

# CITY OF WILDOMAR CITY COUNCIL AND WILDOMAR CEMETERY DISTRICT AGENDA

6:30 P.M. – REGULAR MEETING

OCTOBER 14, 2015  
Council Chambers  
23873 Clinton Keith Road, Suite 106



Ben Benoit, Mayor/Chair  
Bridgette Moore, Mayor Pro Tem/Vice Chair  
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 OCTOBER 14, 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](http://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  
FOR THE DURATION OF THE MEETING. YOUR  
COOPERATION IS APPRECIATED.**

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

### **ROLL CALL**

### **FLAG SALUTE**

### **PRESENTATIONS**

Certificate of Appreciation – Vantage Oncology

Proclamation – Freedom from Workplace Bullies Week, October 18-24, 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, added to, or have items tabled 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 to have specific items 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 – August 12, 2015 Regular Meeting**

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

#### **1.3 Minutes – August 26, 2015 Special Meeting**

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

#### **1.4 Minutes – September 9, 2015 Regular Meeting**

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

#### **1.5 Warrant & Payroll Registers**

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

1. Warrant Register dated 09-03-2015 in the amount of \$112,171.60;
2. Warrant Register dated 09-17-2015 in the amount of \$102,824.93;
3. Warrant Register dated 09-17-2015 in the amount of \$800.00;
4. Warrant Register dated 09-21-2015 in the amount of \$584.47;
5. Warrant Register dated 09-23-2015 in the amount of \$590,934.72;
6. Warrant Register dated 10-01-2015 in the amount of \$97,773.80; &
7. Payroll Register dated 10-01-2015 in the amount of \$77,520.78.



**1.6 Treasurer's Report**

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

**1.7 Community Facilities District No. 2013-1 (Services) Annexation #5 - Alta Colina, LLC (TR 29476)**

**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, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 5) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

**1.8 Ordinance No. 111 Second Reading – Elm Street Residential Project (Planning Application No. 08-0154)**

**RECOMMENDATION:** The Planning Commission recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 08-0154) FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) FOR A 4.16-ACRE SITE LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

## **2.0 PUBLIC HEARINGS**

### **2.1 Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 2**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

**2.2 Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 3**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

**2.3 Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 4**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

**2.4 Resolution of Necessity for Property Acquisition - Wildomar Master Drainage Plan Lateral C-1 Storm Drain Flood Control Project**

**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, DECLARING THE NECESSITY AND AUTHORIZING THE COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS TO SECURE REAL PROPERTY INTERESTS NECESSARY FOR THE WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT

### **3.0 GENERAL BUSINESS**

#### **3.1 General Plan Initiation Request (GPIP –PAR No. 14-0065 – Taghdiri)**

**RECOMMENDATION:** The Planning Commission recommends the City Council allow the Applicant's request to initiate a General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) for the property located on the south side of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive (APN: 367-250-008).

#### **3.2 Housing Element Litigation Matter and Allocation of Funds for Settlement**

**RECOMMENDATION:** Staff recommends that the City Council allocate \$120,000 to pay settlement costs related to the Housing Element litigation matter.

#### **3.3 Fiscal Year 2015-16 First Quarter Budget Report**

**RECOMMENDATION:** Staff recommends that the City Council:

1. Review and consider approval of the FY 2015-16 First Quarter Budget Report; and
2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AUTHORIZING AMENDMENTS TO THE  
FY 2015-16 BUDGETED REVENUES AND EXPENSES

#### **3.4 Revised Appropriations Limit for FY 2014-15 & FY 2015-16**

**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, APPROVING THE APPROPRIATIONS  
LIMIT FOR FISCAL YEAR 2014-15 AND REPEALING RESOLUTION  
NO. 2014-37

2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING THE APPROPRIATIONS  
LIMIT FOR FISCAL YEAR 2015-16 AND REPEALING RESOLUTION  
NO. 2015-30

**3.5 Planning Commissioner Appointment (Mayor Pro Tem Moore Appointment)**

**RECOMMENDATION:** Staff recommends that Mayor Pro Tem Moore appoint a citizen to serve as a Commissioner on the Planning Commission for an unexpired term of December, 2016, subject to ratification by a majority vote of the City Council.

**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.

#### **4.0 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 Board, the Public, or Staff request that specific items are removed from the Consent Calendar for separate discussion and/or action.

##### **4.1 Minutes – August 12, 2015 Regular Meeting**

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

##### **4.2 Minutes – September 9, 2015 Regular Meeting**

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

##### **4.3 Warrant Register**

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

1. Warrant Register dated 09-03-2015, in the amount of \$609.10;
2. Warrant Register dated 09-17-2015, in the amount of \$4,045.59;
3. Warrant Register dated 09-23-2015, in the amount of \$497.72; &
4. Warrant Register dated 09-30-2015, in the amount of \$707.81.

##### **4.4 Treasurer's Report**

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

##### **4.5 Treasurer's Report**

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

##### **4.6 Use of Cemetery District Property, Parcel 5, as a Temporary Storage Yard for the City's CIP Contractor**

**RECOMMENDATION:** Staff recommends that the Board of Trustees authorize the District General Manager to sign the License Agreement and approve the use of Cemetery District property, Parcel 5, APN 376-060-031, as a temporary storage yard for the City's Clinton Keith Road Resurfacing CIP Contractor, American Asphalt South, Inc.

#### **5.0 PUBLIC HEARINGS**

There are no items.



**6.0 GENERAL BUSINESS**

There are no items.

**GENERAL MANAGER REPORT**

**FUTURE AGENDA ITEMS**

**ADJOURN WILDOMAR CEMETERY DISTRICT**

**City Council/Wildomar Cemetery District Regular Meeting Schedule**

November 12	March 9	July 13
December 9	April 13	August 10
January 13	May 11	September 14
February 10	June 8	October 12

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 October 9, 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.

I, further certify that on October 11, 2015, by 5:00 p.m., a true and correct copy of the amended 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.



Debbie A. Lee, City Clerk

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
AUGUST 12, 2015**

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

The closed session of August 12, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 5:31 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Swanson, Walker, Mayor Pro Tem Moore, Mayor Benoit. Members absent: None

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

**PUBLIC COMMENTS**

There were no speakers.

**CLOSED SESSION**

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 matters of pending litigation:

- A. Poetoehehena v. City of Wildomar, et al; RSC Case No. MCC 1301139
- B. Martha Bridges and John Burkett v. City of Wildomar; RSC Case No. MCC 1300555

The Council convened into closed session at 5:33 p.m. with all Council Members present.

**RECONVENE INTO OPEN SESSION**

At 6:32 p.m. the City Council reconvened into open session, with all Council Members present.

## **ANNOUNCEMENTS**

City Attorney Jex stated there are two announcements:

1. On item A, the City voted unanimously to approve and authorize the City Manager to sign a settlement agreement in which the City's insurance carrier, PARSAC, will pay \$27,500 and the case will be dismissed.
2. On item B, this is in regards to the adoption of the General Plan. The Court ruled in favor of the City and now the Plaintiffs have filed an appeal with the Court of Appeal. The City Council voted unanimously to defend that appeal.

## **ADJOURN CLOSED SESSION**

There being no further business, Mayor Benoit adjourned the closed session at 6:32 p.m.

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

The regular meeting of August 12, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 6:32 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Swanson, Walker, Mayor Pro Tem Moore, and Mayor Benoit. Members absent: None.

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

The flag salute was led by Assistant City Manager York.

## **PRESENTATIONS**

The Rotary Club presented the Citizen of the Year award to Battalion Chief Beach.

Dave Fontneau presented a Cops 4 Kids presentation.

Fire Chief Vela presented the Fire Department update.

## **PUBLIC COMMENTS**

Sheila Urlaub, resident, with donated time from Maria Walker, spoke regarding Lost Road resurfacing.

Ken Mayes, resident, spoke regarding various issues he is unhappy about.

Joseph Morabito, resident, spoke regarding the Council Chambers.

## **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 Councilwoman Swanson, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

### **1.0 CONSENT CALENDAR**

**A MOTION** was made by Councilwoman Swanson, seconded by Mayor Pro Tem Moore Swanson, to approve the Consent Calendar as presented.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**1.2 Minutes – June 10, 2015 Regular Meeting**

Approved the Minutes as submitted.

**1.3 Warrant & Payroll Registers**

Approved the following:

1. Warrant Register dated 07-02-2015 in the amount of \$113,414.15;
2. Warrant Register dated 07-02-2015 in the amount of \$203,109.62;
3. Warrant Register dated 07-09-2015 in the amount of \$5,219.68;
4. Warrant Register dated 07-09-2015 in the amount of \$52,605.40;
5. Warrant Register dated 07-13-2015 in the amount of \$1,150.00;
6. Warrant Register dated 07-16-2015 in the amount of \$212,738.70;
7. Warrant Register dated 07-16-2015 in the amount of \$35,462.84;
8. Warrant Register dated 07-23-2015 in the amount of \$401,879.17;
9. Warrant Register dated 07-23-2015 in the amount of \$66,452.66;
10. Warrant Register dated 07-30-2015 in the amount of \$65,139.82;
11. Warrant Register dated 07/30/2015 in the amount of \$73,868.39; &
12. Payroll Register dated 08-01-2015 in the amount of \$68,075.14.

**1.4 Treasurer's Report**

Approved the Treasurer's Report for June, 2015.

**1.5 Amendment to WRCOG Joint Powers Agreement - Governing Board**

Authorized the Mayor to execute the Amendment to the Joint Powers Agreement of the Western Riverside Council of Governments to add the Morongo Band of Mission Indians to the WRCOG Governing Board.

**1.6 Tentative Tract Map 36497 – Final Map Approval, Subdivision Improvement Agreement, Stormwater Management/BMP Facilities Agreement**

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE TRACT MAP 36497 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

**1.7 Support State Funding of Local Streets and Roads**

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA URGING THE STATE TO PROVIDE NEW SUSTAINABLE  
FUNDING FOR STATE AND LOCAL TRANSPORTATION  
INFRASTRUCTURE

**1.8 Assignment and Assumption Agreement for Lennar Homes Joint Community Facilities Agreement for Tract No. 32525 (North Ranch)**

Authorized the City Manager to sign the Assignment and Assumption Agreement.

**1.9 Annexation No. 2 into Community Facilities District (CFD) No. 2013-1 (Services) for Morales Enterprises, LLC (PM 16803)**

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY  
TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES),  
ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED  
(ANNEXATION NO. 2) AND AUTHORIZING THE LEVY OF SPECIAL  
TAXES THEREIN

**1.10 Annexation No. 3 into Community Facilities District No. 2013-1 (Services) for Lennar Homes of California, Inc. (TR 36497)**

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY  
TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES),  
ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED  
(ANNEXATION NO. 3) AND AUTHORIZING THE LEVY OF SPECIAL  
TAXES THEREIN

**1.11 Annexation No. 4 into Community Facilities District No. 2013-1 (Services) for Rancon Medical and Educational Center, LLC (PM 36492)**

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY  
TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES),  
ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED

(ANNEXATION NO. 4) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

**1.12 Assignment and Assumption Agreements - Tentative Tract Maps 25122 and 32078**

Approved the Agreements and authorize the City Manager to enter into the Assignment and Assumption Agreement for Tentative Tract Maps 25122 and 32078.

**1.13 Ordinance No. 109 Second Reading – Streamlined Permitting Procedures for Small Residential Rooftop Solar Installations**

Adopted an Ordinance entitled:

ORDINANCE NO. 109  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, ADDING CHAPTER 15.108 TO THE  
MUNICIPAL CODE TO PROVIDE AN EXPEDITED, STREAMLINED  
PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP  
SOLAR SYSTEMS

**2.0 PUBLIC HEARINGS**

There were no items scheduled.

**3.0 GENERAL BUSINESS**

**3.1 Community Meeting Room Rental Policy and Fees**

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

Ken Mayes, resident, spoke regarding on line services needed.

Discussion ensued regarding the City Clerk performing marriages at City Hall; Non-profit groups could rent on a weekly basis.

**A MOTION** was made by Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to approve the Community Meeting Room Rental Policy, with the amendment that non-profit groups could rent the room on a weekly basis.



**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.2 Regulating Massage Businesses and Massage Technicians Amendment**

City Clerk Lee read the title.

City Attorney Jex presented the staff report.

**A MOTION** was made by Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. 110  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AMENDING CHAPTER 5.36 (MASSAGE  
ESTABLISHMENTS) OF THE WILDOMAR MUNICIPAL CODE

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

### **3.3 Local CEQA Guidelines & Procedures**

City Clerk Lee read the title.

Planning Director Bassi presented the staff report.

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

RESOLUTION NO. 2015 - 43  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,  
CALIFORNIA, ESTABLISHING THE CITY OF WILDOMAR LOCAL CEQA  
GUIDELINES AND PROCEDURES

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

### **CITY MANAGER REPORT**

There was no report.

### **FUTURE AGENDA ITEMS**

\*Performing marriages at City Hall

### **ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Benoit declared the meeting adjourned at 7:21 p.m.

Submitted by:

Approved by:

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Debbie A. Lee, CMC  
City Clerk

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Ben Benoit  
Mayor

**CITY OF WILDOMAR  
CITY COUNCIL SPECIAL MEETING MINUTES  
AUGUST 26, 2015**

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

The Special Meeting of August 26, 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 106, Wildomar, California.

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

Staff in attendance: City Manager Nordquist, City Attorney Jex, Assistant City Manager York, Planning Director Bassi and City Clerk Lee.

Administrative Analyst Morales led the flag salute.

**PUBLIC COMMENTS**

There were no speakers.

**1.1 Planning Commission Vacancy**

City Clerk Lee read the title.

Joseph Morabito, resident, spoke regarding requiring background and credit checks for future appointees.

Ken Mayes, resident, spoke regarding advertising for the position.

Sheila Urlaub, resident, spoke regarding a Planning Commissioner should be a property owner.

**A MOTION** was made by Councilwoman Swanson, seconded by Mayor Pro Tem Moore, to:

1. Accept the resignation of Planning Commissioner Bobby Swann;
2. Declare a vacancy on the Planning Commission; and
3. Direct the City Clerk to advertise the vacancy and accept applications for the unexpired term of office (December, 2016).

**MOTION** carried, 5-0, by the following vote:

YEA: Cashman, Swanson, Walker, Mayor Pro Tem Moore, Mayor Benoit  
NAY: None  
ABSTAIN: None  
ABSENT: None

## **ADJOURN**

There being no further business, Mayor Benoit declared the meeting adjourned at 6:39 p.m.

Submitted by:

Approved by:

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Debbie A. Lee, CMC  
City Clerk

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Ben Benoit  
Mayor

**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING MINUTES  
SEPTEMBER 9, 2015**

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

The closed session of September 9, 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 106, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Swanson, Walker, Mayor Benoit. Members absent: Mayor Pro Tem Moore (arrived at 5:31 p.m.)

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

**PUBLIC COMMENTS**

There were no speakers.

**CLOSED SESSION**

City Clerk Lee read the following:

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: APN 380-050-003 (21854 Palomar St. Wildomar, CA)

Agency negotiators: Gary Nordquist and Dan York

Negotiating parties: David Romagnolo

Under negotiation: Instruction regarding price and terms of payment.

At 5:31 p.m. the City Council convened into closed session, with all Council Members present.

**RECONVENE INTO OPEN SESSION**

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

## **ANNOUNCEMENTS**

City Attorney Jex stated there was nothing to report.

## **ADJOURN CLOSED SESSION**

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

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

The regular meeting of September 9, 2015, of the Wildomar City Council was called to order by Mayor Benoit at 6:31 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

City Council Roll Call showed the following Members in attendance: Council Members Cashman, Swanson, Walker, Mayor Pro Tem Moore, and Mayor Benoit. Members absent: None.

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

The flag salute was led by Councilman Walker.

## **PRESENTATIONS**

Mayor Benoit presented a Proclamation for National Preparedness Month, September, 2015.

Mayor Benoit presented Fire Chief Vela with a Proclamation in honor of his promotion.

Fire Chief Vela presented the Fire Department update.

## **PUBLIC COMMENTS**

Brent Benson, resident, spoke regarding code enforcement on an adjacent property.

George Cambero, EVMWD, spoke regarding updates at the Water District.

Sheila Urlaub, resident, spoke regarding applicants for the Planning Commission vacancy.

Kristan Lloyd, Wildomar Historical Society, spoke regarding what has been happening at the Historical Society.

Ken Mayes, resident, complained about the Freedom Swing.

George Taylor, resident, spoke regarding emergency preparedness.

George Cambero, EVMWD, spoke regarding the RARE Program.

## **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 Councilwoman Swanson, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

## **1.0 CONSENT CALENDAR**

**A MOTION** was made by Councilwoman Swanson, seconded by Mayor Pro Tem Moore, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

**1.1 Reading of Ordinances**

Approved the reading by title only of all ordinances.

**1.2 Minutes – June 24, 2015 Adjourned Regular Meeting**

Approved the Minutes as submitted.

**1.3 Minutes – July 8, 2015 Regular Meeting**

Approved the Minutes as submitted.

