2	\$77.68	376430031-3	\$77.68
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376431026-2	\$77.68	376431027-3	\$77.68	376431028-4	\$77.68	376431029-5	\$77.68
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376431034-9	\$77.68	376431035-0	\$77.68	376431036-1	\$77.68	376431037-2	\$77.68
376431038-3	\$77.68	376431039-4	\$77.68	376431040-4	\$77.68	376431041-5	\$77.68
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376450002-9	\$77.68	376450003-0	\$77.68	376450004-1	\$77.68	376450005-2	\$77.68
376450006-3	\$77.68	376450007-4	\$77.68	376450008-5	\$77.68	376450009-6	\$77.68
376450010-6	\$77.68	376450011-7	\$77.68	376450012-8	\$77.68	376450013-9	\$77.68
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376450038-2	\$77.68	376451001-1	\$77.68	376451002-2	\$77.68	376451003-3	\$77.68
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380021024-4	\$77.68	380021025-5	\$77.68	380021026-6	\$77.68	380021027-7	\$77.68
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380031003-6	\$77.68	380031004-7	\$77.68	380031005-8	\$77.68	380031006-9	\$77.68
380031007-0	\$77.68	380031008-1	\$77.68	380031009-2	\$77.68	380031010-2	\$77.68

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380031011-3	\$77.68	380031012-4	\$77.68	380031013-5	\$77.68	380031014-6	\$77.68
380031015-7	\$77.68	380031016-8	\$77.68	380031017-9	\$77.68	380031018-0	\$77.68
380031019-1	\$77.68	380031020-1	\$77.68	380031021-2	\$77.68	380031022-3	\$77.68
380031023-4	\$77.68	380031024-5	\$77.68	380031025-6	\$77.68	380032001-7	\$77.68
380032002-8	\$77.68	380032003-9	\$77.68	380032004-0	\$77.68	380032005-1	\$77.68
380032006-2	\$77.68	380032007-3	\$77.68	380032008-4	\$77.68	380032009-5	\$77.68
380032010-5	\$77.68	380032011-6	\$77.68	380032012-7	\$77.68	380032013-8	\$77.68
380032014-9	\$77.68	380032015-0	\$77.68	380032016-1	\$77.68	380032017-2	\$77.68
380032018-3	\$77.68	380032019-4	\$77.68	380032020-4	\$77.68	380032021-5	\$77.68
380032022-6	\$77.68	380032023-7	\$77.68	380032024-8	\$77.68	380032025-9	\$77.68
380032026-0	\$77.68	380032027-1	\$77.68	380032028-2	\$77.68	380032029-3	\$77.68
380032030-3	\$77.68	380032031-4	\$77.68	380032032-5	\$77.68	380032033-6	\$77.68
380032034-7	\$77.68	380090016-1	\$77.68	380090017-2	\$77.68	380090018-3	\$77.68
380090019-4	\$77.68	380090020-4	\$77.68	380090021-5	\$77.68	380090022-6	\$77.68
380090023-7	\$77.68	380090024-8	\$77.68	380090025-9	\$77.68	380090026-0	\$77.68
380090027-1	\$77.68	380090028-2	\$77.68	380090029-3	\$77.68	380090030-3	\$77.68
380090031-4	\$77.68	380090032-5	\$77.68	380090033-6	\$77.68	380090034-7	\$77.68
380090035-8	\$77.68	380090036-9	\$77.68	380090037-0	\$77.68	380090038-1	\$77.68
380090039-2	\$77.68	380090040-2	\$77.68	380090041-3	\$77.68	380090042-4	\$77.68
380091001-0	\$77.68	380091002-1	\$77.68	380091003-2	\$77.68	380091004-3	\$77.68
380091005-4	\$77.68	380091006-5	\$77.68	380091007-6	\$77.68	380092001-3	\$77.68
380092002-4	\$77.68	380092003-5	\$77.68	380092004-6	\$77.68	380092005-7	\$77.68
380092006-8	\$77.68	380092007-9	\$77.68	380092008-0	\$77.68	380092009-1	\$77.68
380092010-1	\$77.68	380092011-2	\$77.68	380092012-3	\$77.68	380092013-4	\$77.68
380092014-5	\$77.68	380092015-6	\$77.68	380092016-7	\$77.68	380092017-8	\$77.68
380092018-9	\$77.68	380092019-0	\$77.68	380092020-0	\$77.68	380092021-1	\$77.68
380092022-2	\$77.68	380092023-3	\$77.68	380092024-4	\$77.68	380092025-5	\$77.68
380092026-6	\$77.68	380311001-9	\$77.68	380311002-0	\$77.68	380311003-1	\$77.68
380311004-2	\$77.68	380311005-3	\$77.68	380311006-4	\$77.68	380311007-5	\$77.68
380311008-6	\$77.68	380311009-7	\$77.68	380311010-7	\$77.68	380311011-8	\$77.68
380311012-9	\$77.68	380311013-0	\$77.68	380311014-1	\$77.68	380311015-2	\$77.68
380311016-3	\$77.68	380311017-4	\$77.68	380311018-5	\$77.68	380311019-6	\$77.68
380311020-6	\$77.68	380311021-7	\$77.68	380311022-8	\$77.68	380311023-9	\$77.68
380311024-0	\$77.68	380311025-1	\$77.68	380312001-2	\$77.68	380312002-3	\$77.68
380312003-4	\$77.68	380312004-5	\$77.68	380312005-6	\$77.68	380312006-7	\$77.68
380312007-8	\$77.68	380312008-9	\$77.68	380312009-0	\$77.68	380312010-0	\$77.68
380312011-1	\$77.68	380312012-2	\$77.68	380312013-3	\$77.68	380312014-4	\$77.68
380312015-5	\$77.68	380312016-6	\$77.68	380312017-7	\$77.68	380312018-8	\$77.68
380312019-9	\$77.68	380312020-9	\$77.68	380312021-0	\$77.68	380312022-1	\$77.68
380312023-2	\$77.68	380312024-3	\$77.68	380312025-4	\$77.68	380312026-5	\$77.68
380312027-6	\$77.68	380312028-7	\$77.68	380312029-8	\$77.68	380312030-8	\$77.68
380312031-9	\$77.68	380312032-0	\$77.68	380312033-1	\$77.68	380312034-2	\$77.68
380312035-3	\$77.68	380312036-4	\$77.68	380312037-5	\$77.68	380312038-6	\$77.68
380313001-5	\$77.68	380313002-6	\$77.68	380313003-7	\$77.68	380321001-0	\$77.68

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380321002-1	\$77.68	380321003-2	\$77.68	380321004-3	\$77.68	380321005-4	\$77.68
380321006-5	\$77.68	380321007-6	\$77.68	380321008-7	\$77.68	380321009-8	\$77.68
380321010-8	\$77.68	380321011-9	\$77.68	380322001-3	\$77.68	380322002-4	\$77.68
380322003-5	\$77.68	380322004-6	\$77.68	380322005-7	\$77.68	380322006-8	\$77.68
380322007-9	\$77.68	380322008-0	\$77.68	380322009-1	\$77.68	380322010-1	\$77.68
380322011-2	\$77.68	380322012-3	\$77.68	380322013-4	\$77.68	380322014-5	\$77.68
380322015-6	\$77.68	380322016-7	\$77.68	380322017-8	\$77.68	380322018-9	\$77.68
380322019-0	\$77.68	380322020-0	\$77.68	380322021-1	\$77.68	380322022-2	\$77.68
380322023-3	\$77.68	380322024-4	\$77.68	380322025-5	\$77.68	380322026-6	\$77.68
380322027-7	\$77.68	380322028-8	\$77.68	380322029-9	\$77.68	380322030-9	\$77.68
380322031-0	\$77.68	380322032-1	\$77.68	380322033-2	\$77.68	380322034-3	\$77.68
380322035-4	\$77.68	380322036-5	\$77.68	380322037-6	\$77.68	380322038-7	\$77.68
380322039-8	\$77.68	380322040-8	\$77.68	380322041-9	\$77.68	380322042-0	\$77.68
380322043-1	\$77.68	380322044-2	\$77.68	380322045-3	\$77.68	380322046-4	\$77.68
380322047-5	\$77.68	380322048-6	\$77.68	380322049-7	\$77.68	380322050-7	\$77.68
380322051-8	\$77.68	380322052-9	\$77.68	380322053-0	\$77.68	380322054-1	\$77.68
380322055-2	\$77.68	380322056-3	\$77.68	380322057-4	\$77.68	380322058-5	\$77.68
380322059-6	\$77.68	380340001-9	\$77.68	380340002-0	\$77.68	380340003-1	\$77.68
380340004-2	\$77.68	380340005-3	\$77.68	380340006-4	\$77.68	380340007-5	\$77.68
380340008-6	\$77.68	380340009-7	\$77.68	380340010-7	\$77.68	380340011-8	\$77.68
380340012-9	\$77.68	380340013-0	\$77.68	380340014-1	\$77.68	380340015-2	\$77.68
380340016-3	\$77.68	380340017-4	\$77.68	380340018-5	\$77.68	380341001-2	\$77.68
380341002-3	\$77.68	380341003-4	\$77.68	380341004-5	\$77.68	380341005-6	\$77.68
380341006-7	\$77.68	380341007-8	\$77.68	380341008-9	\$77.68	380341009-0	\$77.68
380341010-0	\$77.68	380341011-1	\$77.68	380341012-2	\$77.68	380341013-3	\$77.68
380341014-4	\$77.68	380341015-5	\$77.68	380341016-6	\$77.68	380341017-7	\$77.68
380341018-8	\$77.68	380341019-9	\$77.68	380341020-9	\$77.68	380341021-0	\$77.68
380341022-1	\$77.68	380341023-2	\$77.68	380341024-3	\$77.68	380341025-4	\$77.68
380341026-5	\$77.68	380341027-6	\$77.68	380341028-7	\$77.68	380341029-8	\$77.68
380341030-8	\$77.68	380341031-9	\$77.68	380341032-0	\$77.68	380341033-1	\$77.68
380341034-2	\$77.68	380341035-3	\$77.68	380341036-4	\$77.68	380341037-5	\$77.68
380341038-6	\$77.68	380341039-7	\$77.68	380341040-7	\$77.68	380341041-8	\$77.68
380341042-9	\$77.68	380341043-0	\$77.68	380341044-1	\$77.68	380341045-2	\$77.68
380341046-3	\$77.68	380341047-4	\$77.68	380341048-5	\$77.68	380350001-0	\$77.68
380350002-1	\$77.68	380350003-2	\$77.68	380350004-3	\$77.68	380350005-4	\$77.68
380350006-5	\$77.68	380350007-6	\$77.68	380350008-7	\$77.68	380350009-8	\$77.68
380350010-8	\$77.68	380350011-9	\$77.68	380350012-0	\$77.68	380350013-1	\$77.68
380350014-2	\$77.68	380350015-3	\$77.68	380350016-4	\$77.68	380350017-5	\$77.68
380350018-6	\$77.68	380350019-7	\$77.68	380350020-7	\$77.68	380350021-8	\$77.68
380350022-9	\$77.68	380350023-0	\$77.68	380350024-1	\$77.68	380350025-2	\$77.68
380350026-3	\$77.68	380350027-4	\$77.68	380350028-5	\$77.68	380350029-6	\$77.68
380350030-6	\$77.68	380350031-7	\$77.68	380350032-8	\$77.68	380350033-9	\$77.68
380350034-0	\$77.68	380351001-3	\$77.68	380351002-4	\$77.68	380351003-5	\$77.68
380351004-6	\$77.68	380351005-7	\$77.68	380351006-8	\$77.68	380351007-9	\$77.68

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380351008-0	\$77.68	380351009-1	\$77.68	380351010-1	\$77.68	380351011-2	\$77.68
380351012-3	\$77.68	380351013-4	\$77.68	380351014-5	\$77.68	380351015-6	\$77.68
380351016-7	\$77.68	380351017-8	\$77.68	380351018-9	\$77.68	380351019-0	\$77.68
380360001-1	\$77.68	380360002-2	\$77.68	380360003-3	\$77.68	380360004-4	\$77.68
380360005-5	\$77.68	380360006-6	\$77.68	380360007-7	\$77.68	380361001-4	\$77.68
380361002-5	\$77.68	380361003-6	\$77.68	380361004-7	\$77.68	380361005-8	\$77.68
380361006-9	\$77.68	380361007-0	\$77.68	380361008-1	\$77.68	380361009-2	\$77.68
380361010-2	\$77.68	380361011-3	\$77.68	380361012-4	\$77.68	380361013-5	\$77.68
380361014-6	\$77.68	380361015-7	\$77.68	380361016-8	\$77.68	380361017-9	\$77.68
380361018-0	\$77.68	380361019-1	\$77.68	380361020-1	\$77.68	380361021-2	\$77.68
380361022-3	\$77.68	380361023-4	\$77.68	380361024-5	\$77.68	380361025-6	\$77.68
380361026-7	\$77.68	380361027-8	\$77.68	380361028-9	\$77.68	380361029-0	\$77.68
380361030-0	\$77.68	380361031-1	\$77.68	380361032-2	\$77.68	380362001-7	\$77.68
380362002-8	\$77.68	380362003-9	\$77.68	380362004-0	\$77.68	380362005-1	\$77.68
380362006-2	\$77.68	380362007-3	\$77.68	380362008-4	\$77.68	380362009-5	\$77.68
380362010-5	\$77.68	380362011-6	\$77.68	380362012-7	\$77.68	380362013-8	\$77.68
380362014-9	\$77.68	380362015-0	\$77.68	380362016-1	\$77.68	380362017-2	\$77.68
380362018-3	\$77.68	380362019-4	\$77.68	380362020-4	\$77.68	380370001-2	\$77.68
380370002-3	\$77.68	380370003-4	\$77.68	380370004-5	\$77.68	380370005-6	\$77.68
380370006-7	\$77.68	380370007-8	\$77.68	380370008-9	\$77.68	380370009-0	\$77.68
380370010-0	\$77.68	380370011-1	\$77.68	380370012-2	\$77.68	380370014-4	\$77.68
380370015-5	\$77.68	380370016-6	\$77.68	380370017-7	\$77.68	380370018-8	\$77.68
380370019-9	\$77.68	380370020-9	\$77.68	380370021-0	\$77.68	380370022-1	\$77.68
380370023-2	\$77.68	380370024-3	\$77.68	380370025-4	\$77.68	380370026-5	\$77.68
380370027-6	\$77.68	380370028-7	\$77.68	380370029-8	\$77.68	380370030-8	\$77.68
380370031-9	\$77.68	380370032-0	\$77.68	380370033-1	\$77.68	380380001-3	\$77.68
380380002-4	\$77.68	380380003-5	\$77.68	380380004-6	\$77.68	380380005-7	\$77.68
380380006-8	\$77.68	380380007-9	\$77.68	380380008-0	\$77.68	380380009-1	\$77.68
380380010-1	\$77.68	380380011-2	\$77.68	380380012-3	\$77.68	380380013-4	\$77.68
380380014-5	\$77.68	380380015-6	\$77.68	380380016-7	\$77.68	380380017-8	\$77.68
380380018-9	\$77.68	380380019-0	\$77.68	380380020-0	\$77.68	380380021-1	\$77.68
380380022-2	\$77.68	380380023-3	\$77.68	380380024-4	\$77.68	380380025-5	\$77.68
380380026-6	\$77.68	380380027-7	\$77.68	380380028-8	\$77.68	380380029-9	\$77.68
380380030-9	\$77.68	380380031-0	\$77.68	380380032-1	\$77.68	380380033-2	\$77.68
380380034-3	\$77.68	380380035-4	\$77.68	380380036-5	\$77.68	380380037-6	\$77.68
380381001-6	\$77.68	380381002-7	\$77.68	380381003-8	\$77.68	380381004-9	\$77.68
380381005-0	\$77.68	380381006-1	\$77.68	380381007-2	\$77.68	380381008-3	\$77.68
380381009-4	\$77.68	380381010-4	\$77.68	380381011-5	\$77.68	380381012-6	\$77.68
380381013-7	\$77.68	380381014-8	\$77.68	380381015-9	\$77.68	380381016-0	\$77.68
380381017-1	\$77.68	380381018-2	\$77.68				

ZONE 3 PARCELS: **1390**ZONE 3 LEVY: **\$107,975.20**

Assessment Roll

City of Wildomar LMD 89-1-C Volume 1 Zone 29

Fund No. 68-9837

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
368272016-3	\$88.74	368272017-4	\$88.74	368272018-5	\$88.74	368272019-6	\$88.74
368272020-6	\$88.74	368272021-7	\$88.74	368272022-8	\$88.74	368272023-9	\$88.74
368272024-0	\$88.74	368272025-1	\$88.74				

ZONE 29 PARCELS: 10
ZONE 29 LEVY: \$887.40

City of Wildomar LMD 89-1-C Volume 1 Zone 30

Fund No. 68-9838

Fiscal Year 2015-2016

ADM	Laun	ADM	Lava	ADM	Leve	ADM	Laur
APN	Levy	APN	Levy	APN	Levy	APN	Levy
380330001-8	\$177.48	380330002-9	\$177.48	380330003-0	\$177.48	380330004-1	\$177.48
380330005-2	\$177.48	380330006-3	\$177.48	380330007-4	\$177.48	380330008-5	\$177.48
380330009-6	\$177.48	380330010-6	\$177.48	380330011-7	\$177.48	380330012-8	\$177.48
380330013-9	\$177.48	380330014-0	\$177.48	380330015-1	\$177.48	380330016-2	\$177.48
380330017-3	\$177.48	380330018-4	\$177.48	380330019-5	\$177.48	380330020-5	\$177.48
380330021-6	\$177.48	380330022-7	\$177.48	380330023-8	\$177.48	380330024-9	\$177.48
380330025-0	\$177.48	380330026-1	\$177.48	380330027-2	\$177.48	380330028-3	\$177.48
380330029-4	\$177.48	380330030-4	\$177.48	380330031-5	\$177.48	380330032-6	\$177.48
380330033-7	\$177.48	380330034-8	\$177.48	380330035-9	\$177.48	380330036-0	\$177.48
380330037-1	\$177.48	380330038-2	\$177.48	380330039-3	\$177.48	380330040-3	\$177.48
380330041-4	\$177.48	380330042-5	\$177.48	380330043-6	\$177.48	380330044-7	\$177.48
380330045-8	\$177.48	380330046-9	\$177.48	380330047-0	\$177.48	380330048-1	\$177.48
380331001-1	\$177.48	380331002-2	\$177.48	380331003-3	\$177.48	380331004-4	\$177.48
380331005-5	\$177.48	380331006-6	\$177.48	380331007-7	\$177.48	380331008-8	\$177.48
380331009-9	\$177.48	380331010-9	\$177.48	380331011-0	\$177.48	380331012-1	\$177.48
380331013-2	\$177.48	380331014-3	\$177.48	380331015-4	\$177.48	380331016-5	\$177.48
380331017-6	\$177.48	380331018-7	\$177.48	380331019-8	\$177.48	380331020-8	\$177.48
380331021-9	\$177.48	380331022-0	\$177.48	380331023-1	\$177.48	380331024-2	\$177.48
380331025-3	\$177.48	380331026-4	\$177.48	380331027-5	\$177.48	380331028-6	\$177.48
380331029-7	\$177.48	380331030-7	\$177.48	380390001-4	\$177.48	380390002-5	\$177.48
380390003-6	\$177.48	380390004-7	\$177.48	380390005-8	\$177.48	380390006-9	\$177.48
380390007-0	\$177.48	380390008-1	\$177.48	380390009-2	\$177.48	380390010-2	\$177.48
380390011-3	\$177.48	380390012-4	\$177.48	380390013-5	\$177.48	380390014-6	\$177.48
380390015-7	\$177.48	380390016-8	\$177.48	380390017-9	\$177.48	380390018-0	\$177.48
380390019-1	\$177.48	380390020-1	\$177.48	380390021-2	\$177.48	380390022-3	\$177.48
380390023-4	\$177.48	380390024-5	\$177.48	380390026-7	\$177.48	380390027-8	\$177.48
380390028-9	\$177.48	380390029-0	\$177.48	380390030-0	\$177.48	380390031-1	\$177.48
380390032-2	\$177.48	380390033-3	\$177.48	380390034-4	\$177.48	380390035-5	\$177.48
380390036-6	\$177.48	380390037-7	\$177.48	380390038-8	\$177.48	380390039-9	\$177.48
380390041-0	\$177.48	380391001-7	\$177.48	380391002-8	\$177.48	380391003-9	\$177.48
380391004-0	\$177.48	380391005-1	\$177.48	380400003-6	\$177.48	380400004-7	\$177.48
380400005-8	\$177.48	380400006-9	\$177.48	380400007-0	\$177.48	380400011-3	\$177.48
380400015-7	\$177.48	380400016-8	\$177.48	380400017-9	\$177.48	380400018-0	\$177.48
380400019-1	\$177.48	380400020-1	\$177.48	380400021-2	\$177.48	380400022-3	\$177.48
380400026-7	\$177.48	380400027-8	\$177.48	380400028-9	\$177.48	380400029-0	\$177.48
380400030-0	\$177.48	380400031-1	\$177.48	380400032-2	\$177.48	380400035-5	\$177.48
380400038-8	\$177.48	380401001-7	\$177.48	380401002-8	\$177.48	380401003-9	\$177.48
380401004-0	\$177.48	380401005-1	\$177.48	380401006-2	\$177.48	380401007-3	\$177.48
380401008-4	\$177.48	380401009-5	\$177.48	380401010-5	\$177.48	380401011-6	\$177.48
380401012-7	\$177.48	380401013-8	\$177.48	380401014-9	\$177.48	380401015-0	\$177.48
380401016-1	\$177.48	380401017-2	\$177.48	380401018-3	\$177.48	380401019-4	\$177.48

ZONE 30 PARCELS: <u>164</u>
ZONE 30 LEVY: <u>\$29,106.72</u>

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
362670001-7	\$165.32	362670002-8	\$165.32	362670003-9	\$165.32	362670004-0	\$165.32
362671001-0	\$165.32	362671002-1	\$165.32	362671003-2	\$165.32	362671004-3	\$165.32
362671005-4	\$165.32	362671006-5	\$165.32	362671007-6	\$165.32	362671008-7	\$165.32
362671009-8	\$165.32	362671010-8	\$165.32	362671011-9	\$165.32	362671012-0	\$165.32
362671013-1	\$165.32	362671014-2	\$165.32	362671015-3	\$165.32	362671016-4	\$165.32
362671017-5	\$165.32	362671018-6	\$165.32	362671019-7	\$165.32	362671020-7	\$165.32
362671021-8	\$165.32	362671022-9	\$165.32	362671023-0	\$165.32	362671024-1	\$165.32
362671025-2	\$165.32	362671026-3	\$165.32	362671027-4	\$165.32	362671028-5	\$165.32
362671029-6	\$165.32	362671030-6	\$165.32	362671031-7	\$165.32	362671032-8	\$165.32
362671033-9	\$165.32	362672001-3	\$165.32	362672002-4	\$165.32	362672003-5	\$165.32
362672004-6	\$165.32	362672005-7	\$165.32	362672006-8	\$165.32	362672007-9	\$165.32
362672008-0	\$165.32	362672009-1	\$165.32	362672010-1	\$165.32	362680001-8	\$165.32
362680002-9	\$165.32	362680003-0	\$165.32	362680004-1	\$165.32	362680005-2	\$165.32
362680006-3	\$165.32	362680007-4	\$165.32	362680008-5	\$165.32	362680009-6	\$165.32
362680010-6	\$165.32	362680011-7	\$165.32	362680012-8	\$165.32	362680013-9	\$165.32
362680014-0	\$165.32	362680015-1	\$165.32	362680016-2	\$165.32	362680017-3	\$165.32
362680018-4	\$165.32	362680019-5	\$165.32	362680020-5	\$165.32	362681001-1	\$165.32
362681002-2	\$165.32	362681003-3	\$165.32	362681004-4	\$165.32	362681005-5	\$165.32
362681006-6	\$165.32	362681007-7	\$165.32	362681008-8	\$165.32	362681009-9	\$165.32
362681010-9	\$165.32	362681012-1	\$165.32	362681013-2	\$165.32	362681014-3	\$165.32
362681015-4	\$165.32	362681016-5	\$165.32	362681017-6	\$165.32	362681018-7	\$165.32
362681019-8	\$165.32	362681020-8	\$165.32	362681021-9	\$165.32	362681022-0	\$165.32
362681023-1	\$165.32	362681024-2	\$165.32	362681025-3	\$165.32	362681026-4	\$165.32
362681027-5	\$165.32	362681028-6	\$165.32	362681029-7	\$165.32	362681030-7	\$165.32
362681031-8	\$165.32	362681032-9	\$165.32	362681033-0	\$165.32	362681034-1	\$165.32
362681035-2	\$165.32	362681036-3	\$165.32	362681037-4	\$165.32	362681038-5	\$165.32
362720001-1	\$165.32	362720002-2	\$165.32	362720003-3	\$165.32	362720004-4	\$165.32
362720005-5	\$165.32	362720006-6	\$165.32	362720007-7	\$165.32	362720008-8	\$165.32
362720009-9	\$165.32	362720010-9	\$165.32	362720011-0	\$165.32	362720012-1	\$165.32
362720013-2	\$165.32	362720014-3	\$165.32	362720015-4	\$165.32	362720016-5	\$165.32
362720017-6	\$165.32	362720018-7	\$165.32	362720019-8	\$165.32	362720020-8	\$165.32
362720021-9	\$165.32	362720022-0	\$165.32	362720023-1	\$165.32	362720024-2	\$165.32
362720025-3	\$165.32	362720026-4	\$165.32	362720027-5	\$165.32	362720028-6	\$165.32
362720029-7	\$165.32	362720030-7	\$165.32	362720031-8	\$165.32	362720032-9	\$165.32
362720033-0	\$165.32	362720034-1	\$165.32	362720035-2	\$165.32	362720036-3	\$165.32
362720037-4	\$165.32	362720038-5	\$165.32	362720039-6	\$165.32	362720040-6	\$165.32
362720041-7	\$165.32	362720042-8	\$165.32	362720043-9	\$165.32	362720044-0	\$165.32
362720045-1	\$165.32	362720046-2	\$165.32	362720047-3	\$165.32	362721001-4	\$165.32
362721002-5	\$165.32	362721003-6	\$165.32	362721004-7	\$165.32	362721005-8	\$165.32
362721006-9	\$165.32	362721007-0	\$165.32	362721008-1	\$165.32	362721009-2	\$165.32
362721010-2	\$165.32	362721011-3	\$165.32	362721012-4	\$165.32	362721013-5	\$165.32
362721014-6	\$165.32	362721015-7	\$165.32	362721016-8	\$165.32	362721017-9	\$165.32
362721018-0	\$165.32	362721019-1	\$165.32	362721020-1	\$165.32	362722001-7	\$165.32
362722002-8	\$165.32	362722003-9	\$165.32	362722004-0	\$165.32	362722005-1	\$165.32

Assessment Roll

City of Wildomar

LMD 89-1-C Volume 1 Zone 42

Fund No. 68-9839

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APN	Levy	APN	Levy	APN	Levy	APN	Levy
362722006-2	\$165.32	362722007-3	\$165.32	362722008-4	\$165.32	362722009-5	\$165.32
362722010-5	\$165.32	362722011-6	\$165.32	362722012-7	\$165.32	362722013-8	\$165.32
362722014-9	\$165.32	362722015-0	\$165.32	362722016-1	\$165.32		

ZONE 42 PARCELS: **187**ZONE 42 LEVY: **\$30,914.84**

Assessment Roll

City of Wildomar LMD 89-1-C Volume 1 Zone 51 Fund No. 68-9840

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
376440001-7	\$119.78	376440002-8	\$119.78	376440003-9	\$119.78	376440004-0	\$119.78
376440005-1	\$119.78	376440006-2	\$119.78	376440007-3	\$119.78	376440008-4	\$119.78
376440009-5	\$119.78	376440010-5	\$119.78	376440011-6	\$119.78	376440012-7	\$119.78
376440013-8	\$119.78	376440014-9	\$119.78	376440015-0	\$119.78	376440016-1	\$119.78
376440017-2	\$119.78	376440018-3	\$119.78	376440019-4	\$119.78	376440020-4	\$119.78
376440021-5	\$119.78	376440022-6	\$119.78	376440023-7	\$119.78	376440024-8	\$119.78
376440025-9	\$119.78	376440026-0	\$119.78	376440027-1	\$119.78	376440028-2	\$119.78
376440029-3	\$119.78	376440030-3	\$119.78	376440031-4	\$119.78	376440032-5	\$119.78
376440033-6	\$119.78	376440034-7	\$119.78	376440035-8	\$119.78	376440036-9	\$119.78
376440037-0	\$119.78	376440038-1	\$119.78	376440039-2	\$119.78	376440040-2	\$119.78
376440041-3	\$119.78	376440042-4	\$119.78	376440043-5	\$119.78	376440044-6	\$119.78
376440045-7	\$119.78	376440046-8	\$119.78	376440047-9	\$119.78	376440048-0	\$119.78
376440049-1	\$119.78	376440050-1	\$119.78	376440051-2	\$119.78	376440052-3	\$119.78
376440053-4	\$119.78	376440054-5	\$119.78	376440055-6	\$119.78	376441001-0	\$119.78
376441002-1	\$119.78	376441003-2	\$119.78	376441004-3	\$119.78	376441005-4	\$119.78
376441006-5	\$119.78						

ZONE 51 PARCELS: 61
ZONE 51 LEVY: \$7,306.58

City of Wildomar LMD 89-1-C Volume 1 Zone 52

Fund No. 68-9841

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
382410001-9	\$648.82	382410002-0	\$648.82	382410003-1	\$648.82	382410004-2	\$648.82
382410005-3	\$648.82	382411002-3	\$648.82	382411003-4	\$648.82	382411004-5	\$648.82
382411005-6	\$648.82	382411006-7	\$648.82	382411007-8	\$648.82	382411008-9	\$648.82
382411009-0	\$648.82	382411010-0	\$648.82	382411011-1	\$648.82	382411012-2	\$648.82
382411013-3	\$648.82	382411016-6	\$648.82	382411017-7	\$648.82	382411018-8	\$648.82
382411019-9	\$648.82	382411020-9	\$648.82	382411021-0	\$648.82	382411022-1	\$648.82
382411023-2	\$648.82	382411024-3	\$648.82	382411025-4	\$648.82	382420001-0	\$648.82
382420002-1	\$648.82	382420003-2	\$648.82	382420004-3	\$648.82	382420005-4	\$648.82
382420006-5	\$648.82	382420007-6	\$648.82	382420008-7	\$648.82	382420009-8	\$648.82
382420010-8	\$648.82	382420011-9	\$648.82	382420012-0	\$648.82	382420013-1	\$648.82
382421001-3	\$648.82	382421002-4	\$648.82	382421003-5	\$648.82	382421004-6	\$648.82
382421005-7	\$648.82	382421006-8	\$648.82	382421007-9	\$648.82	382421008-0	\$648.82
382421009-1	\$648.82	382421010-1	\$648.82	382421011-2	\$648.82	382421012-3	\$648.82
382421013-4	\$648.82	382421014-5	\$648.82	382430001-1	\$648.82	382430002-2	\$648.82
382430003-3	\$648.82	382430004-4	\$648.82	382430005-5	\$648.82	382430006-6	\$648.82
382430007-7	\$648.82	382430008-8	\$648.82	382430009-9	\$648.82	382430010-9	\$648.82
382431003-6	\$648.82	382431004-7	\$648.82	382431005-8	\$648.82	382431006-9	\$648.82
382431007-0	\$648.82	382431008-1	\$648.82	382431009-2	\$648.82	382431010-2	\$648.82
382431011-3	\$648.82	382431012-4	\$648.82	382431013-5	\$648.82	382431014-6	\$648.82
382431016-8	\$648.82	382440001-2	\$648.82	382440002-3	\$648.82	382440003-4	\$648.82
382440004-5	\$648.82	382440005-6	\$648.82	382440006-7	\$648.82	382440007-8	\$648.82
382440008-9	\$648.82	382440009-0	\$648.82	382440010-0	\$648.82	382440011-1	\$648.82
382440012-2	\$648.82	382440013-3	\$648.82	382440014-4	\$648.82		

ZONE 52 PARCELS: 91
ZONE 52 LEVY: \$59,042.62

Assessment Roll

City of Wildomar

LMD 89-1-C Volume 1 Zone 59

Fund No. 68-9842

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380260033-1	\$969.44	380260034-2	\$976.62	380260035-3	\$1,500.86	380260036-4	\$1,170.52