**1.4 Warrant & Payroll Registers**

Approved the following:

1. Warrant Register dated 08-06-2015 in the amount of \$2,072.93;
2. Warrant Register dated 08-06-2015 in the amount of \$13,375.81;
3. Warrant Register dated 08-06-2015 in the amount of \$2,298.14;
4. Warrant Register dated 08-06-2015 in the amount of \$76,763.17;
5. Warrant Register dated 08-11-2015 in the amount of \$1,571.45;
6. Warrant Register dated 08-11-2015 in the amount of \$1,577.60;
7. Warrant Register dated 08-13-2015 in the amount of \$303,024.13;
8. Warrant Register dated 08-13-2015 in the amount of \$49,497.94;
9. Warrant Register dated 08-20-2015 in the amount of \$29,638.21;
10. Warrant Register dated 08-20-2015 in the amount of \$220,515.74;
11. Warrant Register dated 08-27-2015 in the amount of \$416.95;
12. Warrant Register dated 08-27-2015 in the amount of \$316,109.34; &
13. Payroll Register dated 09-01-2015 in the amount of \$68,105.94.

**1.5 Treasurer's Report**

Approved the Treasurer's Report for July, 2015.

**1.6 Community Meeting Room Rental Policy**

Approved the Community Meeting Room Rental Policy.

**1.7 Wildomar Master Drainage Plan Lateral C-1 - Agreement for Acquisition of Easements and Acceptance of Easement Deeds for the CAFH Order of Wildomar, Inc. Property**

1. Approved the Agreement for Acquisition of Permanent Easement and Temporary Construction Easement with the CAFH Order of Wildomar,



Inc. Authorize the City Manager or his designee to sign the Acquisition Agreement and related documents to complete the escrow process and property purchase;

2. Adopted a Resolution entitled:

RESOLUTION 2015 - 44  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR AUTHORIZING THE CITY MANAGER TO EXECUTE A  
CERTIFICATE OF ACCEPTANCE FOR ONE FLOOD CONTROL  
EASEMENT AND ONE TEMPORARY CONSTRUCTION EASEMENT  
RELATED TO THE WILDOMAR MASTER DRAINAGE PLAN  
LATERAL C-1 PROJECT

3. Authorized the payment of \$6,646 to Commonwealth Land Title Company for compensation for the easements plus escrow and title fees.

**1.8 Stormwater Management/BMP Facilities Agreement for Tract Map 32535**

Authorized the City Manager to execute a Maintenance Agreement with the developer of Tract Map 32535, Lennar Homes of California, Inc., a California corporation, for the project's Water Quality Management Plan (WQMP).

**1.9 Revised Standard Agreement between City of Wildomar and County of Riverside regarding Nuisance Abatement Charges and Property Tax Related Services**

Authorized the City Manager to sign the revised Standard Agreement between the County of Riverside and the City of Wildomar regarding property tax related services and submit all necessary documents.

**1.10 On Call Engineering Services; TKE Engineering, Inc. Professional Services Agreement**

Awarded a Professional Services Agreement to TKE Engineering, Inc. for On-Call Engineering Services.

**1.11 Ordinance No. 110 Second Reading – Regulating Massage Businesses and Massage Technicians Amendment**

Adopted an Ordinance entitled:

ORDINANCE NO. 110  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF

WILDOMAR, CALIFORNIA, AMENDING CHAPTER 5.36 (MESSAGE  
ESTABLISHMENTS) OF THE WILDOMAR MUNICIPAL CODE

## **2.0 PUBLIC HEARINGS**

### **2.1 Elm Street Residential Project (Planning Application No. 08-0154)**

City Clerk Lee read the title.

Planning Director Bassi stated this item will need to be continued due to a technical issue in the agenda that deleted an item in the staff report.

Mayor Benoit opened the public hearing.

Sheila Urlaub, resident, spoke in opposition to the project.

Ken Mayes, resident, spoke in opposition to the project.

Joseph Morabito, resident, spoke regarding his concerns regarding the project.

Council discussion ensued regarding various aspects of the proposed project.

**A MOTION** was made by Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to continue the item to an Adjourned Regular Meeting on September 23, 2015, at 6:30 p.m.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

## **3.0 GENERAL BUSINESS**

### **3.1 Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project**

City Clerk Lee read the title.

Assistant City Manager York stated this item will need to be continued due to a technical issue in the agenda that deleted an item in the staff report.

Mayor Benoit opened the public hearing.

Gina Castanon, resident, spoke regarding the timing of the project.

**A MOTION** was made by Mayor Pro Tem Moore, seconded by Councilwoman Swanson, to continue the item to an Adjourned Regular Meeting on September 23, 2015, at 6:30 p.m.

**MOTION** carried, 5-0, by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

## **CITY MANAGER REPORT**

City Manager Nordquist made a brief report.

## **FUTURE AGENDA ITEMS**

There were no items.

## **ADJOURN THE CITY COUNCIL**

There being no further business, Mayor Benoit declared the meeting adjourned at 7:32 p.m. to an Adjourned Regular Meeting on September 23, 2015 at 6:30 p.m.

Submitted by:

Approved by:

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Debbie A. Lee, CMC  
City Clerk

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Ben Benoit  
Mayor

**CITY OF WILDOMAR CITY COUNCIL**  
**Agenda Item#1.5**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and City Council Members

**FROM:** James Riley, Finance Director

**SUBJECT:** Warrant and Payroll Registers

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council approve the following:

1. Warrant Register dated 09-03-2015 in the amount of \$112,171.60;
2. Warrant Register dated 09-17-2015 in the amount of \$102,824.93;
3. Warrant Register dated 09-17-2015 in the amount of \$800.00;
4. Warrant Register dated 09-21-2015 in the amount of \$584.47;
5. Warrant Register dated 09-23-2015 in the amount of \$590,934.72;
6. Warrant Register dated 10-01-2015 in the amount of \$97,773.80; &
7. Payroll Register dated 10-01-2015 in the amount of \$77,520.78.

**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 and Fiscal Year 2015-16 Budgets.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

Voucher List 09/03/15(1)  
Voucher List 09/17/15(2)  
Voucher List 09/21/15(1)  
Voucher List 09/23/15(1)  
Voucher List 10/01/15(1)  
Payroll Register 10/01/15(1)

09/03/2015 4:40:02PM

**Voucher List**  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205216	9/3/2015	000660 ACCOUNTEMPS	43752359		WE 8/21/15 CODE/ACCTING CONTRACTUAL SVCS	836.76
			43796383		WE 8/21/15 ACCTING CONTRACTUAL SVCS	719.20
					<b>Total :</b>	<b>1,555.96</b>
205217	9/3/2015	000458 AMERICAN FENCE COMPANY, INC.	1862378		7/21/15-8/20/15 INSTALL/REMOVE TEMP FENC	134.40
			1862381		7/21/15-8/20/15 INSTALL/REMOVE TEMP FENC	75.00
					<b>Total :</b>	<b>209.40</b>
205218	9/3/2015	000008 AT&T MOBILITY	X08282015		7/21/15-8/20/15 COUNCIL MOBILE PHONE	113.57
					<b>Total :</b>	<b>113.57</b>
205219	9/3/2015	000022 EDISON	81815		6/19/15-8/14/15 ELECTRIC	6,050.18
			82115		6/29/15-8/13/15 ELECTRIC ZONE	708.57
			82215		7/20/15-8/18/15 ELECTRIC WILDOMAR 31160	15.41
			82815A		7/29/15-8/27/15 ELECTRIC - BASEBALL FIEL	53.27
			82815B		7/29/15-8/27/15 ELECTRIC - 21400 PALOMAR	174.52
					<b>Total :</b>	<b>7,001.95</b>
205220	9/3/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER	7574985		7/06/15-8/04/15 WATER ZONE 52 LOC 01	75.57
			7574986		7/06/15-8/04/15 WATER ZONE 29 LOC 02	74.23
			7574987		7/06/15-8/04/15 WATER ZONE 71 LOC 01	109.49
			7574988		7/06/15-8/04/15 WATER MARN OBRIEN	3,672.03
			7583345		7/09/15-8/07/15 WATER ZONE 3 LOC 7 M1	83.13
			7583346		7/09/15-8/07/15 WATER HERITAGE PARK (AUT	393.51
			7587194		7/10/15-8/10/15 WATER ZONE 3 LOC 25 M1	443.75
			7587195		7/10/15-8/10/15 WATER ZONE 3 LOC 25 M2	866.03
			7587196		7/10/15-8/10/15 WATER ZONE 3 LOC 24 M1	590.03

09/03/2015 4:40:02PM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205220	9/3/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER	(Continued)			
			7590541		7/13/15-8/11/15 WATER ZONE 42 LOC 01 M1	391.73
			7590542		7/13/15-8/11/15 WATER ZONE 42 LOC 03 M3	125.51
			7590543		7/13/15-8/11/15 WATER ZONE 42 LOC 02 M2	220.37
			7593865		7/16/15-8/14/15 WATER ZONE 3 LOC 23 M1	265.03
			7593866		7/16/15-8/14/15 WATER ZONE 30 LOC 2	268.17
			7593867		7/16/15-8/14/15 WATER ZONE 3 LOC 49 M1	54.55
			7593868		7/16/15-8/14/15 WATER ZONE 51 LOC 1	87.18
			7593869		7/16/15-8/14/15 WATER BASEBALL FIELD	596.33
			7593870		7/16/15-8/14/15 WATER WINDSONG PARK	755.18
			7593871		7/16/15-8/14/15 WATER ZONE 3 LOC 29 M1	128.36
			7593872		7/16/15-8/14/15 WATER ZONE 3 LOC 29 M2	129.81
			7593873		7/16/15-8/14/15 WATER ZONE 30 LOC 1	201.05
			7593874		7/16/15-8/14/15 WATER ZONE 3 LOC 42 & 47	156.18
			7593875		7/16/15-8/14/15 WATER 22450 1/2 CERVERA	112.60
			7593876		7/16/15-8/14/15 WATER 22450 CERVERA	278.69
			7593877		7/16/15-8/14/15 WATER ZONE 62	147.46
			7597214		7/17/15-8/17/15 WATER ZONE 3 LOC 35 M1	193.79
					<b>Total :</b>	<b>10,419.76</b>
205221	9/3/2015	000854 GOVERNMENT STAFFING SVCS INC, DB 125902			8/10/15-8/23/15 ACCOUNTANT CONTRACTUAL S	4,400.00
					<b>Total :</b>	<b>4,400.00</b>
205222	9/3/2015	000072 INTERWEST CONSULTING GROUP	23028-B		COMMUNICATION SOUND SYSTEM & INSTALLATIO	47,375.74
					<b>Total :</b>	<b>47,375.74</b>

**Voucher List**  
**City of Wildomar**

Page: 3

09/03/2015 4:40:02PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205223	9/3/2015	000793 JAMES R. RILEY, C.P.A.	90115		AUG 2015 - INTERIM FINANCE DIRECTOR SVCS	3,375.00
<b>Total :</b>						<b>3,375.00</b>
205224	9/3/2015	000304 JOE A. GONSALVES & SON	25519		SEPT 2015 CONTRACTUAL LEGISLATIVE ADVOCA	3,000.00
<b>Total :</b>						<b>3,000.00</b>
205225	9/3/2015	000599 MV CHENG & ASSOCIATES INC	8/31/15		AUG 2015 CONTRACTUAL ADMIN ASST SVCS	3,825.00
<b>Total :</b>						<b>3,825.00</b>
205226	9/3/2015	000018 ONTRAC	8271869		PROJECT RELATED SHIPPING COSTS	57.44
<b>Total :</b>						<b>57.44</b>
205227	9/3/2015	000435 STRATA OAK, LLC C/O STRATA, EQUITY	90115		SEPT 2015 CITY HALL MONTHLY LEASE	22,374.50
<b>Total :</b>						<b>22,374.50</b>
205228	9/3/2015	000215 THE PRESS-ENTERPRISE	10083606 10084285		PUBLIC NOTICE - DEIR PUBLIC NOTICE - ELM ST RES MND	194.40 120.00
<b>Total :</b>						<b>314.40</b>
205229	9/3/2015	000020 VERIZON	82215		8/22/15-9/21/15 FIOS INTERNET CHARGES	169.99
<b>Total :</b>						<b>169.99</b>
205230	9/3/2015	000006 WELLS FARGO PAYMENT REMITTANCE,	100005664 1028		BLDG & SAFETY OFFICE SUPPLIES	81.95
			1501		CAL RECYCLE CCP FY 13/14 GRANT RECYCLE B	3,908.64
			16		BATTERIES - LAWN EQUIPMENT	42.92
			163		PLANNING STAFF MEETING	26.00
			217302		COUNCIL MEETING SUPPLIES	99.09
					NOTARY - BOHANNON CASE - CODE ENF	13.00
			2553		BATTERY - BACKHOE	113.37
			2851		GAS - LAWN EQUIPMENT	79.00
			2869		NON-DEPT OFFICE SUPPLIES	49.67
			310310		PC AGENDA MEETING	35.00
			385203760576602		WINDSONG BSKTBALL CRT REPAIR SUPPLIES	24.07

09/03/2015 4:40:02PM

Voucher List  
City of Wildomar

Page: 4

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205230	9/3/2015	000006	WELLS FARGO PAYMENT REMITTANCE, (Continued)			
			42537158		BLDG & SAFETY ONLINE PAYMENT PROCESSING	59.95
			4428		CEMETERY DEPARTMENTAL SUPPLIES	162.57
			465209748139376		MARNA OBRIEN PARK KEYS	18.28
			51376		MONTHLY STORAGE UNIT C30 FINAL - CLOSED	65.00
			51377		MONTHLY STORAGE UNIT C15 & H62	390.00
			5722		GAS - LAWN EQUIPMENT	73.00
			7		PLANNING STAFF MEETING	38.00
			7102		HEALTH PERMIT - MOVIE IN THE PARK 8/15/1	95.00
			7288		HEALTH PERMIT - MOVIE IN THE PARK 10/3/1	95.00
			779861		STACKABLE CHAIRS - COUNCIL CHAMBERS (20)	699.80
			781355304		OFFICE & DEPARTMENTAL SUPPLIES	397.56
			782503343		STACKABLE CHAIR - COUNCIL CHAMBERS	73.43
			783376477		NON-DEPARTMENTAL OFFICE SUPPLIES	72.33
			784028533		ADMIN OFFICE SUPPLIES	25.26
			787024473		NON-DEPT OFFICE SUPPLIES	183.55
			81715		FIRE STATION EXPENSES	49.58
			82015		FINANCE MEETING SUPPLIES	29.48
			82115		BANK FEE	39.00
			857991		LIGHTBULBS FOR TRUCK	5.39
			FJNXXQSJ82Q		CAL APA ANNUAL CONFERENCE - PLANNER	495.00
			H4MFN3		APA CONFERENCE	439.00
Total :						7,978.89

15 Vouchers for bank code : wf

Bank total : 112,171.60

15 Vouchers in this report

Total vouchers : 112,171.60



09/17/2015 9:06:50AM

**Voucher List**  
**City of Wildomar**

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205231	9/17/2015	000554 AT & T	82815		TELEPHONE LONG DIST P/E 8/28/15	37.34
					<b>Total :</b>	<b>37.34</b>
205232	9/17/2015	000080 BURKE, WILLIAMS AND SORENSON,, LL	191626		JULY 2015 LEGAL FEES	46,897.82
					<b>Total :</b>	<b>46,897.82</b>
205233	9/17/2015	000035 COUNTY OF RIVERSIDE, TLMA	TL0000011775		JUNE 2015 SLF COSTS FY 15 & SG7195	575.91
			TL0000011787		CREDI JULY 2015 SLF COSTS FY16	338.68
					<b>Total :</b>	<b>914.59</b>
205234	9/17/2015	000011 CR&R INC.	282119		8/19/15 (2 P/U) DUMP 40 YD BOX & DISPOSA	928.55
			282155		9/1/15 4 YD BOX - BASEBALL FIELD	145.30
					<b>Total :</b>	<b>1,073.85</b>
205235	9/17/2015	000667 CROP PRODUCTION SERVICES, INC	28323970PK		PARK SUPPLIES	93.53
					<b>Total :</b>	<b>93.53</b>
205236	9/17/2015	000022 EDISON	90215A		8/1/15-9/1/15 ELECTRIC CSA 103 PALOMAR	40.84
			90215B		8/1/15-9/1/15 ELECTRIC CITY LAMPS	94.85
			90515A		8/1/15-9/1/15 ELECTRIC WILDOMAR CITY LAM	201.96
			90515B		8/1/15-9/1/15 ELECTRIC WILDOMAR CITY LAM	74.90
			90515C		8/1/15-9/1/15 ELECTRIC CSA 22	3,097.37
			90515D		7/15/15-9/1/15 ELECTRIC CSA 103	13,901.52
			90515E		8/12/15-9/1/15 ELECTRIC	9.13
					<b>Total :</b>	<b>17,420.57</b>
205237	9/17/2015	000634 HEYDAY RECORDS AND EVENTS	6/4/2015-2		DJ/STAGE CONCERT IN THE PARK 9/12/15	450.00
					<b>Total :</b>	<b>450.00</b>
205238	9/17/2015	000016 INNOVATIVE DOCUMENT SOLUTIONS	159377		8/1/15-8/31/15 CONTRACT COPIER SVCS MAIN	486.85
					<b>Total :</b>	<b>486.85</b>

09/17/2015 9:06:50AM

**Voucher List**  
**City of Wildomar**

Page: 2

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205239	9/17/2015	000072 INTERWEST CONSULTING GROUP	23405		AUGUST 2015 PROFESSIONAL SERVICES	22,699.38
					<b>Total :</b>	<b>22,699.38</b>
205240	9/17/2015	000870 KOEHLER, ROBERT	60215		REFUND OF UNUSED DEPOSIT FUNDS	592.68
					<b>Total :</b>	<b>592.68</b>
205241	9/17/2015	000631 LABOR READY	20059286		8/15/15 MOVIE IN THE PARK LABOR	82.95
					<b>Total :</b>	<b>82.95</b>
205242	9/17/2015	000147 MARATHON REPROGRAPHICS	94648		CIP 0031 / CIP 0032	64.68
			95041		WILDOMAR MDP CIP 0023	673.06
			95100		PROJECT 11-0105	41.99
			95810		PROJECT 15-0045 PM35219	31.43
					<b>Total :</b>	<b>811.16</b>
205243	9/17/2015	000018 ONTRAC	8280335		PROJECT RELATED SHIPPING COSTS	21.54
					<b>Total :</b>	<b>21.54</b>
205244	9/17/2015	000186 RIGHTWAY	87326		8/27/15-9/23/15 WINDSONG PARK - 2 SCHED	305.00
					<b>Total :</b>	<b>305.00</b>
205245	9/17/2015	000853 SEMILLA LANDSCAPE CORPORATION	CW815	0000144	EMERGENCY PURCHASE ORDER PER ORD. 25 CHA	4,500.00
					<b>Total :</b>	<b>4,500.00</b>
205246	9/17/2015	000790 SPARKLETTS	82915		8/27/15 DRINKING WATER - CITY HALL	31.36
					<b>Total :</b>	<b>31.36</b>
205247	9/17/2015	000732 SPECIAL T'S MARKETING	70615		REFUND OF UNUSED DEPOSIT FUNDS	1,960.18
					<b>Total :</b>	<b>1,960.18</b>
205248	9/17/2015	000215 THE PRESS-ENTERPRISE	10086197		PUBLIC NOTICE - EIR GROVE PARK MIXED USE	160.80
			10086962		PUBLIC NOTICE - GP AMEND/CHNG OF ZONE	136.80
			10086963		PUBLIC NOTICE - ZOA NO. 15-03	100.80
					<b>Total :</b>	<b>398.40</b>

09/17/2015 9:06:50AM

Voucher List  
City of Wildomar

Page: 3

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205249	9/17/2015	000437 VERIZON WIRELESS	9751082074		8/21/15-9/22/15 DATA INTERNET & EQUIPMEN	3,303.38
Total :						3,303.38
205250	9/17/2015	000006 WELLS FARGO PAYMENT REMITTANCE,	1412048749		CITY COUNCIL DATA FOR IPAD	65.16
			162113		NON-DEPARTMENTAL DEPT SUPPLIES	53.99
			217170		NOTARY PW/ENG DOCUMENT	13.00
			348585		NON-DEPARTMENTAL DEPT SUPPLIES	34.40
			447624		NON-DEPARTMENTAL DEPT SUPPLIES	14.03
			558484		NON-DEPARTMENTAL DEPT SUPPLIES	37.65
			705372		NON-DEPARTMENTAL DEPT SUPPLIES	2.15
			72115		CABLE SERVICE - TIME WARNER	67.74
			782869366		NON-DEPT OFFICE SUPPLIES & HR DEPARTMENT	47.65
			782869776		NON-DEPARTMENTAL DEPT SUPPLIES	24.82
			788196578		CITY CLERK & COMM SVCS DEPT SUPPLIES	118.08
			IN15-12085		NON-DEPARTMENTAL DEPT SUPPLIES	88.56
			IN15-12154		NON-DEPARTMENTAL DEPT SUPPLIES	177.12
Total :						744.35
20 Vouchers for bank code : wf						Bank total : 102,824.93
20 Vouchers in this report						Total vouchers : 102,824.93

09/21/2015 8:28:31AM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
205262	9/17/2015	000634 HEYDAY RECORDS AND EVENTS	9/12/2015		DJ / STAGE CONCERT IN THE PARK 9/12/15	800.00

Total : 800.00

1 Vouchers for bank code : wf

Bank total : 800.00

1 Vouchers in this report

Total vouchers : 800.00

09/21/2015 1:58:11PM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205263	9/21/2015	000872 PETRUS, SHIRLEY	92115		CLAIM SETTLEMENT	584.47

Total : 584.47

1 Vouchers for bank code : wf

Bank total : 584.47

1 Vouchers in this report

Total vouchers : 584.47

09/23/2015 4:19:03PM

**Voucher List**  
**City of Wildomar**

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205264	9/24/2015	000312 ADAME LANDSCAPE, INC.	62831		SEPT 2015 MTHLY LANDSCAPE MAINT CSA103/C	125.00
<b>Total :</b>						<b>125.00</b>
205265	9/24/2015	000033 AMERICAN FORENSIC NURSES	66503		BLOOD DRAW (4)	160.00
			66531		BLOOD DRAW (1)	40.00
			66578		BLOOD DRAW (5) UR SPEC (1) DRY RUN (1)	260.00
			66637		BLOOD DRAW (1)	40.00
			66652		BLOOD DRAW (4)	160.00
			66687		BLOOD DRAW (5)	200.00
			66718		BLOOD DRAW (1) DRY RUN (2)	80.00
			66753		BLOOD DRAW (2)	80.00
			66776		BLOOD DRAW (1)	40.00
			66808		BLOOD DRAW (8)	320.00
			66833		BLOOD DRAW (2)	80.00
<b>Total :</b>						<b>1,460.00</b>
205266	9/24/2015	000034 BIO-TOX LABORATORIES	30749		RC SHERIFF - LAB SERVICES	1,252.72
			30795		RC SHERIFF - LAB SERVICES	302.00
			30887		RC SHERIFF - LAB SERVICES	726.44
			30888		RC SHERIFF - LAB SERVICES	546.00
			30934		RC SHERIFF - LAB SERVICES	228.00
			31028		RC SHERIFF - LAB SERVICES	554.74
			31029		RC SHERIFF - LAB SERVICES	341.00
			31072		RC SHERIFF - LAB SERVICES	367.00
<b>Total :</b>						<b>4,317.90</b>
205267	9/24/2015	000306 CMS BUSINESS FORMS	16791		CORRECTION NOTICE BOOKS	501.84
<b>Total :</b>						<b>501.84</b>
205268	9/24/2015	000035 COUNTY OF RIVERSIDE, TLMA	TL0000011835		AUGUST 2015 SLF COSTS FY16	552.44
<b>Total :</b>						<b>552.44</b>
205269	9/24/2015	000145 CRIME SCENE STERI-CLEAN, LLC	34751		SCENE CLEAN-UP AFTER ACCIDENT BRIANT/POR	750.00
<b>Total :</b>						<b>750.00</b>

09/23/2015 4:19:03PM

**Voucher List**  
**City of Wildomar**

Page: 2

Bank code : wf

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
205270	9/24/2015	000002 CRYSTAL CLEAN MAINTENANCE	903D		SEPT 2015 JANITORIAL SERVICES - CITY HAL	998.00
<b>Total :</b>						<b>998.00</b>
205271	9/24/2015	000058 DEPARTMENT OF JUSTICE	111153		JUNE 2015 POLICE BLOOD ALCOHOL ANALYSIS	70.00
<b>Total :</b>						<b>70.00</b>
205272	9/24/2015	000027 DIRECT TV	26693027001		9/12/15-10/11/15 CABLE SERVICES - CITY H	110.98
<b>Total :</b>						<b>110.98</b>
205273	9/24/2015	000022 EDISON	90915		ELEC 8/1/15-9/1/15 CSA142	1,998.16
<b>Total :</b>						<b>1,998.16</b>
205274	9/24/2015	000638 FIRST CARBON SOLUTIONS /, MICHAEL	64375		5/30/15-8/28/15 EIR FOR SIENNA APT PROJE	2,124.00
<b>Total :</b>						<b>2,124.00</b>
205275	9/24/2015	000685 GREAT AMERICA FINANCIAL SERVIC	17567832		SEPT 2015 - 2 CANON COPIER SYSTEMS	405.01
<b>Total :</b>						<b>405.01</b>
205276	9/24/2015	000661 JOHNSON, ROCHELLE	9/24/15		9/17/15-9/25/15 ACCOUNTING CONTRACTUAL S	1,665.00
<b>Total :</b>						<b>1,665.00</b>
205277	9/24/2015	000836 KOA CORPORATION	JB53022X5		PROF SVC 8/3/15-8/30/15 WILDOMAR GRAND T	83,532.08
<b>Total :</b>						<b>83,532.08</b>
205278	9/24/2015	000026 PROTECTION RESCUE SECURITY, SER\	15-239-T		8/1/15-8/31/15 PARK SECURITY SERVICE	675.00
			15-239-T2		LOST ROAD PROJECT	1,876.00
<b>Total :</b>						<b>2,551.00</b>
205279	9/24/2015	000042 PV MAINTENANCE, INC.	005-173		AUGUST 2015 CONTRACTUAL SERVICES	23,629.31
			005-173A		AUGUST 2015 WINDSONG (CERVERA RD) TREES	3,277.50
			005-173B		AUGUST 2015 SPECIAL PROJECT LOST ROAD MA	288,669.06

09/23/2015 4:19:03PM

Voucher List  
City of Wildomar

Page: 3

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205279	9/24/2015	000042	000042 PV MAINTENANCE, INC.	(Continued)		
					Total :	315,575.87
205280	9/24/2015	000047	RIVERSIDE COUNTY, SHERIFF'S DEPAR SH00000026786		JULY 2015 CONTRACT LAW ENFORCEMENT	151,281.96
					Total :	151,281.96
205281	9/24/2015	000435	STRATA OAK, LLC C/O STRATA, EQUITY 100115		OCT 2015 CITY HALL MONTHLLY LEASE	22,374.50
					Total :	22,374.50
205282	9/24/2015	000215	THE PRESS-ENTERPRISE	10089144	PUBLIC NOTICE - PLOT PLAN	122.40
					Total :	122.40
205283	9/24/2015	000020	VERIZON	90115A	9/1/15-9/30/15 OFFICE TELEPHONE CHARGES	371.17
				90115B	9/1/15-9/30/15 TELEPHONE CHARGES	47.41
					Total :	418.58
20	Vouchers for bank code :	wf			Bank total :	590,934.72
20	Vouchers in this report				Total vouchers :	590,934.72



10/01/2015 3:05:11PM

**Voucher List**  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205291	10/1/2015	000660 ACCOUNTEMPS	43824144		WE 8/28/15 CODE/ACCTING CONTRACTUAL SVCS	902.82
			43824145		WE 8/28/15 ACCTING CONTRACTUAL SVCS	755.16
			43858022		WE 9/04/15 CODE/ACCTING CONTRACTUAL SVCS	820.25
			43877978		WE 9/04/15 ACCTING CONTRACTUAL SVCS	719.20
			43926202		WE 9/11/15 CODE/ACCTING CONTRACTUAL SVCS	787.22
			43926203		WE 9/11/15 ACCTING CONTRACTUAL SVCS	539.40
			43978858		WE 9/18/15 CODE/ACCTING CONTRACTUAL SVCS	902.82
			43996866		WE 9/18/15 ACCTING CONTRACTUAL SVCS	732.69
<b>Total :</b>						<b>6,159.56</b>
205292	10/1/2015	000031 AFLAC, REMITTANCE PROCESSING, CE	756803		SEPT 2015 MEDICAL INSURANCE BENEFIT	974.67
<b>Total :</b>						<b>974.67</b>
205293	10/1/2015	000007 ANIMAL FRIENDS OF THE VALLEY,, INC. JULY'15			JULY 2015 ANIMAL CONTROL SERVICE	5,600.00
<b>Total :</b>						<b>5,600.00</b>
205294	10/1/2015	000008 AT&T MOBILITY	X09202015		COUNCIL MOBILE PHONE 9/13/15-10/12/15	80.37
			X09282015		COUNCIL MOBILE PHONE 8/21/15-9/20/15	113.57
<b>Total :</b>						<b>193.94</b>
205295	10/1/2015	000860 COMMONWEALTH LAND TITLE CO.	714444		REF #: 08024172 CIP0030 LATERAL C-1	396.00
<b>Total :</b>						<b>396.00</b>
205296	10/1/2015	000785 CORELOGIC SOLUTIONS, LLC	81567753		AUG 2015 CODE ENFORCEMENT SOFTWARE	247.50
<b>Total :</b>						<b>247.50</b>
205297	10/1/2015	000037 DATA TICKET, INC.	64413		AUG 2015 DAILY CITE PROCESSING	150.00
			64639		AUG 2015 CODE ENFORCEMENT CITE PROCESSIN	200.00

10/01/2015 3:05:11PM

**Voucher List**  
**City of Wildomar**

Page: 2

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205297	10/1/2015	000037 000037 DATA TICKET, INC.	(Continued)		<b>Total :</b>	<b>350.00</b>
205298	10/1/2015	000075 DOGGIE WALK BAGS, INC.	0055964-IN		DISPENSER BAGS	279.34
					<b>Total :</b>	<b>279.34</b>
205299	10/1/2015	000022 EDISON	91715		8/14/15-9/15/15 ELECTRIC	6,139.65
			91815		8/18/15-9/17/15 ELECTRIC WILDOMAR 31160	15.41
					<b>Total :</b>	<b>6,155.06</b>
205300	10/1/2015	000642 ESA, ENVIRONMENTAL SCIENCE ASC	116538		PROF SVCS - WILDOMAR WSTPK PROM THRU 8/3	12,972.52
					<b>Total :</b>	<b>12,972.52</b>
205301	10/1/2015	000499 INLAND EMPIRE LANDSCAPE INC	8543		AUGUST 2015 LANDSCAPE MAINT	9,483.71
					<b>Total :</b>	<b>9,483.71</b>
205302	10/1/2015	000793 JAMES R. RILEY, C.P.A.	100115		SEPT 2015 - INTERIM FINANCE DIRECTOR SVC	4,275.00
					<b>Total :</b>	<b>4,275.00</b>
205303	10/1/2015	000748 LSA ASSOCIATES, INC.	140356		PROF SVCS FOR WILDOMAR GROVE PARK USE TH	3,622.50
			7438.02		PROF SVCS FOR BAXTER VILLAGE EIR THRU 8/	7,438.02
					<b>Total :</b>	<b>11,060.52</b>
205304	10/1/2015	000599 MV CHENG & ASSOCIATES INC	9/30/15		SEPT 2015 CONTRACTUAL ADMIN ASST SVCS	3,757.50
					<b>Total :</b>	<b>3,757.50</b>
205305	10/1/2015	000778 PARSONS TRANSPORTATION GRP INC	1509A018		8/1/15-8/28/15 PROF SVCS AGREEMENT FOR T	30,202.27
					<b>Total :</b>	<b>30,202.27</b>
205306	10/1/2015	000526 PRINT POSTAL	12424		PARK RULES SIGNS	129.60
					<b>Total :</b>	<b>129.60</b>
205307	10/1/2015	000026 PROTECTION RESCUE SECURITY, SER\ 15-269-T			9/1/15-9/30/15 SECURITY SERVICES	675.00
					<b>Total :</b>	<b>675.00</b>

**Voucher List**  
**City of Wildomar**

Page: 3

10/01/2015 3:05:11PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205308	10/1/2015	000461 QUALITY CODE PUBLISHING LLC	2015-333		SUPPLEMENT SVC TO MUNICIPAL CODE	2,476.80
Total :						2,476.80
205309	10/1/2015	000529 SIEMENS INDUSTRY, INC	5610009854		TRAFFIC SIGNAL MAINTENANCE AUG 2015	1,576.40
Total :						1,576.40
205310	10/1/2015	000215 THE PRESS-ENTERPRISE	10085223		PUBLIC NOTICE - PLAN COMM VAC	405.00
Total :						405.00
205311	10/1/2015	000020 VERIZON	90715		9/7/15-10/6/15 TELEPHONE CHARGES	47.41
Total :						47.41
205312	10/1/2015	000873 VORTEX INDUSTRIES INC	05-959064-1		FIRE STATION EXPENSE	356.00
Total :						356.00
22 Vouchers for bank code : wf						Bank total : 97,773.80
22 Vouchers in this report						Total vouchers : 97,773.80

City of Wildomar  
Payroll Warrant Register  
10/1/2015

ACH Date	Payee	Description	Amount
9/10/2015	Payroll People	08/22/2015-09/04/2015	26,790.67
9/24/2015	Payroll People	09/05/2015-09/18/2015	25,894.57
10/8/2015	Payroll People	09/19/2015-10/02/2015	23,424.03
9/1/2015	Payroll People	09/01/2015-09/30/2015	1,411.51
		<b>TOTAL</b>	<b>77,520.78</b>

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.6**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** James Riley, Finance Director

**SUBJECT:** Treasurer's Report

**STAFF REPORT**

**RECOMMENDATION:**

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

**DISCUSSION:**

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

**FISCAL IMPACT:**

None.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

Treasurer's Report  
Daily Cash Balance

**CITY OF WILDOMAR  
TREASURER'S REPORT FOR  
CASH AND INVESTMENT PORTFOLIO  
August 2015**

**CITY CASH**

<u>ACCOUNT</u>	<u>INSTITUTION</u>	<u>BALANCE</u>	<u>RATE</u>
AII	WELLS FARGO	\$ 5,956,349.01	0.00%
	<b>TOTAL</b>	<b>\$ 5,956,349.01</b>	

<u>ACCOUNT</u>	<u>INSTITUTION</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS</u>	<u>(-) WITHDRAWALS</u>	<u>ENDING BALANCE</u>	<u>RATE</u>
AII	WELLS FARGO	\$ 5,956,349.01	\$ 641,518.61	\$ (740,633.97)	\$ 5,857,233.65	0.000%
	<b>TOTAL</b>	<b>\$ 5,956,349.01</b>	<b>\$ 641,518.61</b>	<b>\$ (740,633.97)</b>	<b>\$ 5,857,233.65</b>	

**CITY INVESTMENT**

<u>ISSUER</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>PERCENT OF PORTFOLIO</u>	<u>DAYS TO MAT.</u>	<u>STATED RATE</u>
LOCAL AGENCY INVESTMENT FUND	\$ 1,549,906.26	\$ 1,549,906.26	\$ 1,549,906.26	100.00%	0	0.330%
<b>TOTAL</b>	<b>\$ 1,549,906.26</b>	<b>\$ 1,549,906.26</b>	<b>\$ 1,549,906.26</b>	<b>100.00%</b>		

**- TOTAL CASH AND INVESTMENT**      **\$ 7,506,255.27**

**CITY INVESTMENT**

<u>ISSUER</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS/ PURCHASES</u>	<u>(-) WITHDRAWALS/ SALES/ MATURITIES</u>	<u>ENDING BALANCE</u>	<u>STATED RATE</u>
LOCAL AGENCY INVESTMENT FUNDS	\$ 1,549,906.26	\$ 0.00	\$ 0.00	\$ 1,549,906.26	0.330%
<b>TOTAL</b>	<b>\$ 1,549,906.26</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 1,549,906.26</b>	

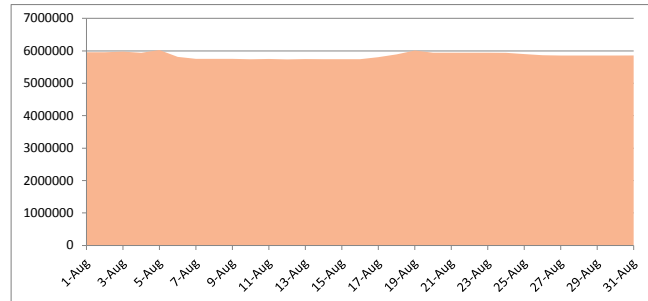
In compliance with the California Code Section 53646, as the Director of Finance/  
City Treasurer of the City of Wildomar, I hereby certify that sufficient investment liquidity  
and anticipated revenues are available to meet the City's expenditure  
requirements for the next six months and that all investments are in compliance  
to the City's Statement of Investment Policy.  
I also certify that this report reflects all Government Agency pooled investments  
and all City's bank balances.