ZONE 59 PARCELS: <u>4</u>
ZONE 59 LEVY: <u>\$4,617.44</u>

Fund No. 68-9843

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380090016-1	\$139.58	380090017-2	\$139.58	380090018-3	\$139.58	380090019-4	\$139.58
380090020-4	\$139.58	380090021-5	\$139.58	380090022-6	\$139.58	380090023-7	\$139.58
380090024-8	\$139.58	380090025-9	\$139.58	380090026-0	\$139.58	380090027-1	\$139.58
380090028-2	\$139.58	380090029-3	\$139.58	380090030-3	\$139.58	380090031-4	\$139.58
380090032-5	\$139.58	380090033-6	\$139.58	380090034-7	\$139.58	380090035-8	\$139.58
380090036-9	\$139.58	380090037-0	\$139.58	380090038-1	\$139.58	380090039-2	\$139.58
380090040-2	\$139.58	380090041-3	\$139.58	380090042-4	\$139.58	380091001-0	\$139.58
380091002-1	\$139.58	380091003-2	\$139.58	380091004-3	\$139.58	380091005-4	\$139.58
380091006-5	\$139.58	380091007-6	\$139.58	380092001-3	\$139.58	380092002-4	\$139.58
380092003-5	\$139.58	380092004-6	\$139.58	380092005-7	\$139.58	380092006-8	\$139.58
380092007-9	\$139.58	380092008-0	\$139.58	380092009-1	\$139.58	380092010-1	\$139.58
380092011-2	\$139.58	380092012-3	\$139.58	380092013-4	\$139.58	380092014-5	\$139.58
380092015-6	\$139.58	380092016-7	\$139.58	380092017-8	\$139.58	380092018-9	\$139.58
380092019-0	\$139.58	380092020-0	\$139.58	380092021-1	\$139.58	380092022-2	\$139.58
380092023-3	\$139.58	380092024-4	\$139.58	380092025-5	\$139.58	380092026-6	\$139.58
380380001-3	\$139.58	380380002-4	\$139.58	380380003-5	\$139.58	380380004-6	\$139.58
380380005-7	\$139.58	380380006-8	\$139.58	380380007-9	\$139.58	380380008-0	\$139.58
380380009-1	\$139.58	380380010-1	\$139.58	380380011-2	\$139.58	380380012-3	\$139.58
380380013-4	\$139.58	380380014-5	\$139.58	380380015-6	\$139.58	380380016-7	\$139.58
380380017-8	\$139.58	380380018-9	\$139.58	380380019-0	\$139.58	380380020-0	\$139.58
380380021-1	\$139.58	380380022-2	\$139.58	380380023-3	\$139.58	380380024-4	\$139.58
380380025-5	\$139.58	380380026-6	\$139.58	380380027-7	\$139.58	380380028-8	\$139.58
380380029-9	\$139.58	380380030-9	\$139.58	380380031-0	\$139.58	380380032-1	\$139.58
380380033-2	\$139.58	380380034-3	\$139.58	380380035-4	\$139.58	380380036-5	\$139.58
380380037-6	\$139.58	380380038-7	\$139.58	380381001-6	\$139.58	380381002-7	\$139.58
380381003-8	\$139.58	380381004-9	\$139.58	380381005-0	\$139.58	380381006-1	\$139.58
380381007-2	\$139.58	380381008-3	\$139.58	380381009-4	\$139.58	380381010-4	\$139.58
380381011-5	\$139.58	380381012-6	\$139.58	380381013-7	\$139.58	380381014-8	\$139.58
380381015-9	\$139.58	380381016-0	\$139.58	380381017-1	\$139.58	380381018-2	\$139.58

ZONE 62 PARCELS: **116**ZONE 62 LEVY: **\$16,191.28**

Assessment Roll

City of Wildomar LMD 89-1-C Volume 1 Zone 67 Fund No. 68-9855

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380410001-5	\$154.56	380410002-6	\$154.56	380410003-7	\$154.56	380410004-8	\$154.56
380410005-9	\$154.56	380410006-0	\$154.56	380410007-1	\$154.56	380410008-2	\$154.56
380410009-3	\$154.56	380410010-3	\$154.56	380410011-4	\$154.56	380410012-5	\$154.56
380410013-6	\$154.56	380410014-7	\$154.56	380410015-8	\$154.56	380410016-9	\$154.56
380410017-0	\$154.56	380410018-1	\$154.56	380410019-2	\$154.56	380411001-8	\$154.56
380411002-9	\$154.56	380411003-0	\$154.56	380411004-1	\$154.56	380411005-2	\$154.56
380411006-3	\$154.56	380411007-4	\$154.56	380411008-5	\$154.56	380411009-6	\$154.56
380411010-6	\$154.56	380411011-7	\$154.56	380411012-8	\$154.56	380411013-9	\$154.56
380411014-0	\$154.56	380411015-1	\$154.56	380411016-2	\$154.56	380411017-3	\$154.56
380411018-4	\$154.56	380411019-5	\$154.56	380411020-5	\$154.56	380411021-6	\$154.56
380411022-7	\$154.56	380411023-8	\$154.56	380411024-9	\$154.56	380411025-0	\$154.56

ZONE 67 PARCELS: 44
ZONE 67 LEVY: \$6,800.64

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
382240006-9	\$68.32	382240007-0	\$68.32	382240008-1	\$68.32	382240009-2	\$68.32
382240010-2	\$68.32	382240011-3	\$68.32	382240012-4	\$68.32	382240013-5	\$68.32
382240014-6	\$68.32	382240015-7	\$68.32	382240016-8	\$68.32	382240017-9	\$68.32
382240018-0	\$68.32	382240019-1	\$68.32	382240020-1	\$68.32	382240021-2	\$68.32
382240022-3	\$68.32	382240023-4	\$68.32	382240024-5	\$68.32	382240025-6	\$68.32
382240026-7	\$68.32	382240027-8	\$68.32	382240028-9	\$68.32	382240029-0	\$68.32
382240030-0	\$68.32	382240031-1	\$68.32	382240032-2	\$68.32	382240033-3	\$68.32
382241001-7	\$68.32	382241002-8	\$68.32	382241003-9	\$68.32	382241004-0	\$68.32
382241005-1	\$68.32	382241006-2	\$68.32	382241007-3	\$68.32	382241008-4	\$68.32
382241009-5	\$68.32	382241010-5	\$68.32	382241012-7	\$68.32	382242001-0	\$68.32
382242002-1	\$68.32	382242003-2	\$68.32	382242004-3	\$68.32	382242005-4	\$68.32
382242006-5	\$68.32	382242007-6	\$68.32	382242008-7	\$68.32	382242009-8	\$68.32
382242010-8	\$68.32	382242011-9	\$68.32	382242012-0	\$68.32	382242013-1	\$68.32
382242014-2	\$68.32	382242015-3	\$68.32	382242016-4	\$68.32	382242017-5	\$68.32
382242018-6	\$68.32	382250003-7	\$68.32	382250004-8	\$68.32	382250005-9	\$68.32
382250006-0	\$68.32	382250007-1	\$68.32	382250008-2	\$68.32	382250009-3	\$68.32
382250010-3	\$68.32	382250011-4	\$68.32	382250012-5	\$68.32	382250013-6	\$68.32
382250014-7	\$68.32	382250015-8	\$68.32	382250016-9	\$68.32	382250017-0	\$68.32
382250018-1	\$68.32	382250019-2	\$68.32	382250021-3	\$68.32	382250022-4	\$68.32
382250023-5	\$68.32	382250024-6	\$68.32	382250025-7	\$68.32	382250026-8	\$68.32
382250027-9	\$68.32	382250028-0	\$68.32	382250029-1	\$68.32	382251001-8	\$68.32
382251002-9	\$68.32	382251003-0	\$68.32	382251004-1	\$68.32	382251005-2	\$68.32
382251006-3	\$68.32	382251007-4	\$68.32	382251008-5	\$68.32	382251009-6	\$68.32
382251010-6	\$68.32	382251011-7	\$68.32	382251012-8	\$68.32	382251013-9	\$68.32
382251014-0	\$68.32	382251015-1	\$68.32	382251016-2	\$68.32	382251017-3	\$68.32
382251018-4	\$68.32	382251019-5	\$68.32	382251020-5	\$68.32	382251021-6	\$68.32
382251022-7	\$68.32	382251023-8	\$68.32	382251024-9	\$68.32	382260005-0	\$68.32
382260006-1	\$68.32	382260007-2	\$68.32	382260008-3	\$68.32	382260009-4	\$68.32
382260010-4	\$68.32	382260011-5	\$68.32	382260012-6	\$68.32	382260013-7	\$68.32
382260014-8	\$68.32	382260015-9	\$68.32	382260016-0	\$68.32	382260017-1	\$68.32
382260018-2	\$68.32	382260019-3	\$68.32	382260020-3	\$68.32	382260021-4	\$68.32
382261001-9	\$68.32	382261002-0	\$68.32	382261003-1	\$68.32	382261004-2	\$68.32
382261005-3	\$68.32	382261006-4	\$68.32	382261007-5	\$68.32	382261008-6	\$68.32
382261009-7	\$68.32	382261010-7	\$68.32	382261011-8	\$68.32	382261012-9	\$68.32
382261013-0	\$68.32	382261014-1	\$68.32	382261015-2	\$68.32	382261016-3	\$68.32
382261017-4	\$68.32	382261018-5	\$68.32	382261019-6	\$68.32		

ZONE 71 PARCELS: **143**ZONE 71 LEVY: **\$9,769.76**

Assessment Roll

City of Wildomar LMD 89-1-C Volume 1 Zone 181 Fund No. 68-9835

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380250035-2	\$14,917.12	380250038-5	\$9,142.74				

ZONE 181 PARCELS: <u>2</u>
ZONE 181 LEVY: **\$24,059.86**

Fiscal Year 2015-2016

APN	Levv	APN	Levv	APN	Levv	APN	Levv

LMD 89-1-C VOLUME 1 TOTAL PARCELS: 2,212 LMD 89-1-C VOLUME 1 TOTAL LEVY: \$296,672.34

APPENDIX B

Assessment Diagrams

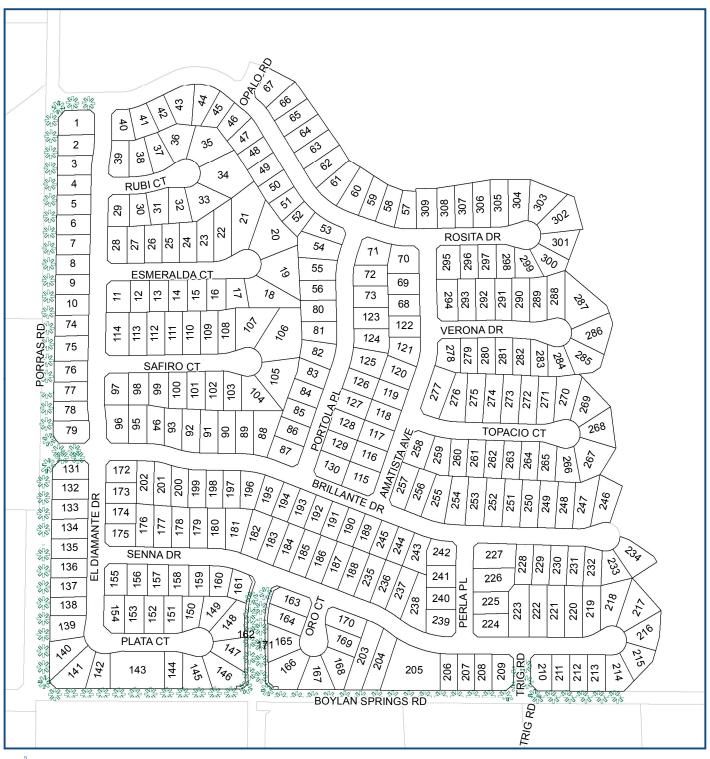








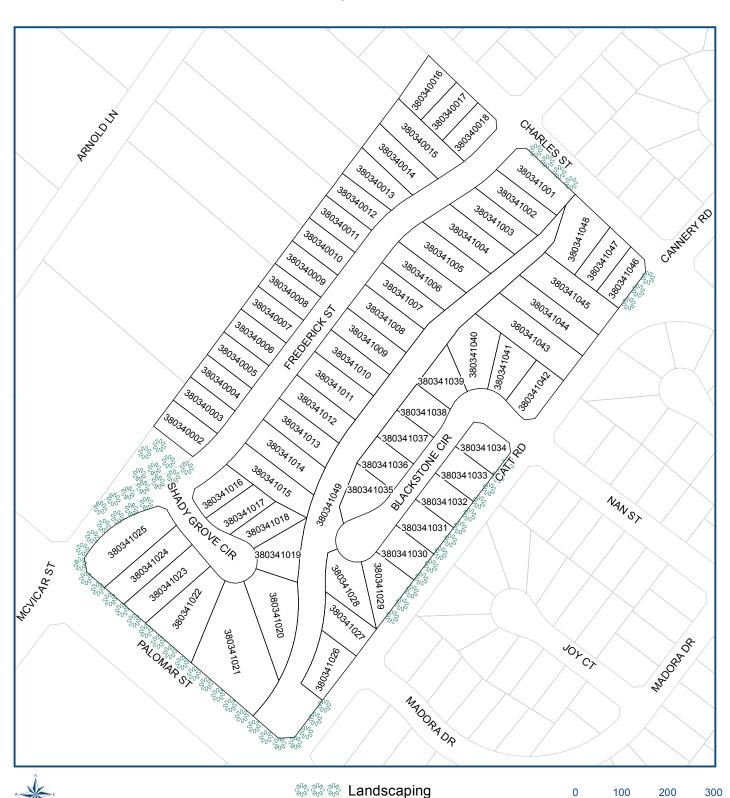




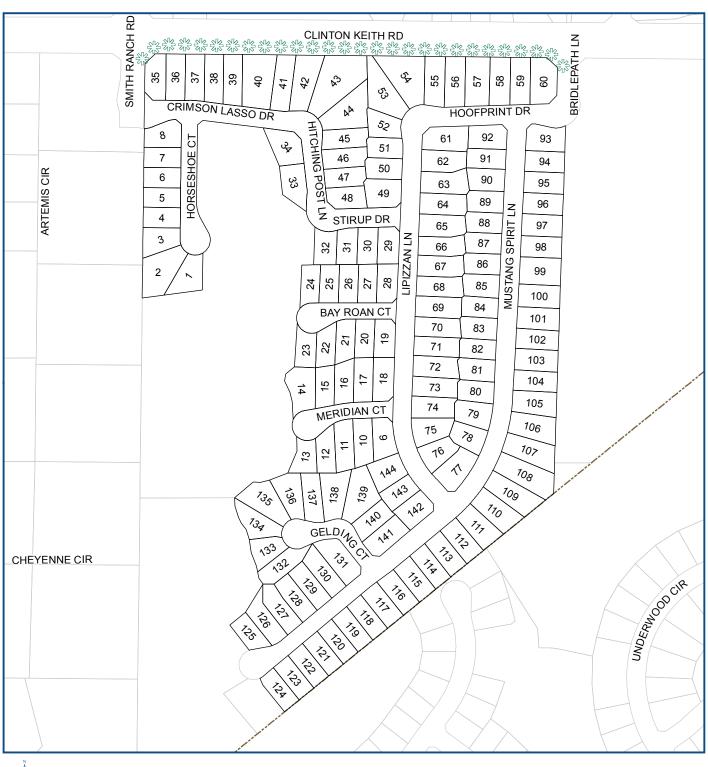




LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 3, LOCATION 29

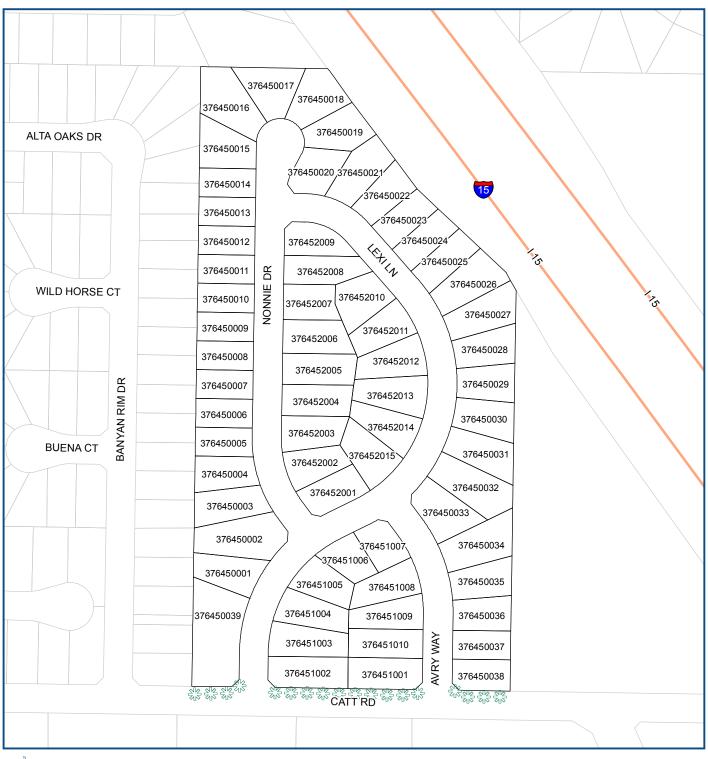


Feet

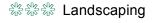








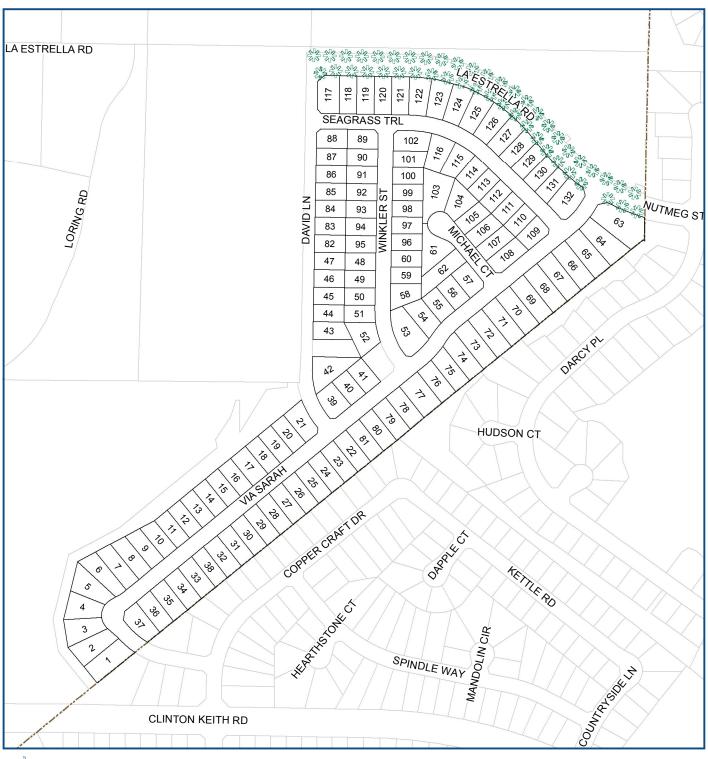




LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 3, LOCATION 43

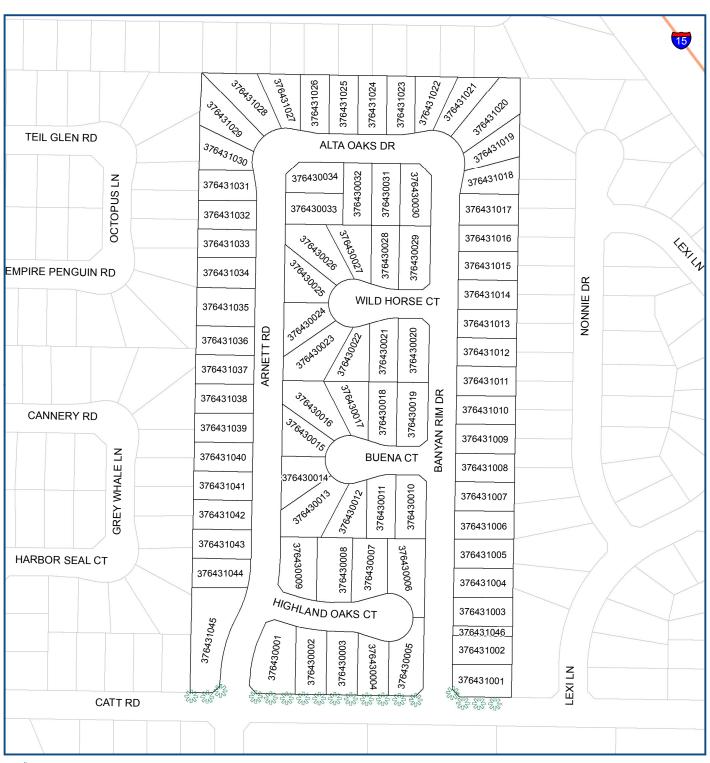


Feet



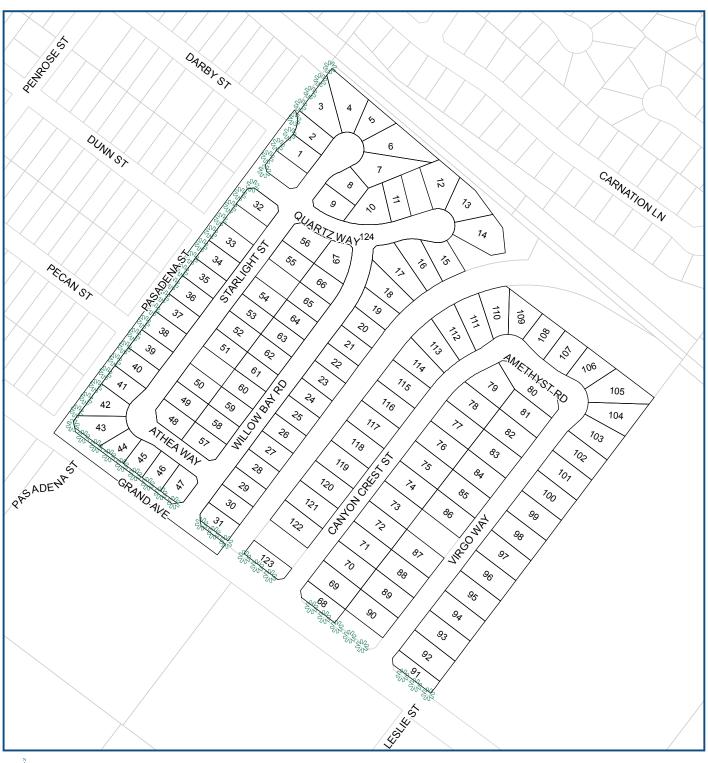
















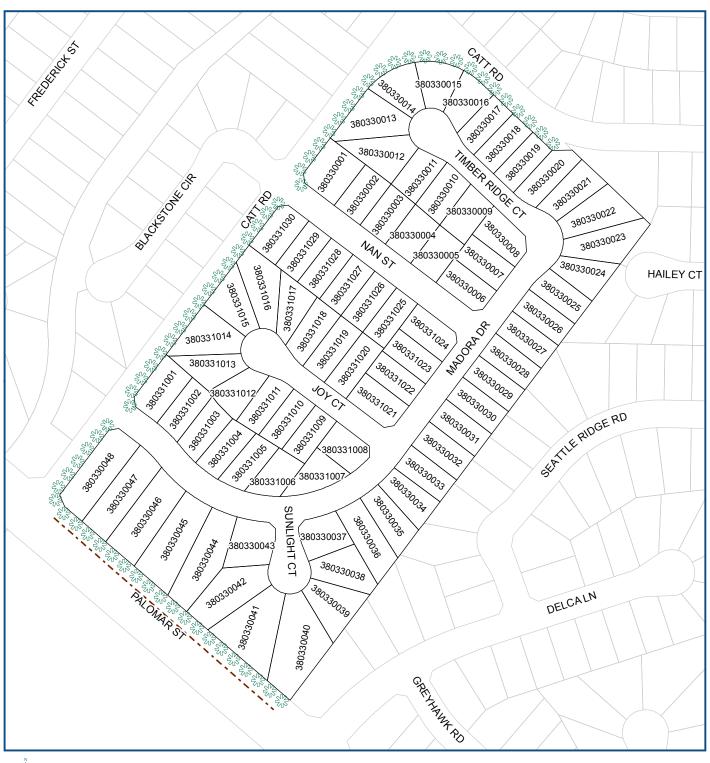




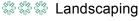




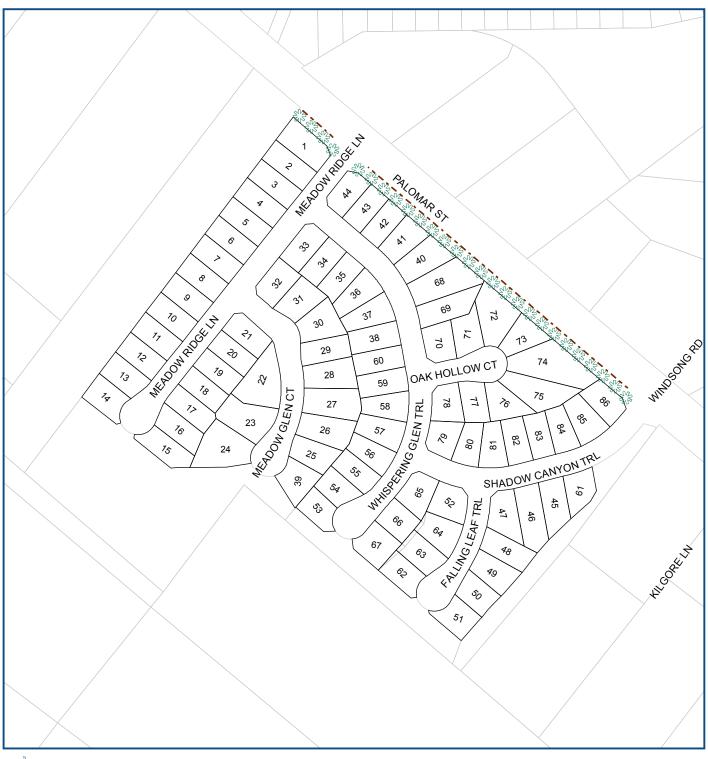
LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 30, LOCATION 1



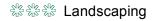




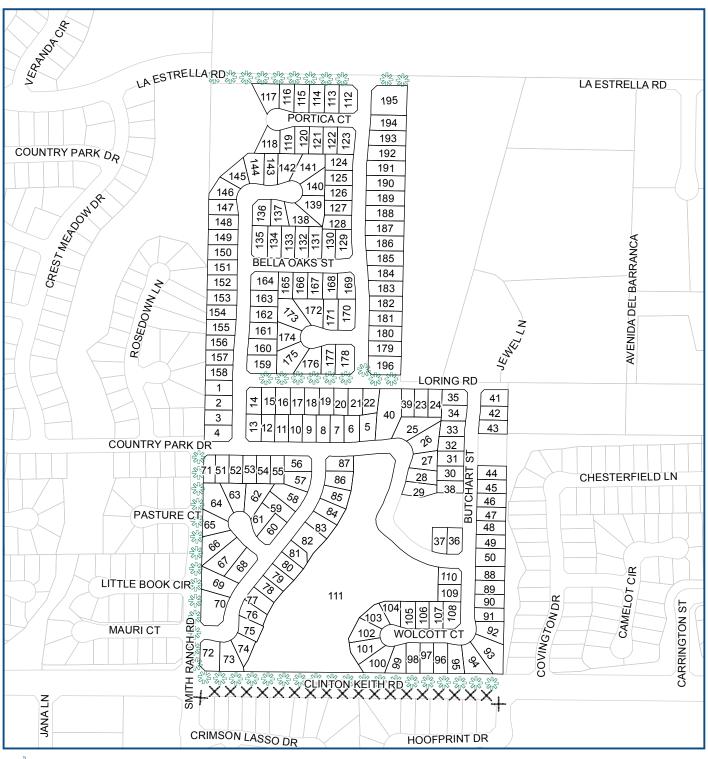
---- Multi-Purpose Trail



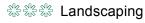




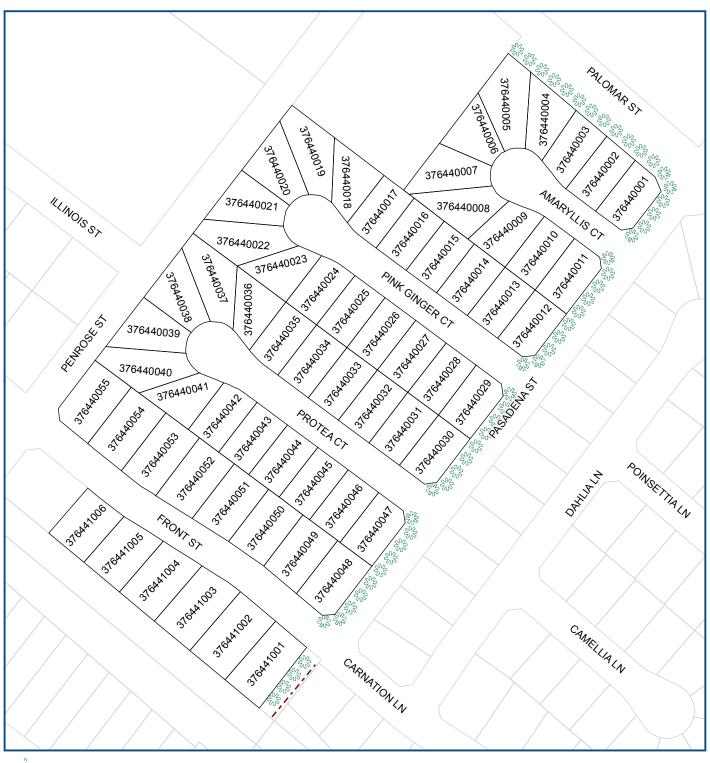
LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 42







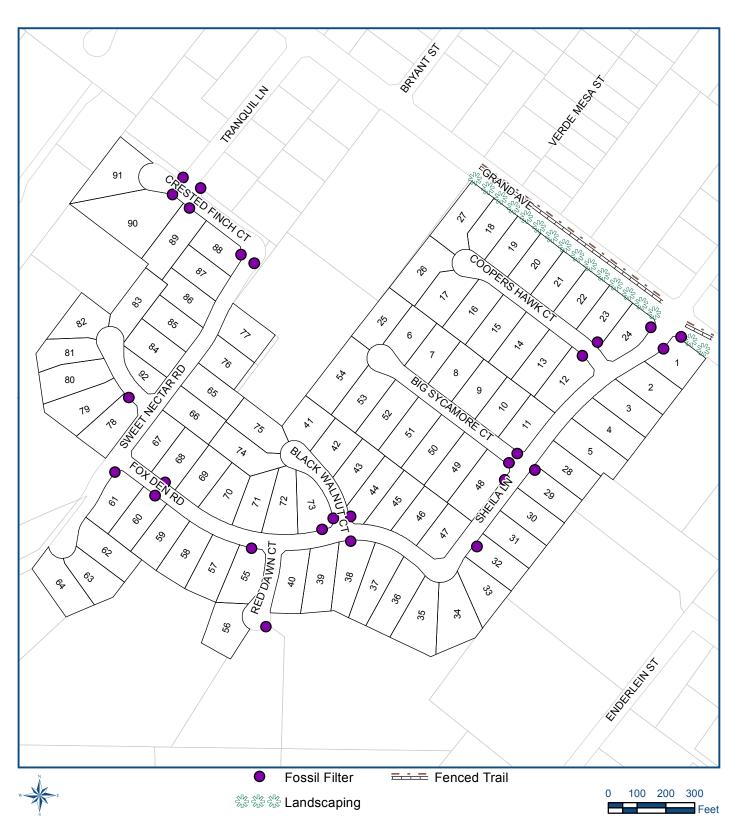
XXX Future Landscaping



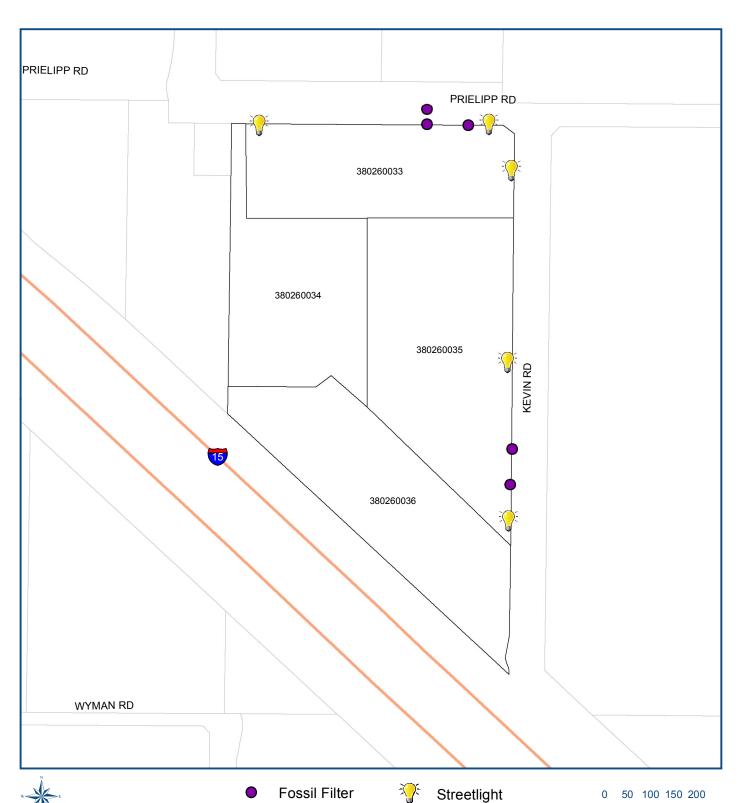


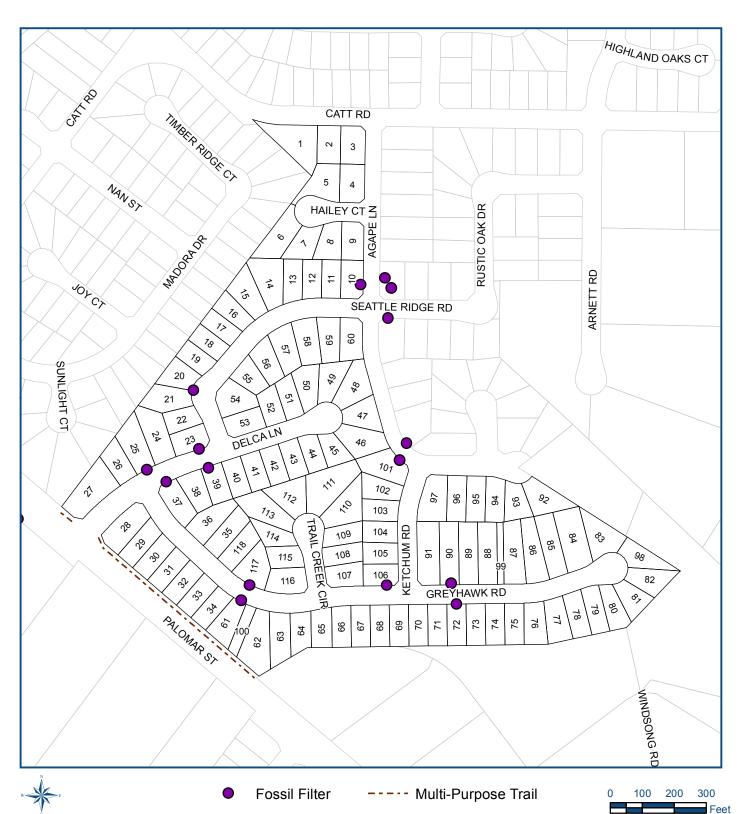


LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 52



ALBERT A. WEBB ASSOCIATES G:\2014\14-0062\GIS\LMD89-1 Z52 EngRep.mxd



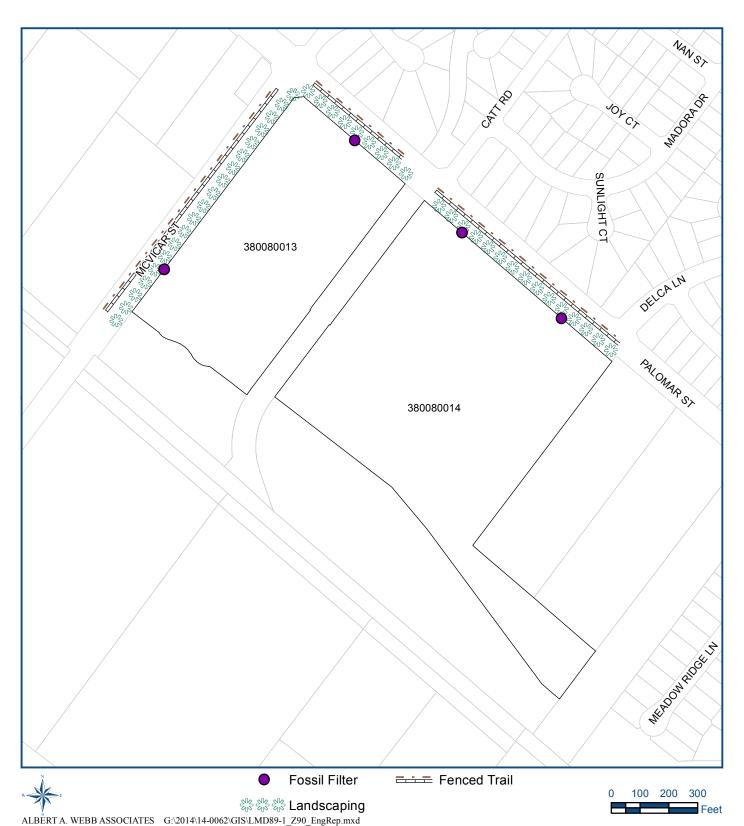












LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED ZONE 181





Corporate Headquarters

3788 McCray Street Riverside, CA 92506 951.686.1070

Palm Desert Office

36-951 Cook Street #103 Palm Desert, CA 92211 760.568.5005

Murrieta Office

41391 Kalmia Street #320 Murrieta, CA 92562 951.686.1070



Fiscal Year 2015-16 Final Engineer's Report







ENGINEER'S REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

DRIGHER REPORT REPORT OF THE REPORT RESIDENCE REPORT REPOR

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Table i-1 Summary of Assessments

	Energy Costs	Indirect Costs	Maximum Assessment	Est Parcels/Acres to be Assessed
Zone 18	\$660	\$74	\$734	1 Parcel
Zone 26	\$921	\$102	\$1,023	9.77 Acres
Zone 27	\$1,038	\$116	\$1,154	8.67 Acres
Zone 35	\$171	\$20	\$190	4.07 Acres
Zone 50	\$242	\$27	\$269	7.12 Acres
Zone 70	\$999	\$112	\$1,110	4.18 Acres
Zone 71	\$341	\$38	\$379	12.86 Acres
Zone 73	\$658	\$74	\$732	3.02 Acres
Zone 88	\$623	\$69	\$692	4.81 Acres

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Description of Improvements

Bundy Canyon Rd. Sellers Rd.