10/5/2015

James Riley  
Finance Director

Date

**August 2015**  
**Daily Cash Balance**  
**All Funds Checking Only**  
**Pool Report Balance**



Fiscal Year	Ending Balance	Monthly Net Activity
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)
Apr-15	\$ 5,009,008	\$ 443,722
May-15	\$ 5,994,346	\$ 985,338
Jun-15	\$ 5,683,194	\$ (311,152)
Jul-15	\$ 5,956,349	\$ 273,155
Aug-15	\$ 5,857,234	\$ (99,115)

Date	Ending Balance In Whole \$	Net Change from Prior Day
1-Aug	\$ 5,956,349	\$ -
2-Aug	\$ 5,956,349	\$ -
3-Aug	\$ 5,975,551	\$ 19,202
4-Aug	\$ 5,939,712	\$ (35,839)
5-Aug	\$ 6,024,098	\$ 84,386
6-Aug	\$ 5,814,115	\$ (209,983)
7-Aug	\$ 5,753,412	\$ (60,703)
8-Aug	\$ 5,753,412	\$ -
9-Aug	\$ 5,753,412	\$ -
10-Aug	\$ 5,739,784	\$ (13,628)
11-Aug	\$ 5,750,050	\$ 10,266
12-Aug	\$ 5,735,487	\$ (14,564)
13-Aug	\$ 5,746,745	\$ 11,258
14-Aug	\$ 5,741,919	\$ (4,826)
15-Aug	\$ 5,741,919	\$ -
16-Aug	\$ 5,741,919	\$ -
17-Aug	\$ 5,805,199	\$ 63,280
18-Aug	\$ 5,890,272	\$ 85,073
19-Aug	\$ 6,009,482	\$ 119,210
20-Aug	\$ 5,941,914	\$ (67,569)
21-Aug	\$ 5,942,415	\$ 501
22-Aug	\$ 5,942,415	\$ -
23-Aug	\$ 5,942,415	\$ -
24-Aug	\$ 5,939,056	\$ (3,359)
25-Aug	\$ 5,900,504	\$ (38,552)
26-Aug	\$ 5,865,085	\$ (35,419)
27-Aug	\$ 5,856,208	\$ (8,877)
28-Aug	\$ 5,855,786	\$ (423)
29-Aug	\$ 5,855,786	\$ -
30-Aug	\$ 5,855,786	\$ -
31-Aug	\$ 5,857,234	\$ 1,448

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.7**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and City Council Members

**FROM:** Dan York, Assistant City Manager

**SUBJECT:** Community Facilities District No. 2013-1 (Services) Annexation #5 - Alta Colina, LLC (TR 29476)

**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, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES), ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED (ANNEXATION NO. 5) AND AUTHORIZING THE LEVY OF SPECIAL TAXES THEREIN

**BACKGROUND:**

On December 11, 2013 the City Council adopted Resolution No. 2013-48 establishing Community Facilities District No. 2013-1 (Services) of the City of Wildomar (the "CFD No. 2013-1" or "District") for the purpose of levying special taxes on parcels of taxable property for the purpose of providing certain services which are necessary to meet increased demands placed upon the City.

The developer, Alta Colina, LLC, property owner of one residential tract containing 28 units within the City (TR 29476) has requested that the City assist them in annexing territory into CFD No. 2013-1 (Services) to cover the costs associated with the maintenance of public improvements and for providing public safety services. The improvements proposed to be maintained include items such as landscaping and lighting, water quality improvements, graffiti, street sweeping, and trails and park maintenance.

In addition to maintaining public improvements the CFD will include a special tax to provide for financing of certain public services to meet increased demands of police and fire protection services as a result of the new developments.



The landowner has advised the City that it wants the area described in Exhibit C of the Resolution of Intention annexed into CFD No. 2013-1 and that a rate and method of apportionment of the special taxes to be levied therein be established.

The original area proposed within Annexation No. 5 will encompass 28 residential units in one tract, with a maximum annual tax of \$932.60 per unit, per year. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 7 consisting of Tract No. 29476. The proposed total maximum tax rate for Tax Zone 7 is \$932.60 per unit per year. This tax rate includes a Maximum Special Tax A of \$688.60 per unit per year for maintenance services of public facilities, and Maximum Special Tax B of \$244 per unit per year for 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 or 5% for Special Tax B. Alta Colina, LLC has agreed to the annexation into the CFD and submitted an amended "Consent and Waiver" form on file in the City Clerk's Office, to initiate and conduct proceedings pursuant to the Mello-Roos Act of 1982, requesting the annexation of property to CFD No. 2013-1 (Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election.

The next step to annex the property to CFD No. 2013-1 is to publish a notification of the proposed annexation along with the "Resolution of Intention" and Boundary Maps of the proposed Annexation area. A public hearing on the matter will take place on December 9, 2015, and at that time the Council will formally consider approval of Annexation No. 5.

### **FISCAL IMPACT**

On March 1 of each year, every residential building for which a building permit has been issued will be subject to the special taxes in the ensuing Fiscal Year. If the anticipated costs of maintaining the facilities in any given Fiscal Year, prior to buildout of the project, exceeds the special tax revenues available from parcels for which building permits have been issued, then the special tax may also be on property with recorded final subdivision maps, as well as other undeveloped property. The special tax levied to pay for safety services will only be applied to those properties for which a building permit has been issued as of March 1 preceeding the Fiscal Year being levied.

The projected levy for FY 2016-17 is \$19,280.86 for the first year of services for Special Tax A. Once developed, the Special Tax B will generate \$6,832.00 for police and fire protection services.

Submitted by:

Dan York  
Assistant City Manager

Approved by:

Gary Nordquist  
City Manager

**ATTACHMENTS:**

- 1) Resolution of Intention 2015-\_\_\_\_\_
- a) Description of Territory
- b) Description of Authorized Services
- c) Rate and Method of Apportionment
- d) Annexation Boundary Map
- e) Potential Citywide Map Annexation Area
- f) Signed Petition, Waiver and Consent for Annexation
- g) Notice of Public Hearing
- h) Sample Ballot

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, ADOPTING A MAP OF THE AREA TO BE PROPOSED TO BE ANNEXED (ANNEXATION NO. 5) AND AUTHORIZING THE LEVY OF A SPECIAL TAXES THEREIN**

**WHEREAS**, on December 11, 2013, the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2013-48 establishing Community Facilities District No. 2013-1 (Services) of the City of Wildomar, County of Riverside, State of California, ("CFD No. 2013-1"), for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City under the Mello-Roos Community Facilities District Act (the "Act"); and

**WHEREAS**, the City Council has received a written instrument from a landowner requesting the City initiate and conduct proceedings pursuant to the Act, to annex its property in to CFD No. 2013-1 and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election; and

**WHEREAS**, the City Council has been advised that the landowner has requested that the area shown in Exhibit D be annexed territory to the boundaries of CFD No. 2013-1, and that a rate and method of apportionment of the special tax to be levied therein be established.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR, ACTING EX OFFICIO AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** Intent to Annex. The City Council hereby declares that it proposes and intends to conduct proceedings pursuant to Article 3.5 of the Act for the annexation to CFD 2013-1 of the territory described in Exhibit A attached hereto. The City Council determines that the public convenience and necessity require that such territory be annexed to the Community Facilities District.

**Section 2.** Name of the Community Facilities District. The name of the existing community facilities district is known as "Community Facilities District No. 2013-1 (Services)."

**Section 3.** Description of Territory Proposed to be Annexed, Annexation Map. The territory proposed to be annexed is included within the boundaries within which property may annex to CFD No. 2013-1 and is more particularly described and shown on that certain map entitled "Boundaries – Potential Annexation Area Community Facilities District No. 2013-1 (Services) of the City of Wildomar, County of Riverside, State of California," as recorded on February 18, 2014 in Book 76 of Maps of Assessment and Community Facilities District, Pages 65-67, and as Instrument No. 2014-0062325 in the official records of the County of Riverside. The territory proposed to be annexed to the CFD No. 2013-1 is described in Exhibit A attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Annexation Map No. 5, Community Facilities District No. 2013-1 (Services), City of Wildomar, County of Riverside, State of California," which is on file with the City Clerk (the "Annexation Map") and attached hereto as Exhibit D.

**Section 4.** Description of Authorized Services. The services proposed to be financed by CFD No. 2013-1 (the "Services") are described in Exhibit B attached hereto. The cost of providing the Services includes "incidental expenses," which include costs associated with the creation of CFD No. 2013-1, determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2013-1. The Services authorized to be financed by CFD No. 2013-1 are in addition to those currently provided in the territory of CFD No. 2013-1 and do not supplant services already available within that territory.

**Section 5.** Levy of Special Taxes. Except where funds are otherwise available, a special tax sufficient to pay the costs of the Services (including incidental expenses), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2013-1, will be levied annually within CFD No. 2013-1. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit C.

**Section 6.** Adoption of Annexation Map. Pursuant to Section 3110.5 of the Streets and Highways Code, the City Council adopts the Annexation Map as the map of the area proposed to be annexed to the CFD No. 2013-1. Pursuant to Section 3111 of said Code, the City Clerk shall file the original of the Annexation map in his office and shall file a copy of the Annexation Map with the County Recorder of the County of Riverside no later than 15 days prior to the date of the hearing specified in Section 7 hereof.

**Section 7.** Public Hearing. The City Council hereby fixes 6:30 p.m., or as soon thereafter as practicable, on Wednesday, December 9, 2015, in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the proposed annexation of the said territory to the CFD No. 2013-1.

**Section 8.** Notice of Public Hearing. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing, in substantially the form attached hereto as Exhibit F, one time in a newspaper of general circulation published in the area of CFD No. 2013-1. The publication of said notice shall be completed at least seven days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53322 of the Act.

**Section 9.**   Mailing Ballots   In anticipation of its action on Wednesday, December 9, 2015 to call the election on the annexation for the same date, pursuant to waiver of election time limits from the landowners, the City Council hereby authorizes the City Clerk to mail to each landowner in the territory proposed to be annexed to the CFD No. 2013-1 a ballot in substantially the form set forth in Exhibit G hereto. A copy of the waiver and consent form signed by the property owner is attached hereto as Exhibit E and incorporated herein by this reference.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

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Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Thomas D. Jex  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**EXHIBIT A**

**DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED**

## **EXHIBIT A**

### **DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED**

The City of Wildomar Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1") Annexation No. 5 is currently comprised of one (1) parcel, located within the city boundaries. The properties are identified by the following Riverside County Assessor's Parcel Number (APN).

<b>APN</b>	<b>Tract Number</b>	<b>Owner Name</b>
362-180-042	TR 29476	Alta Colina, LLC

## **EXHIBIT B**

### **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 C**

**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
RATE AND METHOD OF APPORTIONMENT**

**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<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“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. Developed Property

##### (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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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. Developed Property**

#### **(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**

<b>Land Use Class</b>	<b>Description</b>	<b>Unit</b>	<b>Maximum Special Tax B</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:

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

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

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

### **2. Special Tax B**

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 A**

**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 2016-2017. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2013-1.

**TAX ZONE 7 – Annexation 5  
Tract No. 29476**

<b>Item</b>	<b>Description</b>	<b>Estimated Cost</b>
1	Landscape and Lighting Maintenance	\$5,612
2	Graffiti, Street Sweeping, & Pavement Management	\$1,352
3	Drainage Maintenance	\$1,967
4	Parks and Trail Maintenance	\$7,835
5	Administration and Reserves Costs	\$2,515
<b>Total</b>		<b>\$19,281</b>

**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

## TAX ZONE SUMMARY

<b>Annexation</b>	<b>Tax Zone</b>	<b>Tract</b>	<b>Fiscal Year</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B</b>	<b>Subdivider</b>
Original	1	32535	2014-15	\$346.00 / Unit	\$244.00 / Unit	CV Communities LLC
Original	2	31479	2014-15	\$346.00 / Unit	\$244.00 / Unit	Rancon Equity Partners III
1	3	25122/ 32078	2015-16	\$346.00 / Unit	\$244.00 / Unit	Rancho Fortunado Inv, LLC
2	4	PM 16803	2015-16	\$175.03 / Acre	N/A	Moralez Enterprises, LLC
3	5	36497	2015-16	\$522.27 / Unit	\$244.00 / Unit	Lennar Homes of California, Inc.
4	6	PM 36492	2015-16	\$766.14 / Acre	N/A	Rancon Medical and Education Center, LLC
5	7	29476	2016-17	\$688.60 / Unit	\$244.00 / Unit	Alta Colina, LLC

## ESCALATION OF MAXIMUM SPECIAL TAXES

**Maximum Special Tax A** - On each July 1, 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, 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 B**

### **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 C**

**CITY OF WILDOMAR**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**PROPOSED BOUNDARIES**

**ANNEXATION MAP NO. 5**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**CITY OF WILDOMAR**

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,  
THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY CLERK  
CITY OF WILDOMAR

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_M IN BOOK \_\_\_\_  
PAGE \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY  
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA.

FEE: \_\_\_\_ NO.: \_\_\_\_  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: \_\_\_\_  
DEPUTY

**LEGEND**

CFD BOUNDARY

PARCEL LINE

TAX ZONE

7

ASSESSOR PARCEL  
NUMBER

XXX-XXX-XXX

W.O. 13-0124

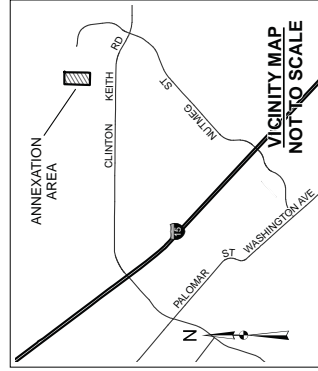
THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE  
ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES  
DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP  
THEREOF WHICH WAS PREVIOUSLY RECORDED ON  
FEBRUARY 18, 2014, IN BOOK 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.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO  
BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) OF THE 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 THE \_\_\_\_  
DAY OF \_\_\_\_, 20\_\_.

BY ITS RESOLUTION NO. \_\_\_\_.

CITY CLERK  
CITY OF WILDOMAR



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR  
PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF  
THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS  
CONCERNING THE FORM AND DIMENSIONS OF LOTS OR  
PARCELS REFER TO THE COUNTY ASSESSOR MAPS FOR  
FISCAL YEAR 2015-16.

**ALBERT A. WEBB**  
ASSOCIATES  
ENGINEERING, CONSULTING

NOT TO SCALE



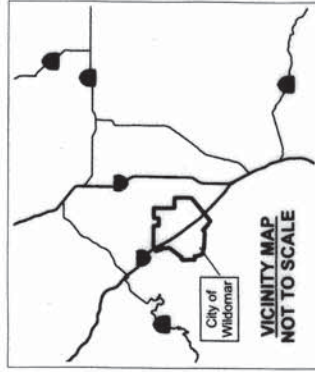
# **BOUNDARIES - POTENTIAL ANNEXATION AREA** **COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)** **CITY OF WILDOMAR**

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 14th DAY OF Feb., 2014, BY ITS RESOLUTION NO. 2014-07.

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 18th DAY OF Feb., 2014

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR



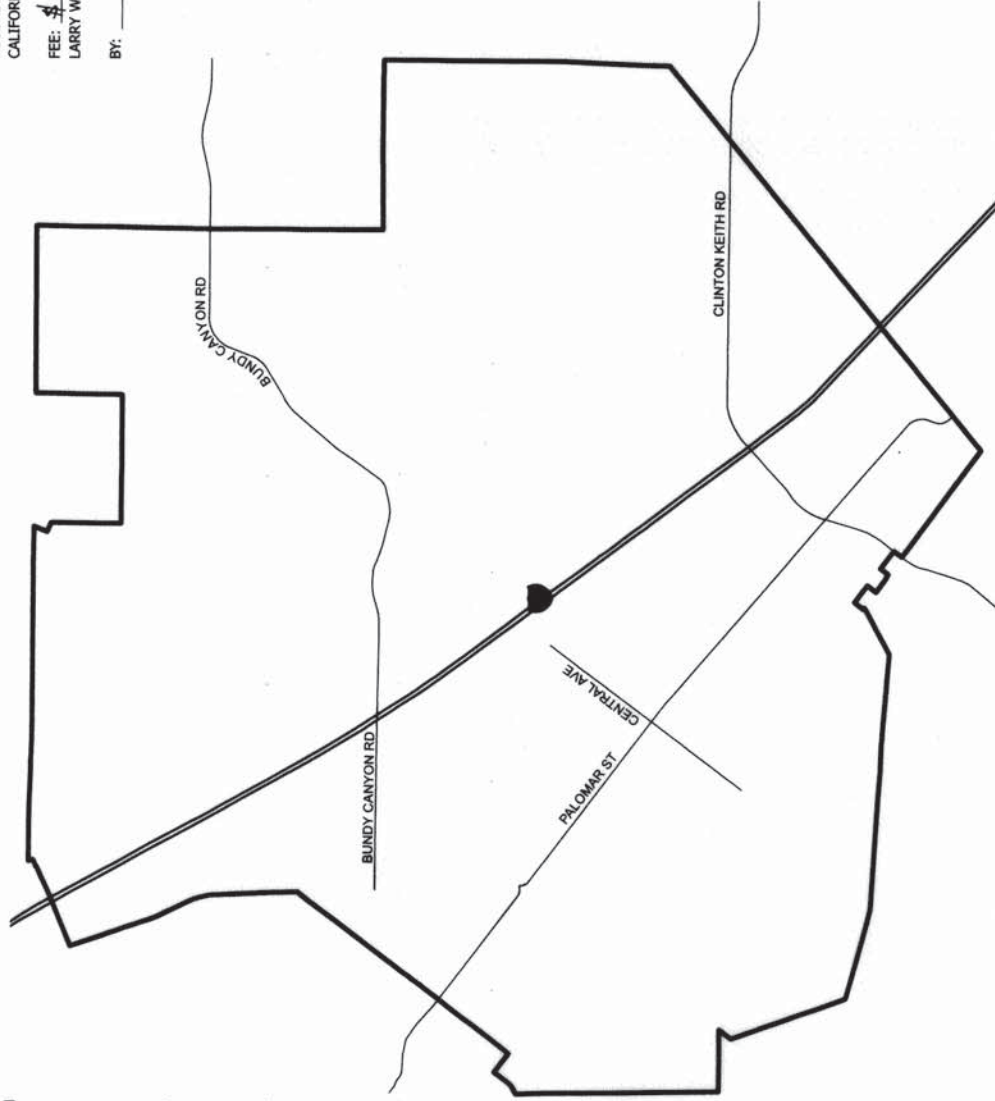
**LEGEND**  
 — ANNEXATION AREA BOUNDARY



RECORDED THIS 14th DAY OF FEBRUARY, 2014  
 AT THE HOUR OF 1:12 O'CLOCK PM IN BOOK 76  
 PAGE 48 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

BY: [Signature]  
 DEPUTY



**NOT TO SCALE**  
 W.O. 13-0124



**EXHIBIT D**

**PROPOSED ANNEXATION BOUNDARY MAP NO. 5**

**ANNEXATION MAP NO. 5**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**CITY OF WILDOMAR**

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,  
THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY CLERK  
CITY OF WILDOMAR

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_M IN BOOK \_\_\_\_  
PAGE \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY  
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA.

FEE: \_\_\_\_ NO.: \_\_\_\_  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: \_\_\_\_  
DEPUTY



NOT TO SCALE

**LEGEND**

CFD BOUNDARY

PARCEL LINE

TAX ZONE

ASSESSOR PARCEL NUMBER

7

XXX-XXX-XXX

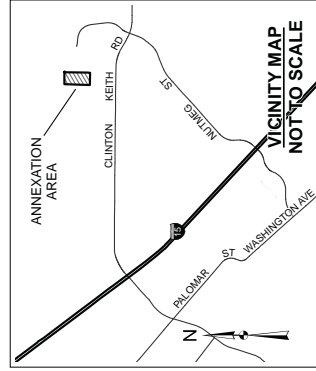
THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE  
ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES  
DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP  
THEREOF WHICH WAS PREVIOUSLY RECORDED ON  
FEBRUARY 18, 2014, IN BOOK 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.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO  
BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) OF THE 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 THE \_\_\_\_  
DAY OF \_\_\_\_, 20\_\_.

BY ITS RESOLUTION NO. \_\_\_\_.

CITY CLERK  
CITY OF WILDOMAR



NOT TO SCALE

ALBERT A. WEBB ASSOCIATES ENGINEERING, CONSULTING

THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR  
PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF  
THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS  
CONCERNING THE FORM AND DIMENSIONS OF LOTS OR  
PARCELS REFER TO THE COUNTY ASSESSOR MAPS FOR  
FISCAL YEAR 2015-16.

**EXHIBIT E**

**WAIVER AND CONSENT RESPECTING CONDUCT OF  
MAILED-BALLOT, LANDOWNER ELECTION**

**PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING  
ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2013-  
1 (SERVICES) WITHIN THE CITY OF WILDOMAR AND A WAIVER WITH  
RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS  
COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF  
SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED  
BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Wildomar, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of the property described below to Community Facilities District No. 2013-1 (Services) and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by Community Facilities District No. 2013-1 (Services).

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

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

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of the property to the community facilities district or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the

California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of property to the community facilities district of the portion of the incorporated area of the City of Wildomar or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

20 15, IN WITNESS WHEREOF, I hereunto set my hand this 26 day of July.

By: Victor Zaccagnini  
Name: Victor Zaccagnini  
Title: Manager

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. TR 29476

OWNER'S MAILING ADDRESS:

35667 Bovard Street

Wildomar, CA 92595

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Wildomar

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

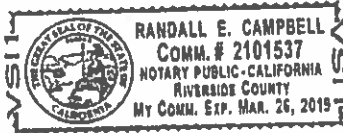
State of California

County of RIVERSIDEOn JULY 20, 2015 before me, RANDALL E CAMPBELL, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officerpersonally appeared VICTOR ZACCAGLIN  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: \_\_\_\_\_ Document Date: 7/20/15Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT F**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX  
TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT  
(ANNEXATION NO. 5)**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Wildomar on October 14, 2015 adopted its Resolution No. 2015-\_\_, in which it declared its intention to annex territory to existing Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2013-1 is proposed.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council has fixed 6:30 p.m., or as soon thereafter as practicable, Wednesday, December 9, 2015 in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the establishment of CFD No. 2013-1. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard.

DATED: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
City Clerk of the City of Wildomar



**EXHIBIT G**

**SPECIAL ELECTION BALLOT**

**SPECIAL TAX ELECTION  
CITY OF WILDOMAR**

**ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 5**

**(December 9, 2015)**

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 5 of the Community Facilities District No. 2013-1 (Services) ("CFD No. 2013-1") of the City of Wildomar:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Alta Colina, LLC	19.83	20

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

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2013-1, City of Wildomar, County of Riverside, State of California. Please advise the City Clerk, at (951) 677-7751 x 215 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than November 25, 2015, two calendar weeks prior to the date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 5:00 p.m. on December 9, 2015, at the Clerk's office at 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on December 9, 2015.

Very truly yours,

Debbie A. Lee, CMC  
City Clerk  
City of Wildomar

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

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
Alta Colina, LLC Attn: Victor Zaccaglini 35667 Bovar Street Wildomar, CA 92595	362-180-042

ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 5

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

<b><u>SPECIAL TAX BALLOT MEASURE</u></b>	<b>MARK "YES" OR "NO" WITH AN "X":</b>
Shall the City Council of the City of Wildomar be authorized to levy a special tax on an annual basis at the rates and apportioned as described in Exhibit C to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2013-1 (Services) adopted by the City Council on October 14, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 5 of Community Facilities District No. 2013-1 (Services) City of Wildomar" to finance certain services as set forth in Section 4 to the Resolution (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2013-1 (Services) in the amount of special taxes collected?	YES _____  NO _____

**Certification for Special Election Ballot**

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

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

Alta Colina, LLC

By: Victor Zaccaglini

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Manager  
Title

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #1.8**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT:** Ordinance No. 111 Second Reading – Elm Street Residential Project  
(Planning Application No. 08-0154)

**STAFF REPORT**

**RECOMMENDATION:**

The Planning Commission recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 111  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE  
(PLANNING APPLICATION NO. 08-0154) FROM R-R (RURAL  
RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) FOR A 4.16-  
ACRE SITE LOCATED AT THE TERMINUS OF ELM STREET  
BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-  
043-027)

**DISCUSSION:**

The City Council approved the first reading of Ordinance No. 111 for the Elm Street Residential project (PA 08-0154) at the September 23, 2015 Council meeting. At this time, it would be appropriate for the City Council to adopt Ordinance No. 111.

Submitted by:  
Matthew Bassi  
Planning Director

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENT**

Ordinance No. 111

**ATTACHMENT A**  
**Ordinance No. 111**

## **ORDINANCE NO. 111**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 08-0154) FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) FOR A 4.16-ACRE SITE LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)**

### **THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

#### **SECTION 1. CEQA Determination**

The approval of this Change of Zone is in compliance with requirements of the California Environmental Quality Act (CEQA), in that on September 23, 2015, at a duly noticed public hearing, the City Council adopted a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Change of Zone No. 08-0154 reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595.

#### **SECTION 2. Change of Zone Findings**

In accordance with California Government Code Sections 65853–65857 and Wildomar Zoning Ordinance Section 17.280, the City Council hereby makes the following finding for proposed Change of Zone No. 08-0154.

- A. The proposed Change of Zone is in conformance with the adopted General Plan for the City of Wildomar.

Staff has evaluated the proposed change of zone from the current zoning of R-R (Rural Residential) to R-1 (One-Family Dwelling) to determine consistency with the General Plan. The site has a General Plan land use designation of Medium Density Residential (MDR), which allows between two and five detached single-family residences per acre on lots ranging from 5,500 to 20,000 square feet in size. The R-1 zone allows single-family dwellings on lot areas not less than 7,200 square feet.

In reviewing the applicant's Change of Zone request and development proposal, the project density is proposed at 3.6 units per acre with lot sizes ranging from 8,142 to 12,007 square feet, which falls within the permitted density range and lot sizes and thus is consistent with the general plan. The project is also consistent with the City of Wildomar's Municipal development standards outlined in Section 17.24.020 (R-1 zone). As discussed above, the project is consistent with the City of Wildomar's General Plan and the City's R-1 zoning standards.

### **SECTION 3:     Amendment to the Zoning Map**

The City Council, based on the findings above, hereby approves a change to the City of Wildomar Zoning Map for Change of Zone No. 08-0154 from the current zoning designation of R-R (Rural Residential) to R-1 (One-Family Dwelling), as described herein and illustrated below.

#### Legal Description

#### **APN: 376-043-027**

All of Block 17, being in the town of Wildomar, County of Riverside, State of California. According to Map on file in Book 6, Page 294 of Maps, Records of San Diego County, California.

Together with any right, title, and interest in the streets and alleys adjoining same, and in that portion of the abandoned 100-foot right-of-way of the Atchison Topeka and Santa Fe Railroad Company, lying between the center line of Gruwell Street and the center line of Penrose Avenue, all said property being in the town of Wildomar, according to map on file in Book 6 page 294 of Maps, Records of San Diego County, California.

Excepting therefrom parcel map no. 7070-18 as shown on record of survey recorded November 5, 1981, in Book 68 page 26 through 31 of records of survey, records of Riverside County, California, as set forth in final order of condemnation recorded March 6, 1986, as instrument no. 76518 of official Records of Riverside County, California.

**Figure 1 – Proposed Zoning**





**SECTION 4. Effective Date of the Ordinance**

This Ordinance shall take effect and be in full force and operation 30 days after its second reading and adoption.

**SECTION 5. 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 6. City Clerk Action**

The City Clerk is authorized and directed to cause this Ordinance to be published within 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 14th day of October, 2015.

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Ben Benoit  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

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Thomas D. Jex,  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and Council Members

**FROM:** Dan York, Assistant City Manager/City Engineer

**SUBJECT:** Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 2

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

**BACKGROUND:**

On August 12, 2015, the City Council adopted Resolution No. 2015-39, declaring its intention to annex territory to Community Facilities District No. 2013-1 (Services) and commence the annexation proceedings for the territory to be

annexed, also known as Annexation No. 2. A public hearing was set for October 14, 2015 to conduct an election for the landowners and to declare the results of that election.

As required by the Resolution of Intention, an annexation map was recorded on September 8, 2015, at 4:03 p.m. in Book 78, Page 81, Document No. 2015-0400599 and the potential annexation area boundary map was recorded on February 18, 2014, at 1:17 p.m. in Book 76 Page 68, Document No. 2014-0062326 of Maps of Assessment and Community Facilities Districts with the Riverside County Recorder.

The Resolution of Intention was adopted by the City Council in response to petitions filed by the developer, Moralez Enterprises LLC, property owner of one commercial tract within the City (PM 16803) that the City assist them in annexing territory into CFD 2013-1 (Services) to cover the costs associated with the maintenance of public improvements and for providing public safety services. The improvements proposed to be maintained include items such as landscaping and lighting, water quality improvements, graffiti, street sweeping, and trails and park maintenance.

The annexed territory proposed within Annexation No. 2 will encompass 3 commercial parcels, with a maximum annual tax of \$51.41 per year, per acre. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 4 consisting of Tract No. PM 16803. Tax Zone 4 consists of only non-residential parcels and therefore will not be subject to the cost of providing police and fire protection services funded by Special Tax B. The tax rate is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2%. Moralez Enterprises have agreed to the annexation into the CFD and submitted an amended "Consent and Waiver" form on file in the City Clerk's Office, to initiate and conduct proceedings pursuant to the Mello-Roos Act of 1982, requesting the annexation of property to CFD No. 2013-1 (Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election immediately following the public hearing scheduled for October 14, 2015.

#### **FISCAL IMPACT**

The projected levy for FY 2015-16 is \$191.00 for the first year of services.

Submitted by:  
Dan York  
Assistant City Manager

Approved by:  
Gary Nordquist  
City Manager

#### **ATTACHMENTS:**

- 1) Resolution 2015-\_\_\_\_ Calling an Election
- 2) Resolution 2015-\_\_\_\_ Declaring Results

**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX  
TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT  
(ANNEXATION NO. 2)**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Wildomar on August 12 2015, adopted its Resolution No. 2015-39, in which it declared its intention to annex territory to existing Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2013-1 is proposed.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council has fixed 6:30 p.m., or as soon thereafter as practicable, Wednesday, October 14, 2015 in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the establishment of CFD No. 2013-1. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard.

DATED: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk of the City of Wildomar

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION  
TO SUBMIT TO THE QUALIFIED ELECTORS THE  
QUESTION OF LEVYING A SPECIAL TAX WITHIN THE  
AREA PROPOSED TO BE ANNEXED TO COMMUNITY  
FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
(ANNEXATION NO. 2)**

**WHEREAS**, on December 13, 2013 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2013-48 establishing Community Facilities District No. 2013-1 (Services) of the City of Wildomar, County of Riverside, State of California (the "CFD No. 2013-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property; and

**WHEREAS**, the City Council called a special election for February 12, 2014 at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD No. 2013-1 were submitted to the qualified electors within the CFD No. 2013-1; and

**WHEREAS**, on February 12, 2014, the City Council adopted Resolution No. 2014-07 determining the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were cast in favor of the proposition presented, and such proposition passed; and

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

**WHEREAS**, the City Council on August 12, 2015 duly adopted Resolution No. 2015-39 (the "Resolution of Intention") declaring its intention to annex certain territory to Community Facilities District No. 2013-1 (Services) and to levy a special tax within that territory to pay for certain services and setting a time and place for the public hearing on the proposed annexation for October 14, 2015; and

**WHEREAS**, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 2 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 81, in the office of the Riverside County Recorder; and

**WHEREAS**, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on October 14, 2015, not earlier than the hour of 6:30 p.m. at the City Hall located at 23873 Clinton Keith Road, Wildomar,

California 92595, relative to the proposed annexation of said territory to CFD No. 2013-1; and

**WHEREAS**, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD No 2013-1, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD No. 2013-1, or by the owners of one-half (1/2) or more of the territory to be annexed; and

**WHEREAS**, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD No. 2013-1 and that the qualified electors in such territory are the landowners; and

**WHEREAS**, on the basis of all of the foregoing, the City Council has determined at this time to call an election to authorize the annexation of territory to the CFD No. 2013-1 and the levying of a special tax as described in Exhibit A hereto; and

**WHEREAS**, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD No. 2013-1 consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR, ACTING EX OFFICIO AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:**

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

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

**Section 3.**    Findings Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD No. 2013-1 and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

**Section 4.**    Findings Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD No. 2013-1 are valid and in conformity with the requirements of the Act.

**Section 5.**    Levy of Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of

territory proposed to be annexed to CFD No. 2013-1, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2013-1, will be levied annually in CFD No. 2013-1. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit A hereto.

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

**Section 7.** Tax Roll Preparation. The office of the Public Works Director, 23873 Clinton Keith Road., City of Wildomar, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Public Works Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

**Section 8.** Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City shall create a separate account into which tax proceeds will be deposited; and the Public Works Director annually shall file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in CFD No. 2013-1.