Catt Rd. Hidden Springs Rd.

Clinton Keith Rd. Elizabeth Ln.

Frederick St.

Clinton Keith Rd.

Clinton Keith Rd. Hidden Springs Rd.

Prielipp Rd.

Clinton Keith Rd. Palomar St.

Clinton Keith Rd. Hidden Springs Rd.

Table 2-1 Zone 18 Budget

	Estimated through June 30	
Direct Costs	FY 2014-15	FY 2015-16
Energy	\$647.13	\$660.07
Total Direct Costs	\$647.13	\$660.07
Indirect Costs	672.25	Ć72.70
Administration	\$72.35	\$73.79
Total Indirect Costs	\$72.35	\$73.79
Transfer to Contingent Reserve	\$0.00	\$0.00
	, , , , , ,	
Total Costs	\$719.48	\$733.86

Table 2-2 Zone 26 Budget

	Estimated throu	gh June 30
Direct Costs	FY 2014-15	FY 2015-16
Energy	\$903.07	\$921.13
Total Direct Costs	\$903.07	\$921.13
Indirect Costs		
Administration	\$99.72	\$101.59
Total Indirect Costs	\$99.72	\$101.59
Transfer to Contingent Reserve	\$0.00	\$0.00
Total Costs	\$1,002.79	\$1,022.72

Table 2-3 Zone 27 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$1,017.51	\$1,037.86	
Total Direct Costs	\$1,017.51	\$1,037.86	
Indirect Costs			
Administration	\$113.58	\$115.77	
Total Indirect Costs	\$113.58	\$115.77	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$1,131.09	\$1,153.63	

Table 2-4 Zone 35 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$167.50	\$170.85	
Total Direct Costs	\$167.50	\$170.85	
Indirect Costs			
Administration	\$19.23	\$19.54	
Total Indirect Costs	\$19.23	\$19.54	
Transfer to Contingent Reserve	\$0.00	\$0.00	
	·		
Total Costs	\$186.73	\$190.39	

Table 2-5 Zone 50 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$237.21	\$241.95	
Total Direct Costs	\$237.21	\$241.95	
Indirect Costs			
Administration	\$26.94	\$27.47	
Total Indirect Costs	\$26.94	\$27.47	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$264.15	\$269.42	

Table 2-6 Zone 70 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$979.02	\$998.57	
Total Direct Costs	\$979.02	\$998.57	
Indirect Costs			
Administration	\$109.70	\$111.89	
Total Indirect Costs	\$109.70	\$111.89	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$1,088.72	\$1,110.46	

Table 2-7 Zone 71 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$333.97	\$340.65	
Total Direct Costs	\$333.97	\$340.65	
Indirect Costs			
Administration	\$37.17	\$37.95	
Total Indirect Costs	\$37.17	\$37.95	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$371.14	\$378.60	

Table 2-8 Zone 73 Budget

	Estimated through June 30		
Direct Costs	FY 2014-15	FY 2015-16	
Energy	\$645.05	\$657.95	
Total Direct Costs	\$645.05	\$657.95	
Indirect Costs			
Administration	\$72.26	\$73.74	
Total Indirect Costs	\$72.26	\$73.74	
Transfer to Contingent Reserve	\$0.00	\$0.00	
Total Costs	\$717.31	\$731.69	

Table 2-9 Zone 88 Budget

	Estimated through June 30					
Direct Costs	FY 2014-15	FY 2015-16				
Energy	\$610.71	\$622.92				
Total Direct Costs	\$610.71	\$622.92				
Indirect Costs						
Administration	\$67.40	\$68.66				
Total Indirect Costs	\$67.40	\$68.66				
Transfer to Contingent Reserve	\$0.00	\$0.00				
Total Costs	\$678.11	\$691.58				

Changes in Organization

Proposition 218 Compliance

Distinguishing General and Special Benefit

Direct and Special Benefit

General Benefit

Method of Apportionment

Benefit by Zone

Table 5-1 Benefit by Zone

	Estimated Allowable Cost Total per Parcel FY 2015-16 Parcels/Acres FY 2014-15		Allowable Assessment per Parcel FY 2015-16	Allowable Assessment Rate Change (%)	Actual Assessment per Parcel FY 2015-16	
Zone 18	\$733.86	1 Parce	l \$719.49	\$733.87	2.0%	\$733.86
Zone 26	\$1,022.72	9.77 Acres	\$102.64	\$104.69	2.0%	\$104.68
Zone 27	\$1,153.63	8.67 Acres	\$130.46	\$133.06	2.0%	\$133.06
Zone 35	\$190.39	4.07 Acres	\$45.88	\$46.79	2.0%	\$46.78
Zone 50	\$269.42	7.12 Acres	\$37.10	\$37.84	2.0%	\$37.84
Zone 70	\$1,110.46	4.18 Acres	\$260.46	\$265.66	2.0%	\$265.66
Zone 71	\$378.60	12.86 Acres	\$28.87	\$29.44	2.0%	\$29.44
Zone 73	\$731.69	3.02 Acres	\$237.53	\$242.28	2.0%	\$242.28
Zone 88	\$691.58	4.81 Acres	\$140.98	\$143.79	2.0%	\$143.78

Table 5-2 Proposed Assessments

	Fiscal Year	% Increase	Maximum Assessment	Actual Assessment	% of Maximum
Zone 18	2014-15	2.0%	\$719.49	\$719.48	100%
	2015-16	2.0%	\$733.87	\$733.86	100%
7 20	2014-15	2.0%	\$102.64	\$102.64	100%
Zone 26	2015-16	2.0%	\$104.69	\$104.68	100%
7 27	2014-15	2.0%	\$130.46	\$130.46	100%
Zone 27	2015-16	2.0%	\$133.06	\$133.06	100%
Zone 35	2014-15	2.0%	\$45.88	\$45.88	100%
	2015-16	2.0%	\$46.79	\$46.78	100%
7 50	2014-15	2.0%	\$37.10	\$37.10	100%
Zone 50	2015-16	2.0%	\$37.84	\$37.84	100%
Zone 70	2014-15	2.0%	\$260.46	\$260.46	100%
	2015-16	2.0%	\$265.66	\$265.66	100%
7 71	2014-15	2.0%	\$28.87	\$28.86	100%
Zone 71	2015-16	2.0%	\$29.44	\$29.44	100%
Zone 73	2014-15	2.0%	\$237.53	\$237.52	100%
	2015-16	2.0%	\$242.28	\$242.28	100%
7ana 00	2014-15	2.0%	\$140.98	\$140.98	100%
Zone 88	2015-16	2.0%	\$143.79	\$143.78	100%

APPENDIX A

Assessment Rolls



City of Wildomar LMD 89-1-C Volume 2 Zone 18 Fund No. 68-9845

Fiscal Year 2015-2016

APN Levy APN Levy APN Levy APN Levy

366300080-2 \$733.86

ZONE 18 PARCELS: <u>1</u>
ZONE 18 LEVY: <u>\$733.86</u>

City of Wildomar LMD 89-1-C Volume 2 Zone 26 Fund No. 68-9846

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380110030-4	\$497.28	380110031-5	\$81.66	380110032-6	\$78.52	380110033-7	\$87.94
380110034-8	\$123.54	380110035-9	\$57.58	380110036-0	\$63.86	380110037-1	\$32.44

ZONE 26 PARCELS: **8**ZONE 26 LEVY: **\$1,022.82**

City of Wildomar LMD 89-1-C Volume 2 Zone 27 Fund No. 68-9847

Fiscal Year 2015-2016

APN Levy APN Levy APN Levy APN Levy

380290030-1 \$1,153.70

ZONE 27 PARCELS: <u>1</u>
ZONE 27 LEVY: <u>\$1,153.70</u>

City of Wildomar LMD 89-1-C Volume 2 Zone 35 Fund No. 68-9848

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
367181001-1	\$1.40	367181002-2	\$0.94	367181003-3	\$0.94	367181004-4	\$4.20
367181005-5	\$2.34	367181006-6	\$2.34	367181007-7	\$2.34	367181008-8	\$2.34
367181009-9	\$1.40	367181010-9	\$2.80	367181011-0	\$2.34	367181012-1	\$0.94
367181013-2	\$0.94	367181014-3	\$1.86	367181015-4	\$36.50	367181016-5	\$4.20
367181017-6	\$3.74	367181018-7	\$13.10	367181019-8	\$13.56	367181020-8	\$92.18

ZONE 35 PARCELS: 20
ZONE 35 LEVY: \$190.40

City of Wildomar LMD 89-1-C Volume 2 Zone 50 Fund No. 68-9849

Fiscal Year 2015-2016

APN Levy APN Levy APN Levy APN Levy

380140018-7 \$269.42

ZONE 50 PARCELS: <u>1</u>
ZONE 50 LEVY: <u>\$269.42</u>

City of Wildomar LMD 89-1-C Volume 2 Zone 70 Fund No. 68-9850

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380110040-3	\$207.22	380110041-4	\$393.18	380110042-5	\$244.40	380110043-6	\$265.66

ZONE 70 PARCELS: ______4
ZONE 70 LEVY: ____\$1,110.46

City of Wildomar LMD 89-1-C Volume 2 Zone 71 Fund No. 68-9851

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380260033-1	\$79.48	380260034-2	\$80.06	380260035-3	\$123.04	380260036-4	\$95.96

ZONE 71 PARCELS: 4
ZONE 71 LEVY: \$378.54

City of Wildomar LMD 89-1-C Volume 2 Zone 73 Fund No. 68-9852

Fiscal Year 2015-2016

APN	Levy	APN	Levy	APN	Levy	APN	Levy
380130027-4	\$365.80	380130028-5	\$365.80				

ZONE 73 PARCELS: 2
ZONE 73 LEVY: \$731.61

City of Wildomar LMD 89-1-C Volume 2 Zone 88 Fund No. 68-9853

Fiscal Year 2015-2016

APN Levy APN Levy APN Levy APN Levy

380110046-9

\$691.66

ZONE 88 PARCELS:

1

ZONE 88 LEVY:

\$691.66

City of Wildomar

Fiscal Year 2015-2016

APN Levy APN Levy APN Levy

LMD 89-1-C VOLUME 2 TOTAL PARCELS: 42

LMD 89-1-C VOLUME 2 TOTAL LEVY:

\$6,282.47

APPENDIX B

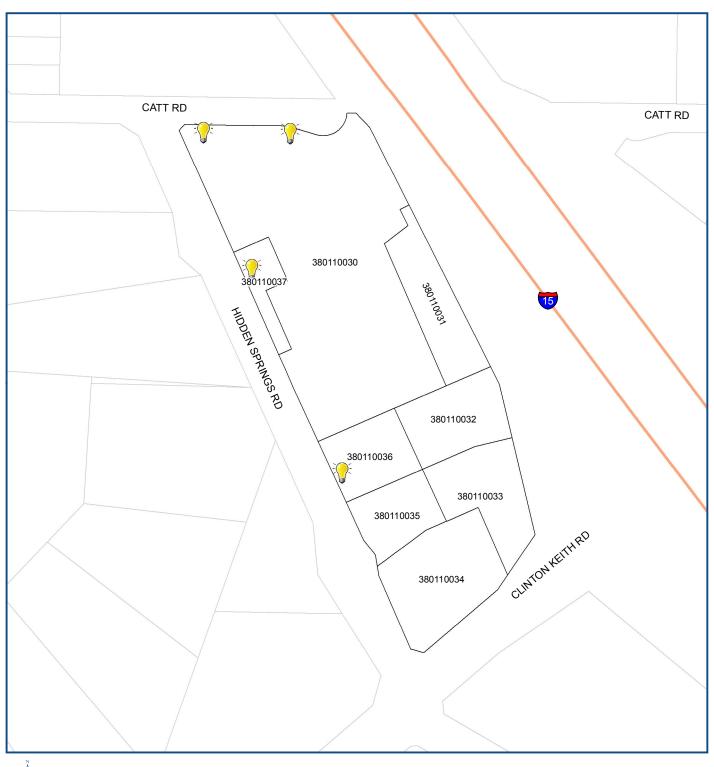
Assessment Diagrams





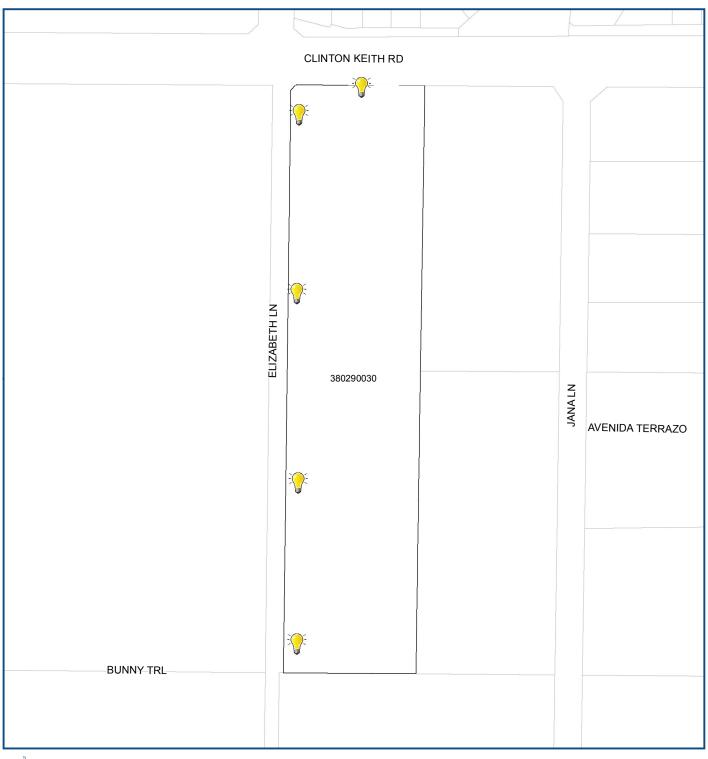












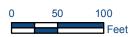


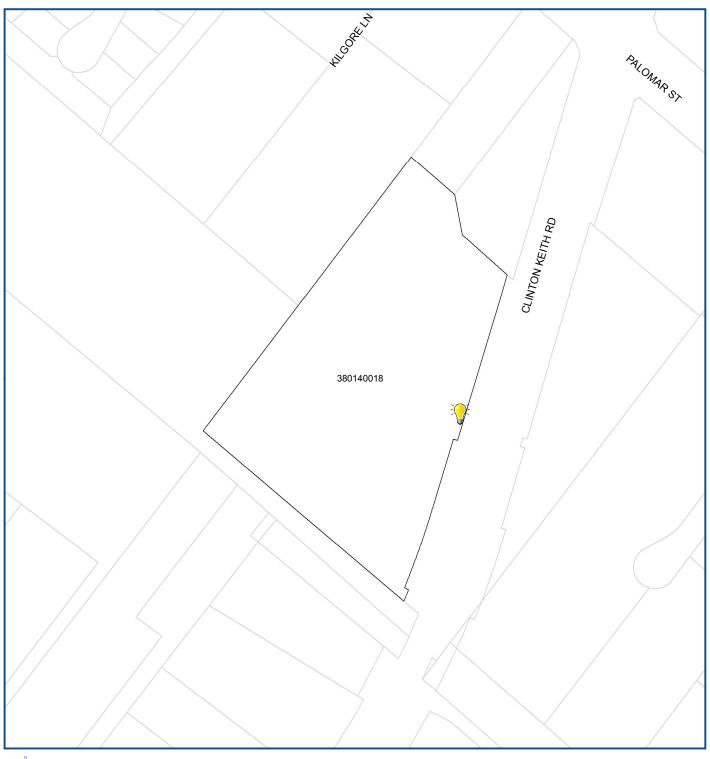










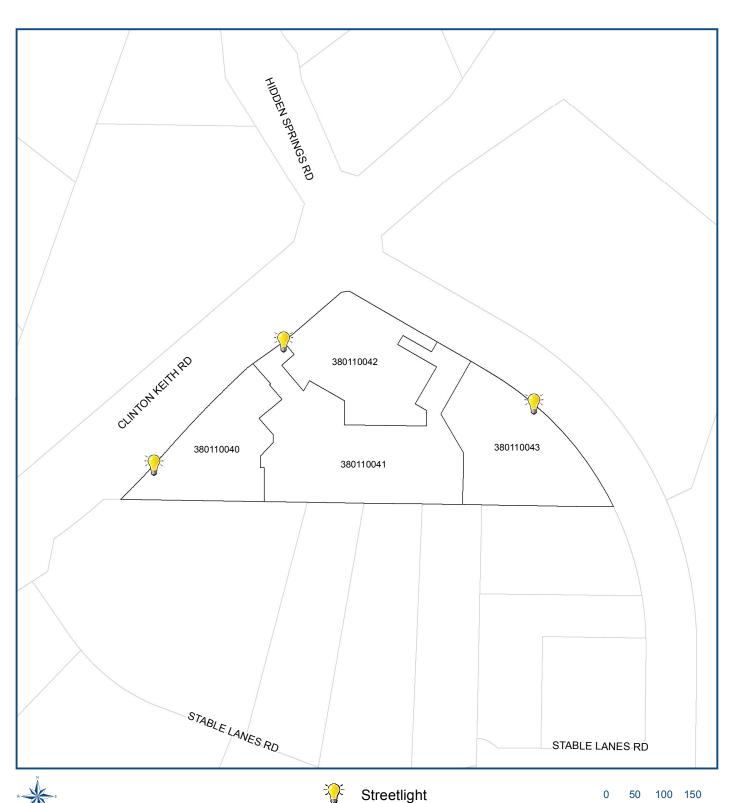






CITY OF WILDOMAR ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED STREET LIGHTING ZONE 70



Feet

CITY OF WILDOMAR ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED STREET LIGHTING ZONE 71





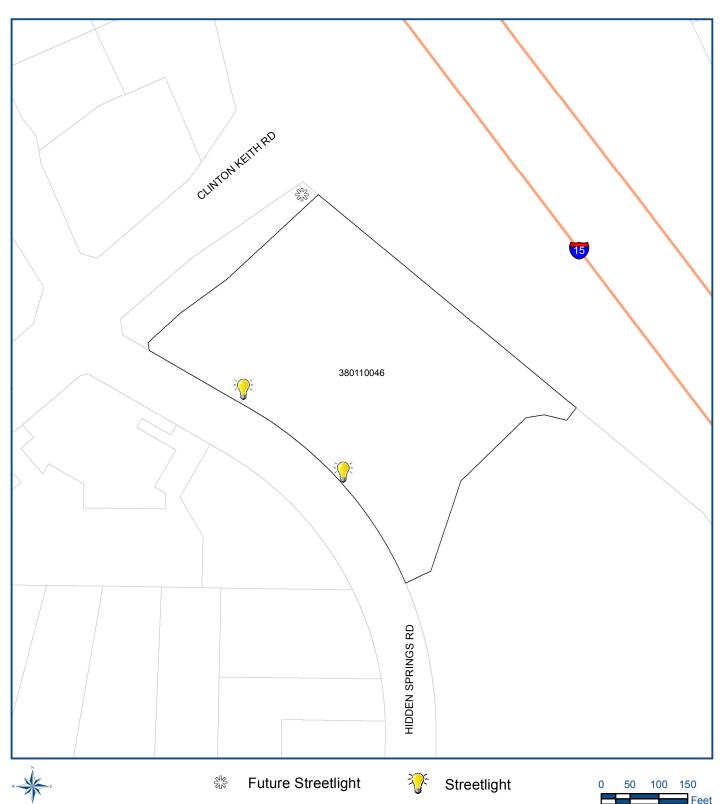
CITY OF WILDOMAR ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED STREET LIGHTING ZONE 73



CITY OF WILDOMAR ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED STREET LIGHTING ZONE 88





Corporate Headquarters

3788 McCray Street Riverside, CA 92506 951.686.1070

Palm Desert Office

36-951 Cook Street #103 Palm Desert, CA 92211 760.568.5005

Murrieta Office

41391 Kalmia Street #320 Murrieta, CA 92562 951.686.1070

CITY OF WILDOMAR – PLANNING COMMISSION Agenda Item #2.3 PUBLIC HEARING

Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Wireless Communications Facilities Amendment (ZOA No. 15-01)

STAFF REPORT

RECOMMENDATION:

The Planning Commission recommends the City Council introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF WILDOMAR, CALIFORNIA, ADOPTING AN
EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION
15061(B)(3) OF CEQA, AND ADDING CHAPTER 17.310
TO THE WILDOMAR MUNICIPAL CODE (TITLE 17)
REGULATING WIRELESS COMMUNICATION FACILITIES
IN THE CITY OF WILDOMAR

BACKGROUND/DESCRIPTION:

The Planning Department is proposing that the City Council adopt a wireless communication facilities ordinance based on the ordinance adopted by the County prior to the City's incorporation, with updates to address recent regulations adopted by the Federal Communications Commission (FCC) regarding co-locations and modifications to existing wireless communication facilities that are not "substantial changes". The proposed ordinance will be codified in a new chapter in the Zoning Code (Chapter 17.310).

The vast majority of the substantive regulations being changed are required to implement the FCC's new regulations. However, to implement the FCC's requirements regarding non-substantial co-locations and modifications, the provisions regarding co-locations and modifications generally had to be revised, which created some minor changes to how substantial co-locations and modifications are regulated. Also, this ordinance proposes to reduce the allowable height of wireless towers that are not concealed or disguised in any manner to the maximum allowable height in the applicable zone. This ordinance also makes numerous non-substantive stylistic changes to the wording of the ordinance, and incorporates some additional application

requirements. All other existing regulations remain the same as staff has implemented since incorporation.

Planning Commission

The Planning Commission reviewed Zoning Ordinance Amendment No. 15-01 at its meeting of April 1, 2015. Only one public comment was made during the public hearing by Mr. George Taylor. Mr. Taylor wanted clarification that towers or antennas owned and operated by a federally-licensed amateur radio station operator's were not subject to the City's Wireless Ordinance regulations. He also submitted a comment letter (Attachment C). Staff clarified that there is an exclusion in the draft Ordinance (Section 17.310.020), so the wireless regulations do not apply to this situation. After close of the public hearing, the Commission voted 5 – 0 recommending City Council approval of Zoning Ordinance Amendment No. 15-01.

ANALYSIS:

Co-location of wireless facilities occurs when new antennas and other related equipment are placed on an existing wireless communication facility that is owned by a wireless service provider other than the one installing the new antennas and equipment. This is a common practice in the wireless industry and is favored because it allows for the provision of better wireless service while minimizing the number of new towers that must be constructed.

The wireless communication facility ordinance adopted by the County prior to the City's incorporation allows co-location. The approval process for a co-location varies depending on whether the co-location is in a residential or nonresidential zone classification, and whether there have been previous co-locations or other modifications to the tower. The ordinance only allows a co-location to be approved if it would not increase the height of the tower by more than 10 feet. Co-locations in excess of this height must obtain a variance.

Last October, the FCC issued proposed rules that would prohibit local governments from denying a co-location or modification request that was not a "substantial change" to the existing facility. These new rules take effect on April 8, 2015. The FCC defines a substantial change to mean any of the following types of changes to an existing wireless facility:

- 1. Wireless tower (outside of the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10%, or the height of one additional antenna array would be more than 20 feet above the height of the nearest existing antenna (whichever is greater).
 - b. Width. The proposed collocation or modification would protrude from the edge of the tower more than 20 feet, or more than the width of the tower at the level of the appurtenance (whichever is greater).

- 2. Wireless tower (in the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.
- 3. Base station (wherever located):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.
- 4. The proposed collocation or modification would involve adding more than the standard number of new equipment cabinets for the technology involved, but in no event may exceed four new equipment cabinets.
- 5. A proposal that includes excavation or deployment of equipment outside the current wireless communication facility site. For the purposes of this provision, "outside of the current wireless communication facility site" means:
 - a. outside the boundaries of the controlled, leased or owned property surrounding the wireless tower and base station and any access or utility easements related to the site as shown on the approved plans with respect to a facility outside of a public right-of-way; and
 - b. outside the proximity of the footprint of the existing ground mounted transmission equipment with respect to a facility within a public right-of-way.
- 6. A proposal to alter or expand the exterior of any wireless communication facility or base station that was originally approved as concealed or disguised that defeats the originally approved concealed or disguised design elements. For the purposes of this provision, the term "defeat" means to change a concealed or disguised wireless communication facility in such a manner so that it may no longer be considered concealed or disguised.

The City needs to update the existing wireless communication facility ordinance to incorporate these new legal requirements. The proposed ordinance adds a definition of "substantial change" to the ordinance that is consistent with the FCC definition (as well as definitions of "co-location" and "base station"). The permit procedures for co-locations and modifications are also revised to create one set of permit procedures that apply to non-substantial co-location requests, and another for substantial requests.

Non-substantial co-locations must be approved via the substantial conformance process if all of the application requirements are satisfied. Substantial co-location requests must approved via a revision to the permit for the existing tower. In the case of concealed and disguised facilities, this means a revision to the approved Plot Plan will be required. For all other facilities, this will require a revision to the approved CUP.

This ordinance also changes the height limitations and setbacks applicable to colocations. Height limits and setbacks are built into the definition of "substantial change." Therefore, additional height limits and setbacks are not allowed by the FCC regulations on non-substantial changes.

This ordinance proposes that co-locations that are substantial changes be subject to the height limitations and setbacks applicable to the facility on which the co-location is proposed. For example, a co-location on a concealed facility will be subject to the height limits and setbacks applicable to concealed facilities. In addition to the changes applicable to co-locations, staff is also recommending that the height limitation for "other" wireless communication facilities be reduced from 105' to whatever the height limit is in the zone in which the facility will be constructed.

CEQA DETERMINATION

A review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 15-01. Based on this review, the Planning Department has determined that the adoption of the attached Ordinance (Attachment A – Exhibit 1) is exempt from the California Environmental Quality Act (CEQA) under CEQA Guideline 15061(b)(3), which exempts from review that do not have the potential for causing a significant effect on the environment. This Ordinance largely duplicates the County Ordinance that was in effect in the City prior to incorporation with respect to wireless communication facilities and that the City has continued to apply to wireless communication facilities after incorporation.

The modifications to the County Ordinance made by this Ordinance impact the processing of applications for wireless communication facilities, and implement regulations recently adopted by the Federal Communications Commission (FCC) requiring local governments to ministerially approve all co-location requests that are not a "substantial change" (as defined by the FCC) to the existing wireless facility. All new wireless communication facilities will be required to obtain a plot plan or CUP from the City, and will undergo CEQA review at that time. Co-location requests that are substantial changes will also undergo a discretionary permit approval process and will be reviewed under CEQA at that time. Co-location requests that are not substantial changes must be approved per FCC Regulations and therefore are exempt from CEQA as ministerial approvals. Therefore, it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment.

REQUIRED ZOA FINDING OF FACT:

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval to the City Council of Zoning Ordinance Amendment No. 15-01.

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan. Specifically, Policy LU 4.1 requires new development to be located and designed to visually enhance, not degrade, the character of the surrounding area. As the amendment will continue to allow wireless communication facilities in a variety of zoning districts that are subject to specific development and design standards contained in the wireless ordinance since July 2008, the amendment is consistent with this General Plan Policy. Further, the amendment will address new FCC regulations being mandated by the federal government which will continue to promote and protect the health, safety and general welfare of Wildomar residents.

PUBLIC NOTICING

In accordance with the Wildomar Municipal Code, the Planning Department published a legal notice on May 1, 2015, in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council public hearing for the proposed Zoning Ordinance Amendment No. 15-01.

FISCAL IMPACT

There are no fiscal impacts.

Submitted By: Approved By: Matthew C. Bassi Gary Nordquist Planning Director City Manager

ATTACHMENTS

- A. City Council Ordinance No. ____
- B. Draft Wireless Ordinance with Highlighted Changes
- C. George Taylor Public Comment Letter

ATTACHMENT A

Draft City Council Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND ADDING CHAPTER 17.310 TO THE WILDOMAR MUNICIPAL CODE (TITLE 17) REGULATING WIRELESS COMMUNICATION FACILITIES IN THE CITY OF WILDOMAR

- **WHEREAS**, Section 332(c)(7) of the federal Communications Act regulates wireless service but preserves local zoning control over the placement, construction and modification of wireless communication facilities; however, these regulations cannot "prohibit or have the effect of prohibiting" wireless communication facilities; and
- WHEREAS, Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 requires local governments to approve any request to modify an existing wireless tower or base station that does not "substantially change they physical dimensions" the tower or base station; and
- WHEREAS, the Federal Communications Commission issued a Report and Order on October 17, 2014 clarifying how Section 6409(a) should be implemented, and these new rules took effect on April 8, 2015; and,
- **WHEREAS**, prior to the City's incorporation, the County of Riverside adopted Ordinance No. 348.4090 amending its zoning ordinance to regulate wireless communication facilities; and
- **WHEREAS**, the City continued to enforce County Ordinance No. 348.4090 within the City after incorporation; and,
- **WHEREAS**, this Ordinance updates the provisions of County Ordinance No. 348.4090 in a manner that is consistent with new federal laws and regulations and adds the regulations to Title 17 of the Wildomar Municipal Code; and
- WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, on March 21, 2015 notifying the general public of the Planning Commission hearing held on April 1, 2015 for Zoning Ordinance Amendment No. 15-01; and
- WHEREAS, in accordance with Wildomar Municipal Code, the Planning Commission conducted a duly noticed public hearing on April 1, 2015, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning

Ordinance Amendment No. 15-01, and at which time the Planning Commission made a recommendation to the City Council to adopt this Ordinance; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department, on May 1, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the City Council hearing scheduled for May 13, 2015 for Zoning Ordinance Amendment No. 15-01; and

WHEREAS, in accordance with Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on May 13, 2015, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 15-01.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: ENVIRONMENTAL DETERMINATION.

The City Council hereby finds and determines, upon recommendation from the Planning Commission, that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guideline 15061(b)(3), which exempts from review that do not have the potential for causing a significant effect on the environment. This Ordinance largely duplicates the County Ordinance that was in effect in the City prior to incorporation with respect to wireless communication facilities and that the City has continued to apply to wireless communication facilities after incorporation. The modifications to the County Ordinance made by this Ordinance impact the processing of applications for wireless communication facilities, and implement regulations recently adopted by the Federal Communications Commission (FCC) requiring local governments to ministerially approve all co-location requests that are not a "substantial change" (as defined by the FCC) to the existing wireless facility.