**Section 9.** Special Election; Voting Procedures. The City Council hereby submits the questions of levying the special tax within the territory proposed to be annexed to the qualified electors, in accordance with and subject to the Act. The special election shall be held on October 14, 2015, and shall be conducted as follows:

(a) Qualified Electors. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of CFD No. 2013-1. Because fewer than twelve registered voters resided within the territory proposed to be annexed to CFD No. 2013-1 on September 16, 2015 (a date within the 90 days preceding the close of the public hearing on the territory proposed to be annexed to CFD No. 2013-1), the qualified electors shall be the landowners within territory proposed to be annexed, and each landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed to CFD No. 2013-1.

(b) Consolidation of Elections; Combination of Propositions on Ballot. The election on the question of levying the special tax and establishing an appropriations limit for CFD No. 2015-2 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby

ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to CFD No. 2013-1. The City Council hereby ratifies the form of the ballot, which is attached hereto as Exhibit B.

(d) Return of Ballots. The City Clerk shall accept the ballots of the landowners up to 6:00 p.m. on October 14, 2015. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on October 14, 2015, or when all qualified electors have voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

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

**Section 10.** Filing of Resolution and Map with City Clerk. The City Council hereby directs the City Clerk to file a copy of this resolution and the annexation map of the boundaries of CFD No. 2013-1 in his/her office.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

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Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Thomas D. Jex  
City Attorney

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Debbie A. Lee, CMC  
City Clerk



**EXHIBIT A**

**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
RATE AND METHOD OF APPORTIONMENT**

**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<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“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. Developed Property

##### (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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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. Developed Property**

#### **(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**

<b>Land Use Class</b>	<b>Description</b>	<b>Unit</b>	<b>Maximum Special Tax B</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:

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

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

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

### **2. Special Tax B**

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 A**

**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 4 – Annexation 2  
Tract No. PM 16803**

<b>Item</b>	<b>Description</b>	<b>Estimated Cost</b>
1	Lighting Maintenance	\$166
2	Administration and Reserves Costs	\$25
<b>Total</b>		<b>\$191</b>

**Safety Services** – Tax Zone 4 consists of only non-residential parcels and therefore will not be subject to the cost of providing police and fire protection services funded by Special Tax B.

## TAX ZONE SUMMARY

<b>Annexation</b>	<b>Tax Zone</b>	<b>Tract</b>	<b>Fiscal Year</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B</b>	<b>Subdivider</b>
Original	1	32535	2014-15	\$346.00 / Unit	\$244.00 / Unit	CV Communities LLC
Original	2	31479	2014-15	\$346.00 / Unit	\$244.00 / Unit	Rancon Equity Partners III
1	3	25122/ 32078	2015-16	\$346.00 / Unit	\$244.00 / Unit	Rancho Fortunado Inv, LLC
2	4	PM 16803	2015-16	\$51.41 / Acre	N/A	Moralez Enterprises, LLC

## ESCALATION OF MAXIMUM SPECIAL TAXES

**Maximum Special Tax A** - On each July 1, 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, 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 B**

### **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 C**

**CITY OF WILDOMAR**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**PROPOSED BOUNDARIES**

# **ANNEXATION MAP NO. 2** **COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)** **CITY OF WILDOMAR**

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON FEBRUARY 18, 2014, IN BOOK 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.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE 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 THE 14th DAY OF August, 2015, BY ITS RESOLUTION NO. 2015-39.

*Amie A. Su*  
CITY CLERK  
CITY OF WILDOMAR

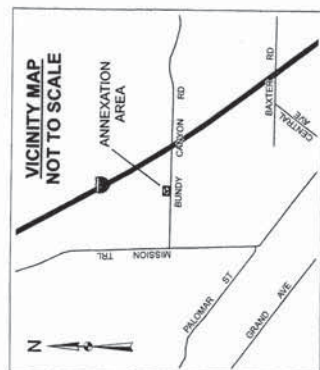
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 2nd DAY OF September, 2015.

*Amie A. Su*  
CITY CLERK  
CITY OF WILDOMAR

RECORDED THIS 8th DAY OF SEPTEMBER, 2015 AT THE HOUR OF 4:03 O'CLOCK P.M. IN BOOK 78 PAGE 81 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: 2015-0400599  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Peter Aldana*  
DEPUTY



LEGEND	
	CFD BOUNDARY
	PARCEL LINE
	TAX ZONE
XXX-XXX-XXX	ASSESSOR PARCEL NUMBER

NOT TO SCALE

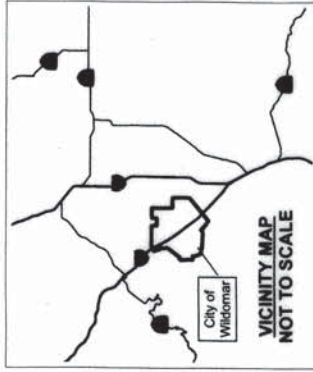
# **BOUNDARIES - POTENTIAL ANNEXATION AREA** **COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)** **CITY OF WILDOMAR**

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 14th DAY OF Feb., 2014, BY ITS RESOLUTION NO. 2014-07.

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 18th DAY OF Feb., 2014

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

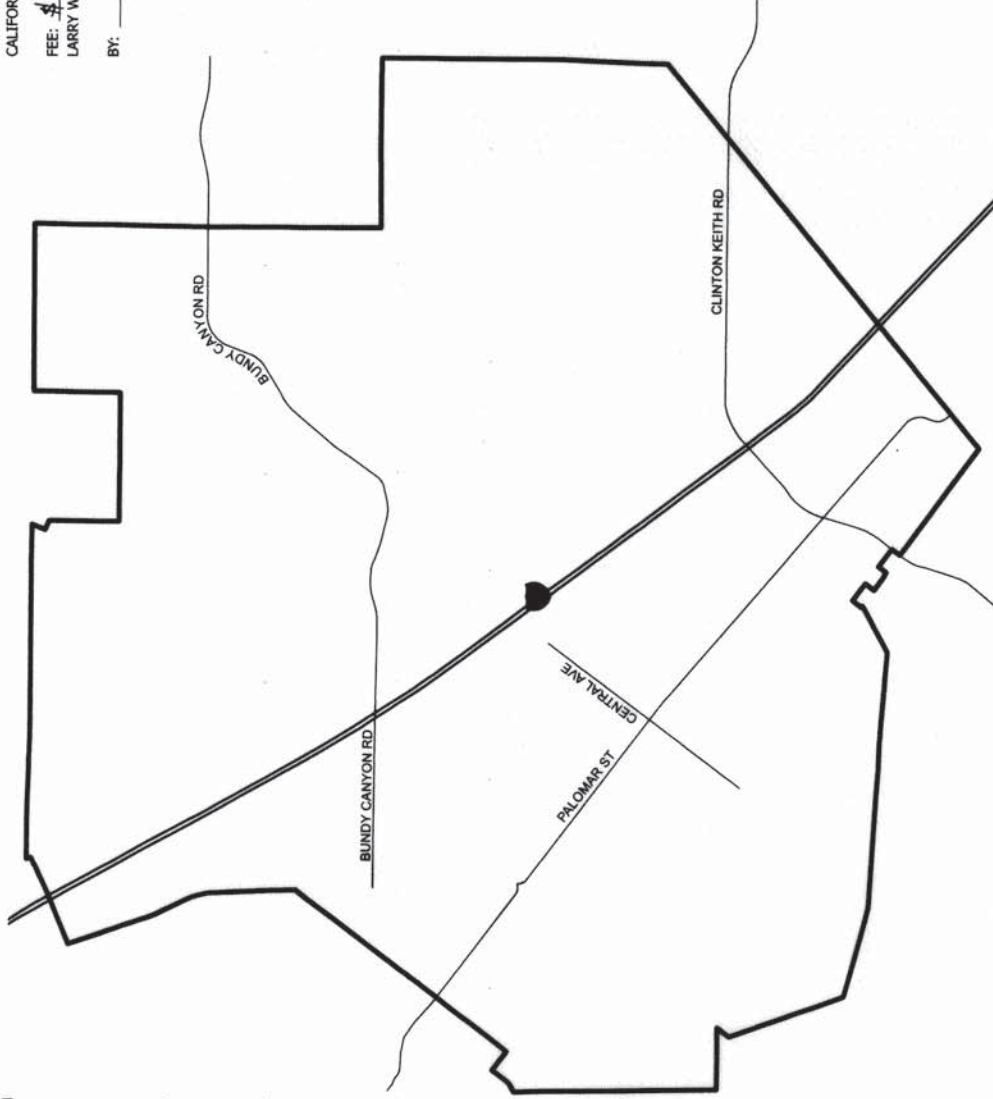


**LEGEND**  
 — ANNEXATION AREA BOUNDARY



RECORDED THIS 14th DAY OF FEBRUARY, 2014  
 AT THE HOUR OF 1:12 O'CLOCK PM IN BOOK 76  
 PAGE 18 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  
 BY: [Signature]  
 DEPUTY



**NOT TO SCALE**  
 W.O. 13-0124



**EXHIBIT B**

**CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 2**

***IMPORTANT OFFICIAL PROPERTY OWNER SPECIAL ELECTION BALLOT***

**(October 14, 2015)**

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 2 of the City of Wildomar Community Facilities District No. 2013-1 (Services) ("CFD No. 2013-1"):

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Moralez Enterprises, LLC	3.71	4

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

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2013-1, City of Wildomar, County of Riverside, State of California. Please advise the City Clerk, at (951) 677-7751 x 215 if the landowner name set forth above or below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than September 30, 2015. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 6:00 p.m. on October 14, 2015, at the Clerk's office at 23873 Clinton Keith Road, City of Wildomar, CA. 92595.

However delivered, this ballot must be received by the Clerk prior to the close of the public hearing on October 14, 2015.

Very truly yours,

Debbie A. Lee, CMC  
City Clerk  
City of Wildomar

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

**OFFICIAL SPECIAL TAX BALLOT**

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Moralez Enterprises, LLC Attn: Paul Moralez 33801 Washington Street Winchester, CA 92596	366-210-052, 366-210-053, 366-210-054

CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
**ANNEXATION NO. 2**

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

SPECIAL TAX BALLOT MEASURE

MARK "YES" OR "NO"  
WITH AN "X":

Shall the City Council of the City of Wildomar be authorized to levy a special tax on an annual basis at the rates and apportioned as described in Exhibit C to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2013-1 (Services) adopted by the City Council on August 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 2 of Community Facilities District No. 2013-1 (Services) City of Wildomar" to finance certain services as set forth in Section 4 to the Resolution (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2013-1 (Services) in the amount of special taxes collected?

YES \_\_\_\_\_

NO \_\_\_\_\_

Certification for Special Election Ballot

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

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

Moralez Enterprises, LLC  
A LLC Corporation

By: Paul Moralez

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Title

**RESOLUTION NO. 2015-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, DECLARING ELECTION  
RESULTS FOR COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) ANNEXATION NO. 2**

**WHEREAS**, the City Council (the "City Council") of the City of Wildomar (the "City") has heretofore conducted proceedings for the area proposed to be annexed to Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1") of the City of Wildomar, including conducting a public hearing pursuant to Section 53339.5 of the Government Code; and

**WHEREAS**, at the conclusion of said public hearing, the City Council adopted a resolution calling a special election for October 14, 2015, and submitting to the qualified electors of the territory to be annexed to the CFD No. 2013-1 the question of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property as provided in the form of special election ballot; and

**WHEREAS**, a Certificate of Election Results, attached hereto as Exhibit A, dated October 14, 2015, executed by the City Clerk (or, in the absence of the City Clerk, the Acting City Clerk – in either case, the "Clerk"), has been filed with this Council, certifying that a completed ballot has been returned to the Clerk for each landowner-voter(s) eligible to cast a ballot in said special election, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

**WHEREAS**, this Council has received, reviewed and hereby accepts the Clerk's Certificate of Election Results and wishes by this resolution to declare the results of the special mailed-ballot election;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR:**

**Section 1. Recitals.** This Council finds and determines that the foregoing recitals are true and correct.

**Section 2. Ballot Measure.** This Council hereby finds, determines and declares that the ballot measure submitted to the qualified electors of the territory to be annexed to CFD No. 2013-1 has been passed and approved by those qualified electors in accordance with Sections 53328 and 53329 of the Government Code.

**Section 3. Annexation.** This Council hereby finds, determines and declares that pursuant to Section 53339.8 of the Government Code, the City Council is authorized to determine that the territory to be annexed has been added to and become a part of the CFD No. 2013-1 with full legal effect, and the City Council is also authorized, pursuant to said Section 53339.8, to annually levy special taxes within the territory to be annexed

to pay the costs of the services to be provided by the CFD No. 2013-1 as specified in Resolution No. 2014-07 adopted by the City Council on February 12, 2014. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 2 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 81, in the office of the Riverside County Recorder.

**Section 4.** Notice of Special Tax Lien. Pursuant to Section 53339.8 of the Government Code and Section 3117.5 of the Streets and Highways Code, the City Clerk shall cause to be filed with the County Recorder of the County of Riverside an amendment of the notice of special tax lien and a map of the amended boundaries of the CFD No. 2013-1 including the annexed territory.

**Section 5.** Effect. This resolution shall take effect from and after its adoption.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

EXHIBIT A  
CITY OF WILDOMAR  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 2

**CERTIFICATE OF ELECTION RESULTS**

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

In connection with the special mailed-ballot election called by the City Council (the "City Council") of the City of Wildomar (the "City") on this same date in the proceedings of the City Council for the annexation of territory to the above-entitled community facilities district, I personally received (a) a signed and dated waiver and consent form and (b) a signed, dated and marked election ballot(s) on behalf of the owner(s) listed below, the entity named as the sole landowner of the land within the boundary of the above-entitled community facilities district in the Certificate Regarding Registered Voters and Landowners, dated \_\_\_\_\_ 2015, and on file in the office of the City Clerk of the City in connection with the City Council actions on that date. Copies of the completed waiver and consent form and the completed ballot received by me and on file in my office are attached hereto.

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

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

Landowner	Qualified Landowner Votes	Votes Cast	YES	NO
Moralez Enterprises, LLC	4	4		

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_, 2015.

Debbie A. Lee  
CMC City Clerk  
City of Wildomar

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

(Attach completed copies of Waiver/Consent and Ballots)

**PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING  
ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2013-  
1 (SERVICES) WITHIN THE CITY OF WILDOMAR AND A WAIVER WITH  
RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS  
COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF  
SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED  
BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Wildomar, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of the property described below to Community Facilities District No. 2013-1 (Services) and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by Community Facilities District No. 2013-1 (Services).

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

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

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of the property to the community facilities district or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the

California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of property to the community facilities district of the portion of the incorporated area of the City of Wildomar or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

20 15 IN WITNESS WHEREOF, I hereunto set my hand this 28<sup>th</sup> day of April.

[NAME OF LANDOWNER]

Moralez Enterprises, LLC

By: 

Name: Paul Moralez

Title: Sole Member

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO. 16803

or PROJECT NO. 09-0265

OWNER'S MAILING ADDRESS:

Paul & Vicki Moralez

33801 Washington Street

Winchester, CA 92596

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF WILDOMAR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Wildomar

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.2**  
**PUBLIC HEARING**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and Council Members

**FROM:** Dan York, Assistant City Manager/City Engineer

**SUBJECT:** Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 3

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)



**BACKGROUND:**

On August 12, 2015, the City Council adopted Resolution No. 2015-40, declaring its intention to annex territory to Community Facilities District No. 2013-1 (Services) and commence the annexation proceedings for the territory to be annexed, also known as Annexation No. 3. A public hearing was set for October 14, 2015 to conduct an election for the landowners and to declare the results of that election.

As required by the Resolution of Intention, an annexation map was recorded on September 8, 2015, at 4:03 p.m. in Book 78, Page 82, Document No. 2015-0400600 and the potential annexation area boundary map was recorded on February 18, 2014, at 1:17 p.m. in Book 76 Page 68, Document No. 2014-0062326 of Maps of Assessment and Community Facilities Districts with the Riverside County Recorder.

The Resolution of Intention was adopted by the City Council in response to petitions filed by the developer, Lennar Homes of California, Inc., property owner of one residential tract within the City (TR 36497) that the City assist them in annexing territory into CFD 2013-1 (Services) to cover the costs associated with the maintenance of public improvements and for providing public safety services. The improvements proposed to be maintained include items such as landscaping and lighting, water quality improvements, graffiti, street sweeping, and trails and park maintenance.

In addition to maintaining public improvements the CFD will include a special tax to provide for financing of certain public services to meet increased demands of police and fire protection services as a result of the new developments.

The original area proposed within Annexation No. 3 will encompass 67 residential units in one tract, with a maximum annual tax of \$766.27 per unit, per year. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 5 consisting of Tract No. 36497. The proposed total maximum tax rate for Tax Zone 5 is \$766.27 per unit per year. This tax rate includes a Maximum Special Tax A of \$522.27 per unit per year for maintenance services of public facilities, and Maximum Special Tax B of \$244 per unit per year for 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 or 5% for Special Tax B. Lennar Homes of California have agreed to the annexation into the CFD and submitted an amended "Consent and Waiver" form on file in the City Clerk's Office, to initiate and conduct proceedings pursuant to the Mello-Roos Act of 1982, requesting the annexation of property to CFD No. 2013-1 (Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election immediately following the public hearing scheduled for October 14, 2015.

**FISCAL IMPACT**

On March 1 of each year, every residential building for which a building permit has been issued will be subject to the special taxes in the ensuing Fiscal Year. If the anticipated costs of maintaining the facilities in any given Fiscal Year, prior to buildout of the project, exceeds the special tax revenues available from parcels for which building permits have been issued, then the special tax may also be on property with recorded final subdivision maps, as well as other undeveloped property. The special tax levied to pay for safety services will only be applied to those properties for which a building permit has been issued as of March 1 preceeding the Fiscal Year being levied.

The projected levy for the first year of services is \$34,992.00 for the first year of services for Special Tax A. Once developed, the Special Tax B will generate \$16,348.00 for police and fire protection services.

Submitted by:  
Dan York  
Assistant City Manager

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

- 1) Resolution 2015-\_\_\_\_ Calling an Election
- 2) Resolution 2015-\_\_\_\_ Declaring Results

**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX  
TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT  
(ANNEXATION NO. 3)**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Wildomar on August 12 2015, adopted its Resolution No. 2015-40, in which it declared its intention to annex territory to existing Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2013-1 is proposed.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council has fixed 6:30 p.m., or as soon thereafter as practicable, Wednesday, October 14, 2015 in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the establishment of CFD No. 2013-1. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard.

DATED: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk of the City of Wildomar

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION  
TO SUBMIT TO THE QUALIFIED ELECTORS THE  
QUESTION OF LEVYING A SPECIAL TAX WITHIN THE  
AREA PROPOSED TO BE ANNEXED TO COMMUNITY  
FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
(ANNEXATION NO. 3)**

**WHEREAS**, on December 13, 2013 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2013-48 establishing Community Facilities District No. 2013-1 (Services) of the City of Wildomar, County of Riverside, State of California (the "CFD No. 2013-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property; and

**WHEREAS**, the City Council called a special election for February 12, 2014 at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD No. 2013-1 were submitted to the qualified electors within the CFD No. 2013-1; and

**WHEREAS**, on February 12, 2014, the City Council adopted Resolution No. 2014-07 determining the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were cast in favor of the proposition presented, and such proposition passed; and

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

**WHEREAS**, the City Council on August 12, 2015 duly adopted Resolution No. 2015-40 (the "Resolution of Intention") declaring its intention to annex certain territory to Community Facilities District No. 2013-1 (Services) and to levy a special tax within that territory to pay for certain services and setting a time and place for the public hearing on the proposed annexation for October 14, 2015; and

**WHEREAS**, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 3 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 82, in the office of the Riverside County Recorder; and

**WHEREAS**, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on October 14, 2015, not earlier than the hour of 6:30 p.m. at the City Hall located at 23873 Clinton Keith Road, Wildomar,

California 92595, relative to the proposed annexation of said territory to CFD No. 2013-1; and

**WHEREAS**, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD No 2013-1, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD No. 2013-1, or by the owners of one-half (1/2) or more of the territory to be annexed; and

**WHEREAS**, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD No. 2013-1 and that the qualified electors in such territory are the landowners; and

**WHEREAS**, on the basis of all of the foregoing, the City Council has determined at this time to call an election to authorize the annexation of territory to the CFD No. 2013-1 and the levying of a special tax as described in Exhibit A hereto; and

**WHEREAS**, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD No. 2013-1 consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR, ACTING EX OFFICIO AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:**

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

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

**Section 3.**    Findings Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD No. 2013-1 and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

**Section 4.**    Findings Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD No. 2013-1 are valid and in conformity with the requirements of the Act.

**Section 5.**    Levy of Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of

territory proposed to be annexed to CFD No. 2013-1, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2013-1, will be levied annually in CFD No. 2013-1. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit A hereto.

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

**Section 7.** Tax Roll Preparation. The office of the Public Works Director, 23873 Clinton Keith Road., City of Wildomar, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Public Works Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

**Section 8.** Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City shall create a separate account into which tax proceeds will be deposited; and the Public Works Director annually shall file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in CFD No. 2013-1.

**Section 9.** Special Election; Voting Procedures. The City Council hereby submits the questions of levying the special tax within the territory proposed to be annexed to the qualified electors, in accordance with and subject to the Act. The special election shall be held on October 14, 2015, and shall be conducted as follows:

(a) Qualified Electors. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of CFD No. 2013-1. Because fewer than twelve registered voters resided within the territory proposed to be annexed to CFD No. 2013-1 on September 16, 2015 (a date within the 90 days preceding the close of the public hearing on the territory proposed to be annexed to CFD No. 2013-1), the qualified electors shall be the landowners within territory proposed to be annexed, and each landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed to CFD No. 2013-1.

(b) Consolidation of Elections; Combination of Propositions on Ballot. The election on the question of levying the special tax and establishing an appropriations limit for CFD No. 2015-2 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby

ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to CFD No. 2013-1. The City Council hereby ratifies the form of the ballot, which is attached hereto as Exhibit B.

(d) Return of Ballots. The City Clerk shall accept the ballots of the landowners up to 6:00 p.m. on October 14, 2015. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on October 14, 2015, or when all qualified electors have voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

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

**Section 10.** Filing of Resolution and Map with City Clerk. The City Council hereby directs the City Clerk to file a copy of this resolution and the annexation map of the boundaries of CFD No. 2013-1 in his/her office.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

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Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

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Thomas D. Jex  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**EXHIBIT A**

**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
RATE AND METHOD OF APPORTIONMENT**



**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<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“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. Developed Property

##### (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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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. Developed Property**

#### **(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**

<b>Land Use Class</b>	<b>Description</b>	<b>Unit</b>	<b>Maximum Special Tax B</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:

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

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

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

### **2. Special Tax B**

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 A**

**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 5 – Annexation 3  
Tract No. 36497**

<b>Item</b>	<b>Description</b>	<b>Estimated Cost</b>
1	Landscape and Lighting Maintenance	\$9,705
2	Graffiti, Street Sweeping & Pavement Management	\$13,532
3	Parks and Trail Maintenance	\$7,191
4	Administration and Reserves Costs	\$4,564
<b>Total</b>		<b>\$34,992</b>

**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

## TAX ZONE SUMMARY

<b>Annexation</b>	<b>Tax Zone</b>	<b>Tract</b>	<b>Fiscal Year</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B</b>	<b>Subdivider</b>
Original	1	32535	2014-15	\$346.00 / Unit	\$244.00 / Unit	CV Communities LLC
Original	2	31479	2014-15	\$346.00 / Unit	\$244.00 / Unit	Rancon Equity Partners III
1	3	25122/ 32078	2015-16	\$346.00 / Unit	\$244.00 / Unit	Rancho Fortunado Inv, LLC
2	4	PM 16803	2015-16	\$175.03 / Acre	N/A	Moralez Enterprises, LLC
3	5	36497	2015-16	\$522.27 / Unit	\$244.00 / Unit	Lennar Homes of California, Inc.

## ESCALATION OF MAXIMUM SPECIAL TAXES

**Maximum Special Tax A** - On each July 1, 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, 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 B**

### **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 C**

**CITY OF WILDOMAR**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**PROPOSED BOUNDARIES**

# ANNEXATION MAP NO. 3 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,  
THIS 2nd DAY OF September, 2015.

Reenie A. Liu  
CITY CLERK  
CITY OF WILDOMAR

RECORDED THIS 8th DAY OF SEPTEMBER, 2015  
AT THE HOUR OF 4:03 O'CLOCK P.M. IN BOOK 74  
PAGE 82 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.: 2015-0400600  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

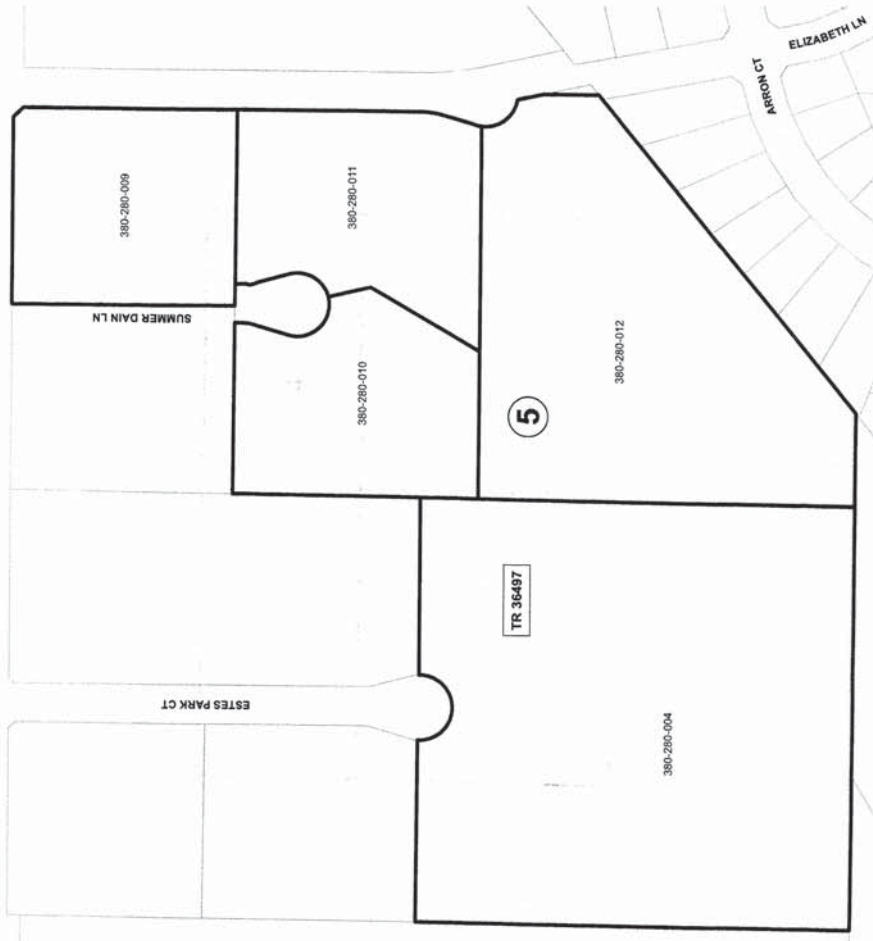
BY: Marci Shuman, J. Olsen  
DEPUTY

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE  
ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES  
DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP  
THEREOF WHICH WAS PREVIOUSLY RECORDED ON  
FEBRUARY 18, 2014, IN BOOK 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.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO  
BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) OF THE 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 THE 14th  
DAY OF August, 2015.

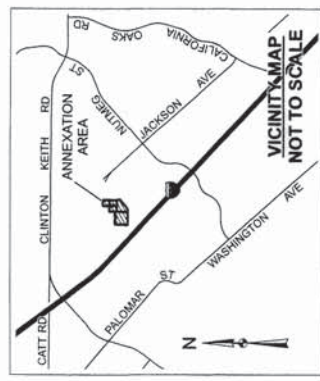
BY ITS RESOLUTION NO. 2015-40  
Reenie A. Liu  
CITY CLERK  
CITY OF WILDOMAR



NOT TO SCALE

## LEGEND

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



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR  
PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF  
THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS  
CONCERNING THE MAP AND THE BOUNDARIES OF LOTS OR  
PARCELS REFER TO THE COUNTY ASSESSOR MAPS FOR  
FISCAL YEAR 2015-16.

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

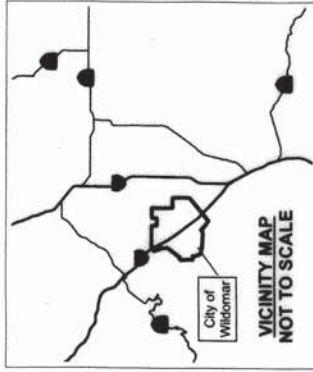
# **BOUNDARIES - POTENTIAL ANNEXATION AREA** **COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)** **CITY OF WILDOMAR**

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 14th DAY OF Feb., 2014, BY ITS RESOLUTION NO. 2014-07.

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 18th DAY OF Feb., 2014

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

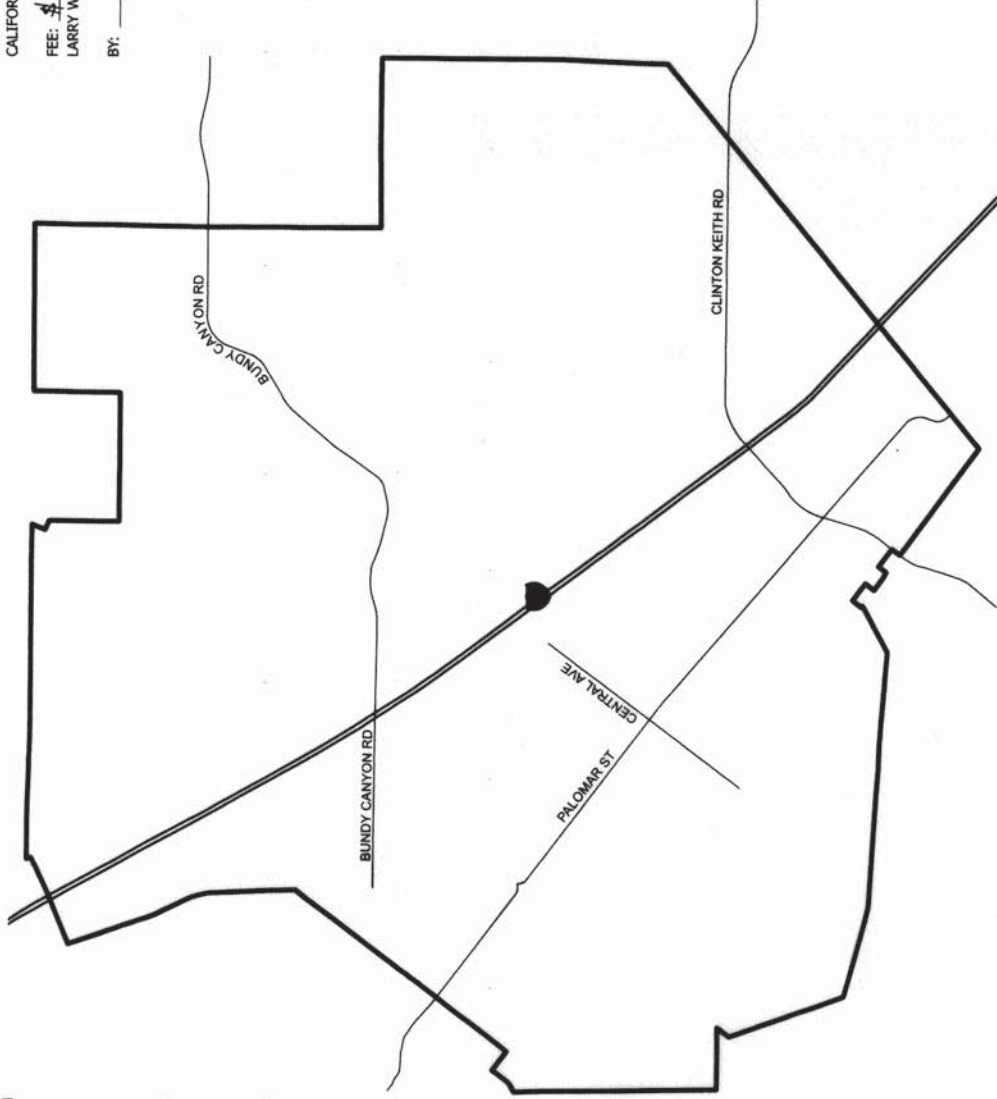


**LEGEND**  
 — ANNEXATION AREA BOUNDARY



RECORDED THIS 14th DAY OF FEBRUARY, 2014  
 AT THE HOUR OF 1:12 O'CLOCK PM IN BOOK 76  
 PAGE 18 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  
 BY: [Signature]  
 DEPUTY



**NOT TO SCALE**  
 W.O. 13-0124

76  
 68  
 CITY

SHEET 1 OF 1 SHEET

**EXHIBIT B**

**CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 3**

***IMPORTANT OFFICIAL PROPERTY OWNER SPECIAL ELECTION BALLOT***

**(October 14, 2015)**

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 2 of the City of Wildomar Community Facilities District No. 2013-1 (Services) ("CFD No. 2013-1"):

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Lennar Homes of California, Inc.	11.7	12

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

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2013-1, City of Wildomar, County of Riverside, State of California. Please advise the City Clerk, at (951) 677-7751 x 215 if the landowner name set forth above or below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than September 30, 2015. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 6:00 p.m. on October 14, 2015, at the Clerk's office at 23873 Clinton Keith Road, City of Wildomar, CA. 92595.

However delivered, this ballot must be received by the Clerk prior to the close of the public hearing on October 14, 2015.

Very truly yours,

Debbie A. Lee, CMC  
City Clerk  
City of Wildomar



TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

**OFFICIAL SPECIAL TAX BALLOT**

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Lennar Homes of California, Inc. Attn: Jarnne' J. Valdez Lennar Homes of California, Inc. 980 Montecinto Ave, Suite 302 Corona, CA 92879	380-280-004, 380-280-009, 380-280-010, 380-280-011, 380-280-012

CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
**ANNEXATION NO. 3**

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

SPECIAL TAX BALLOT MEASURE

MARK "YES" OR "NO"  
WITH AN "X":

Shall the City Council of the City of Wildomar be authorized to levy a special tax on an annual basis at the rates and apportioned as described in Exhibit C to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2013-1 (Services) adopted by the City Council on August 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 3 of Community Facilities District No. 2013-1 (Services) City of Wildomar" to finance certain services as set forth in Section 4 to the Resolution (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2013-1 (Services) in the amount of special taxes collected?