Further, all new wireless communication facilities will be required to obtain a plot plan or CUP from the City, and will undergo CEQA review at that time. Co-location requests that are substantial changes will also undergo a discretionary permit approval process and will be reviewed under CEQA at that time. Co-location requests that are not substantial changes must be approved per FCC Regulations and therefore are exempt from CEQA as ministerial approvals. Therefore, it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with Title 17 of the Wildomar Municipal Code, the City Council finds that approval of Zoning Ordinance Amendment No. 15-01 meets the following finding:

A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan. Specifically, Policy LU 4.1 requires new development to be located and designed to visually enhance, not degrade, the character of the surrounding area. As the amendment will continue to allow wireless communication facilities in a variety of zoning districts that are subject to specific development and design standards contained in the wireless ordinance since July 2008, the amendment is consistent with this General Plan Policy. Further, the amendment will address new FCC regulations being mandated by the federal government which will continue to promote and protect the health, safety and general welfare of Wildomar residents.

SECTION 3: AMENDMENT TO THE ZONING ORDINANCE.

A new Chapter 17.310 (Wireless Communication Facilities) is hereby added to the Wildomar Municipal Code and shall read as follows:

"CHAPTER 17.310"

WIRELESS COMMUNICATION FACILITIES

Sections:

17.310.010	Statement of Intent
17.310.020	Exclusions
17.310.030	Definitions
17.310.040	Concealed Wireless Communication Facilities
17.310.050	Disguised Wireless Communication Facilities
17.310.060	Co-locations and Modifications to Existing Wireless Communication Facilities
17.310.070	Other Wireless Communication Facilities
17.310.080	Effect of Location on Public Property
17.310.090	Effect of Encroachment Permit Issuance
17.310.100	Processing Requirements – New Wireless Communication Facilities, Co-Locations and Modifications
17.310.110	Development Standards
17.310.120	Abandoned Sites

17.310.010 Statement of Intent.

The intent of this chapter is to achieve each of the following:

- A. To enhance the ability of telecommunication service providers to effectively and efficiently provide new wireless communication services in the City;
- B. To encourage the design and placement of wireless communication facilities in a way that minimizes their impact to the visual character, health, economic vitality and biological resources of the City;
- C. To encourage and maximize the use of existing and approved wireless communication facilities, buildings and other structures while taking into account the use of concealment technology in order to reduce the number of facilities needed to serve businesses and residents in the City;
- D. To ensure continuous maintenance of new and existing wireless communication facilities; and
- E. To ensure the timely removal of any unused or outdated wireless communication facilities.

17.310.020 Exclusions.

This chapter shall not apply to any tower or antenna that is less than one hundred and five (105) in total height and that is owned and operated by a federally-licensed amateur radio station operator. This chapter shall also not apply to any tower or antenna used for commercial radio or television purposes.

17.310.030 Definitions.

For the purpose of this chapter, the following words or phrases shall be defined as follows:

"Antenna" means a device used for the purpose of transmitting and/or receiving wireless communication signals.

"Antenna Structure" means an antenna and its associated support structure, such as a monopole or tower.

"Base Station" means the transmission equipment and non-tower support structure at a fixed location that enable FCC-licensed or authorized wireless communications between user equipment and a communications network. A "non-tower support structure" means any structure (whether built for wireless purposes or not) that supports wireless transmission equipment under a valid permit at the time the applicant submits its application.

"Co-Location" means the placement or installation of wireless communication facilities, including antennas and related transmission equipment, on an existing and permitted

support structure for the purpose of transmitting or receiving radio frequency signals for communications purposes.

"Equipment enclosure" means any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.

"Monopole" means a vertical, un-guyed structure erected on the ground to support an antenna.

"Non-residential zone classification" means the following zones are considered non-residential zone classifications: R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A, N-A, A-1 (lots larger than two and one-half (2-1/2) acres), A-P, A-2, A-D, W-2, W-2-M, W-1, W-E, R-VC, C-1/C-P, C-T, C-P-S, C-O, C-C/V.

"Planning Director" means the Planning Director of the City of Wildomar.

"Residential zone classifications" means the following zones are considered residential zone classifications: A-1 (lots two and one-half (2-1/2) acres and smaller), R-T-R, C-R, C/V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T.

"Substantial Change" means any of the following, as applied to an existing wireless communication facility:

- 1. Wireless tower (outside of the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10%, or the height of one additional antenna array would be more than 20 feet above the height of the nearest existing antenna (whichever is greater).
 - b. Width. The proposed collocation or modification would protrude from the edge of the tower more than 20 feet, or more than the width of the tower at the level of the appurtenance (whichever is greater).
- 2. Wireless tower (in the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.

- 3. Base station (wherever located):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.
- 4. The proposed collocation or modification would involve adding more than the standard number of new equipment cabinets for the technology involved, but in no event may exceed four new equipment cabinets.
- 5. A proposal that includes excavation or deployment of equipment outside the current wireless communication facility site. For the purposes of this provision, "outside of the current wireless communication facility site" means:
 - a. outside the boundaries of the controlled, leased or owned property surrounding the wireless tower and base station and any access or utility easements related to the site as shown on the approved plans with respect to a facility outside of a public right-of-way; and
 - b. outside the proximity of the footprint of the existing ground mounted transmission equipment with respect to a facility within a public right-of-way.
- 6. A proposal to alter or expand the exterior of any wireless communication facility or base station that was originally approved as concealed or disguised that defeats the originally approved concealed or disguised design elements. For the purposes of this provision, the term "defeat" means to change a concealed or disguised wireless communication facility in such a manner so that it may no longer be considered concealed or disguised.
- 7. The proposed collocation or modification would violate an existing condition of approval, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, new excavation, or aesthetic change that does not exceed the corresponding "substantial change" thresholds identified in 1-6 above with respect to a wireless tower or base station.
- 8. Any proposed collocation or modification that would constitute a "substantial change" under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, as it may be amended, as such term is defined or interpreted by any rule, order, ruling, or other decision of the FCC or decision of a court with jurisdiction over the area of the city.
- 9. A proposal that would prevent or obstruct full implementation of the city's standard street or parkway sections.

- 10. A proposal that would alter required access, parking, or landscaping from that shown on the approved site plans.
- 11. A proposal to replace the wireless tower or foundation.
- 12. A proposal to alter the width, bulk, or arrangement of a wireless communication facility that may violate any law, rule, regulation, or other requirement intended to protect public health and safety.

"Telecommunications Service provider" means the private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.

"Tower" means a structure that supports, holds or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

"Wireless Communications Facilities" means facilities that send and/or receive personal wireless communication signals, including, but not limited, to antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless communication facilities are classified as follows:

- 1. "Concealed Wireless Communication Facility" is a facility blended into the environment so as not to be seen at all or, if seen, not to be recognized as a wireless communication facility. A concealed wireless communication facility includes, but is not limited to, architecturally screened roof-mounted facilities, façade-mounted design feature facilities, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.
- 2. "Disguised Wireless Communication Facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopine's), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Planning Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.
- "Co-located Wireless Communication Facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a different telecommunication service provider. The Planning Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.
- 4. "Other Wireless Communication Facility" is a facility that is not concealed, disguised or co-located.

17.310.040 Concealed Wireless Communication Facilities.

Concealed wireless communication facilities shall be subject to the following standards:

- A. Appropriate Location. A concealed wireless communication facility may be located in any zone classification.
- B. Permit Application. A Plot Plan application shall be submitted to the Planning Director in accordance with Chapter 17.216 of the Zoning Ordinance accompanied by the required application fee. All the procedural provisions of Chapter 17.216 shall apply to the application for a concealed wireless communication facility, except as provided herein.
- C. Requirements for Approval. No plot plan application for a concealed wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 3. The application has met the processing requirements set forth in this chapter.
 - 4. The application has met the location and development standards set forth in this chapter.
 - 5. The application has met the requirements for approval set forth in Chapter 17.216 of the Zoning Ordinance.

17.310.050 Disguised Wireless Communication Facilities.

Disguised wireless communication facilities shall be subject to the following standards:

- A. Appropriate Location. A disguised wireless communication facility may be located in Non-Residential Zone Classifications and Residential Zone Classifications.
- B. Permit Application. A Plot Plan application shall be submitted to the Planning Director in accordance with Chapter 17.216 of the Zoning Ordinance accompanied by the required application fee. All the procedural provisions of Chapter 17.216 shall apply to the application, except as provided herein.
- C. Requirements for Approval. No plot plan application for a disguised wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is designed and sited so that it is minimally visually intrusive.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.

- 3. The application has met the processing requirements set forth in this chapter.
- 4. The application has met the location and development standards set forth in this chapter.
- 5. The application has met the requirements for approval set forth in Chapter 17.216 of the Zoning Ordinance.

17.310.060 Co-locations and Modifications to Existing Wireless Communication Facilities.

Co-location and modifications to an existing wireless communication facility shall be subject to the following standards:

- A. Appropriate Location. A co-located wireless communication facility may be located in any zone classification.
- B. Permit Application. An application for substantial conformance shall be submitted to the Planning Director in accordance with Chapter 17.228 of the Zoning Ordinance accompanied by the required application fee if the co-location or modification does not constitute a substantial change to the wireless communication facility. If the co-location or modification request constitutes a substantial change, an application for a revised permit shall be made to the Planning Director in accordance with Chapter 17.228 of the Zoning Ordinance.
- C. Requirements for Approval. A substantial conformance shall be issued for a colocation or modification that is not a substantial change to the existing wireless communication facility if all of the application requirements for a substantial conformance have been satisfied. No revised permit application for a co-location or modification of an existing wireless communication facility shall be approved unless it complies with the following:
 - 1. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 2. The application has met the processing requirements set forth in this chapter.
 - 3. The application has met the location and development standards set forth in this chapter.
 - 4. The application has met the requirements for approval set forth in Chapter 17.228 of this Code.

17.310.070 Other Wireless Communication Facilities.

Other wireless communication facilities shall be subject to the following standards:

A. Appropriate Location. Other wireless communication facilities may be located in the following zone classifications: R-D, I-P, M-S-C, M-M, M-H, M-R, M-R-A, N-A,

- A-1 (lots larger than two and one-half (2 and ½) acres), A-P, A-Z, A-D, W-2, W-2-M, W-1, W-E.
- B. Permit Application. A Conditional Use Permit application shall be submitted to the Planning Director in accordance with Chapter 17.200 of the Zoning Ordinance accompanied by the required application fee. A public hearing on the application shall be required, and all procedural provisions of Chapter 17.200 of the Zoning Ordinance shall apply to the application.
- C. Requirements for Approval. No conditional use permit for an other wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is not located within a sensitive viewshed.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 3. The application has met the processing requirements set forth in this chapter.
 - 4. The application has met the location and development standards set forth in this chapter.
 - 5. The application has met the findings for approval as set forth in Chapter 17.200 of the Zoning Ordinance.

17.310.080 Effect of Location on Public Property.

Whether located on public or private property, wireless communication facilities cannot be construed unless a permit has first been obtained in accordance with this Chapter.

17.310.090 Effect on Encroachment Permit Issuance.

An encroachment permit does not, under any circumstances, authorize the construction of wireless communication facilities.

17.310.100 Processing Requirements – New, Co-Location and Modifications

- A. In addition to the application requirements of the appropriate permit, all of the following shall be submitted with an application for a new wireless communication facility (Refer to Table 1 at the end of Section 17.310.110 for summary of location, permit and development standards):
 - Evidence that the applicant has all current licenses and registrations from the FCC, the CPUC, and any other applicable regulatory bodies necessary to provide wireless communication services utilizing the proposed wireless communication facility.
 - 2. A site plan drawn to scale by a California licensed land surveyor or civil engineer showing property lines; the location of the proposed facility; the

distance of the proposed facility from property lines; adjacent roadways and rights-of-way; contours; the height of the proposed facility and the facility type; guy wires and anchors; facility dimensions; setbacks; existing structures on the underlying property; elevation drawings depicting the typical design of the proposed facility; parking; access easements; and fencing.

- 3. A conceptual landscape plan indicating all existing vegetation, identifying landscaping that is to be retained on the site and identifying any additional vegetation that is needed to satisfactorily control erosion and screen the facility from adjacent land uses and public vistas. All existing trees larger than four (4) inches in diameter at a height of four and one-half (4 and ½) feet shall be identified in the landscape plan by species type and the plan shall indicate whether the trees are to be retained or removed. Landscape plans are not required for concealed wireless communications facilities.
- 4. Propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
- 5. Photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
- 6. A letter stating whether or not Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
- 7. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.
- 8. A list of all towers owned by the applicant located within the City. The list shall include the following information:
 - a. Zoning permit numbers.
 - b. Assessor's Parcel Number(s).
 - c. GPS coordinates.
 - d. Street Addresses.

- e. Thomas Brothers map page and coordinates (identify edition used).
- f. Type of facility (concealed, disguised, co-located, other).
- g. Number of antennas on each facility.
- 9. If required by the City Engineer, a geotechnical report that shall include the following:
 - a. Soils and geologic characteristics of the site based upon site-specific sampling and testing;
 - b. Foundation design criteria for the proposed facility.
 - c. A slope stability analysis;
 - d. Grading criteria for ground preparation, cuts and fills and soil compaction;
 - e. A geologic hazards evaluation to include regional seismicity, potential for strong ground shaking, all appropriate primary and secondary seismic hazards, and recommended mitigation measures;
 - f. A detailed fault hazard valuation prepared by a California registered geologist or certified engineering geologist for any wireless communication facility located within an Alquist-Priolo Special Studies Zone, County Fault Zone, or within one hundred fifty (15) feet of any other active or potentially active fault; and
 - g. A detailed liquefaction hazard evaluation prepared by a California registered geologist or certified engineering geologist for wireless communication towers located within a County Liquefaction Zone.
- 10. If required by the Planning Director, a biological assessment that shall include the following:
 - a. A proposed facility description including location, height of tower as measured from the ground, description of associated equipment, width and length of access roads and driveways, and length and right-of-way width of power and communication lines;
 - b. Existing biological resources onsite including quantification of vegetation and habitat types, color photo documentation of onsite and surrounding vegetation, a description of water resources, potential habitat for Federal and State-listed species, and sensitive species habitats;
 - c. The results of any focused surveys for federally listed species (if required); and

- d. Impacts to biological resources including quantification of the habitat to be removed as a result of the proposed facility.
- 11. A Variance application pursuant to Chapter 17.196 of the Zoning Ordinance, a Variance application shall be required accompanied by the required application fee, if the wireless communication facility exceeds the maximum height allowed or the applicant desires not to comply with any other development standard herein.
- 12. The applicable wireless communication facility application fee established by city council resolution.
- 13. A map that indicates existing, identifiable wireless communication facilities within a one mile radius of the proposed location of the new wireless communication facility, and an explanation of why collocation on these existing facilities, if any, is not feasible. This explanation must include such technical information and other factual justifications as are necessary to document the reasons why collocation is not a viable option. The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation for why the alternatives considered were unacceptable or infeasible, unavailable, or not as aesthetically desirable as the proposed location. This explanation must include such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as aesthetically desirable as the proposed location. If an existing wireless communication facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. The written explanation must also state the radio frequency coverage and capacity needs and objectives of the applicant, and must include maps of existing coverage and predicted new coverage with the proposed facility.
- 14. A statement that the proposed wireless communication facility is available for collocations, or an explanation of why future collocation is not technically feasible or potentially available.
- 15. A Radio Frequency (RF) report prepared and certified by an RF engineer acceptable to the city that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the frequency and power levels (in watts ERP) for all existing and proposed transmitters at the site and exhibits that show the location and orientation of all transmitters and the boundaries of areas with exposures in excess of the uncontrolled/general population limit and the controlled/occupational limit.

- 16. A noise study prepared and certified by an engineer for the proposed facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators demonstrating compliance with the city's noise regulations. The noise study must also include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.
- B. Any applicant seeking to modify an existing wireless communication facility or to co-locate on an existing wireless communication facility need only submit items 1, 2, 3, 5, 7, 12, 11, 15, and 16 from subsection (A) above, as applicable.
- C. The proposed facility height shall be stated in all hearing notices.
- D. A cash or other sufficient deposit for any third party peer review determined by the Planning Director to be necessary to ensure compliance with the technical requirements of this chapter.

17.310.110 Development Standards.

All wireless communication facilities shall comply with the following development standards (Refer to Table 1 below for summary of location, permit and development standards).

- A. Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.
- B. Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the City's Design Standards and Guidelines.
- C. Height Limitations. The height of any wireless communication facility may not exceed the following standards:
 - 1. Concealed wireless communication facilities may not exceed the maximum building height in the applicable zone.
 - 2. Disguised wireless communication facilities may not exceed fifty feet in residential zone classifications and may not exceed seventy feet in nonresidential zone classifications.
 - 3. Co-located facilities that are not substantial changes to the existing wireless communication facility are not subject to any height limitation.
 - 4. Co-located facilities that are substantial changes to the existing wireless communication facility may not exceed the maximum building height

- applicable to the type of tower on which the co-located facilities will be installed.
- 5. Other wireless communication facilities may not exceed the maximum building height in the applicable zone.
- D. Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.
- E. Landscaping. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities construed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.
- F. Lighting. Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Chapter 8.64 of this Code. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.
- G. Noise. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60db at the property line.
- H. Parking. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by this Title 17. If such replacement of spaces is not feasible, a variance may be requested.
- I. Paved Access. All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments

containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.

- J. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrate that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.
- K. Roof-Mounted Facilities. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline.
- L. Sensitive Viewshed. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.
- M. Setbacks. Wireless communication facilities shall meet the following setback requirements:
 - 1. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located.
 - 2. Disguised wireless communication facilities in and adjacent to non-residential zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater.
 - Co-located wireless communication facilities that are a substantial change to the existing wireless communication facility shall meet the setback requirements applicable to the type of tower on which the co-located facilities will be installed.
 - 4. Co-located facilities that are not a substantial change to the existing wireless communication facility are not subject to any setback requirements.
 - 5. Other wireless communication facilities shall be setback from habitable dwellings a distance equal to one thousand (1,000) feet.
- N. Support Facilities. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere

to the City's Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height.

O. Treatment. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent.

<u>Table 1 -</u> Location, Permit Application and Development Standards Summary

Zone	Concealed	Disguised	Co-located, Substantial Change	Co-located, Not Substantial Change	Other
R-D, I-P, M-SC, M- M, M-H, M-R, M- R-A-, N- A, A-1 (lots larger than 2 ½ acres), A-P, A-2, A-D, W- 2, W-2- M, W-1, W-E	Plot plan. Height limitation of zone. Setback requirements of zone.	Plot Plan. Maximum height of 70'. Setback from habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback)	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type	Substantial conformance. No height limit. No setback.	Conditional Use Permit. Height limitation of zone. Setback from a habitable dwelling 1,000 feet.
R-VC, C- 1/C-P, C- T, C-P-S, C-O, C- C/V	Plot Plan. Height limitation of zone. Setback requirements of zone	Plot Plan. Maximum height of 70'. Setback from a habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback)	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type.	Substantial conformance. No height limit. No setback	Not allowed.

Zone	Concealed	Disguised	Co-located, Substantial Change	Co-located, Not Substantial Change	Other
A-1 (lots 2 ½ acres and smaller), R-T-R, C-R, C/V, R-3, R-3-A, R-5, R-R, R-Q, R-1, R-1-A, R-1, R-1-A, R-2, R-2-A, R-R, R-6, R-T	Plot Plan. Height limitation of zone. Setback requirements of zone.	Plot Plan. Maximum height of 50'. Setback from a habitable dwelling (200% of facility height or setback from a property line 100% of facility height, whichever is greater).	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type.	Substantial conformance. No height limit. No setback.	Not allowed.

17.310.120 Abandoned Sites.

- A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.
- B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the City to either make the facility operable, replace the facility with an operable facility, or remove the facility.
- C. Within ninety (90) days of the date the notice of abandonment is mailed, the City may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.
- D. The owner of the property shall, within one hundred and twenty (120) days of the City's removal, return the site to its approximate natural condition. If the owner fails to do so, the City can restore and revegetate the site at the property owner's expense.
- E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

SECTION 4. SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion 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. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,

subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE OF THE ORDINANCE.

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

SECTION 6. CITY CLERK ACTION.

The City Clerk is authorized and directed to cause this Ordinance 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, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this _	day of, 2015.
	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

ATTACHMENT B

Draft Wireless Ordinance with *Highlighted Changes*

CHAPTER 17.310 WIRELESS COMMUNICATION FACILITIES

Sections:

17.310.010	Statement of Intent
17.310.020	Exclusions
17.310.030	Definitions
17.310.040	Concealed Wireless Communication Facilities
17.310.050	Disguised Wireless Communication Facilities
17.310.060	Co-locations and Modifications to Existing Wireless Communication Facilities
17.310.070	Other Wireless Communication Facilities
17.310.080	Effect of Location on Public Property
17.310.090	Effect of Encroachment Permit Issuance
17.310.100	Processing Requirements – New Wireless Communication Facilities, Co-Locations and Modifications
17.310.110 17.310.120	Development Standards Abandoned Sites

17.310.010 Statement of Intent.

The intent of this chapter is to achieve each of the following:

- A. To enhance the ability of telecommunication service providers to effectively and efficiently provide new wireless communication services in the City;
- B. To encourage the design and placement of wireless communication facilities in a way that minimizes their impact to the visual character, health, economic vitality and biological resources of the City;
- C. To encourage and maximize the use of existing and approved wireless communication facilities, buildings and other structures while taking into account the use of concealment technology in order to reduce the number of facilities needed to serve businesses and residents in the City;
- D. To ensure continuous maintenance of new and existing wireless communication facilities; and
- E. To ensure the timely removal of any unused or outdated wireless communication facilities.

17.310.020 Exclusions.

This chapter shall not apply to any tower or antenna that is less than one hundred and five (105) in total height and that is owned and operated by a federally-licensed amateur radio station operator. This chapter shall also not apply to any tower or antenna used for commercial radio or television purposes.

17.310.030 Definitions.

For the purpose of this chapter, the following words or phrases shall be defined as follows:

"Antenna" means a device used for the purpose of transmitting and/or receiving wireless communication signals.

"Antenna Structure" means an antenna and its associated support structure, such as a monopole or tower.

"Base Station" means the transmission equipment and non-tower support structure at a fixed location that enable FCC-licensed or authorized wireless communications between user equipment and a communications network. A "non-tower support structure" means any structure (whether built for wireless purposes or not) that supports wireless transmission equipment under a valid permit at the time the applicant submits its application.

"Co-Location" means the placement or installation of wireless communication facilities, including antennas and related transmission equipment, on an existing and permitted support structure for the purpose of transmitting or receiving radio frequency signals for communications purposes.

"Equipment enclosure" means any freestanding or mounted structure, shelter, cabinet, or vault used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. Supporting equipment includes, but is not limited to, air conditioners, emergency generators, and other back-up power suppliers.

"Monopole" means a vertical, un-guyed structure erected on the ground to support an antenna.

"Non-residential zone classification" means the following zones are considered non-residential zone classifications: R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A, N-A, A-1 (lots larger than two and one-half (2-1/2) acres), A-P, A-2, A-D, W-2, W-2-M, W-1, W-E, R-VC, C-1/C-P, C-T, C-P-S, C-O, C-C/V.

"Planning Director" means the Planning Director of the City of Wildomar.

"Residential zone classifications" means the following zones are considered residential zone classifications: A-1 (lots two and one-half (2-1/2) acres and smaller), R-T-R, C-R, C/V, R-3, R-3-A, R-5, R-R, R-R-O, R-A, R-1, R-1-A, R-2, R-2-A, R-4, R-6, R-T.

"Substantial Change" means any of the following, as applied to an existing wireless communication facility:

- 1. Wireless tower (outside of the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10%, or the height of one additional antenna array would be more than 20 feet above the height of the nearest existing antenna (whichever is greater).
 - b. Width. The proposed collocation or modification would protrude from the edge of the tower more than 20 feet, or more than the width of the tower at the level of the appurtenance (whichever is greater).
- 2. Wireless tower (in the public right-of-way):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.
- 3. Base station (wherever located):
 - a. Height. The proposed collocation or modification would increase the height more than 10% or 10 feet (whichever is greater) above the originally approved height.
 - b. Width. The proposed collocation or modification would protrude from the edge of the originally approved tower by more than six feet.
- 4. The proposed collocation or modification would involve adding more than the standard number of new equipment cabinets for the technology involved, but in no event may exceed four new equipment cabinets.
- 5. A proposal that includes excavation or deployment of equipment outside the current wireless communication facility site. For the purposes of this provision, "outside of the current wireless communication facility site" means:
 - a. outside the boundaries of the controlled, leased or owned property surrounding the wireless tower and base station and any access or utility easements related to the site as shown on the approved plans with respect to a facility outside of a public right-of-way; and
 - b. outside the proximity of the footprint of the existing ground mounted transmission equipment with respect to a facility within a public right-of-way.

- 6. A proposal to alter or expand the exterior of any wireless communication facility or base station that was originally approved as concealed or disguised that defeats the originally approved concealed or disguised design elements. For the purposes of this provision, the term "defeat" means to change a concealed or disguised wireless communication facility in such a manner so that it may no longer be considered concealed or disguised.
- 7. The proposed collocation or modification would violate an existing condition of approval, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, new excavation, or aesthetic change that does not exceed the corresponding "substantial change" thresholds identified in 1-6 above with respect to a wireless tower or base station.
- 8. Any proposed collocation or modification that would constitute a "substantial change" under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, as it may be amended, as such term is defined or interpreted by any rule, order, ruling, or other decision of the FCC or decision of a court with jurisdiction over the area of the city.
- 9. A proposal that would prevent or obstruct full implementation of the city's standard street or parkway sections.
- 10. A proposal that would alter required access, parking, or landscaping from that shown on the approved site plans.
- 11. A proposal to replace the wireless tower or foundation.
- 12. A proposal to alter the width, bulk, or arrangement of a wireless communication facility that may violate any law, rule, regulation, or other requirement intended to protect public health and safety.

"Telecommunications Service provider" means the private sector entity that is responsible for providing wireless communication to the general public or the private sector entity that owns or operates a wireless communication facility.

"Tower" means a structure that supports, holds or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

"Wireless Communications Facilities" means facilities that send and/or receive personal wireless communication signals, including, but not limited, to antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless communication facilities are classified as follows:

 "Concealed Wireless Communication Facility" is a facility blended into the environment so as not to be seen at all or, if seen, not to be recognized as a wireless communication facility. A concealed wireless communication facility includes, but is not limited to, architecturally screened roof-mounted facilities, façade-mounted design feature facilities, clock tower facilities and entry

- statement signage facilities. The Planning Director shall make the final determination as to whether a facility under review constitutes a concealed wireless communication facility.
- 2. "Disguised Wireless Communication Facility" is a facility designed and sited so as to be minimally visually intrusive. A disguised wireless communication facility includes, but is not limited to, disguised palm trees (monopalms), disguised pine trees (monopine's), disguised ball field light poles, disguised flag poles, disguised water towers, disguised street lights, disguised electric utility poles, suspended wire antennas and painted poles located within a grove of live trees. The Planning Director shall make the final determination as to whether a facility under review constitutes a disguised wireless communication facility.
- "Co-located Wireless Communication Facility" is a facility owned by one telecommunication service provider that is attached to an existing facility owned by a different telecommunication service provider. The Planning Director shall make the final determination as to whether a facility under review constitutes a co-located wireless communication facility.
- 4. "Other Wireless Communication Facility" is a facility that is not concealed, disguised or co-located.

17.310.040 Concealed Wireless Communication Facilities.

Concealed wireless communication facilities shall be subject to the following standards:

- A. Appropriate Location. A concealed wireless communication facility may be located in any zone classification.
- B. Permit Application. A Plot Plan application shall be submitted to the Planning Director in accordance with Chapter 17.216 of the Zoning Ordinance accompanied by the required application fee. All the procedural provisions of Chapter 17.216 shall apply to the application for a concealed wireless communication facility, except as provided herein.
- C. Requirements for Approval. No plot plan application for a concealed wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 3. The application has met the processing requirements set forth in this chapter.
 - 4. The application has met the location and development standards set forth in this chapter.

5. The application has met the requirements for approval set forth in Chapter 17.216 of the Zoning Ordinance.

17.310.050. Disguised Wireless Communication Facilities.

Disguised wireless communication facilities shall be subject to the following standards:

- A. Appropriate Location. A disguised wireless communication facility may be located in Non-Residential Zone Classifications and Residential Zone Classifications.
- B. Permit Application. A Plot Plan application shall be submitted to the Planning Director in accordance with Chapter 17.216 of the Zoning Ordinance accompanied by the required application fee. All the procedural provisions of Chapter 17.216 shall apply to the application, except as provided herein.
- C. Requirements for Approval. No plot plan application for a disguised wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is designed and sited so that it is minimally visually intrusive.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 3. The application has met the processing requirements set forth in this chapter.
 - 4. The application has met the location and development standards set for in this chapter.
 - 5. The application has met the requirements for approval set forth in Chapter 17.216 of the Zoning Ordinance.

17.310.060. Co-locations and Modifications to Existing Wireless Communication Facilities

Co-location and modifications to an existing wireless communication facility shall be subject to the following standards:

- A. Appropriate Location. A co-located wireless communication facility may be located in any zone classification.
- B. Permit Application. An application for substantial conformance shall be submitted to the Planning Director in accordance with Chapter 17.228 of the Zoning Ordinance accompanied by the required application fee if the co-location or modification does not constitute a substantial change to the wireless communication facility. If the co-location or modification request constitutes a substantial change, an application for a revised permit shall be made to the Planning Director in accordance with Chapter 17.228 of the Zoning Ordinance.

- C. Requirements for Approval. A substantial conformance shall be issued for a colocation or modification that is not a substantial change to the existing wireless communication facility if all of the application requirements for a substantial conformance have been satisfied. No revised permit application for a co-location or modification of an existing wireless communication facility shall be approved unless it complies with the following:
 - 1. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 2. The application has met the processing requirements set forth in this chapter.
 - 3. The application has met the location and development standards set forth in this chapter.
 - 4. The application has met the requirements for approval set forth in Chapter 17.216 of the Zoning Ordinance.

17.310.070 Other Wireless Communication Facilities.

Other wireless communication facilities shall be subject to the following standards:

- A. Appropriate Location. Other wireless communication facilities may be located in the following zone classifications: R-D, I-P, M-S-C, M-M, M-H, M-R, M-R-A, N-A, A-1 (lots larger than two and one-half (2 and ½) acres), A-P, A-Z, A-D, W-2, W-2-M, W-1, W-E.
- B. Permit Application. A Conditional Use Permit application shall be submitted to the Planning Director in accordance with Chapter 17.200 of the Zoning Ordinance accompanied by the required application fee. A public hearing on the application shall be required, and all procedural provisions of Chapter 17.200 of the Zoning Ordinance shall apply to the application.
- C. Requirements for Approval. No conditional use permit for an other wireless communication facility shall be approved unless it complies with the following:
 - 1. The facility is not located within a sensitive viewshed.
 - 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
 - 3. The application has met the processing requirements set forth in this chapter.
 - 4. The application has met the location and development standards set forth in this chapter.
 - 5. The application has met the findings for approval as set forth in Chapter 17.200 of the Zoning Ordinance.

17.310.080 Effect of Location on Public Property.

Whether located on public or private property, wireless communication facilities cannot be construed unless a permit has first been obtained in accordance with this Chapter.

17.310.090 Effect on Encroachment Permit Issuance.

An encroachment permit does not, under any circumstances, authorize the construction of wireless communication facilities.

17.310.100 Processing Requirements.

- A. In addition to the application requirements of the appropriate permit, all of the following shall be submitted with an application for a new wireless communication facility (Refer to Table 1 at the end of Section 17.310.110 for summary of location, permit and development standards):
 - 1. Evidence that the applicant has all current licenses and registrations from the FCC, the CPUC, and any other applicable regulatory bodies necessary to provide wireless communication services utilizing the proposed wireless communication facility.
 - 2. A site plan drawn to scale by a California licensed land surveyor or civil engineer showing property lines; the location of the proposed facility; the distance of the proposed facility from property lines; adjacent roadways and rights-of-way; contours; the height of the proposed facility and the facility type; guy wires and anchors; facility dimensions; setbacks; existing structures on the underlying property; elevation drawings depicting the typical design of the proposed facility; parking; access easements; and fencing.
 - 3. A conceptual landscape plan indicating all existing vegetation, identifying landscaping that is to be retained on the site and identifying any additional vegetation that is needed to satisfactorily control erosion and screen the facility from adjacent land uses and public vistas. All existing trees larger than four (4) inches in diameter at a height of four and one-half (4 and ½) feet shall be identified in the landscape plan by species type and the plan shall indicate whether the trees are to be retained or removed. Landscape plans are not required for concealed wireless communications facilities.
 - 4. Propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
 - 5. Photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
 - 6. A letter stating whether or not Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.

- 7. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal. Proprietary information in the lease may be redacted.
- 8. A list of all towers owned by the applicant located within the City. The list shall include the following information:
 - a. Zoning permit numbers.
 - b. Assessor's Parcel Number(s).
 - c. GPS coordinates.
 - d. Street Addresses.
 - e. Thomas Brothers map page and coordinates (identify edition used).
 - f. Type of facility (concealed, disguised, co-located, other).
 - g. Number of antennas on each facility.
- 9. If required by the City Engineer, a geotechnical report that shall include the following:
 - a. Soils and geologic characteristics of the site based upon site-specific sampling and testing;
 - b. Foundation design criteria for the proposed facility.
 - c. A slope stability analysis;
 - d. Grading criteria for ground preparation, cuts and fills and soil compaction;
 - e. A geologic hazards evaluation to include regional seismicity, potential for strong ground shaking, all appropriate primary and secondary seismic hazards, and recommended mitigation measures;
 - f. A detailed fault hazard valuation prepared by a California registered geologist or certified engineering geologist for any wireless communication facility located within an Alquist-Priolo Special Studies Zone, County Fault

- Zone, or within one hundred fifty (15) feet of any other active or potentially active fault; and
- g. A detailed liquefaction hazard evaluation prepared by a California registered geologist or certified engineering geologist for wireless communication towers located within a County Liquefaction Zone.
- 10. If required by the Planning Director, a biological assessment that shall include the following:
 - a. A proposed facility description including location, height of tower as measured from the ground, description of associated equipment, width and length of access roads and driveways, and length and right-of-way width of power and communication lines;
 - b. Existing biological resources onsite including quantification of vegetation and habitat types, color photo documentation of onsite and surrounding vegetation, a description of water resources, potential habitat for Federal and State-listed species, and sensitive species habitats;
 - c. The results of any focused surveys for federally listed species (if required); and
 - d. Impacts to biological resources including quantification of the habitat to be removed as a result of the proposed facility.
- 11. A Variance application pursuant to Chapter 17.196 of the Zoning Ordinance, a Variance application shall be required accompanied by the required application fee, if the wireless communication facility exceeds the maximum height allowed or the applicant desires not to comply with any other development standard herein.
- 12. The applicable wireless communication facility application fee established by city council resolution.
- 13. A map that indicates existing, identifiable wireless communication facilities within a one mile radius of the proposed location of the new wireless communication facility, and an explanation of why collocation on these existing facilities, if any, is not feasible. This explanation must include such technical information and other factual justifications as are necessary to document the reasons why collocation is not a viable option. The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation for why the alternatives considered were unacceptable or infeasible, unavailable, or not as aesthetically desirable as the proposed location. This explanation must include such technical information and other factual justification as are necessary to document the reasons why each

alternative is unacceptable, infeasible, unavailable, or not as aesthetically desirable as the proposed location. If an existing wireless communication facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. The written explanation must also state the radio frequency coverage and capacity needs and objectives of the applicant, and must include maps of existing coverage and predicted new coverage with the proposed facility.

- 14. A statement that the proposed wireless communication facility is available for collocations, or an explanation of why future collocation is not technically feasible or potentially available.
- 15. A radio frequency (RF) report prepared and certified by an RF engineer acceptable to the city that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the frequency and power levels (in watts ERP) for all existing and proposed transmitters at the site and exhibits that show the location and orientation of all transmitters and the boundaries of areas with exposures in excess of the uncontrolled/general population limit and the controlled/occupational limit.
- 16. A noise study prepared and certified by an engineer for the proposed facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators demonstrating compliance with the city's noise regulations. The noise study must also include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.
- B. Any applicant seeking to modify an existing wireless communication facility or to co-locate on an existing wireless communication facility need only submit items 1, 2, 3, 5, 7, 12, 11, 15, and 16 from subsection (A) above, as applicable.
- C. The proposed facility height shall be stated in all hearing notices.
- D. A cash or other sufficient deposit for any third party peer review determined by the Planning Director to be necessary to ensure compliance with the technical requirements of this chapter.

17.310.110 Development Standards.

All wireless communication facilities shall comply with the following development standards (refer to Table 1 at the end of this subsection for summary of location, permit and development standards).

A. Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

- B. Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the City's Design Standards and Guidelines.
- C. Height Limitations. The height of any wireless communication facility may not exceed the following standards:
 - 1. Concealed wireless communication facilities may not exceed the maximum building height in the applicable zone.
 - 2. Disguised wireless communication facilities may not exceed fifty feet in residential zone classifications and may not exceed seventy feet in nonresidential zone classifications.
 - 3. Co-located facilities that are not substantial changes to the existing wireless communication facility are not subject to any height limitation.
 - Co-located facilities that are substantial changes to the existing wireless communication facility may not exceed the maximum building height applicable to the type of tower on which the co-located facilities will be installed.
 - 5. Other wireless communication facilities may not exceed the maximum building height in the applicable zone.
- D. Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.
- E. Landscaping. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities construed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.
- F. Lighting. Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Chapter 8.64 of this Code. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

- G. Noise. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60db at the property line.
- H. Parking. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by this Title 17. If such replacement of spaces is not feasible, a variance may be requested.
- I. Paved Access. All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.
- J. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrate that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.
- K. Roof-Mounted Facilities. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline.
- L. Sensitive Viewshed. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.
- M. Setbacks. Wireless communication facilities shall meet the following setback requirements:
 - 1. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located.
 - 2. Disguised wireless communication facilities in and adjacent to non-residential zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two

- hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater.
- Co-located wireless communication facilities that are a substantial change to the existing wireless communication facility shall meet the setback requirements applicable to the type of tower on which the co-located facilities will be installed.
- 4. Co-located facilities that are not a substantial change to the existing wireless communication facility are not subject to any setback requirements.
- 5. Other wireless communication facilities shall be setback from habitable dwellings a distance equal to one thousand (1,000) feet.
- N. Support Facilities. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the City's Design Standards and Guidelines where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height.
- O. Treatment. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent.

<u>Table 1</u>
Location, Permit Application and Development Standards Summary

Zone	Concealed	Disguised	Co-located, Substantial Change	Co-located, Not Substantial Change	Other
R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A-, N-A, A-1 (lots larger than 2 ½ acres), A-P, A-2, A-D, W-2, W-2-M, W-1, W-E	Plot plan. Height limitation of zone. Setback requirement s of zone.	Plot Plan. Maximum height of 70'. Setback from habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback)	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type	Substantial conformance. No height limit. No setback.	Conditional Use Permit. Height limitation of zone. Setback from a habitable dwelling 1,000 feet.
R-VC, C- 1/C-P, C- T, C-P-S, C-O, C- C/V	Plot Plan. Height limitation of zone. Setback requirement s of zone	Plot Plan. Maximum height of 70'. Setback from a habitable dwelling 125% of facility height (if adjacent to residential zone apply residential setback)	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type.	Substantial conformance. No height limit. No setback	Not allowed.
A-1 (lots 2 ½ acres and smaller), R-T-R, C-R, C/V, R-3, R-3-A, R-5, R-R, R-Q, R-1, R-1-A, R-1, R-1-A, R-2, R-2-A, R-R, R-6, R-T	Plot Plan. Height limitation of zone. Setback requirement s of zone.	Plot Plan. Maximum height of 50'. Setback from a habitable dwelling (200% of facility height or setback from a property line 100% of facility height, whichever is greater).	Revised permit. Height limitation applicable to tower type. Setback requirements of tower type.	Substantial conformance. No height limit. No setback.	Not allowed.

17.310.120 Abandoned Sites.

- A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.
- B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the City to either make the facility operable, replace the facility with an operable facility, or remove the facility.
- C. Within ninety (90) days of the date the notice of abandonment is mailed, the City may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.
- D. The owner of the property shall, within one hundred and twenty (120) days of the City's removal, return the site to its approximate natural condition. If the owner fails to do so, the City can restore and revegetate the site at the property owner's expense.
- E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

ATTACHMENT C

George Taylor Public Comment Letter

FROM:

George W. Taylor

34041 Harrow Hill Rd. Wildomar, CA. 92595

27 March 2015

TO:

Wildomar Planning Commission

23873 Clinton Keith Rd. Wildomar. CA. 92595

RECEIVED

MAR **3 0** 2015

CITY OF WILDOMAR

SUBJECT:

FCC PRB-1, HOA / POA CC&Rs, Zoning for Amateur Radio Antennas.

- 1. The purpose of this letter and attachments is for your information and consideration as appropriate, and as background for the Planning Commission and the Wildomar City Council to have knowledge. As you are aware, there are several Home Owner / Property owner Associations that have been developed within the Wildomar City Limits.
- 2. This information may or may not be appropriate in regard to your 1 April 2015 deliberations but if it is of value, certainly Home Owner/ Property owner Associations should be a consideration in any language that the city may develop within a zoning ordinance, not zoned as uses restricted, but zoned as uses either accepted or permitted. (See attachment "d" at bottom of page 1 of 2).
- 3. In the interest of the up-coming Planning Commission meeting to be held on 1 April 2015. Specifically Agenda Item 2.2, Given the Fact that the Federal Communications Commission has asked for comment regarding zone restrictions, and the use of Amateur Radio Antennas that are presently restricted from installation in most Home / property owner Associations, I am respectfully asking for your indulgence to read the attached letter as attachment "a", and further call your attention to the Following other attachments among others you could research. (Specifically see Attachment "d" Page 1 Of 2 pages).
- a. Letter: to e-mail address "reginfo@arrl.org" see Attachment "b", page 2 of 3 bottom of page " request for comment."
- b. Article: "FCC and ARRL want your input on HOA Antenna Restrictions". see page 2 of 3 at bottom of page.
- c. Article: "CC&Rs Covenants, Conditions & Restrictions".
- d. Article: "PRB-1 ARRL PRB-1 Package" Underlined at bottom of page 1 of 2.

- e. Article: Public Service "Use your License to Serve the Community".
- f. Cover Page: "FPOA First restated CC&Rs.
- g. Cover page "FPOAA ACC Rules 8 December 2011
- 4. Please be advised that I have submitted my comment letter regarding the same issue to the Federal Communications Commission through the American Radio Relay League although it is long past the deadline. However, the subject may be relevant to the agenda item 2.2 revision of the Zoning Ordinance as i identified in attachment "a".
- 5. My input related to past actions that the Farm Property Owners Association, as a California Non Profit, Mutual Benefit Association Incorporation having both Interests in Common, and In Private, that was established solely for the enjoyment of the development resident Owners'. To this end, and understanding the consequences of no action, action was taken in 2001 to make emergency communication possible by amateur radio operators who reside in the "Farm community". The action was taken under the umbrella of emergency services to support the survival of our residents in the event of a disaster. (See Attachment "f" Cover page, The Farm Property Owners Association First Restated CC&Rs as DOC # 2001-0954646 recorded on 03/09/2001 at 08:00 A, Pages 1 thru 76, specifically page 23, Article 4, "Use Restriction Section 4.17.2, "Amateur Antenna" as added. AND Up-dated Architectural Rules cover page dated 8 December 2011, Section 7.3.2 "Amateur Radio Antennas" as attachment "g")
- 6. I respectfully request that you review the above identified documents as background information that relates to the importance of future Zoning Ordinance revisions that would accrue to the benefit of the City and Its resident Community, and as appropriate to the City of Wildomar HOA / POA Residential Developments..

Respectfully submitted,

George W. Taylor

Resident of Wildomar

California Disaster Corps Volunteer & RACES Amateur Radio Operator. (K6FDZ). **NOTE:**

- 1. Attachments to be additionally hand carried to the City.
- 2. That the city has a copy of the F.P.O.A. governing documents as was provided

Print

<u>Close</u>

From: George Taylor (gwrmt@msn.com)

Sent: Fri 3/27/15 10:35 AM

To: reginfo@arrl.org; gwrmt@msn.com

To Whom it may Concern

My name is George W. Taylor, I reside in a mobile home community in Wildomar California 92595. The Farm Property Owners Association is a California non Profit Mutual Benefit Organization Incorporated as a 501 CM. 928 as Other: organizations because our member facilities are not open to the outside general public.

I am an Amateur Radio FCC licensed operator having a valid call sign of K6FDZ. I am authorized general class preveledges.

A number of years back our association found a need to restate both our CC&Rs and our By Laws. The CC&R action required a vote of the residency and a court procedure.

The By-law action just required approval by a vote of the residency.

It was beneficial that I and another amateur volunteered to become members of both of these association committees to re write what we considered to be outdated sections and bring them current with present law at that time.

BACKGROUND:

At the time of update, Section 4.17 in the CC&Rs $\,$ under title 4 $\,$, "Use Restrictions" regulated Antenna $\,$ external Fixtures $\,$.

Section 4.17.1 regulated Antennas for the Reception of Video Signals in accordance with the FCC Telecommunications Act of 1996 in that regard.

We were successful to add Section 4.17.2 "Amateur Radio Antennas".

The section read as follows:

"Amateur radio masts, to hold antennas, shall not exceed 40 ft. from ground level, including the antenna. The prerequisite of installing an amateur radio antenna shall be a valid license of the amateur issued by the Federal Communications Commission at the time of installation. The Amateur radio operator is encouraged to be a member of the Radio Amateur Communications Emergency Service (RACES), and be of assistance to the Farm Property Owners' Association if an emergency requires their services for emergency communications. The radio amateur's mast or tower & antenna shall be installed at the rear of the property, obey the proper set back and conditions required for installation. There shall be a drawing submitted, to show these conditions, for the approval; of the ACC Committee. END OF SECTION.

As stated asbove, at this same time, we updated our Architectual Committee rules.

Section 7.3 of these ACC rules identifies "Antennas"

Section 7.3.1 regulates Satellite Dish Antennas for size.

Section 7.3.2 was added to regulate Amateur Radio Antennas and reads as follows"

Amateur radio antennas are permitted on a limited basis, providing that an ACC Change

Application is submitted and approved by the Board of Directors. One HF, VHF and or UHF

antenna is allowed if you are a member of RACES (Radio Amateur Communications Emergency

Service) or ARES (Amateur Radio Emergency Service) and agree to assist the F.P.O.A. for

emergency communications. For more information and guidelines contact the Barn office. END OF SECTION.

OF NOTE: I am a retired terlecopmmunications Engineer having worked for the County of San Bernardion County in the Information Services Department for 13 years.

During this period of time, I and two other engineers converted an antiquated analog microwave radio backbone system with spurs, to an Harris Farinon up dated digital Radio Microwave radio backbone system with spur segments.

The spur links supported the Sheriff, The Fire Departments, and the administrative departments of all the cities within the county.

Riverside County employs a similar type of Microwave Radio System with spur links in support of the above mentioned departments.

This microwave radio system operated in the 2, 6, 18, and 23 GHz bands as was appropriate for the expansive distances between links as was necessary to provide reliable communications, various talk groups divided the three each DS3 radio channels for discrete communication, for data, dial tone, and signaling actions I.E. to turn on lights, open doors, provide video services, record data, and speech.

Given the microwave bands involved with parabolic dish antennas, we employed different sizes to fit each link, I.E. 2' to 4' dishes on 18 & 23 Ghz links with 4 to 10 foot diameters on links ,some of which were 30 - 40 mile hops.

Also as you may or may not know, as the size of a parabola increases, the more the transmitted and received energy is concentrated causing beam widths to become extremely narrow less than 1 degree.

THE BOTTOM LINE HERE IS THAT THIS THAT CALIFORNIA IS FRACTURED WITH MANY EARTHQUAKE FAULTS WITH THE MOST SIGNIFICANT BEING THE SAN ANDREAS FAULT THAT PASSES DIRECTLY THROUGH RIVERSIDE, SAN BERNARDINO, LOS ANGELES, VENTURA, SAN LUIS OBISPO, SAN FRANCISCO, MARIN AND OTHER CALIFORNIA COUNTIES NORTH.

SHOULD WE HAVE A MAJOR QUAKE HERE THAT IS TERMED "NOT IF" BUT "WHEN", THESE MICROWAVE RADIO PATH LINKS MAY WELL BE JARRED OUT OF POSITION THUS BREAKING THESE

IF THIS EVENT DOES TAKE PLACE, THE MICROWAVE RADIO BACK BONE SYSTEM WILL NO LONGER PROVIDE THE VITAL COMMUNICATIONS REQUIRED FOR PUBLIC SUPPORT.

THE ONLY COMMUNICATIONS THAT WILL BE OPERATIONAL WILL BE PROVIDED BY VOLUNTEER AMATEUR RADIO OPERATORS BELONGING TO RACES OR NOT.

IN MY OPINION, AS A PERSON THAT HAS DIRECT KNOWLEDGE OF THESE FACTS, IS THAT THE FCC SHOULD PASS PROVISIONS THAT WOULD PREVENT HOME OWNER ASSOCIATION FROM RESTRICTING AMATEUR ANTENNAS.

IT IS REASONABLE TO INCLUDE THE PROVISIONS OF BELONGING TO RACES, SATERN?, (SPELLING) ARES, OR OTHER EMERGENCY ORGANIZATIONS THAT WOULD BECOME THE ONLY LIFE LINE IN SUPPORT OF HUMAN LIFE AS AN AID TO STATE, COUNTY AND CITY GOVERNMENT.

I URGE YOUR COMMISSION TO CONSIDER THE ABOVE IN BEHALF OF AMERICANS WHERE EVER THEY MAY RESIDE.

VERY NARROW BEAMWITH ANTENNA RADIO LINK ORIENTATIONS.

Respectfully submitted

Lye W Taylor

George W. Taylor American Resident K6FDZ

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Survival Communications

FCC and ARRL want your input on HOA Antenna Restrictions

Discussion in 'Survival Communications' started by BTPost, Apr 4, 2012.



Do you live in a CC&R- restricted community or participate in EmCom activities? Have deed restrictions / HOA covenants prevented you from erecting amateur radio antennas? Have these restrictions prevented you from full participation in emergency communications activities during disasters?

BTPost Old Fart Snow Monkey

Moderator

If your answer is "Yes", ARRL needs to hear about your experience.



As you are probably aware, Congress has directed the FCC to conduct a study of the uses and capabilities of Amateur Radio Service communications in emergencies and disaster relief. The FCC was directed to identify " impediments to enhanced Amateur Radio Service communications, such as the effects of unreasonable or unnecessary private land use restrictions on residential antenna installations". Finally, the study is to make "recommendations regarding the removal of such impediments."

The FCC has issued a Public Notice - DA 12-523- soliciting input from the public as part of their study. The ARRL is gathering comments from the Amateur Radio community to present as part of its comments on the public notice.

The ARRL is looking specifically for input in two specific areas:

- Recent Amateur Radio involvement in actual emergency communications and disaster relief:
- Specific details about how CC&Rs and other private land use restrictions have impaired licensed Amateurs to participate fully in these disaster relief communications.

If your ability to participate in ARES, RACES, SKYWARN, CERT, or other emergency and disaster relief communications has been limited because the inability to have adequate antennas due to CC&Rs, you are asked to provide that information to the ARRL.

First, we recommend that you prepare a narrative of your exact situation, in as much detail as practical. Some areas for you to consider in writing your story might be:

- Were there alternative properties without CC&Rs in the area you wished to reside?



- What exactly does your CC&R allow / prohibit (please include a copy of the specific wording)
- Have you applied for a waiver of the CC&R with the Home Owner's Association / Architectural Review Committee but were denied? If so. what was the reason?

To assist you in sharing your information with the ARRL, please visit the special ARRL website built to allow you to readily provide the pertinent information at CCR Study Information

This page will present you with an overview of what we are asking and have links to the two forms for you to complete. Please be as factual as you can with the information you provide and please provide only information about events and activities in which you were directly involved.

If you wish to write out the details of your situation in advance, please do so. They can be either uploaded from the website or they can be sent as an email attachment to an email sent to CCRinfo@arrl.org

Keep in mind that the FCC study does not apply to ordinances and zoning laws implemented by the government - such as towns, cities or counties. PRB-1 covers those situations.



TIME IS OF THE ESSENCE! Congress directed that the FCC provide the report back within 180-days and that clock is already counting. The FCC is only accepting comments for a 45-day period, which will end May 17,2012. In order for the ARRL to collate your information in a common report, we ask that you send in your information no later than WEDNESDAY APRIL 25. If you need more information, please contact reginfo@arrl.org The time to act is NOW!

Dan Henderson, N1ND Regulatory Information Manager ARRL, the national association for Amateur Radio 860-594-0236 dhenderson@arrl.org

Vietnam Era Vets Found

Over 1.8 Million Veterans Have Registered.

00

ARRL Midwest Division

Director: Cliff Ahrens, K0CA

k0ca@arrl.org

BTPost, Apr 4, 2012

techsar and STANGF150 like this.

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PRB-1 works; I used it in Michigan. Hopefully, the ARRL will get some relief for Hams with restrictive

Tikka, Apr 14, 2012

#2

Tikka Monkey++

(You must log in or sign up to reply here.)

Forums Survival - Preparedness - SHTF **Survival Communications**

AdCholces D

▶ Antenna Booster

▶ Antenna Digital

▶ Antenna Antenna

▶ Antenna UHF





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TO ACCOMODITE

TO ACC

(CCRs) Covenants, Conditions & Restrictions

Covenant (CC&R or Homeowners Association) Restrictions

Many amateurs are faced with highly restrictive antenna Covenants. These tell you what color you can paint your house, for example. It may be possible to have the local government, when they are rewriting their Residential Development Standards for CC&R's, to accommodate amateurs, Note that this would only apply to covenants signed by the buyer after Residential Development Standards in The ROOM in 2001 the ordinance have been changed. This is not a simple process.

Will the homeowners association approve a modest antenna?

If yes, erect antenna to their specifics; operate low power.

If no, make a presentation before the homeowners association:

- · Emphasize public service
- · Address concerns about RFI and aesthetics

Note that PRB-1 does not currently cover covenant or private land use regulations.

Why may covenants have no limitations on small DBS dishes and TV antennas, but carry limitations for amateur antennas?

Private land use regulation of Amateur antennas is not preempted by the Telecommunications Act of 1996, but most private land use regulation of DBS dishes and TV antennas is. Congress was interested in promoting competition (and thus lowering costs and improving service) in video delivery services. That legislation had nothing to do with Amateur Radio. ARRL is working to provide extension of the PRB-1 protections for amateurs. Watch ARRL news sources. To help the ARRL effort visit the Legislative Action information area here.

Regulatory & Advocacy >> Antenna Regulation and Zoning >> PRB-1 >> Local >> (CCRs) Covenants, Conditions & Restrictions

D "

PRB-1

ARRL PRB-1 Package

Introduction:

QUESTÍN: DOES ITM 2,2

I APRIL 15 PLANNING COMMISSIN

AGONDA DISCUSS LAYURA HEAT

ABBROSSOS HOR/POA ASSOCIATION

ANTENNA RESTRICTIONS ?

Amateurs are often faced with two different types of antenna restrictions:

1) Local Government Zoning Ordinances

2) Covenants, Conditions and Restrictions (CC&R's). - See GWT Letter Regnering

These two types of restrictions must be dealt with separately. PRB-1 was **not** intended to cover CC&R's, but it **was** intended to give local zoning authorities guidance in enacting and enforcing their ordinances. Check this link if you are faced with covenants (CC&R's).

Local governments are required to reasonably accommodate Amateur Radio installations and what is in the electronic PRB-1 package can be very helpful as a part of a presentation before local planners. It is still up to you, the amateur, to be well versed in what PRB-1 says and which documents you want to present to local planners as they consider or reconsider the ordinance and/or your application. As stated in September 2000 QST, pp. 87-88, PRB-1 is "a good thing, but still not a panacea." It is still your responsibility and the responsibility of other amateurs to help educate local zoning authorities as to what PRB-1 is and how it applies. This means that you will need to read and understand PRB-1 and other documents on this page.



The PRB-1 Document

The FCC's PRB-1 document, an 11 page Amateur Radio Memorandum Opinion and Order, was released September 19, 1985. Even though it is from 1985, it is still valid today. The legal cite is 101 FCC 2d 952 (1985) and it can be found on the FCC Web page. It can also be found on this page in HTML, PDF or ASCII formats. The FCC also clarified the FCC's PRB-1 Order on November 19, 1999. This Rulemaking has not been finalized and may be subject to appeal. The FCC maintains it the most current information in its Release section.

The 11 page document has been codified at Section 97.15(b). This is a short summary of the 11 page PRB-1. PRB-1 states that local governments must reasonably accommodate amateur operations, but they may still zone for height, safety and aesthetics concerns.

As stated earlier, it is important to note that PRB-1 does not cover covenants although there is a brief mention of covenants in the 1999 PRB-1 clarification. Unfortunately, the FCC has not yet provided an outright preemption of covenants for amateurs.

Further information

Amateurs will find the FCC's Amateur Radio Service Web page to be very useful. Part 97 is just a small part of the Code of Federal Regulations and other regulations affect the Amateur Service even though they do not appear in Part 97, but are referenced. Part 17 covers antenna marking and lighting. Amateurs can find the complete Title 47 of the Code of Federal Regulations on the web. Amateurs with further questions can contact the Regulatory Information Branch in the Field and Educational Services Department at ARRL HQ at reginfo@arrl.org. Check here for FCC links to other sites.

Regulatory & Advocacy >> Antenna Regulation and Zoning >> PRB-1

Public Service

Use Your License to Serve the Community



ARRL's volunteer Amateur Radio operators help their communities in good times and bad, through community events, disaster response, and various programs.

Public Service News



National Hurricane Conference Will Include Amateur Radio Sessions (03/20/2015)



Australian Hams Respond Following Severe Weather (02/20/2015)



Hamvention Week AuxComm Course Registration Now Open (02/09/2015)



US Southeast ARES Teams on the Job as Severe Winter Weather Strikes (02/26/2015)



Canada Funds Amateur Radio Disaster Assistance Project in Saint Lucia (02/13/2015)



ARES, SKYWARN Volunteers Stand Down in Wake of Massive East Coast Winter Storm (01/28/2015)

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· Public Service Manual

Check out the Public Service Communications Manual. Learn More

• Public Service Training

Find useful resources on public service equipment, operating, and regulations Learn More

• Served Agencies & Partners

How can I get involved? Discover what organizations need volunteers. <u>Learn More</u>

ARRL Field Organization

ARRL volunteers provide leadership in a variety of positions within the ARRL Field Organization. Find volunteers or become an appointee. <u>Learn More</u>

• Emergency Training

Be prepared to help your community during a disaster. Get the special training required to be an ARRL emergency communications volunteer. <u>Learn More</u>

· Ham Aid

Ham Aid equipment is available on loan to Amateur Radio organizations during disaster response when communications equipment is unavailable. Learn More

• NTS

The ARRL National Traffic System (NTS) handles written messages via several modes of communication. <u>Learn More</u>

• Public Service Honor Roll

Each month in QST, the Public Service Honor Roll (PSHR) recognizes the efforts of Amateur Radio operators... <u>Learn More</u>

• Find your Section Manager

ARRL Divisions are divided up by state. Find your section to search for your SM. Learn More

Sign up for a Course

View ARRL's online course catalog which provides course descriptions and instructions on how to enroll in public service courses. Learn More

Public Service

Recording Requested By: JOEL M. KRIGER, Esq.

When Recorded, Mail to:

The Farm Property Owners' Association 33430 Harvest Way Wildomar, CA 92595

DOC # 2001-095646

03/09/2001 08:00A Fee:231.00

Recorded in Official Records County of Riverside

or, County Clerk & Recorder



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FIRST RESTATED DECLARATION of COVENANTS, CONDITIONS AND RESTRICTIONS

of

TRACT 6378

THE FARM PROPERTY OWNERS' ASSOCIATION

See Soction 4.17. L.
AMATEUR ANTONNA

If this document contains any restriction based on race, color, religion, sex, familial status, martial status, disability, national origin, or ancestry, that restriction violates State and Federal Fair Housing Laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code.

The Farm Property Owners Association

Architectural Control Rules

"SECTION 7.3.2 AHNTEUR ANTENNIS"

UPDATED/EFFECTIVE DECEMBER 8, 2011

33430 Harvest Way, Wildomar, CA 92595 (951) 244-3719; (951) 244-0553

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #3.1 GENERAL BUSINESS Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Governor's Executive Order B-29-15 – Water Conservation

STAFF REPORT

RECOMMENDATION

Staff recommends the City Council receive & file this report.

BACKGROUND

As part of Council's 2x2 meetings with the Elsinore Valley Municipal Water District, EVMWD shared with the group that on April 1, 2015, Governor Brown issued an Executive Order (Attachment A) calling for a 25% reduction in consumer water use in response to the historically dry conditions throughout the state of California.

The Governor's Order also included mandatory actions aimed at reducing water demands, with a particular focus on outdoor water use. In addition to the broad call for mandatory water use reductions, the Order announces initiatives to:

- Remove and replace turf with drought tolerant landscape options
- Support rebate programs for water efficient devices
- Restrict water use on commercial, industrial, and institutional properties in order to achieve 25% reductions in potable water use
- Prohibit irrigation of ornamental turf on street medians with potable water supplies
- Prohibit irrigation of new construction with potable water unless drip or microspray systems are used
- Direct water suppliers to develop rate structures and pricing mechanisms to maximize water conservation

Last year was an historically dry year in the State of California. According to the U.S. Drought Monitor, an estimated 58% of California was in "Exceptional Drought

Conditions", the worst category possible, with over 80% of California in "Extreme Drought Conditions."

The record dry and hot conditions of 2014 significantly impacted the water supply for both the State of California and the Metropolitan Water District of Southern California (Metropolitan). The California Department of Water Resources (DWR) limited supplies from the State Water Project (SWP) to only 5%. This allocation was the lowest ever in the history of the SWP. Metropolitan was able to meet demands in 2014 by relying heavily on storage reserves to make up for the historically low allocation on the SWP.

Hydrologic conditions in 2015 have extended this severe-dry trend. 2015 is the fourth consecutive drought-year and the seventh dry-year out of the last eight in California. DWR announced an initial 2015 SWP allocation of 10 percent in December. Since then, the 2015 SWP allocation has only increased to 20 percent.

Under these conditions, further withdrawals from Metropolitan's dry-year storage reserves will be necessary to meet water demands. Although water demands in Southern California have reduced significantly through ongoing conservation efforts, water supply conditions still warranted the need for Metropolitan to carry out a Water Supply Allocation Plan (WSAP) that reduces the availability of imported water supply by 15%. Metropolitan's supply-side reduction of 15% will be implemented in parallel to the Governor's demand-side reduction of 25%.

EVMWD Efforts

EVMWD, as the City's local water retailer, has created a task force with staff from local agencies in the District (i.e., Wildomar, Lake Elsinore, Canyon Lake) and key stakeholders (i.e., Elsinore Unified School District). This effort, which has already commenced with a team meeting held on April 28, will focus pursuing water resource management strategies that will address the need to reduce water consumption within the District region. A likely outcome is the opportunity to create a set of consistent standards that each agency can uniformly apply in its jurisdictions. Once this is completed, the City will need to evaluate how it can be implemented as it relates to the City's parks, cemetery and landscape maintenance areas.

Aside from this regional approach, EVMWD staff has recently prepared a draft Water Efficient Landscaping and Irrigation ordinance that is intended to create water efficient landscaping and irrigation standards within District boundaries. In particular, is the issue of using potable water for irrigating turf/grass in street medians and for new home construction (i.e., front yards) without drip or micro-spray irrigation systems. As Council knows, the City has its own Water Efficient Landscapes ordinance (Section 17.276 of the WMC). Once the EVMWD ordinance is adopted, staff would propose to bring forward a resolution for Council review that will adopt the EVMWD ordinance by reference which can then supplement our standards as it relates to new development.

As a supplement to this staff report, EVMWD staff will be making a short power point presentation to the Council at the May 13 meeting. In addition, staff will continue to

participate in the EVMWD task force discussed above and will provide the Council with regular updates.

Submitted By: Matthew C. Bassi Planning Director Approved By: Gary Nordquist City Manager

ATTACHMENTS

- A. Executive Order B-29-15
- B. EVMWD Fact Sheets

ATTACHMENT A

Executive Order B-29-15

Executive Department

State of California

EXECUTIVE ORDER B-29-15

WHEREAS on January 17, 2014, I proclaimed a State of Emergency to exist throughout the State of California due to severe drought conditions; and

WHEREAS on April 25, 2014, I proclaimed a Continued State of Emergency to exist throughout the State of California due to the ongoing drought; and

WHEREAS California's water supplies continue to be severely depleted despite a limited amount of rain and snowfall this winter, with record low snowpack in the Sierra Nevada mountains, decreased water levels in most of California's reservoirs, reduced flows in the state's rivers and shrinking supplies in underground water basins; and

WHEREAS the severe drought conditions continue to present urgent challenges including: drinking water shortages in communities across the state, diminished water for agricultural production, degraded habitat for many fish and wildlife species, increased wildfire risk, and the threat of saltwater contamination to fresh water supplies in the Sacramento-San Joaquin Bay Delta; and

WHEREAS a distinct possibility exists that the current drought will stretch into a fifth straight year in 2016 and beyond; and

WHEREAS new expedited actions are needed to reduce the harmful impacts from water shortages and other impacts of the drought; and

WHEREAS the magnitude of the severe drought conditions continues to present threats beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

WHEREAS under the provisions of section 8558(b) of the Government Code, I find that conditions of extreme peril to the safety of persons and property continue to exist in California due to water shortage and drought conditions with which local authority is unable to cope; and

WHEREAS under the provisions of section 8571 of the California Government Code, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the drought.

NOW, THEREFORE, I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Constitution and statutes of the State of California, in particular Government Code sections 8567 and 8571 of the California Government Code, do hereby issue this Executive Order, effective immediately.



IT IS HEREBY ORDERED THAT:

1. The orders and provisions contained in my January 17, 2014 Proclamation, my April 25, 2014 Proclamation, and Executive Orders B-26-14 and B-28-14 remain in full force and effect except as modified herein.

SAVE WATER

- 2. The State Water Resources Control Board (Water Board) shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013. These restrictions should consider the relative per capita water usage of each water suppliers' service area, and require that those areas with high per capita use achieve proportionally greater reductions than those with low use. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.
- 3. The Department of Water Resources (the Department) shall lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes. The Department shall provide funding to allow for lawn replacement programs in underserved communities, which will complement local programs already underway across the state.
- 4. The California Energy Commission, jointly with the Department and the Water Board, shall implement a time-limited statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices.
- 5. The Water Board shall impose restrictions to require that commercial, industrial, and institutional properties, such as campuses, golf courses, and cemeteries, immediately implement water efficiency measures to reduce potable water usage in an amount consistent with the reduction targets mandated by Directive 2 of this Executive Order.
- 6. The Water Board shall prohibit irrigation with potable water of ornamental turf on public street medians.
- 7. The Water Board shall prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or microspray systems.

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8. The Water Board shall direct urban water suppliers to develop rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions. The Water Board is directed to adopt emergency regulations, as it deems necessary, pursuant to Water Code section 1058.5 to implement this directive. The Water Board is further directed to work with state agencies and water suppliers to identify mechanisms that would encourage and facilitate the adoption of rate structures and other pricing mechanisms that promote water conservation. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.

INCREASE ENFORCEMENT AGAINST WATER WASTE

- 9. The Water Board shall require urban water suppliers to provide monthly information on water usage, conservation, and enforcement on a permanent basis.
- 10. The Water Board shall require frequent reporting of water diversion and use by water right holders, conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring, and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. Pursuant to Government Code sections 8570 and 8627, the Water Board is granted authority to inspect property or diversion facilities to ascertain compliance with water rights laws and regulations where there is cause to believe such laws and regulations have been violated. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
- 11. The Department shall update the State Model Water Efficient Landscape Ordinance through expedited regulation. This updated Ordinance shall increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. It will also require reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. The Department shall provide information on local compliance to the Water Board, which shall consider adopting regulations or taking appropriate enforcement actions to promote compliance. The Department shall provide technical assistance and give priority in grant funding to public agencies for actions necessary to comply with local ordinances.
- 12. Agricultural water suppliers that supply water to more than 25,000 acres shall include in their required 2015 Agricultural Water Management Plans a detailed drought management plan that describes the actions and measures the supplier will take to manage water demand during drought. The Department shall require those plans to include quantification of water supplies and demands for 2013, 2014, and 2015 to the extent data is available. The Department will provide technical assistance to water suppliers in preparing the plans.

- 13. Agricultural water suppliers that supply water to 10,000 to 25,000 acres of irrigated lands shall develop Agricultural Water Management Plans and submit the plans to the Department by July 1, 2016. These plans shall include a detailed drought management plan and quantification of water supplies and demands in 2013, 2014, and 2015, to the extent that data is available. The Department shall give priority in grant funding to agricultural water suppliers that supply water to 10,000 to 25,000 acres of land for development and implementation of Agricultural Water Management Plans.
- 14. The Department shall report to Water Board on the status of the Agricultural Water Management Plan submittals within one month of receipt of those reports.
- 15. Local water agencies in high and medium priority groundwater basins shall immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program pursuant to Water Code section 10933. The Department shall refer noncompliant local water agencies within high and medium priority groundwater basins to the Water Board by December 31, 2015, which shall consider adopting regulations or taking appropriate enforcement to promote compliance.
- 16. The California Energy Commission shall adopt emergency regulations establishing standards that improve the efficiency of water appliances, including toilets, urinals, and faucets available for sale and installation in new and existing buildings.

INVEST IN NEW TECHNOLOGIES

17. The California Energy Commission, jointly with the Department and the Water Board, shall implement a Water Energy Technology (WET) program to deploy innovative water management technologies for businesses, residents, industries, and agriculture. This program will achieve water and energy savings and greenhouse gas reductions by accelerating use of cutting-edge technologies such as renewable energy-powered desalination, integrated onsite reuse systems, water-use monitoring software, irrigation system timing and precision technology, and on-farm precision technology.

STREAMLINE GOVERNMENT RESPONSE

- 18. The Office of Emergency Services and the Department of Housing and Community Development shall work jointly with counties to provide temporary assistance for persons moving from housing units due to a lack of potable water who are served by a private well or water utility with less than 15 connections, and where all reasonable attempts to find a potable water source have been exhausted.
- 19. State permitting agencies shall prioritize review and approval of water infrastructure projects and programs that increase local water supplies, including water recycling facilities, reservoir improvement projects, surface water treatment plants, desalination plants, stormwater capture, and greywater systems. Agencies shall report to the Governor's Office on applications that have been pending for longer than 90 days.



- 20. The Department shall take actions required to plan and, if necessary, implement Emergency Drought Salinity Barriers in coordination and consultation with the Water Board and the Department of Fish and Wildlife at locations within the Sacramento San Joaquin delta estuary. These barriers will be designed to conserve water for use later in the year to meet state and federal Endangered Species Act requirements, preserve to the extent possible water quality in the Delta, and retain water supply for essential human health and safety uses in 2015 and in the future.
- 21. The Water Board and the Department of Fish and Wildlife shall immediately consider any necessary regulatory approvals for the purpose of installation of the Emergency Drought Salinity Barriers.
- 22. The Department shall immediately consider voluntary crop idling water transfer and water exchange proposals of one year or less in duration that are initiated by local public agencies and approved in 2015 by the Department subject to the criteria set forth in Water Code section 1810.
- 23. The Water Board will prioritize new and amended safe drinking water permits that enhance water supply and reliability for community water systems facing water shortages or that expand service connections to include existing residences facing water shortages. As the Department of Public Health's drinking water program was transferred to the Water Board, any reference to the Department of Public Health in any prior Proclamation or Executive Order listed in Paragraph 1 is deemed to refer to the Water Board.
- 24. The California Department of Forestry and Fire Protection shall launch a public information campaign to educate the public on actions they can take to help to prevent wildfires including the proper treatment of dead and dying trees. Pursuant to Government Code section 8645, \$1.2 million from the State Responsibility Area Fire Prevention Fund (Fund 3063) shall be allocated to the California Department of Forestry and Fire Protection to carry out this directive.
- 25. The Energy Commission shall expedite the processing of all applications or petitions for amendments to power plant certifications issued by the Energy Commission for the purpose of securing alternate water supply necessary for continued power plant operation. Title 20, section 1769 of the California Code of Regulations is hereby waived for any such petition, and the Energy Commission is authorized to create and implement an alternative process to consider such petitions. This process may delegate amendment approval authority, as appropriate, to the Energy Commission Executive Director. The Energy Commission shall give timely notice to all relevant local, regional, and state agencies of any petition subject to this directive, and shall post on its website any such petition.

CHE THOMA

- 26. For purposes of carrying out directives 2–9, 11, 16–17, 20–23, and 25, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are hereby suspended. This suspension applies to any actions taken by state agencies, and for actions taken by local agencies where the state agency with primary responsibility for implementing the directive concurs that local action is required, as well as for any necessary permits or approvals required to complete these actions. This suspension, and those specified in paragraph 9 of the January 17, 2014 Proclamation, paragraph 19 of the April 25, 2014 proclamation, and paragraph 4 of Executive Order B-26-14, shall remain in effect until May 31, 2016. Drought relief actions taken pursuant to these paragraphs that are started prior to May 31, 2016, but not completed, shall not be subject to Division 13 (commencing with section 21000) of the Public Resources Code for the time required to complete them.
- 27. For purposes of carrying out directives 20 and 21, section 13247 and Chapter 3 of Part 3 (commencing with section 85225) of the Water Code are suspended.
- 28. For actions called for in this proclamation in directive 20, the Department shall exercise any authority vested in the Central Valley Flood Protection Board, as codified in Water Code section 8521, et seq., that is necessary to enable these urgent actions to be taken more quickly than otherwise possible. The Director of the Department of Water Resources is specifically authorized, on behalf of the State of California, to request that the Secretary of the Army, on the recommendation of the Chief of Engineers of the Army Corps of Engineers, grant any permission required pursuant to section 14 of the Rivers and Harbors Act of 1899 and codified in section 48 of title 33 of the United States Code.
- 29. The Department is directed to enter into agreements with landowners for the purposes of planning and installation of the Emergency Drought Barriers in 2015 to the extent necessary to accommodate access to barrier locations, land-side and water-side construction, and materials staging in proximity to barrier locations. Where the Department is unable to reach an agreement with landowners, the Department may exercise the full authority of Government Code section 8572.
- 30. For purposes of this Executive Order, chapter 3.5 (commencing with section 11340) of part 1 of division 3 of the Government Code and chapter 5 (commencing with section 25400) of division 15 of the Public Resources Code are suspended for the development and adoption of regulations or guidelines needed to carry out the provisions in this Order. Any entity issuing regulations or guidelines pursuant to this directive shall conduct a public meeting on the regulations and guidelines prior to adopting them.

Call Time 64

31. In order to ensure that equipment and services necessary for drought response can be procured quickly, the provisions of the Government Code and the Public Contract Code applicable to state contracts, including, but not limited to, advertising and competitive bidding requirements, are hereby suspended for directives 17, 20, and 24. Approval by the Department of Finance is required prior to the execution of any contract entered into pursuant to these directives.

This Executive Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this Order.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 1st day of April 2015.

EDMUND G. BROWN JR. Governor of California

ATTEST:

ALEX PADILLA Secretary of State



ATTACHMENT B

EVMWD Fact Sheets

MANDATORY CONSERVATION PROPOSED REGULATORY FRAMEWORK

The Governor's <u>April 1, 2015 Executive Order</u> directs the State Water Board to impose restrictions to achieve an aggregate statewide 25% reduction in potable urban water use through February 2016. The Executive Order stipulates the 25% reduction in water use as compared to 2013, but proposes flexibility in how to achieve this reduction in recognition of the level of conservation already achieved by many communities around the State.

<u>Input Requested</u>: The State Water Board is interested in receiving feedback on these regulatory concepts as well as other ideas on how a 25% reduction could be structured. Please submit comments and ideas on the proposed framework by email to Jessica Bean at <u>Jessica.Bean@waterboards.ca.gov</u> by April 13, 2015.

Urban Water Suppliers

I. Apportioning Water Supplier Reductions: The Executive Order directs the State Water Board to consider the relative per capita water usage of each water suppliers' service area, and have those areas with high per capita use achieve proportionally greater reductions than those with low use. Reporting on residential per capita (R-GPCD) water use began in October 2014 for the September 2014 reporting period. Residential per capita water use is highest during the summer months when outdoor irrigation demand is high. Reported summertime water use is also generally more consistent because the weather varies less from year to year than during the winter. Accordingly, September 2014 R-GPCD serves as a reasonable basis for placement of the 411 urban water suppliers into four categories as follows:

R-GPCD Range (Sept 2014)	# of Suppliers within Range	Conservation Standard
Under 55	18	10%
55-110	126	20%
110-165	132	25%
Over 165	135	35%

The proposed breakdown of water suppliers into R-GPCD groupings with corresponding conservation standards is intended to equitably and effectively achieve a 25% aggregate statewide reduction in potable urban water use.

- II. **New Reporting Requirements:** To assess compliance by commercial, industrial, and institutional (CII) sector customers and actions taken by urban water suppliers to reduce CII sector use, the following additional reporting requirements are proposed:
 - Monthly commercial sector use;
 - Monthly large landscape commercial customer use (e.g. golf courses, amusement parks);
 - Monthly industrial sector use;
 - Monthly institutional sector use; and
 - Monthly large landscape institutional customer use (e.g. cemeteries, college campuses).

Reporting requirements under the <u>existing Emergency Regulation</u> that took effect March 27, 2015, will remain in effect.

III. Compliance Assessment: To determine if urban water suppliers are meeting required use reductions, water production data, as reported by each individual water supplier for the months of June 2015 through February 2016, will be compared to the same period(s) in 2013. Given the severity of the current drought, the State Water Board will assess suppliers' compliance for both monthly and cumulative water usage reductions.

IV. Enforcement:

The State Water Board has a variety of tools available to enforce its regulations:

- Informal enforcement, such as warning letters, can provide a clear reminder to water suppliers of the requirements and an alert that their conservation programs are not achieving the desired water savings. Warning letters would generally not be accompanied by monetary penalties
- Formal enforcement actions include Cease and Desist Orders (CDO) to stop noncompliant activity. These Orders generally contain a description of the specific actions,
 and a timeline for implementing them, required for the recipient to return to
 compliance. Non-compliance with a CDO during a drought emergency, such as the
 current one, can result in a complaint to assess Administrative Civil Liabilities of up to
 \$10,000 for each day of non-compliance.

In addition to these existing tools, other tools may be needed to ensure compliance for the short duration of the regulations. These tools would be developed through the emergency rulemaking and would be remain in effect for its duration (270 days unless extended by the State Water Board). The tools include:

- Informational Orders that would enable the Board to require specific data and other facts on conservation practices if conservation targets are not being met.
- Conservation Orders that would go into effect immediately upon receipt, as opposed to
 CDOs that can only be issued and enforced after the State Water Board holds an
 evidentiary hearing, if one is requested. A conservation order would describe the
 specific actions required for the recipient to come into compliance with the
 requirements of the regulation. Issuance of a conservation order would be subject to
 reconsideration by the Board and violation of a conservation order would not be subject
 to the enhanced penalties associated with violation of a CDO during a drought
 emergency.

The tools will be used alone, or in combination, to address the following compliance problems:

- Failure of water suppliers to file reports as required by the regulation;
- Failure to implement prohibitions and restrictions as described in the Governor's Executive Orders and the emergency regulation; and
- Failure of water suppliers to meet the assigned water use reduction target.

Small Water Suppliers

There are over 2,600 small water suppliers (those with fewer than 3,000 service connections) that provide water to over 1.5 million Californians. Under the <u>existing Emergency Regulation</u> that took effect March 27, 2015, these suppliers are required to either limit outdoor irrigation to no more than two times per week or to institute measures that achieve a 20% reduction in use. Small suppliers are not required to report their water production to the Board, but are expected to have the data available on request. Small suppliers will need to contribute to achieving the statewide 25% potable urban water use reduction called for in the Executive Order.

I. Apportioning Water Supplier Reductions: Up until the release of the April 1, 2015 Executive Order, all water suppliers were being asked to achieve a voluntary 20% reduction in water use. The existing emergency regulation assigns responsibilities to both larger urban water suppliers and small suppliers to restrict irrigation to achieve the 20% reduction target. Under this proposal, small water suppliers would be required to achieve a 25% water savings as compared to their 2013 water use under the new regulation.

- II. Reporting Requirements: To date, small water suppliers have not been required to report on their water use or conservation measures. Small suppliers would now be directed to provide a one-time report to the State Water Board, 180 days after the effective date of the new emergency regulation, addressing at a minimum:
 - Potable water production from June-November 2013 and June-November 2015;
 - The number of days per week outdoor irrigation is allowed and other restrictions implemented to achieve a 25% water use reduction; and
 - Specific restrictions on CII sector use.
- III. **Compliance Assessment:** Compliance would be based upon whether small suppliers submitted the required data and met the 25% water use reduction requirement.
- IV. **Enforcement:** The State Water Board may use any of the tools discussed above, as appropriate.

Additional Prohibitions and End-User Requirements

The State Water Board's <u>existing emergency regulation</u> includes a number of water use prohibitions that apply to all Californians and end-user restrictions that apply to specific water users, such as restaurants and hotels. These existing restrictions will remain in effect, and consistent with the Executive Order, the following new prohibitions will be put in place:

- The use of potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray systems will be prohibited; and
- The use of potable water to irrigate ornamental turf on public street medians will be prohibited.

The State Water Board will also consider adding requirements for large landscape users (e.g. commercial, industrial, institutional) not served by either type of water supplier discussed above to achieve the 25% statewide reduction in potable urban water use.

MANDATORY CONSERVATION ACHIEVING A 25% STATEWIDE REDUCTION IN POTABLE URBAN WATER USE

FACT SHEET

Background

With California facing one of the most severe droughts on record, Governor Brown declared a drought State of Emergency in January 2014. Since that time, the Governor has issued three additional Executive Orders directing actions to prepare for water shortages. For the first time in state history, the Governor, in his April 1, 2015 Executive Order, directed the State Water Board to implement mandatory water reductions in cities and towns across California to reduce potable urban water usage by 25 percent statewide. This savings amounts to approximately 1.3 million acre-feet of water over the next nine months, or nearly as much water as is currently in Lake Oroville. To achieve these savings, the State Water Board is expediting emergency regulations to set usage targets for communities around the State.

Applicability

The mandatory water reductions, along with specific restrictions on commercial, industrial and institutional irrigation uses, apply to urban water suppliers as defined in water code section 10617, excluding wholesalers. Generally, urban water suppliers serve more than 3,000 customers or deliver more than 3,000 acre feet of water per year. Suppliers regulated by the Public Utilities Commission are included in the mandatory water restrictions. The Executive Order requests that the Public Utilities Commission require investor-owned water utilities to implement reductions consistent with the State Water Board requirements for all other urban water suppliers. The specific restrictions and prohibitions on water use in the Executive Order apply to all Californians and are in addition to the specific restrictions and prohibitions contained in the emergency conservation regulation approved by the Office of Administrative Law (OAL) on March 27, 2015.

Proposed Schedule

The State Water Board is expediting the development and adoption of additional regulations to implement the new restrictions and prohibitions contained in the Executive Order. There will be several opportunities for stakeholder involvement prior to the release of the formal notice of emergency rulemaking. The first opportunity follows the release of a Proposed Regulatory Framework and the second will follow the release of draft a regulation, as follows:

•	Governor issues Drought Executive Order	April 1, 2015
•	Notice announcing release of draft regulatory framework and request for public comment	April 7, 2015
•	Notice announcing release of draft regulation for informal public comment	April 17, 2015
•	Emergency rulemaking formal notice	April 28, 2015
•	Board hearing and adoption	May 5 or 6, 2015

Content of Emergency Rulemaking Package

This rulemaking package will address the following provisions of the April 1, 2015 Executive Order:

Ordering Provision 2: Mandatory 25% reduction in potable urban water use;

Ordering Provision 5: Commercial, industrial and institutional potable water use reductions;

₩ Ordering Provision 6: Prohibition on using potable water for irrigation of ornamental turf in street

medians; and

Crdering Provision 7: Prohibition on using potable water for irrigation outside of new home

construction without drip or micro-spray systems.

Rate structures and other pricing mechanisms, which are very important tools for reducing water use, will be taken up in the coming weeks as required by Ordering Provision 8.

How You Can Help

To meet a mid-May to June 1 timeline for implementation of the emergency regulation, interested persons and organizations will be requested to provide input within one week of a document's release. To assist the Board in most thoughtfully addressing this dire situation, please consider the following general questions as you prepare your comments:

- 1. Are there other approaches to achieve a 25% statewide reduction in potable urban water use that would also impose a greater responsibility on water suppliers with higher per capita water use than those that use less?
- 2. How should the regulation differentiate between tiers of high, medium and low per capita water users?
- 3. Should water suppliers disclose their list of actions to achieve the required water reductions?
- 4. Should these actions detail specific plans for potable water use reductions in the commercial, industrial, and institutional (CII) sectors?
- 5. Should additional information be required in the monthly conservation reports for urban water suppliers to demonstrate progress towards achieving the required water reductions?
- 6. How and when should compliance with the required water reductions be assessed?
- 7. What enforcement response should be considered if water suppliers fail to achieve their required water use reductions?

How to Provide Input

Information including discussion drafts, draft regulations and related materials will be available on the State Water Board's website at:

http://www.waterboards.ca.gov/waterrights/water issues/programs/drought/emergency mandatory regulations.shtml . Clear and concise written comment and questions can be sent to Jessica Bean at jessica.bean@ waterboards.ca.gov.

EVMWD's Drought Defeating Dozen

EVMWD wants to help our customers save water, and money, too.

EVMWD is now offering water saving rebates to all residential customers through **June 30, 2015**. For applications and more details, visit www.evmwd.com/rebates.





Available Rebates:
Smart Irrigation Controllers up to \$200
High Efficiency Toilets\$100
High Efficiency Clothes Washers\$150
MP Rotating Sprinkler Nozzles\$5 per nozzle
KToro Precision Nozzles FREE (up to 25)
Turf Replacement\$3 per sq. ft.
Rain Barrels (up to 4 barrels) \$75 per barrel
Pool Covers\$50
Soil Moisture Sensors\$80
Drip Irrigation Conversion
Pressure Regulating Valve\$100 per account

*Rain Sensor for Irrigation Controllers......\$50 per controller

Los Doce Puntos Clave de EVMWD para Combatir la Sequía



EVMWD quiere ayudar a nuestros clientes a ahorrar agua, y dinero también

EVMWD está ofreciendo ahora reembolsos para ahorrar agua a todos los clientes residenciales hasta **Junio 30, 2015**. Para obtener una solicitud y mayores detalles, **visita www.evmwd.com/rebates**.



Reembolsos disponibles:

Controles de riego con sensores Hasta \$200
Sanitarios/escusados/inodoros de alta eficiencia\$100
Lavadoras de ropa de alta eficiencia\$150
Boquillas marca MP para sistemas \$5 por boquilla de riego rotatorios
Boquillas marca Toro Gratuitas (Hasta 25 gratis)
Reemplazo de pasto/césped\$3 por pie cuadrado
Barriles para recolectar el agua de lluvia\$75 por barril (hasta 4 barriles)
Cubiertas para alberca\$50
Sensores de humedad del suelo (tierra)\$80
Conversión a riego por goteo \$0.25 por pie cuadrado, hasta 2,000 pies cuadrados
Válvula para regular la presión\$100 por cuenta
Sensor de lluvia para controles de riego \$50 por control

Elsinore Valley Municipal Water District 31315 Chaney Street P.O. Box 3000 Lake Elsinore, CA 92531-3000



CITY OF WILDOMAR – COUNCIL Agenda Item #3.2 GENERAL BUSINESS Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

PREPARED BY: Janet Morales, Administrative Analyst

SUBJECT: 2015 Special Events

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the special event calendar through December, 2015.

BACKGROUND/DISCUSION:

On January 26, 2015, the parks subcommittee discussed and approved the following special events to recommend to the City Council:

Date	Day	Event	Time	Where	Approved
4/11/15	Sat	Ultimate BBQ Showdown	8-4pm	Marna O'Brien Park	Approved
5/30/15	Sat	Drive In Movie Night	7-10pm	Little League Field	Approved
6/6/15	Sat	Community Health & Fitness/Bicycle Safety	8-12pm	Marna O'Brien Park	Approved
6/13/15	Sat	Movie in the Park	7-10pm	Windsong Park	Approved
6/27-6/28/15	Sat	Camp Out in the Park	5pm-9am	Marna O'Brien Park	Approved
7/11/15	Sat	City Birthday Celebration	5-10pm	Marna O'Brien Park	Pending
7/25/15	Sat	Wildomar Night At the Diamond	6pm	Storm Stadium	Pending
8/15/15	Sat	Movie in the Park	7-10pm	Marna O'Brien Park	Pending
8/29/15	Sat	Movie in the Park	7-10pm	Marna O'Brien Park	Pending
9/12/15	Sat	Concert in the Park	6-10pm	Marna O'Brien Park	Pending
9/19/15	Sat	Astronomy Night (rescheduled from 4/25/15)	6-10pm	Marna O'Brien Park	Approved
10/24/15	Sat	Trunk or Treat	6-8pm	Marna O'Brien Park	Pending
12/12/15	Sat	Breakfast with Santa	8-11am	Fire Station 61	Pending

On February 11, 2015, Council approved the events and budget through June 30, 2015. In order to begin advertising and requesting sponsorships, staff is recommending that the City Council discuss and approve the events scheduled from July - December,

2015. The request for funding of these events will be submitted in the FY 2015/16-2016/17 budget program.

FISCAL IMPACTS:

None at this time.

Submitted By: Janet Morales Administrative Analyst Approved by: Gary Nordquist City Manager

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #3.3 GENERAL BUSINESS

Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Dan York, Assistant City Manager

PREPARED BY: Tina Roney, Senior Administrative Analyst

SUBJECT: Street Name Consistency

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council discuss and provide direction to Staff regarding the following:

- 1) Rename George Ave., Porras Rd., Baxter Rd., and Central St. to Wildomar Trail.
- 2) Rename Almond St., Bundy Canyon Rd., Lemon St., Loquat St., Orange St. Victorian Ln., Vine St. and Waite St. by adding West and East identifiers.
- 3) Establish a standard traffic signal / mast arm mounted sign with City Brand
- 4) Establish a standard street blade sign with the modified City Brand .
- 5) Direct staff to appropriate funds in the FY 15-16 to FY 16-17 operating budget for sign replacement and begin a public outreach / notification program.

BACKGROUND:

A presentation will be made by staff.

FISCAL IMPACTS:

The cost to mail notices to affected properties, purchase signage and installation is estimated at \$218,200.00

Submitted by: Approved by: Dan York Gary Nordquist Assistant City Manager City Manager

ATTACHMENTS:

Presentation Proposed Standard 815 A Street Blade Proposed Standard 816A Signal Mast Arm

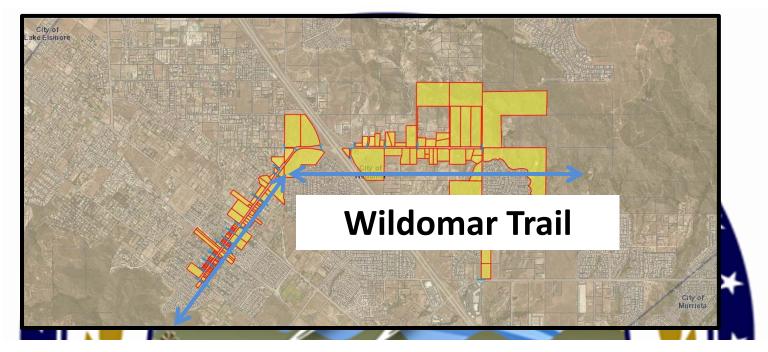
Proposed Improvements: Street Name Consistency

Rename 5 streets to Wildomar Trail, a rural themed main road extending East/West through Wildomar across the 15 Freeway

Rename 17 streets intersected by the 15 Freeway with East/West directional delineators

Wildomar Trail Renames:





146 parcels will be affected

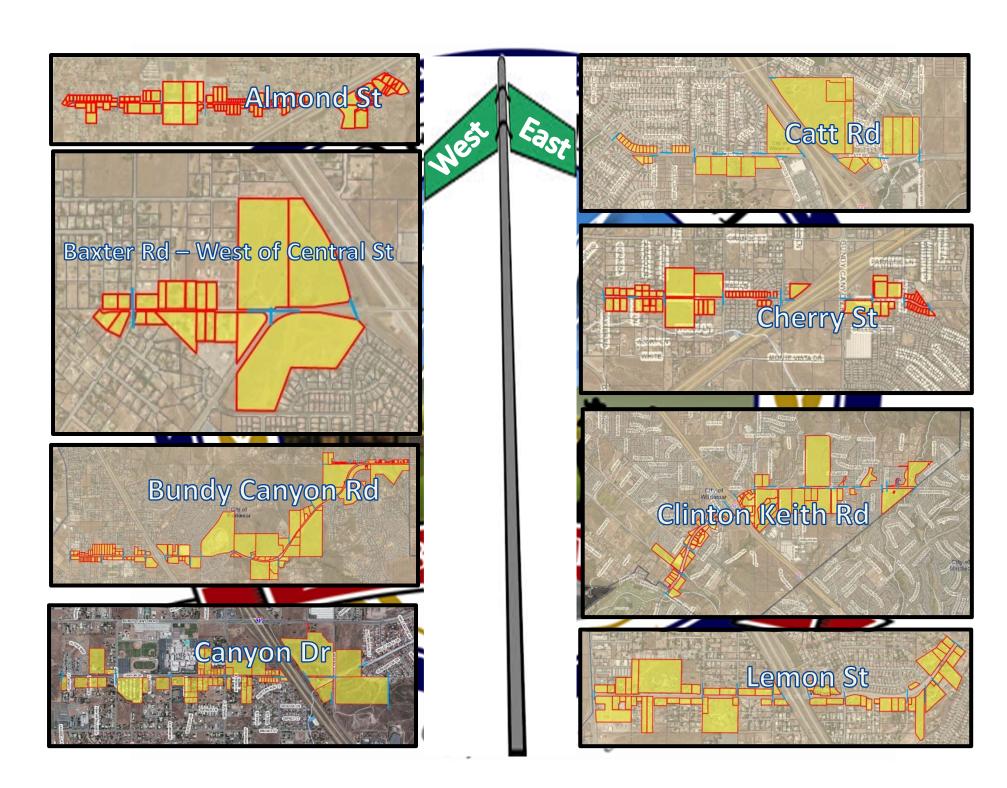
14 streets will be affected

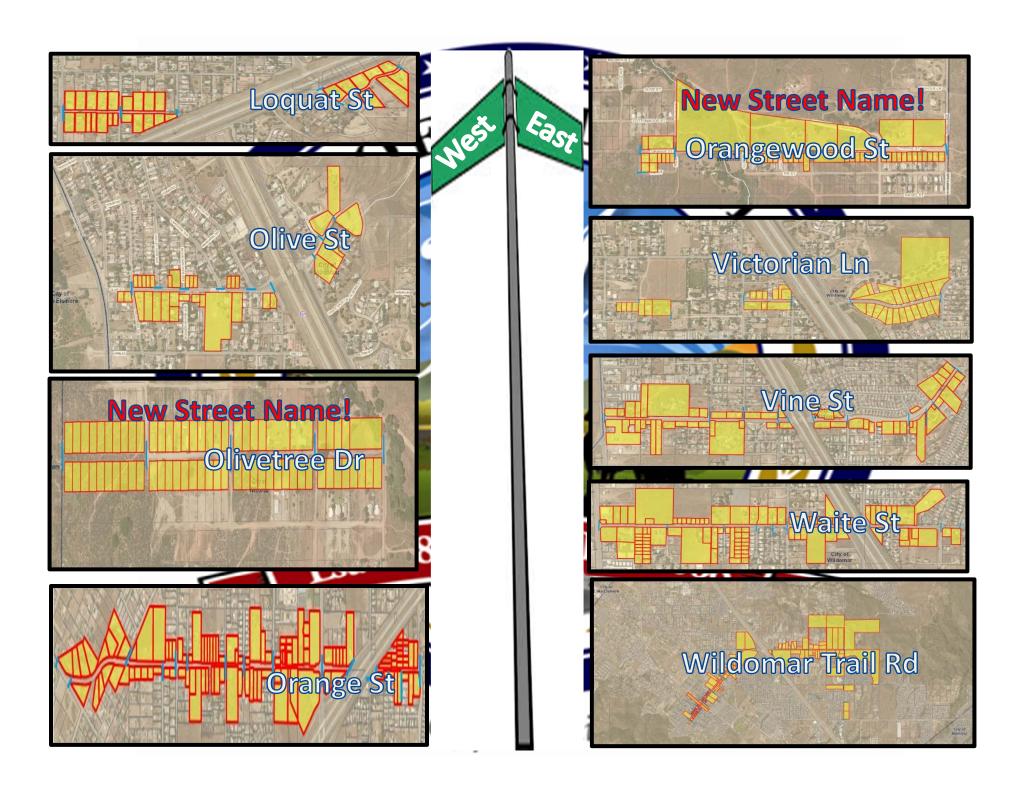
31 intersections will be affected – 3 of which are signalized

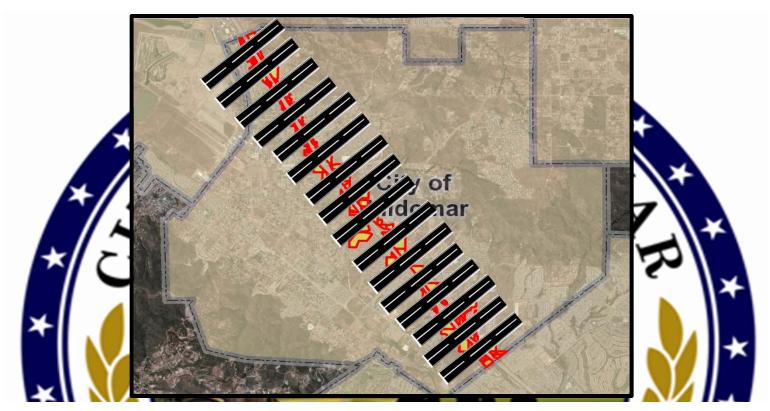
@ 4 sign blades/mast arm signs per intersection

The cost is approximately \$200.00 per blade *installed* for pole signs and \$900.00 per mast blade sign

The cost for the street name signs for Wildomar Trail *only* is approximately \$35,600.00







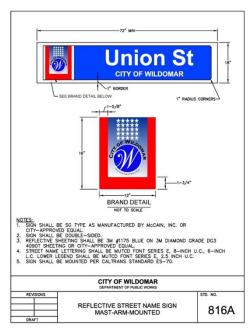
EAST/WEST of the 15 Freeway 1,100 parcels will be affected 16 streets will be affected

173 intersections will be affected – 12 of which are signalized

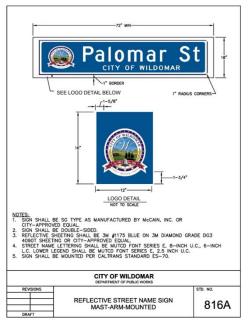
@ 4 sign blades /mast arm signs per intersection

The cost is approximately \$200.00 per blade installed for pole signs and \$900.00 per mast blade sign

The cost for the street name signs is approximately \$181,600.00





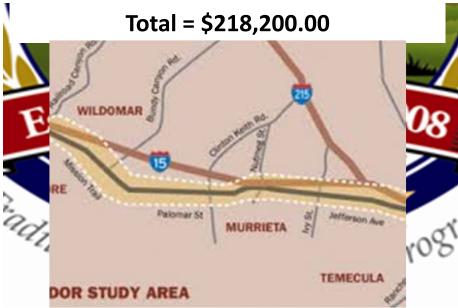


At Signals

Cost estimate for new sign blades = \$217,200.00

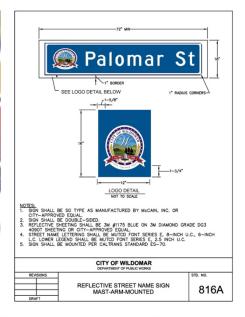
Mailing/Property Owner Information = \$1,000.00





At Crossroads







Wildomar has multiple CalTrans Entrance/Exit signs bordering the I-15 Freeway

Exit 68 - Clinton Keith Rd: North Bound/South Bound & Off/On

Exit 69 - Baxter Rd: North Bound/South Bound & Off/On

Exit 71 - Bundy Canyon Rd: North Bound/South Bound & Off/On

8 "Prior to Wildomar" Signs 4 North Bound/ 4 South Bound

CalTrans Signage is comparable to commercial billboards when considering the value of exposure opportunities

A billboard of similar size delivers daily exposure opportunities of more than 16,000 views per day for around \$5,000.00 per month – the CalTrans Signs have an approximately value of \$100,000.00 of advertising per month!

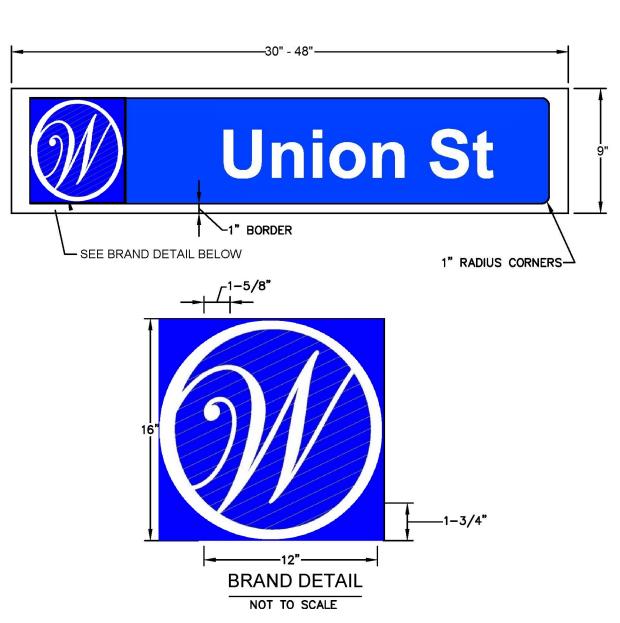




Some Benefits to the Street Name Consistency Project:

- Supported by Police and Fire to improve Response Time
 - Improved destination search for residents and guests
 - Est. 1880 IIIC. 2000
 - City Branding valued at \$100,000.00
 - Phased implementation



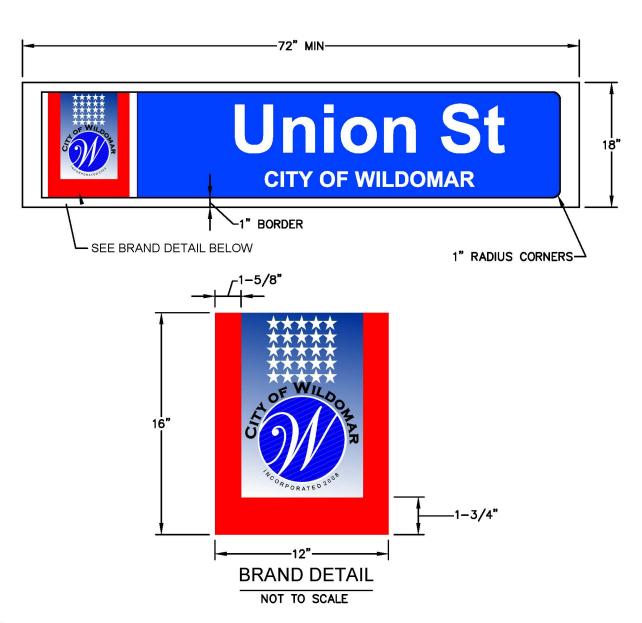


NOTES:

- SIGN SHALL BE SG TYPE AS MANUFACTURED BY McCAIN, INC. OR CITY-APPROVED EQUAL.
- SIGN SHALL BE DOUBLE-SIDED.
 REFLECTIVE SHEETING SHALL BE 3M #1175 BLUE ON 3M DIAMOND GRADE DG3 4090T SHEETING OR CITY-APPROVED" EQUAL.
- STREET NAME LETTERING SHALL BE MUTCD FONT SERIES E, 8-INCH U.C., 6-INCH L.C. LOWER LEGEND SHALL BE MUTCD FONT SERIES E, 2.5 INCH U.C.
- SIGN SHALL BE MOUNTED PER CALTRANS STANDARD ES-70.

WHEN ONE OF THE INTERSECTING ROADWAYS HAS AN ULTIMATE PAVED WIDTH OR CURBED WIDTH GREATER THAN 40 FEET, STD. 815 SHALL BE USED. TWO SIGN UNITS ARE REQUIRED. THEY SHALL BE ON THE MAJOR STREET, AND ON OPPOSITE CORNERS SO THAT THEY WILL BE ON THE FAR RIGHT-HAND SIDE OF THE INTERSECTION FOR THE TRAFFIC ON THE MAJOR STREET. AT "T" INTERSECTIONS, ONLY ONE STREET NAME SIGN SHALL BE REQUIRED. MORE THAN TWO STREET NAME SIGNS MAY BE REQUIRED AT INTERSECTIONS WITH MORE THAN FOUR LEGS. WHEN ALL INTERSECT ING STREETS HAVE ULTIMATE PAVED WIDTHS OR CURBED WIDTHS OF 40 FEET OR LESS, AND THEY ARE NOT GENERAL PLAN ROADS, USE STANDARD 816.

CITY OF WILDOMAR DEPARTMENT OF PUBLIC WORKS STD. NO. **REVISIONS** REFLECTIVE STREET NAME SIGN 815 A POLE-MOUNTED DRAFT



NOTES:

- 1. SIGN SHALL BE SG TYPE AS MANUFACTURED BY McCAIN, INC. OR CITY-APPROVED EQUAL.
- 2. SIGN SHALL BE DOUBLE-SIDED.
- 3. REFLECTIVE SHEETING SHALL BE 3M #1175 BLUE ON 3M DIAMOND GRADE DG3 4090T SHEETING OR CITY-APPROVED EQUAL.
- 4. STREET NAME LETTERING SHALL BE MUTCD FONT SERIES E, 8-INCH U.C., 6-INCH L.C. LOWER LEGEND SHALL BE MUTCD FONT SERIES E, 2.5 INCH U.C.
- 5. SIGN SHALL BE MOUNTED PER CALTRANS STANDARD ES-70.

CITY OF WILDOMAR DEPARTMENT OF PUBLIC WORKS REVISIONS REFLECTIVE STREET NAME SIGN MAST-ARM-MOUNTED DRAFT REFLECTIVE STREET NAME SIGN MAST-ARM-MOUNTED

CITY OF WILDOMAR – CITY COUNCIL Agenda Item #3.4 GENERAL BUSINESS

Meeting Date: May 13, 2015

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

PREPARED BY: Terry Rhodes, Accounting Manager

SUBJECT: FY 2014-15 Third Quarter Budget Report

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution entitled:

RESOLUTION NO. 2015 - _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING THIRD QUARTER AMENDMENTS TO THE FY 2014-15 BUDGETED REVENUES AND EXPENSES

BACKGROUND:

This budget report for Fiscal Year 2014-15 reflects the Finance Department's continued efforts to provide timely, accurate, and understandable financial information to assist the City Council with the decision making process. All funds have been reviewed in preparing this report.

The emphasis of this report is on the General Fund which funds most of the government services such as public safety, general administrative services, building, planning, economic development, etc. This report also discusses preliminary prior year results, budget trends and the economic/political outlook that may impact the City's resources.

The primary purposes of this report are to:

- Recommended budgetary changes to address known budget deficiencies.
- Recommend budget changes to align the budget with projected fiscal year end actual costs;
- Identify changes which materially impact fund balances; and
- Recommend budget adjustments that are consistent with City Council goals and objectives.

DISCUSSION:

On June 26, 2013, the City Council adopted the first biennial operating budget for fiscal years 2013-14 and 2014-15 for the City of Wildomar. At the June 18, 2014 City Council meeting, several budget amendments were approved to be included in the FY 2014-15 budget plan. That budget plan represented a conservative and balanced budget totaling \$7.6 million for the General Fund for fiscal year 2014-15. The 370 page budget document, complete with narratives on the budget process, goals and objectives of each department, fiscal policies and practices, city wide summaries of revenues and expenditures, and department details of budgeted expenditures, was awarded the Distinguished Budget Presentation Award from the Government Finance Officers Association.

With nine months of fiscal activity having been completed at the March 31, 2015 third quarter completion date, staff is recommending the consideration of several minor changes to revenues and expenditure:

The General Fund revenues are requested to be increased primarily to recognize the increasing development activity within the city (\$570,000+). Additionally, the franchise fee budget for electricity is increased \$57,000 (20%) in response to growth and usage increases. Several other minor changes are being recognized in the third quarter report which in total would increase the General Fund revenues by \$810,700 over the amount approved at the mid-year budget review.

General Fund expenditures include several increases primarily due to the increased development activity in the City. Consistent with the revenue increases, expenses for these development related activities in Building & Safety and Private Development cost centers are recommended to be increased.

Other changes in non-general funds are primarily within the Grant related activities and represent year end fund maintenance changes.

FISCAL IMPACT:

The recommended changes to the General and Non-General Funds are highlighted within the attachments.

Submitted By: Approved By: Terry Rhodes Gary Nordquist Accounting Manager City Manager

ATTACHMENTS

FY 2014-15 Third Quarter Budget Report and Proposed Adjustments

RESOLUTION NO. 2015 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING THIRD QUARTER AMENDMENTS TO THE FY 2014-15 BUDGETED REVENUES AND EXPENSES

WHEREAS, The City of Wildomar Biennial Budget for FY 2013-14 and 2014-15 was approved by the Wildomar City Council on June 26, 2013 and Amended on June 18, 2014; and

WHEREAS, Changing economic conditions require that the original approved budget be monitored and updated: and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wildomar authorizes the third quarter amendment to the FY 2014-15 Budgets in the amount of \$13,898,700 in revenues along with total expenditures in the amount of \$15,766,900 attached as Exhibit A,

PASSED, APPROVED AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Mayor
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex City Attorney	Debbie A. Lee, CMC City Clerk

Exhibit A

City of Wildomar Total City Budgets Summary FY 2014-15 3rd Quarter

	3rd Quarter 3rd Quarter								Estimated			
		Audited Available Fund Balance + 06/30/14		Revenues 2014-16	=	Funds Available 2014-15 -	,	Appropriations 2014-16				Available Balance 06/30/15
	General Fund s	770,686	\$	9,346,600	\$	10,117,286	\$	9,313,500	\$	803,786		
		0								8.6%		
	Non-General Funds											
200	Gas Tax/TCRP (prop 42) \$	154,561	\$	1,139,000	\$	1,293,561	\$	1,286,600	\$	6,961		
201	Measure A	1,113,463		502,000		1,615,463		1,588,400		27,063		
203	TDA	(263,535)		-		(263,535)		310,000		(573,535)		
210	AQMD	84,408		41,000		125,408		39,900		85,508		
250	LMD 2006-1 (Parks)	(264,938)		-		(264,938)		-		(264,938)		
251	LMD 89-1	406,724		304,600		711,324		345,800		365,524		
252	CSA 22	(10,189)		30,600		20,411		34,000		(13,589)		
253	CSA 103	(52,078)		146,000		93,922		165,700		(71,778)		
254	CSA 142	59,867		33,000		92,867		237,100		(144,233)		
255	Measure Z - Parks	32,577		329,700		362,277		314,300		47,977		
280	Grant Fund	(778,143)		197,000		(581,143)		1,131,200		(1,712,343)		
281	SLESF	(4,620)		100,000		95,380		100,000		(4,620)		
282	CDBG	(136,997)		130,000		(6,997)		147,600		(154,597)		
300	Cemetery	1,551,012		418,200		1,969,212		395,200		1,574,012		
301	Cemetery Endowment	191,491		9,000		200,491		-		200,491		
110	DIF-Admin	(87,323)		10,000		(77,323)		10,400		(87,723)		
120	DIF-Public Facilities	431,407		279,000		710,407		130,500		579,907		
121	DIF-Police	226		41,000		41,226		-		41,226		
122	DIF-Animal Shelter	249		20,000		20,249		-		20,249		
123	DIF-Corporate Yard	79		20,000		20,079		-		20,079		
130	DIF-Fire Facilities	450,897		216,000		666,897		-		666,897		
140	DIF-Trans & Roads	318,984		168,000		486,984		-		486,984		
150	DIF-Trans & Signals	371,065		128,000		499,065		-		499,065		
160	DIF-Regional Parks	595,175		172,000		767,175		20,000		747,175		
170	DIF-Community Center	35,020		19,000		54,020		-		54,020		
180	DIF-Multipurpose Trails	179,342		97,000		276,342		56,700		219,642		
190	DIF-Library	173,710		2,000		175,710		140,000		35,710		
	Total Non-General Funds \$	4,552,434	\$	4,552,100	\$	9,104,534	\$	6,453,400	\$	2,395,782		
	Total Funds <u>\$</u>	5,323,121 +	\$	13,898,700	= \$	19,221,820 -	\$	15,766,900	= \$	3,199,568		

Attachment A

FY 2014-15
Third Quarter
Proposed Budget Adjustments

Attachment A

FY 2014-15
Third Quarter
Proposed
Budget Adjustments

City of Wildomar Total City Budgets Summary FY 2014-15 3rd Quarter

				•	Jiu Quaite	; I					
					3rd Quarter				3rd Quarter		Estimated
		Audited Available Fund Balance 06/30/14	٠		Revenues 2014-15	Funds Available = 2014-15 - 2014-15 =					Available Balance 06/30/15
	General Fund	\$ 770,686		\$	9,346,600	\$	10,117,286	\$	9,313,500	_\$	803,786 8.6%
	Non-General Funds										
200	Gas Tax/TCRP (prop 42)	\$ 154,561		\$	1,139,000	\$,,	\$	1,286,600	\$	6,961
201	Measure A	1,113,463	١		502,000		1,615,463		1,588,400		27,063
203	TDA	(263,535)	١				(263,535)		310,000		(573,535
210	AQMD	84,408	١		41,000		125,408		39,900		85,508
250	LMD 2006-1 (Parks)	(264,938)	١		-		(264,938)		-		(264,938
251	LMD 89-1	406,724	١		304,600		711,324		345,800		365,524
252	CSA 22	(10,189)	١		30,600		20,411		34,000		(13,589
253	CSA 103	(52,078)	١		146,000		93,922		165,700		(71,778
254	CSA 142	59,867	١		33,000		92,867		237,100		(144,233
255	Measure Z - Parks	32,577	١		329,700		362,277		314,300		47,977
280	Grant Fund	(778,143)	١		197,000		(581,143)		1,131,200		(1,712,343
281	SLESF	(4,620)	١		100,000		95,380		100,000		(4,620
282	CDBG	(136,997)	١		130,000		(6,997)		147,600		(154,597
300	Cemetery	1,551,012	١		418,200		1,969,212		395,200		1,574,012
301	Cemetery Endowment	191,491	١		9,000		200,491		40.400		200,491
410	DIF-Admin	(87,323)	١		10,000		(77,323)		10,400		(87,723
420	DIF-Public Facilities	431,407	١		279,000		710,407		130,500		579,907
421 422	DIF-Police DIF-Animal Shelter	226 249	١		41,000 20,000		41,226 20,249		-		41,226 20,249
422 423		249 79	١		20,000		20,249 20,079		-		20,249
	DIF-Corporate Yard DIF-Fire Facilities	79 450.897	١		,				-		
430		,	١		216,000		666,897		-		666,897
440 450	DIF-Trans & Roads	318,984	١		168,000		486,984		-		486,984
450 460	DIF-Trans & Signals DIF-Regional Parks	371,065 595,175	١		128,000 172,000		499,065 767,175		20,000		499,065 747,175
470	DIF-Regional Parks DIF-Community Center	35,020	١		19,000		54,020		20,000		54,020
480	DIF-Community Center DIF-Multipurpose Trails	179,342	١		97,000		276,342		56,700		219,642
490	DIF-Multipulpose Halls DIF-Library	173,710	١		2,000		175,710		140,000		35,710
430	Total Non-General Funds	\$ 4,552,434	ŀ	\$	4,552,100	\$		\$	6,453,400	\$	2,395,782
	Total Funds	\$ 5,323,121	+	\$	13,898,700	=_\$	19,221,820 -	\$	15,766,900	=_\$	3,199,568
			ļ								

City of Wildomar Revenue Group

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

Account Number	Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
100 General Fund						
3100 Sales & Use Tax	1,145,000	654,999	490,001	57%	50,000	1,195,000
3101 Sales & Use Tax TFL	400,000	· <u>-</u>	400,000	0%	· <u>-</u>	400,000
3102 Property Tax in Lieu of Sales Tax	, -	-	-	0%	-	-
3103 ERAF Sales Tax	-	175,718	(175,718)	0%	-	-
3104 Pass Through Payment	50,000	26,218	23,782	52%	_	_
3105 Property Tax-Secured	3,200,000	1,652,444	1,547,556	52%	40,000	3,240,000
3106 Property Tax-Unsecured	175,000	137,326	37,674	78%	-	175,000
3107 Property Tax-Prior Year	250,000	59,226	190,774	24%	_	250,000
3108 Property Tax-HOPTR	50,000	21,758	28,242	44%	_	50,000
3109 Property Tax-Supplemental, SBE	38,000	40,152	(2,152)	106%	_	38,000
3110 Real Property Transfer Tax	110,000	67,620	42,380	61%	_	110,000
3112 Property Tax VLF Swap	-	-	-	0%	_	-
3120 Franchise Fee-Solid Waste	305,000	201,296	103,704	66%	_	305,000
3121 Franchise Fee-Electricity	250,000	-	250,000	0%	57,000	307,000
3122 Franchise Fee-Gas	130,000	_	130,000	0%	-	130,000
3123 Franchise Fee Cable-Time Warner	60,000	29,997	30,003	50%	_	60,000
3124 Franchise Fee-Telecomm-Verizon	214,000	124,879	89,121	58%	36,000	250,000
3200 Business Registration Fee	15,000	14,460	540	96%	2,000	17,000
3201 NPDES Inspection Fee	13,000	14,400	-	0%	2,000	-
3210 Planning Fee	_		_	0%	_	_
3230 Develop/Engineering Permit Fee	-	1,147	(1,147)	0%	2,000	2,000
3235 Encroachment Permit	-	1,147	(1,147)	0%	2,000	2,000
	255,000	- 163,911	91,089	64%	50,000	305,000
ŭ ,	,	•	•			*
3260 Private Development Fee	1,200,000	947,521	252,479	79%	572,000	1,772,000
3265 Animal Control Fee	20.000	12.640		0%	-	
3268 Code Enforcement Revenue	20,000	13,640	13,640	68%	-	20,000
3270 Fines & Forfeitures	50,000	24,858	25,142	50%	-	50,000
3271 AMR Fines	9,000	7 000	9,000	0%	-	9,000
3300 Abandoned Property Registration	5,000	7,600	(2,600)	152%	4,000	9,000
3310 Public Safety Revenue	10,000	6,503	3,497	65%	-	10,000
3320 Special Event Revenue	1,000	1,973	(973)	197%	1,000	2,000
3322 Parks & Recreation	1,000	-	1,000	0%	-	1,000
3323 Farmers Market	-	-	-	0%	-	-
3325 Sports Leagues	-	-	-	0%	-	-
3326 Citizen Corp Revenue	-	-	-	0%	-	<u>-</u>
3500 Motor Vehicle License Fee	14,000	13,818	182	0%	-	14,000
3525 SB90 State Mandated Cost Reimb	10,000	-	10,000	0%	-	10,000
3526 State Condemnation Rev	1,000	-	1,000	0%	-	1,000
3530 County Augmentation	-	-	-	0%	-	-
3535 County/Special Dist. Reimb.	20,000	3,923	16,077	20%	-	20,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	5,000	942	4,058	19%	-	5,000
3801 Gain or Loss on Investment	-	-	-	0%	-	-
3802 Cash Over/Short	-	-	-	0%	-	-

City of Wildomar Revenue Group

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

40001	ınt Number	Pudgot	9 Month Actual Revenues	Remaining	% Received	Proposed	Adjusted
		Budget		Budget		Adjustment	<u>Budget</u>
3849	Recycle Revenue-Office	-	141	(141)	0%	200	200
3850	Miscellaneous Income	4,000	2,600	1,400	65%	62,000	66,000
3851	Save Our Park Donation	-	-	-	0%	-	-
3852		-	-	-	0%	-	-
3853	SOP Donation-O'Brien	-	-	-	0%	-	-
3854	SOP Donation-Windsong	-	-	-	0%	-	-
3855	GDS Park Rehab	-	20	(20)	0%	-	-
3900	Transfers In	538,900	-	538,900	0%	(65,500)	473,400
3901	Prior Period Adjustment	-	-	-	0%	-	-
	Total General Fund	8,535,900	4,394,691	4,148,489	51%	810.700	9.346.600
200 (Gas Tax						
	Gas Tax 2103	553,000	284,249	268,751	51%	-	553,000
3505	Gas Tax 2105	182,000	175,065	6,935	96%	-	182,000
3506	Gas Tax 2106	126,000	114,336	11,664	91%	-	126,000
3507	Gas Tax 2107	272,000	222,033	49,967	82%	-	272,000
3508	Gas Tax 2107.5	6,000	26,961	(20,961)	449%	-	6,000
3535	County/Special Dist. Reimb.	· -	-	-	0%	-	-
3540	Grant Revenue	-	-	-	0%	-	-
3800	Interest Income	-	-	-	0%	-	-
3900	Transfers In	-	-	-	0%	-	-
3901	Prior Period Adjustment	-	-	-	0%	-	-
	Total Gas Tax	1,139,000	822,644	316,356	72%	-	1,139,000

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

Account Number	Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
201 Measure A						
3520 Measure A Revenue	502,000	321,174	180,826	64%	-	502,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3850 Miscellaneous Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
Total Measure A	502,000	321,174	180,826	64%	-	502,000
210 AQMD						
3510 AQMD-AB2766	41,000	20,029	20,971	49%	-	41,000
3800 Interest Income	-	-	-	0%	-	=
Total AQMD	41,000	20,029	20,971	49%	-	41,000
						-
51 LLMD 89-1C						-
S550 Special Assessment	-	38,800	(38,800)	0%	-	-
3803 Zone 3 Special Assessment	108,000	53,792	54,208	50%	-	108,00
818 Zone 18 STL Special Assessment	700	589	111	84%	-	70
826 Zone 26 STL Special Assessment	1,000	368	632	37%	-	1,00
827 Zone 27 STL Special Assessment	1,100	435	665	40%	-	1,10
829 Zone 29 Special Assessment	900	301	599	33%	-	90
3830 Zone 30 Special Assessment	28,000	14,068	13,932	50%	-	28,00
3835 Zone 35 STL Special Assessment	200	(99)	299	-49%	-	200
842 Zone 42 Special Assessment	29,700	15,119	14,581	51%	-	29,70
850 Zone 50 STL Special Assessment	300	-	300	0%	-	30
8851 Zone 51 Special Assessment	7,000	3,307	3,693	47%	-	7,00
3852 Zone 52 Special Assessment	56,800	29,723	27,077	52%	-	56,80
859 Zone 59 Special Assessment	4,400	2,132	2,268	48%	-	4,40
3862 Zone 62 Special Assessment	15,600	7,615	7,985	49%	-	15,60
867 Zone 67 Special Assessment	6,500	3,333	3,167	51%	-	6,50
870 Zone 70 STL Special Assessment	1,100	181	919	16%	-	1,10
871 Zone 71 Special Assessment	9,300	4,745	4,555	51%	-	9,30
872 Zone 71 Special Lighting	400	-	400	0%	-	40
873 Zone 73 STL Special Assessment	700	407	293	58%	-	70
888 Zone 88 STL Special Assessment	700	(130)	830	-19%	-	70
3890 Zone 90 Special Assessment	32,200	-	32,200	0%	-	32,20
Total LLMD 89-1C	304,600	174,687	129,913	57%	-	304,60
252 CSA-22						-
Special Assessment	30,600	14,958	15,642	49%	-	30,600
CSA-22 Total	30,600	14,958	15,642	49%	-	30,600
253 CSA-103						_
3550 Special Assessment	146,000	80,505	65,495	55%	-	146,00

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

Account Number	Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
Total CSA-103	146,000	80,505	65,495	55%	-	146,000
254 CSA-142						
3550 Special Assessment	33,000	18,038	14,962	55%	-	33,000
Total CSA-142	33,000	18,038	14,962	55%	-	33,000
255 Measure Z Park	0.000	(4.000)		070/		0.000
3320 Special Event Revenue	2,000	(1,339)	3,339	-67%	-	2,000
3550 Special Assessment	320,200	175,701	144,499	55%	-	320,200
3553 Marna O'Brien Park-Facility Rent	1,500	3,543	(2,043)	0%	-	1,500
3554 Heritage Park-Facility Rent	-	10	(10)	0%	100	100
3555 Windsong Park-Facility Rent	100	40	60	0%	-	100
3556 Breakfast With Santa	4,200	4,418	(218)	0%	-	4,200
3850 Miscellaneous Income	600	578	22	0%	-	600
3852 Donations	1,000	1,000	-	0%	-	1,000
Total Measure Z Park	329,600	183,951	145,649	56%	100	329,700
280 Grants						
3535 County/Special Dist. Reimb.	-	-	-	0%	-	-
3540 Grant Revenue	81,400	196,536	-	0%	115,600	197,000
3900 Transfers In	- 04 400	100 500	-	0%	-	-
Total Grants	81,400	196,536	-	0%	115,600	197,000
281 SLESF						
3521 SLESF Revenue	100,000	64,563	35,437	65%	-	100,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-		25 427	0%	-	100.000
Total SLESF	100,000	64,563	35,437	65%	-	100,000
282 CDBG						
3540 Grant Revenue	130,000	-	130,000	0%	-	130,000
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-		0%	-	-
Total CDBG	130,000	-	130,000	0%	-	130,000

Budget Report

Mid Year Budget July 1, 2014 - March 31, 2015

Account Number		Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
300 Cemetery	_						-
3104 Pass Throu	igh Payment	5,000	2,165	2,835	0%	-	5,000
3105 Property Ta		336,000	193,538	142,462	58%	-	336,000
3106 Property Ta	ax-Unsecured	16,000	15,729	271	0%	-	16,000
	ax-Prior Year	1,000	· -	1,000	0%	-	1,000
3108 Property Ta		1,000	2,536	(1,536)	254%	1,500	2,500
3109 Property Ta	ax-Supplemental, SBE	-	7,641	(7,641)	0%	7,700	7,700
3111 Property Ta		-	-	-	0%	-	-
3525 SB90 State	Mandated Cost Reimb	-	-	-	0%	-	-
3527 State Mand	dated Cost Reimbursement	-	-	-	0%	-	-
3536 Endowmen	nt	-	-	-	0%	-	_
3537 Proceeds f	rom Cemetery	-	-	-	0%	-	-
3800 Interest Inc	come	-	-	-	0%	-	-
3850 Miscellane	ous Income	50,000	36,242	13,758	72%	-	50,000
3900 Transfers I	n	-	-	-	0%	-	-
3910 Contributio	n from County	-	-	-	0%	-	-
Total	Cemetery	409,000	257,852	151,148	63%	9,200	418,200
3105 Property Ta		-	- -	-	0% 0%	-	-
	ax-Unsecured	-	-	-	0%	-	-
3536 Endowmen	nt	9,000	7,400	1,600	82%	-	9,000
3537 Proceeds f	rom Cemetery	-	-	-	0%	-	-
3800 Interest Inc	come	-	-	-	0%	-	-
3850 Miscellane		-	-	-	0%	-	-
3900 Transfers I		-	-	-	0%	-	-
3910 Contributio	n from County	- -	-	-	0%	-	-
Total	Cemetery Endowment	9,000	7,400	1,600	82%	-	9,000
410 Admin DIF							-
	ant Impact Foo	40.000		10.000	00/	(400)	0.000
	ent Impact Fee	10,000	209	10,000	0% 0%	(400) 100	9,600
	Family Residence	-	209	(209)		100	100
3562 DIF-Multi-F	•	-	-	- (200)	0%	-	-
3563 DIF-Comm		-	209	(209)	0%	300	300
3564 DIF-Industr		-	-	-	0% 0%	-	-
3800 Interest Inc 3900 Transfers In		-	-	-	0% 0%	-	-
•	n Admin DIF	10,000	418	9,582	4%	-	10,000
Total	AUIIIII DIF	10,000	410	9,382	4%	-	10,000

Budget Report

Mid Year Budget July 1, 2014 - March 31, 2015

1	Account Number	Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
3561 DIF-Single Family Residence 2,500 2,796 (296) 112% 500 3,000 3562 DIF-MultiFamily Residential - 0% 1,500 5,000 3563 DIF-Commercial 3,500 4,722 (1,222) 0% 1,500 5,000 3564 DIF-Inclustrial - - - 0% - - - 3800 Interest Income - - - 0% - - - 3800 Interest Income - - - 0% - - - 3800 Interest Income - <th>420 City Hall DIF was Public Facilities DIF</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	420 City Hall DIF was Public Facilities DIF						
	3560 Development Impact Fee	273,000	-	273,000	0%	(2,000)	271,000
\$\ \operatorname{normal} \$\ \text{3,50} \$\ \qua		2,500	2,796	(296)	112%		3,000
\$\ \operatorname{normal} \$\ \text{3,50} \$\ \qua	3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
Second Interest		3,500	4,722	(1,222)	0%	1,500	5,000
Transfers I	3564 DIF-Industrial	-	-	-	0%	-	-
Total City Hall DIF 279,000 7,518 271,482 3% - 279,000 421 Police DIF	3800 Interest Income	-	-	-	0%	-	-
A	3900 Transfers In	-	-	-	0%	-	-
\$	Total City Hall DIF	279,000	7,518	271,482	3%	-	279,000
1,000 1,0	421 Police DIF						
3562 DIF-Multi-Family Residential - - 0% - - 3663 DIF-Commercial - - 0% - - 3640 DIF-Industrial - - 0% - - 3800 Interest Income - - - 0% - - 3800 Transfers Income - - - 0% - - 3900 Transfers Income - - - 0% - - 422 Animal Shelter DIF - - - 0% - - - 422 Animal Shelter DIF - - - 0.00 0 (400) 19,600 3561 DIF-Single Family Residence - 328 (328) 0% 400 400 3562 DIF-Multi-Family Residential - - - 0% - - 3663 DIF-Industrial - - -	3560 Development Impact Fee	40,000	-	40,000	0%	-	40,000
Second Diff-Commercial Second Second Second Diff-Industrial Second Second Diff-Industrial Second Second Diff-Industrial Second Second Diff-Industrial Diff-Indu	3561 DIF-Single Family Residence	-	678	(678)	0%	1,000	1,000
3564 DIF-Industrial - - 0% - - 3800 Inderest Income - - - 0% - - 3900 Transfers Income - - - 0% - - 3900 Transfers Income - - - 0% - - 4000 Total - - - 0% - - - 422 Animal Shelter DIF - - 20,000 - 20,000 0% (400) 19,600 3561 Divelopment Impact Fee 20,000 - 20,000 0% 400 400 3562 DiF-Multi-Family Residential - - 0% - - - 3563 DiF-Commercial - - 0% - - - 3564 DiF-Industrial - - - 0% - - 3563 DiF-Commercial - - - 0% - - - 3564 DiF-Industrial	3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
Note	3563 DIF-Commercial	-	-	-	0%	-	-
Transfers	3564 DIF-Industrial	-	-	-	0%	-	-
Total Police DIF 40,000 678 39,322 0% 1,000 41,000	3800 Interest Income	-	-	-	0%	-	-
A composite Forms Family Residence A composite Forms A co	3900 Transfers In	-	-		0%	-	-
3560 Development Impact Fee 20,000 - 20,000 0% (400) 19,600 3561 DIF-Single Family Residence - 328 328 0328 0% 400 400 3562 DIF-Multi-Family Residential 0% 3563 DIF-Commercial	Total Police DIF	40,000	678	39,322	0%	1,000	41,000
3561 DIF-Single Family Residence - 328 (328) 0% 400 400 3562 DIF-Multir-Family Residential - - - 0% - - 3563 DIF-Commercial - - - 0% - - 3564 DIF-Industrial - - - 0% - - 3800 Interest Increet - - - 0% - - 3900 Transfers Increet - - - 0% - - - 3900 Transfers Increet - - - 0% -	422 Animal Shelter DIF						
3562 DIF-Multi-Family Residential -	3560 Development Impact Fee	20,000	-	20,000	0%	(400)	19,600
3563 DIF-Commercial -	3561 DIF-Single Family Residence	-	328	(328)	0%	400	400
Signature Sign	3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
Transfers Note No	3563 DIF-Commercial	-	-	-	0%	-	-
Transfers n	3564 DIF-Industrial	-	-	-	0%	-	-
Total Animal Shelter DIF 20,000 328 19,672 0% - 20,000 423 Corporate Yard DIF 3560 Development Impact Fee 20,000 - 20,000 0% - 20,000 3561 DIF-Single Family Residence - - - 0% - - 3562 DIF-Multi-Family Residential - - - 0% - - 3563 DIF-Commercial - - - 0% - - 3564 DIF-Industrial - - - 0% - - 3800 Interest Income - - - 0% - - 3900 Transfers In - - - - 0% - -	3800 Interest Income	-	-	-	0%	-	-
423 Corporate Yard DIF 3560 Development Impact Fee 20,000 - 20,000 0% - 20,000 3561 DIF-Single Family Residence - - - 0% - - 3562 DIF-Multi-Family Residential - - - 0% - - 3563 DIF-Commercial - - - 0% - - 3564 DIF-Industrial - - - 0% - - 3800 Interest Income - - - 0% - - 3900 Transfers In - - - - 0% - -		-	-			-	-
3560 Development Impact Fee 20,000 - 20,000 0% - 20,000 3561 DIF-Single Family Residence - - - 0% - - 3562 DIF-Multi-Family Residential - - - 0% - - 3563 DIF-Commercial - - - 0% - - 3564 DIF-Industrial - - - 0% - - 3800 Interest Income - - - 0% - - 3900 Transfers In - - - - 0% - -	Total Animal Shelter DIF	20,000	328	19,672	0%	-	20,000
3560 Development Impact Fee 20,000 - 20,000 0% - 20,000 3561 DIF-Single Family Residence - - - 0% - - 3562 DIF-Multi-Family Residential - - - 0% - - 3563 DIF-Commercial - - - 0% - - 3564 DIF-Industrial - - - 0% - - 3800 Interest Income - - - 0% - - 3900 Transfers In - - - 0% - -	423 Corporato Vard DIE						
3561 DIF-Single Family Residence - - 0% - - 3562 DIF-Multi-Family Residential - - 0% - - 3563 DIF-Commercial - - 0% - - 3564 DIF-Industrial - - 0% - - 3800 Interest Income - - 0% - - 3900 Transfers In - - 0% - -		20.000	-	20.000	0%	-	20.000
3562 DIF-Multi-Family Residential - - 0% - - 3563 DIF-Commercial - - 0% - - 3564 DIF-Industrial - - 0% - - 3800 Interest Income - - 0% - - 3900 Transfers In - - 0% - -		-	-	-	0%	_	-
3563 DIF-Commercial - - 0% - - 3564 DIF-Industrial - - 0% - - 3800 Interest Income - - 0% - - 3900 Transfers In - - 0% - -		_	_	_		_	-
3564 DIF-Industrial - - 0% - - 3800 Interest Income - - 0% - - 3900 Transfers In - - 0% - -		-	-	_	0%	-	-
3800 Interest Income - - 0% - - 3900 Transfers In - - - 0% - -		-	<u>-</u>	-		-	-
3900 Transfers In 0%		-	<u>-</u>	-		-	-
		-	-	-		-	-
	Total Corporate Yard DIF	20,000	-	20,000	0%	-	20,000

430 Fire Facilities DIF

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

Account Number	Budget	9 Month Actual Revenues	Remaining Budget	% Received	Proposed Adjustment	Adjusted Budget
3560 Development Impact Fee	211,000	-	211,000	0%	(4,000)	207,000
3561 DIF-Single Family Residence	2,000	2,724	(724)	0%	2,000	4,000
3562 DIF-Multi-Family Residential	-	· -	-	0%	- -	· -
3563 DIF-Commercial	3,000	4,462	(1,462)	117%	2,000	5,000
3564 DIF-Industrial	-	· -	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	_
3900 Transfers In	-	-	-	0%	-	-
Total Fire Facilities DIF	216,000	7,186	208,814	3%	-	216,000
440 Trans-Roads DIF						
3560 Development Impact Fee	165,000	<u>-</u>	165,000	0%	(4,500)	160,500
3561 DIF-Single Family Residence	1,500	5,220	(3,720)	73%	4,000	5,500
3562 DIF-Multi-Family Residential	-	· -	-	0%	-	-
3563 DIF-Commercial	1,500	1,869	(369)	98%	500	2,000
3564 DIF-Industrial	-	-	· - ′	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
Trans-Roads DIF Total	168,000	7,089	160,911	4%	-	168,000
450 Trans-Signals DIF						
3560 Development Impact Fee	122,000	-	122,000	0%	(8,500)	113,500
3561 DIF-Single Family Residence	1,000	7,911	(6,911)	84%	7,000	8,000
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	5,000	6,375	(1,375)	101%	1,500	6,500
3564 DIF-Industrial	-	-	-	0%	=	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In			<u>-</u>	0%	=	
Trans-Signals DIF	128,000	14,286	113,714	11%	-	128,000

Budget Report Mid Year Budget July 1, 2014 - March 31, 2015

460 Regional Parks DIF3560 Development Impact Fee3561 DIF-Single Family Residence					Adjustment	Budget
·						-
3561 DIF-Single Family Residence	-	-	-	0%	-	_
ooo i bii oliigic i airiiiy itoolaciioo	172,000	2,908	169,092	0%	(3,000)	169,000
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	-	2,065	(2,065)	0%	3,000	3,000
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
Total Regional Parks DIF	172,000	4,973	167,027	0%	-	172,000
470 Community Ctr DIF						
3560 Development Impact Fee	18,500	_	18,500	0%	(1,100)	17,400
3561 DIF-Single Family Residence	500	1,546	(1,046)	309%	1,100	1,600
3562 DIF-Multi-Family Residential	-		-	0%	-	-
3563 DIF-Commercial	-	-	-	0%	_	_
3564 DIF-Industrial	-	-	-	0%	_	-
3800 Interest Income	-	-	=	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
Total Community Ctr DIF	19,000	1,546	17,454	8%	-	19,000
480 Multipurpose Trails DIF						
3560 Development Impact Fee	95,000	_	95,000	0%	(2,200)	92,800
3561 DIF-Single Family Residence	1,000	2,882	(1,882)	288%	2,000	3,000
3562 DIF-Multi-Family Residential	-	-,	-	0%	-,	-
3563 DIF-Commercial	1,000	1,158	(158)	116%	200	1,200
3564 DIF-Industrial	-	,	-	0%	-	-
3800 Interest Income	-	-	-	0%	_	-
3900 Transfers In	-	-	-	0%	_	-
Total Multipurpose Trails DIF	97,000	4,040	92,960	4%	-	97,000
490 Library DIF						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	1,000	1,364	(364)	136%	1,000	2,000
3562 DIF-Multi-Family Residential	-	-	- -	0%	-	-
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3900 Transfers In	<u>-</u>	<u> </u>	<u>-</u>	0%	<u> </u>	
Total Library DIF	1,000	1,364	(364)	136%	1,000	2,000
Grand Total	12,961,100	6,606,454	6,354,646	51%	937,600	13,898,700

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
100 Genera	I Fund						
	City Council	\$ 130,700	\$ 105,013	\$ 25,687	80%	\$ 16,600	\$ 147,300
	City Manager	326,500	181,436	145,064	56%	-	326,500
	City Clerk	197,900	116,685	81,215	59%	-	197,900
	City Attorney	129,000	85,099	43,901	66%	-	129,000
	Administrative Svcs	262,700	169,793	92,907	65%	-	262,700
	Community Services	38,300	6,444	31,856	17%	(8,100)	30,200
	O'Brien Park	16,600	20,224	(3,624)	122%	8,100	24,700
	Heritage Park	-	-	-	0%	-	-
	Windsong Park	24,800	24,708	92	100%	-	24,800
	Ball Field	15,000	5,101	9,899	34%	-	15,000
	Non-Departmental/Facilities_	540,300	384,637	155,663	71%	(2,700)	537,600
	General Government	1,681,800	1,099,139	582,661	65%	13,900	1,695,700
	Community Dev Admin	198,200	195,860	2,340	99%	-	198,200
	Planning Commission	25,900	11,292	14,608	44%	300	26,200
	Building and Safety	444,800	232,812	211,988	52%	-	444,800
	Planning	194,100	154,509	39,591	80%	-	194,100
	Private Development	759,900	817,226	-57,326	108%	781,000	1,540,900
	Development Engineering	500	762	-262	152%	1,100	1,600
	Code Enforcement _	123,200	120,097	3,103	97%	31,000	154,200
	Community Development	1,746,600	1,532,557	214,043	88%	813,400	2,560,000
	Development Engineering	-	-	-	0%	-	-
	Public Works/Engineering _		155,533	1,867	99%	-	157,400
	Public Works _	157,400	155,533	1,867	99%	-	157,400
	Office of Emergency Mgmt	29,500	11,762	17,738	40%	(10,000)	19,500
	Police	2,340,300	1,260,221	1,080,079	54%	-	2,340,300
	Fire	2,061,200	1,019,536	1,041,664	49%	-	2,061,200
	Animal Control	454,400	383,248	71,152	84%	25,000	479,400
		- ,	,	,	0%		-, , , , - -
	Public Safety	4,885,400	2,674,766	2,210,634	55%	15,000	4,900,400
	General Fund	8,471,200	5,461,996	3,009,204	64%	842,300	9,313,500

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
200-GAS TAX							
	General Government	_	0	0	0%	_	_
	Public Works/Engineering	1,436,600	714,717	721,883	50%	(150,000)	1,286,600
	Safe Sidewalks to Schools	-,,	-	-	0%	-	-,,
	Clinton Keith/I-15 Interchg 01	-	2,298	-2,298	0%	-	-
	Bundy Canyon/Scott Rd Widen 02	-	-	-	0%	-	-
	I-15/Baxter Traf Sig 03	-	_	-	0%	-	-
	Grand Ave Widen 04	-	-	-	0%	-	-
	Palomar Widen 05	-	836	-836	0%	-	-
	Clinton Keith Widen 08	-	2,936	-2,936	0%	-	-
Els	inore HS Sdwlk SB821 Ph 2 CIP16	-	, -	-	0%	_	-
	Total Gas Tax	1,436,600	720,786	715,814	50%	(150,000)	1,286,600
201-MEASURE	: A						
	Public Works/Engineering	116,100	-	116,100	0%	(77,600)	38,500
	Accessibility Imp Prog	36,000	63,876	-27,876	177%	-	36,000
	Roadway Safety Imp	40,000	12,972	27,028	32%	35,000	75,000
	Slurry Seal Prog	830,000	129,453	700,547	16%	(46,000)	784,000
	Traffic Signal Prog	· -	17	-17	0%	-	-
	Unpaved Roadway	33,000	689	32,311	2%	(33,000)	-
	City Wide Maint Prog	127,000	213,871	-86,871	168%	(27,000)	100,000
	Safe Sidewalks to Schools	-	· -	-	0%	-	-
Traffic	c Signal Imp-HiddenSpr/ClintonKeit	11,000	-	11,000	0%	-	11,000
Alm	ond Street Sidewalk Improvements	82,000	-	82,000	0%	-	82,000
Roa	dway Imp to Unpaved Rd/Drainage	-	-	-	0%	-	-
	Clinton Keith Slurry Seal	17,600	-	17,600	0%	-	17,600
	George Ave Sidewalk Imp	22,000	-	22,000	0%	44,500	66,500
	Pavement Repair Program	-	-	-	0%	-	-
	Bundy Canyon Rd. Safety Imp.	1,900	10,034	-8,134	0%	23,400	25,300
G	Frand Ave & Clinton Keith Bike Ph 1	(87,400)	235	-87,635	0%	188,200	100,800
G	Frand Ave & Clinton Keith Bike Ph 2	47,000	-	47,000	0%	69,700	116,700
	Grand Ave Multi-Use Trail	135,000		135,000	0%		135,000
	Total Measure A	1,411,200	431,146	980,054	31%	177,200	1,588,400

Fund Dep	artment/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
202 Traffic Congestion	Fund						
-		_	_	_	0%	_	_
Tra	ublic Works/Engineering affic Congestion Relief	-	_	_	0%	_	_
• • • • • • • • • • • • • • • • • • • •	and congoonen rone.				• • • • • • • • • • • • • • • • • • • •		
203 TDA							
Pu	ublic Works/Engineering	_	-	-	0%	-	-
	Accessibility Imp Prog	-	41,770	-41,770	0%	-	-
	Roadway Safety Imp	-	-	-	0%	-	-
	Slurry Seal Prog	-	-	-	0%	-	-
	Traffic Signal Prog	-	-	-	0%	-	-
	Unpaved Roadway	-	-	-	0%	-	-
	City Wide Maint Prog	-	-	-	0%	-	-
	Schools SB821 Phase 1	140,000	6,838	133,162	0%	-	140,000
	Sdwlk SRS2 Ph 2 CIP16	-	-	-	0%	-	-
	dwlk SB821 Ph 2 CIP16	-	-	-	0%	-	-
Grand	Sidewalk SB821 CIP18	170,000	3,934	166,066	0%	-	170,000
	TDA Fund	310,000	52,542	257,458	0%	-	310,000
210 AQMD							
Pu	ublic Works/Engineering	39,900	0	39,900	0%	-	39,900
	Unpaved Roadway	-	-	-	0%	-	-
	AQMD	39,900	0	39,900	0%	-	39,900
250 LMD 2006-1							
	Community Services	-	-	-	0%	-	-
	O'Brien Park	-	-	-	0%	-	_
	Heritage Park	-	-	-	0%	-	-
	Windsong Park	<u> </u>			0%		
	Total LMD 2006-1	-	-	-	0%	-	

Expenditure Status Report
Third Quarter FY 2014-2015

July 1, 2014 - March 31, 2015

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
251 LLMD 89-1C	•						
	Community Services	_	1,746	(1,746)	0%	-	_
	O'Brien Park	_	-	(1,115)	0%	_	_
	General Government	41,300	17,500	23,800	42%	_	41,300
	Public Works/Engineering	41,300	19,246	22,054	47%	-	41,300
	_						
	Zone 03	108,000	48,108	59,892	45%	-	108,000
	Zone 18	700	356	344	51%	-	700
	Zone 26	1,000	475	525	48%	-	1,000
	Zone 27	1,100	594	506	54%	-	1,100
	Zone 29	900	722	178	80%	-	900
	Zone 30	28,000	3,719	24,281	13%	-	28,000
	Zone 35	200	85	115	42%	-	200
	Zone 42	29,700	7,850	21,850	26%	-	29,700
	Zone 50	300	119	181	40%	-	300
	Zone 51	7,000	1,697	5,303	24%	-	7,000
	Zone 52	56,800	5,557	51,243	10%	-	56,800
	Zone 59	4,400	1,232	3,168	28%	-	4,400
	Zone 62	15,600	2,077	13,523	13%	-	15,600
	Zone 67	6,500	140	6,360	2%	-	6,500
	Zone 70	1,100	356	744	32%	-	1,100
	_	261,300	73,087	188,213	28%	-	261,300
	Zone 71	9,700	1,674	8,026	17%	-	9,700
251-873 Zone 3	_						
	Zone 3	700	238	462	34%	-	700
	Zone 88	600	-	600	0%	-	600
	Zone 90	32,200	-	32,200	0%	-	32,200
	LLMD 89-1C	345,800	94,244	251,556	27%	-	345,800

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
252 CSA-22							_
	Landscape	-	-	-	0%	-	-
	General Government	-	203	(203)	0%	-	-
	Public Works	4,000	24,902	(20,902)	623%	-	4,000
	Street Lights _	30,000	2,699	27,301	9%	-	30,000
	CSA-22	34,000	27,804	6,196	82%	-	34,000
253 CSA 103							
	CSA-103	165,700	122,647	43,053	74%		165,700
254 CSA 142							
	CSA-142	237,100	169,165	67,935	71%		237,100
255 Measure Z							
	Community Services	48,900	60,939	-12,039	125%	23,000	71,900
	O'Brien Park	190,500	109,068	81,432	57%	(36,600)	153,900
	Heritage Park	27,100	28,522	-1,422	105%	8,400	35,500
	Windsong Park _	44,000	43,374	626	99%	9,000	53,000
	General Government	310,500	241,903	68,597	78%	3,800	314,300
	Public Works/Engineering	-	0	0	0%	-	-
	Total Measure Z Park	310,500	241,903	68,597	78%	3,800	314,300
280-Grants	-						
	Administrative Svcs	7,000	-	7,000	0%	-	7,000
	Building and Safety	-	-	-	0%	-	-
	Community Development	-	-	-	0%	-	-
	Public Works/Engineering	2,000	1,984	16	99%	<u>-</u>	2,000
	Total Public Safety	9,000	1,984	7,016	0%	-	9,000

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
280-907	Safe Sidewalks to Schools	-	5,727	(5,727)	0%		-
	<u> </u>	-	-	-	0%		-
	Safe Sidewalks to Schools	2,000	5,727	(3,727)	0%		2,000
280-908	Clinton Keith/I-15 Interchg 01	-	-	-	0%	-	-
280-909	Bundy Canyon/Scott Rd Widen 02	245,000	6,669	238,331	0%	-	245,000
280-912	Palomar Widen 05	72,000	162,888	(90,888)	0%	-	72,000
280-913	Clinton Keith Widen 08	220,000	50,284	169,716	0%	-	220,000
280-914	Street Light Replacement	-	-	-	0%	-	-
280-915	Storm Event-Jan 2010	-	-	-	0%	-	-
280-916	Storm Event-Dec 2010	-	-	-	0%	-	-
280-917	Safe Sidewalks to Schools SB821 Phase 1	-	-	-	0%	-	-
280-918	Elsinore HS Sdwlk SRS2 Ph 2 CIP16	43,000	39,969	3,032	0%	-	43,000
280-919	Elsinore HS Sdwlk SB821 Ph 2 CIP16	(140,000)	30,176	(170,176)	0%	-	(140,000)
280-920	Grand Sidewalk SB821 CIP18	(85,000)	5,540	(90,540)	0%	-	(85,000)
280-921	Traffic Signal Imp-HiddenSpr/ClintonKeit	80,000	990	79,010	0%	-	80,000
280-922	Almond Street Sidewalk Improvements	147,000	13,282	133,718	0%	-	147,000
280-923	Collier Elementary Sidewalk Imp	109,000	22,689	86,311	0%	_	109,000
280-925	Clinton Keith Slurry Seal	129,000	7,987	121,013	0%	_	129,000
280-926	George Ave Sidewalk Imp	54,000	87,209	(33,209)	0%	_	54,000
280-928	Bundy Canyon Rd. Safety Imp.	17,100	-	17,100	0%	_	17,100
280-929	Grand Ave & Clinton Keith Bike Ph 1	-	10,998	(10,998)	0%	_	-
280-930	Grand Ave Bike Path Ph 2	-	6,593	(6,593)	0%	_	_
280-932	Lateral C-1 (Zone 7)	90,000	207,989	(117,989)	0%	_	90,000
280-933	Olive St. Cape Seal	-	-	(111,000)	0%	_	-
280-934	OTS Traffic Collision Database	63,000	50,119	12,881	0%	_	63,000
280-950	Homeland Sec Grant Prog-FY09	-	-	12,001	0%	_	-
280-951	Homeland Sec Grant Prog-FY10	_	_	_	0%	_	_
280-952	Homeland Sec Grant Prog-Travel	31,100	_	31,100	0%	_	31,100
280-953	EMPG FY10	31,100	_	31,100	0%	_	31,100
280-954	Homeland Sec Grant Prog-FY11	5,000	_	5,000	0%	_	5,000
280-955 280-955	EMPG FY12	10,900	<u>-</u>	10,900	0%	_	10,900
280-956	Homeland Sec Grant Program-FY12	5,000	2,053	2,947	41%	<u>-</u>	5,000
280-957	SHSP/HSGP	24,100	2,053 3,454	2,947 20,646	14%	-	24,100
280-957 280-959	EMPG FY 14	24,100	4,600	(4,600)	0%	-	24 , 100
200-333		1,120,200	713,488	397,259	64%		1,120,200

Fund [Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
	Grants	1,131,200	721,199	400,548	64%	-	1,131,200
281-SLESF	SI ESE	100,000	0	100,000	0%	_	100,000
282-CDBG				,			,
300 Cemetery	CDBG	147,600	0	147,600	0%	-	147,600
300 Cemetery	Cemetery	365,200	236,494	128,706	65%	30,000	395,200
301-Cemetery Endowmer	nt Cemetery Endowment		_		0%	-	-
410-ADMIN DIF				-	U /6	-	
420-CITY HALL DIF	Total Admin DIF	10,400	8,292	2,108	80%	-	10,400
		120 500	- 4,468	0 126,032	0% 3%	-	- 130,500
	Total City Hall DIF	130,500 130,500		126,032	3% 3%	<u>-</u>	130,500
421-POLICE DIF					0%		
		-	-	-	0%	-	-
400 ANUMAL CUELTED D		-	-	-	0%	-	-
422-ANIMAL SHELTER D	IF	-	-	-	0%	-	-
		-	-	-	0%	-	-
423-CORP YARD DIF	Total Animal Shelter DIF	-	-	-	0%	-	-
Total City Manager		-	-	-	0%	-	-
Total Community Dev Ad	lmin Total Corp Yard DIF	<u> </u>	<u>-</u>	-	0% 0%	<u>-</u>	-
430-FIRE FACILITIES DIF	•					_	
440 TRANS-ROADS DIF	Total Fire Facilities DIF	-	-	0	0%	-	<u> </u>
1440 I MAINS-NUADS DIF	Total Trans-Roads DIF	0	0	0	0%	-	<u>-</u>
450- TRANS SIGNALS DI					0%	_	
	rotai Trans-Signais DIF	-	-	-	U%	-	•

Expenditure Status Report Third Quarter FY 2014-2015 July 1, 2014 - March 31, 2015

Fund	Department/Project	Budget	9 Month Actual Expenditure	Remaining Balance	Percent Used	Requested Budget Change	Revised Budget
460-REGIONAL P	PARKS DIF						
	Total Regional Parks DIF	20,000	14,871	5,129	0%	-	20,000
470-COMMUNITY	CTR DIF						
	Total Community Ctr DIF	-	-	-	0%	-	-
480-MULTIPURPO	OSE TRAILS DIF						
	Total Multipurpose Trails DIF	56,700	1,881	54,819	3%	-	56,700
490-LIBRARY DIF	<u> </u>						
	Total Library DIF	140,000	-	-	0%		140,000
	Grand Total	14,863,600	8,309,439	6,554,161	56%	903,300	15,766,900

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WILDOMAR CEMETERY DISTRICT REGULAR MEETING MINUTES JANUARY 14, 2015

CALL TO ORDER

The regular session of January 14, 2015, of the Wildomar Cemetery District Board of Trustees was called to order by Chairman Benoit at 7:56 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

Trustees Roll Call showed the following Members in attendance: Trustees Cashman, Walker, Vice Chairman Moore, and Chairman Benoit. Members absent: Trustee Swanson.

Staff in attendance: General Manager Nordquist, Assistant General Manager York, District Counsel Jex, and Clerk of the Board Lee.

PUBLIC COMMENTS

There were no speakers.

BOARD COMMUNICATIONS

There were no comments.

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Trustee Walker, seconded by Vice Chairman Moore, to approve the agenda as presented.

MOTION carried, 4-0-1, by the following vote:

YEA: Cashman, Walker, Vice Chairman Moore, Chairman Benoit

NAY: None

ABSTAIN: None ABSENT: Swanson

4.0 **CONSENT CALENDAR**

A MOTION was made by Trustee Walker, seconded by Vice Chairman Moore, to approve the Consent Calendar as presented.

MOTION carried, 4-0-1, by the following vote:

YEA: Cashman, Walker, Vice Chairman Moore, Chairman Benoit

NAY: None

ABSTAIN: None ABSENT: Swanson

4.1 Minutes – September 10, 2014 Regular Meeting

Approved the Minutes as submitted.

4.2 **Warrant Register**

Approved the following:

- 1. Warrant Register dated 12-04-2014, in the amount of \$293.75;
- 2. Warrant Register dated 12-11-2014, in the amount of \$3,409.63;
- 3. Warrant Register dated 12-18-2014, in the amount of \$15,106.38;
- 4. Warrant Register dated 12-23-2014, in the amount of \$605.90; &
- 5. Warrant Register dated 12-30-2014, in the amount of \$1,264.31

4.3 **Treasurer's Report**

Approved the Treasurer's Report for November, 2014.

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 **GENERAL BUSINESS**

There were no items scheduled.

GENERAL MANAGER REPORT

General Manager Nordquist reported of the tree damage from the recent storm at the cemetery.

FUTURE AGENDA ITEMS

There were no items.

ADJOURN WILDOMAR CEMETERY DISTRICT

There being no further adjourned at 7:58 p.m.	business,	Chairman	Benoit	declared	the	meeting
Submitted by:		Approve	d by:			
Debbie A. Lee, CMC City Clerk		Ben J. B Chairma				

WILDOMAR CEMETERY DISTRICT Agenda Item #4.2 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Chairman and Board of Trustees

FROM: Terry Rhodes, Accounting Manager

SUBJECT: Warrant Register

STAFF REPORT

RECOMMENDATION:

Staff recommends that the Board of Trustees approve the following:

- 1. Warrant Register dated 04-02-2015, in the amount of \$1,494.03;
- 2. Warrant Register dated 04-09-2015, in the amount of \$9,993.91;
- 3. Warrant Register dated 04-16-2015, in the amount of \$804.86;
- 4. Warrant Register dated 04-23-2015, in the amount of \$1,007.26; &
- 5. Warrant Register dated 04-30-2015, in the amount of \$873.83.

DISCUSSION:

The Wildomar Cemetery District requires that the Trustees audit payments of demands and direct the General Manager to issue checks. The Warrant Registers are submitted for approval.

FISCAL IMPACT:

These Warrant Registers will have a budgetary impact in the amount noted in the recommendation section of this report. These costs are included in the Fiscal Year 2014-15 Budgets.

Submitted by: Approved by: Terry Rhodes Gary Nordquist Accounting Manager General Manager

ATTACHMENTS:

Voucher List 04/02/2015 Voucher List 04/09/2015 Voucher List 04/16/2015 Voucher List 04/23/2015 Voucher List 04/30/2015 04/02/2015 3:01:51PM

Bank code :

wf

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
204566	4/2/2015	000367 CINTAS CORPORATION	55102502		STAFF UNIFORM MAINTENANCE	36.20
					Total :	36.20
204567	4/2/2015	000608 DEJONG, PETER	32515		CEMETERY DRINKING WATER	12.50
					Total :	12.50
204568	4/2/2015	000631 LABOR READY	19440987A		CEMETERY LABOR 3/07/15-3/13/15	622.15
			19450527A		CEMETERY LABOR 3/14/15-3/20/15	622.15
					Total :	1,244.30
204569	4/2/2015	000186 RIGHTWAY	64949		3/20/15-4/16/15 CEMETERY RESTROOM MAINTE	87.90
					Total :	87.90
204570	4/2/2015	000020 VERIZON	31915		3/19/15-4/18/15 CEMETERY VOICE/INTERNET	113.13
					Total :	113.13
	5 Vouchers fo	or bank code : wf			Bank total :	1,494.03
	5 Vouchers in	n this report			Total vouchers :	1,494.03

Voucher List City of Wildomar

04/09/2015 12:49:21PM

Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204592	4/9/2015	000367 CINTAS CORPORATION	55105085		STAFF UNIFORM MAINTENANCE Total:	36.20 36.20
204593	4/9/2015	000684 COMMON GROUND ELECTRICAL TECH	14-95 14-96	0000137	PERMIT FEE REIMBURSEMENT INSTALLATION OF TWO 20 AMP CIRCUITS & RE Total:	672.67 8,467.25 9,139.92
204594	4/9/2015	000379 HOME DEPOT CREDIT SERVICES	6013943		CEMETERY MAINTENANCE SUPPLIES Total:	195.64 195.64
204595	4/9/2015	000631 LABOR READY	19467700		3/21/15-3/27/15 CEMETERY LABOR Total :	622.15 622.15
	4 Vouchers fo	or bank code : wf			Bank total :	9,993.91
	4 Vouchers in	this report			Total vouchers :	9,993.91

Page:

Voucher List City of Wildomar

04/16/2015 1:36:47PM

Bank code: wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204619	4/16/2015	000367 CINTAS CORPORATION	55107671		STAFF UNIFORM MAINTENANCE	36.20
					Total :	36.20
204620	4/16/2015	000011 CR&R INC.	278763		APR 2015 WASTE SERVICES - 3YD	128.01
					COMMERCIAL	
					Total :	128.01
204621	4/16/2015	000608 DEJONG, PETER	40815		CEMETERY DRINKING WATER	18.50
					Total:	18.50
204622	4/16/2015	000631 LABOR READY	19493894		CEMETERY LABOR 3/28/15-4/3/15	622.15
					Total :	622.15
	4 Vouchers fo	or bank code : Wf			Bank total :	804.86
	4 Vouchers in	this report			Total vouchers :	804.86

1

04/23/2015 8:53:11AM

Bank code :

wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
204648	4/23/2015	000028 CALPERS	1721B		MAY 2015 CEMETERY RETIREE PREMIUM	340.62
					Total :	340.62
204649	4/23/2015	000367 CINTAS CORPORATION	55110296		STAFF UNIFORM MAINTENANCE	36.20
					Total :	36.20
204650	4/23/2015	000631 LABOR READY	19519070		4/4/15-4/10/15 CEMETERY LABOR	630.44
					Total :	630.44
	3 Vouchers fo	or bank code : wf			Bank total :	1,007.26
	3 Vouchers in	this report			Total vouchers :	1,007.26

04/30/2015 8:13:32AM

Bank code: wf

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
204679	4/30/2015	000367 CINTAS CORPORATION	55112944		STAFF UNIFORM MAINTENANCE	36.20
					Total :	36.20
204680	4/30/2015	000608 DEJONG, PETER	42215		CEMETERY DRINKING WATER	6.25
					Total :	6.25
204681	4/30/2015	000631 LABOR READY	19548829		4/11/15-4/17/15 CEMETERY LABOR	630.44
					Total :	630.44
204682	4/30/2015	000186 RIGHTWAY	69049		4/17/15-5/14/15 CEMETERY RESTROOM	87.90
201002	170072010	000100 141011177741	00040		MAINT/	07.00
					Total :	87.90
204683	4/30/2015	000020 VERIZON	41915		4/19/15-5/18/15 CEMETERY VOICE/INTERNET	113.04
					Total:	113.04
	5 Vouchers fo	or bank code : wf			Bank total :	873.83
	5 Vouchers in	this report			Total vouchers :	873.83

WILDOMAR CEMETERY DISTRICT Agenda Item #4.3 CONSENT CALENDAR Meeting Date: May 13, 2015

TO: Chairman and the Board of Trustees

FROM: Terry Rhodes, Accounting Manager

SUBJECT: Treasurer's Report – April 2015

STAFF REPORT

RECOMMENDATION:

Staff recommends that the Board of Trustees approve the Treasurer's Report for April, 2015.

DISCUSSION:

Attached is the Treasurer's Report for Cash and Investments for the month of April, 2015.

FISCAL IMPACT:

None at this time.

Submitted by: Approved by: Terry Rhodes Gary Nordquist Accounting Manager General Manager

ATTACHMENTS:

Treasurer's Report

WILDOMAR CEMETERY DISTRICT TREASURER'S REPORT FOR **CASH AND INVESTMENT PORTFOLIO** March 2015

DISTRICT INVESTMENT

ISSUER EDWARD JONES	s_	BOOK VALUE 128,931.68 \$	FACE VALUE 128,931.68 \$	MARKET VALUE 128,931.68	PERCENT OF PORTFOLIO 100.00%	DAYS TO MAT.	STATED RATE 0.000%
TOTAL	\$_	128,931.68 \$	128,931.68 \$	128,931.68	100.00%		
ISSUER		BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE	
EDWARD JONES	\$	128,328.60 \$	603.08 \$	0.00	\$ 128,931.68	0.000%	
TOTAL	\$	128,328.60 \$	603.08 \$	0.00	\$ 128,931.68		
TOTAL INVESTMENT	\$_	128,931.68					

In compliance with the California Code Section 53646, as the General Manager of the Wildomar Cemetery District, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the District's expenditure requirements for the next six months.

I also certify that this report reflects all Government Agency pooled investments and all District's bank balances.

5/3/2015 Date

Terry Rhodes Accounting Manager

WILDOMAR CEMETERY DISTRICT Agenda Item #6.1 GENERAL BUSINESS Meeting Date: May 13, 2015

TO: Chairman and Board of Trustees

FROM: Gary Nordquist, General Manager

SUBJECT: FY 2014-15 Third Quarter Budget Review

STAFF REPORT

RECOMMENDATION:

Staff recommends that the Board of Trustees adopt a Resolution entitled:

RESOLUTION NO. WCD2015 - _____ A RESOLUTION OF THE BOARD OF TRUSTEES OF WILDOMAR CEMETERY DISTRICT, AUTHORIZING A THIRD QUARTER AMENDMENT TO THE FY 2014-15 BUDGETED REVENUES AND EXPENSES

BACKGROUND:

The Wildomar Cemetery District adopts a budget that appropriates revenues and expenditures allowing the District to receive funds and make expenditures to conduct the business of the District as of July 1 every year. Each quarter of the fiscal year, staff prepares a budget review document for the Board of Directors in conjunction with the City's quarterly review. Any recommended adjustments to budgeted revenues or expenditures are submitted to the Board for consideration during the budget review presentation.

DISCUSSION:

Staff is recommending a \$30,000 expenditure increase to the existing \$365,200 operational budget and recommending no change to the budgeted revenues of \$418,200. This adjustment will be used to fund the additional maintenance costs incurred by storm damage and to fund the requested re-seal of the asphalt areas within the property. Funding these budget amendments will have a minor impact on the Cemetery's fund balance which still far exceeds prudent levels.

FISCAL IMPACTS:

Increases existing operational expenditure budget \$30,000.00.

Approved and Submitted by: Gary Nordquist General Manager

ATTACHMENT:

Resolution

RESOLUTION NO. WCD2015 -

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WILDOMAR CEMETERY DISTRICT AUTHORIZING A THIRD QUARTER AMENDMENT TO THE FY 2014-15 BUDGETED REVENUES AND EXPENSES

WHEREAS, the Board of Trustees have reviewed the proposed third quarter amendment to the Fiscal Year 2014-15 Budgets on May 13, 2015, as listed below:

Fiscal Year 2014-15 Total Budgets with Third Quarter Amendments

Wildomar Cemetery District Operations Revenue	\$ 395,200
Wildomar Cemetery District Operations Expenses	\$ 418,200
Wildomar Cemetery District Endowment Fund	\$ 9,000

NOW, THEREFORE, BE IT RESOLVED that the Wildomar Cemetery District has amended the Fiscal Year 2014-15 Budgets, as specified in the Staff Report are hereby adopted.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2015.

	Ben J. Benoit Chairman
APPROVED AS TO FORM:	ATTEST:
Thomas D. Jex District Counsel	Debbie A. Lee, CMC Clerk of the Board