YES \_\_\_\_\_

NO \_\_\_\_\_

Certification for Special Election Ballot

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

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

Lennar Homes of California, Inc.  
A California Corporation

By: Jeffrey T. Clemens, Vice President

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Title

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, DECLARING ELECTION  
RESULTS FOR COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) ANNEXATION NO. 3**

**WHEREAS**, the City Council (the "City Council") of the City of Wildomar (the "City") has heretofore conducted proceedings for the area proposed to be annexed to Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1") of the City of Wildomar, including conducting a public hearing pursuant to Section 53339.5 of the Government Code; and

**WHEREAS**, at the conclusion of said public hearing, the City Council adopted a resolution calling a special election for October 14, 2015, and submitting to the qualified electors of the territory to be annexed to the CFD No. 2013-1 the question of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property as provided in the form of special election ballot; and

**WHEREAS**, a Certificate of Election Results, attached hereto as Exhibit A, dated October 14, 2015, executed by the City Clerk (or, in the absence of the City Clerk, the Acting City Clerk – in either case, the "Clerk"), has been filed with this Council, certifying that a completed ballot has been returned to the Clerk for each landowner-voter(s) eligible to cast a ballot in said special election, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

**WHEREAS**, this Council has received, reviewed and hereby accepts the Clerk's Certificate of Election Results and wishes by this resolution to declare the results of the special mailed-ballot election;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR:**

**Section 1. Recitals.** This Council finds and determines that the foregoing recitals are true and correct.

**Section 2. Ballot Measure.** This Council hereby finds, determines and declares that the ballot measure submitted to the qualified electors of the territory to be annexed to CFD No. 2013-1 has been passed and approved by those qualified electors in accordance with Sections 53328 and 53329 of the Government Code.

**Section 3. Annexation.** This Council hereby finds, determines and declares that pursuant to Section 53339.8 of the Government Code, the City Council is authorized to determine that the territory to be annexed has been added to and become a part of the CFD No. 2013-1 with full legal effect, and the City Council is also authorized, pursuant to said Section 53339.8, to annually levy special taxes within the territory to be annexed to pay the costs of the services to be provided by the CFD No. 2013-1 as specified in

Resolution No. 2014-07 adopted by the City Council on February 12, 2014. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 3 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 82, in the office of the Riverside County Recorder.

**Section 4.** Notice of Special Tax Lien. Pursuant to Section 53339.8 of the Government Code and Section 3117.5 of the Streets and Highways Code, the City Clerk shall cause to be filed with the County Recorder of the County of Riverside an amendment of the notice of special tax lien and a map of the amended boundaries of the CFD No. 2013-1 including the annexed territory.

**Section 5.** Effect. This resolution shall take effect from and after its adoption.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

CITY OF WILDOMAR  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 3

**CERTIFICATE OF ELECTION RESULTS**

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

In connection with the special mailed-ballot election called by the City Council (the "City Council") of the City of Wildomar (the "City") on this same date in the proceedings of the City Council for the annexation of territory to the above-entitled community facilities district, I personally received (a) a signed and dated waiver and consent form and (b) a signed, dated and marked election ballot(s) on behalf of the owner(s) listed below, the entity named as the sole landowner of the land within the boundary of the above-entitled community facilities district in the Certificate Regarding Registered Voters and Landowners, dated \_\_\_\_\_ 2015, and on file in the office of the City Clerk of the City in connection with the City Council actions on that date. Copies of the completed waiver and consent form and the completed ballot received by me and on file in my office are attached hereto.

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

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

Landowner	Qualified Landowner Votes	Votes Cast	YES	NO
Lennar Homes of California, Inc.	12	12		

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_, 2015.

Debbie A. Lee  
CMC City Clerk  
City of Wildomar

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

(Attach completed copies of Waiver/Consent and Ballots)

**PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING  
ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2013-  
1 (SERVICES) WITHIN THE CITY OF WILDOMAR AND A WAIVER WITH  
RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS  
COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF  
SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED  
BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Wildomar, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of the property described below to Community Facilities District No. 2013-1 (Services) and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by Community Facilities District No. 2013-1 (Services).

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

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

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of the property to the community facilities district or at the next available meeting.


5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the

California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of property to the community facilities district of the portion of the incorporated area of the City of Wildomar or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

[NAME OF LANDOWNER]  
LENNAR HOMES OF CALIFORNIA, INC.

By:   
Name: Jeffrey T. Clemens  
Title: Vice President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 36497

OWNER'S MAILING ADDRESS:

980 Montecito Ave., Suite 302  
Corona, CA 92879

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Wildomar

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.3**  
**PUBLIC HEARING**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and Council Members

**FROM:** Dan York, Assistant City Manager/City Engineer

**SUBJECT:** Consideration of Territory to be Annexed to Community Facilities District No. 2013-1 (Services), Calling an Election, Ordering the Levy and Collection of Special Taxes, and Declaring the Election Results for CFD 2013-1 (Services), Annexation No. 4

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Open the public hearing;
2. Take testimony;
3. Close the public hearing;
4. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE QUESTION OF THE LEVY OF THE PROPOSED SPECIAL TAX TO THE QUALIFIED ELECTORS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

5. Hold the election;
6. Canvass the election; and
7. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ELECTION RESULTS WITHIN THE AREA PROPOSED TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

**BACKGROUND:**

On August 12, 2015, the City Council adopted Resolution No. 2015-41, declaring its intention to annex territory to Community Facilities District No. 2013-1 (Services) and commence the annexation proceedings for the territory to be

annexed, also known as Annexation No. 4. A public hearing was set for October 14, 2015 to conduct an election for the landowners and to declare the results of that election.

As required by the Resolution of Intention, an annexation map was recorded on September 8, 2015, at 4:03 p.m. in Book 78, Page 83, Document No. 2015-0400601 and the potential annexation area boundary map was recorded on February 18, 2014, at 1:17 p.m. in Book 76 Page 68, Document No. 2014-0062326 of Maps of Assessment and Community Facilities Districts with the Riverside County Recorder.

The Resolution of Intention was adopted by the City Council in response to petitions filed by the developer, Rancon Medical and Education Center, LLC, property owner of one commercial parcel with a total project of 25.99 acres (PM 36492) that the City assist them in annexing territory into CFD 2013-1 (Services) to cover the costs associated with the maintenance of public improvements. The improvements proposed to be maintained include items such as landscaping and lighting, water quality improvements, graffiti, street sweeping, and trails and park maintenance.

The annexed territory proposed within Annexation No. 4 will encompass 1 commercial parcel, with a maximum annual tax of \$766.14 per acre, per year. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 6 consisting of Tract No. 36492. Tax Zone 6 consists of only non-residential parcels and therefore will not be subject to the cost of providing police and fire protection services funded by Special Tax B. The tax rate is proposed to escalate each year at the greater of Consumer Price Index (CPI) or 2%. Rancon Medical and Education Center have agreed to the annexation into the CFD and submitted an amended "Consent and Waiver" form on file in the City Clerk's Office, to initiate and conduct proceedings pursuant to the Mello-Roos Act of 1982, requesting the annexation of property to CFD No. 2013-1 (Services) and consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election immediately following the public hearing scheduled for October 14, 2015.

#### **FISCAL IMPACT**

The projected levy for FY 2015-16 is \$19,912.00 for the first year of services.

Submitted by:  
Dan York  
Assistant City Manager

Approved by:  
Gary Nordquist  
City Manager

#### **ATTACHMENTS:**

- 1) Resolution 2015-\_\_\_\_ Calling an Election
- 2) Resolution 2015-\_\_\_\_ Declaring Results



**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX  
TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT  
(ANNEXATION NO. 4)**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Wildomar on August 12 2015, adopted its Resolution No. 2015-41, in which it declared its intention to annex territory to existing Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2013-1 is proposed.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council has fixed 6:30 p.m., or as soon thereafter as practicable, Wednesday, October 14, 2015 in the City Council Chambers located at 23873 Clinton Keith Rd., Wildomar, California 92595, as the time and place when and where the City Council will conduct a public hearing on the establishment of CFD No. 2013-1. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard.

DATED: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk of the City of Wildomar

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, CALLING AN ELECTION  
TO SUBMIT TO THE QUALIFIED ELECTORS THE  
QUESTION OF LEVYING A SPECIAL TAX WITHIN THE  
AREA PROPOSED TO BE ANNEXED TO COMMUNITY  
FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
(ANNEXATION NO. 4)**

**WHEREAS**, on December 13, 2013 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2013-48 establishing Community Facilities District No. 2013-1 (Services) of the City of Wildomar, County of Riverside, State of California (the "CFD No. 2013-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property; and

**WHEREAS**, the City Council called a special election for February 12, 2014 at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD No. 2013-1 were submitted to the qualified electors within the CFD No. 2013-1; and

**WHEREAS**, on February 12, 2014, the City Council adopted Resolution No. 2014-07 determining the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were cast in favor of the proposition presented, and such proposition passed; and

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

**WHEREAS**, the City Council on August 12, 2015 duly adopted Resolution No. 2015-41 (the "Resolution of Intention") declaring its intention to annex certain territory to Community Facilities District No. 2013-1 (Services) and to levy a special tax within that territory to pay for certain services and setting a time and place for the public hearing on the proposed annexation for October 14, 2015; and

**WHEREAS**, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 4 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 83, in the office of the Riverside County Recorder; and

**WHEREAS**, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on October 14, 2015, not earlier than the hour of 6:30 p.m. at the City Hall located at 23873 Clinton Keith Road, Wildomar,

California 92595, relative to the proposed annexation of said territory to CFD No. 2013-1; and

**WHEREAS**, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD No 2013-1, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD No. 2013-1, or by the owners of one-half (1/2) or more of the territory to be annexed; and

**WHEREAS**, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD No. 2013-1 and that the qualified electors in such territory are the landowners; and

**WHEREAS**, on the basis of all of the foregoing, the City Council has determined at this time to call an election to authorize the annexation of territory to the CFD No. 2013-1 and the levying of a special tax as described in Exhibit A hereto; and

**WHEREAS**, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD No. 2013-1 consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR, ACTING EX OFFICIO AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, DETERMINE AND ORDER AS FOLLOWS:**

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

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

**Section 3.**    Findings Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD No. 2013-1 and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

**Section 4.**    Findings Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD No. 2013-1 are valid and in conformity with the requirements of the Act.

**Section 5.**    Levy of Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of

territory proposed to be annexed to CFD No. 2013-1, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention), secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2013-1, will be levied annually in CFD No. 2013-1. The rate and method of apportionment, and manner of collection of the special tax are specified in Exhibit A hereto.

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

**Section 7.** Tax Roll Preparation. The office of the Public Works Director, 23873 Clinton Keith Road., City of Wildomar, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Public Works Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

**Section 8.** Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City shall create a separate account into which tax proceeds will be deposited; and the Public Works Director annually shall file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in CFD No. 2013-1.

**Section 9.** Special Election; Voting Procedures. The City Council hereby submits the questions of levying the special tax within the territory proposed to be annexed to the qualified electors, in accordance with and subject to the Act. The special election shall be held on October 14, 2015, and shall be conducted as follows:

(a) Qualified Electors. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of CFD No. 2013-1. Because fewer than twelve registered voters resided within the territory proposed to be annexed to CFD No. 2013-1 on September 16, 2015 (a date within the 90 days preceding the close of the public hearing on the territory proposed to be annexed to CFD No. 2013-1), the qualified electors shall be the landowners within territory proposed to be annexed, and each landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed to CFD No. 2013-1.

(b) Consolidation of Elections; Combination of Propositions on Ballot. The election on the question of levying the special tax and establishing an appropriations limit for CFD No. 2015-2 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby

ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to CFD No. 2013-1. The City Council hereby ratifies the form of the ballot, which is attached hereto as Exhibit B.

(d) Return of Ballots. The City Clerk shall accept the ballots of the landowners up to 6:00 p.m. on October 14, 2015. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on October 14, 2015, or when all qualified electors have voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

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

**Section 10.** Filing of Resolution and Map with City Clerk. The City Council hereby directs the City Clerk to file a copy of this resolution and the annexation map of the boundaries of CFD No. 2013-1 in his/her office.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

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Ben Benoit

APPROVED AS TO FORM:

ATTEST:

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Thomas D. Jex  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**EXHIBIT A**

**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
RATE AND METHOD OF APPORTIONMENT**

**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<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“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. Developed Property

##### (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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Maximum Special Tax A</b>
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. Developed Property**

#### **(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**

<b>Land Use Class</b>	<b>Description</b>	<b>Unit</b>	<b>Maximum Special Tax B</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:

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

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

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

### **2. Special Tax B**

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 A**

**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 6 – Annexation 4  
Tract No. 36497**

<b>Item</b>	<b>Description</b>	<b>Estimated Cost</b>
1	Landscape and Lighting Maintenance	\$8,490
2	Street Sweeping	\$49
2	Drainage Maintenance	\$8,776
3	Administration and Reserves Costs	\$2,597
<b>Total</b>		<b>\$19,912</b>

**Safety Services** – Tax Zone 6 consists of only non-residential parcels and therefore will not be subject to the cost of providing police and fire protection services funded by Special Tax B.



## TAX ZONE SUMMARY

Annexation	Tax Zone	Tract	Fiscal Year	Maximum Special Tax A	Maximum Special Tax B	Subdivider
Original	1	32535	2014-15	\$346.00 / Unit	\$244.00 / Unit	CV Communities LLC
Original	2	31479	2014-15	\$346.00 / Unit	\$244.00 / Unit	Rancon Equity Partners III
1	3	25122/ 32078	2015-16	\$346.00 / Unit	\$244.00 / Unit	Rancho Fortunado Inv, LLC
2	4	PM 16803	2015-16	\$175.03 / Acre	N/A	Moralez Enterprises, LLC
3	5	36497	2015-16	\$522.27 / Unit	\$244.00 / Unit	Lennar Homes of California, Inc.
4	6	PM 36492	2015-16	\$766.14 / Acre	N/A	Rancon Medical and Education Center, LLC

## ESCALATION OF MAXIMUM SPECIAL TAXES

**Maximum Special Tax A** - On each July 1, 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, 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 B**

### **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

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 C**

**CITY OF WILDOMAR**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**PROPOSED BOUNDARIES**

CITY

78 83

SHEET 1 OF 1 SHEET

**ANNEXATION MAP NO. 4**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)**  
**CITY OF WILDOMAR**

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

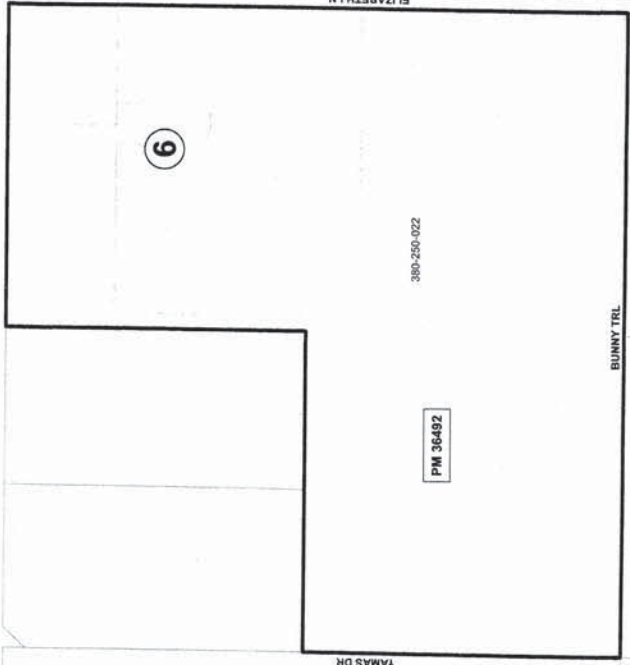
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON FEBRUARY 18, 2014, IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 65-67 AND AS INSTRUMENT NO. 2014-0062325 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE 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 THE 12th DAY OF August, 2015,

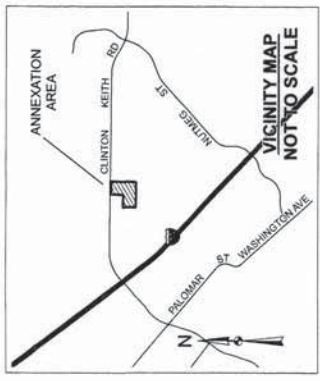
BY ITS RESOLUTION NO. 2015-41  
*Annexie A. Lee*  
CITY CLERK  
CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SALIDA DEL SOL  
CLINTON KEITH RD  
ELIZABETH LN



NOT TO SCALE



ALBERT A. WEBB  
ASSOCIATES  
PLANNING, CONSULTANTS  
THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN 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 2015-16.

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 2nd DAY OF September, 2015

*Annexie A. Lee*  
CITY CLERK  
CITY OF WILDOMAR

RECORDED THIS 8th DAY OF SEPTEMBER, 2015 AT THE HOUR OF 4:03 O'CLOCK P.M. IN BOOK 76 PAGE 83 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: 2015-0400601  
PETER ALDAMA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Peter Aldama*  
DEPUTY

**LEGEND**

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

W.O. 13-0124

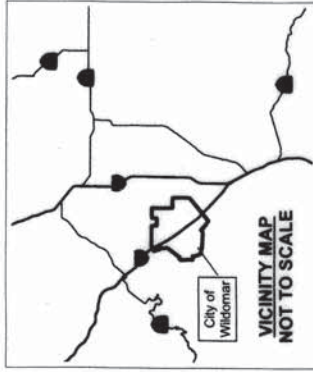
# **BOUNDARIES - POTENTIAL ANNEXATION AREA** **COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)** **CITY OF WILDOMAR**

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 14th DAY OF Feb., 2014, BY ITS RESOLUTION NO. 2014-07.

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 18th DAY OF Feb., 2014

Shirine A. Abu  
 CITY CLERK  
 CITY OF WILDOMAR



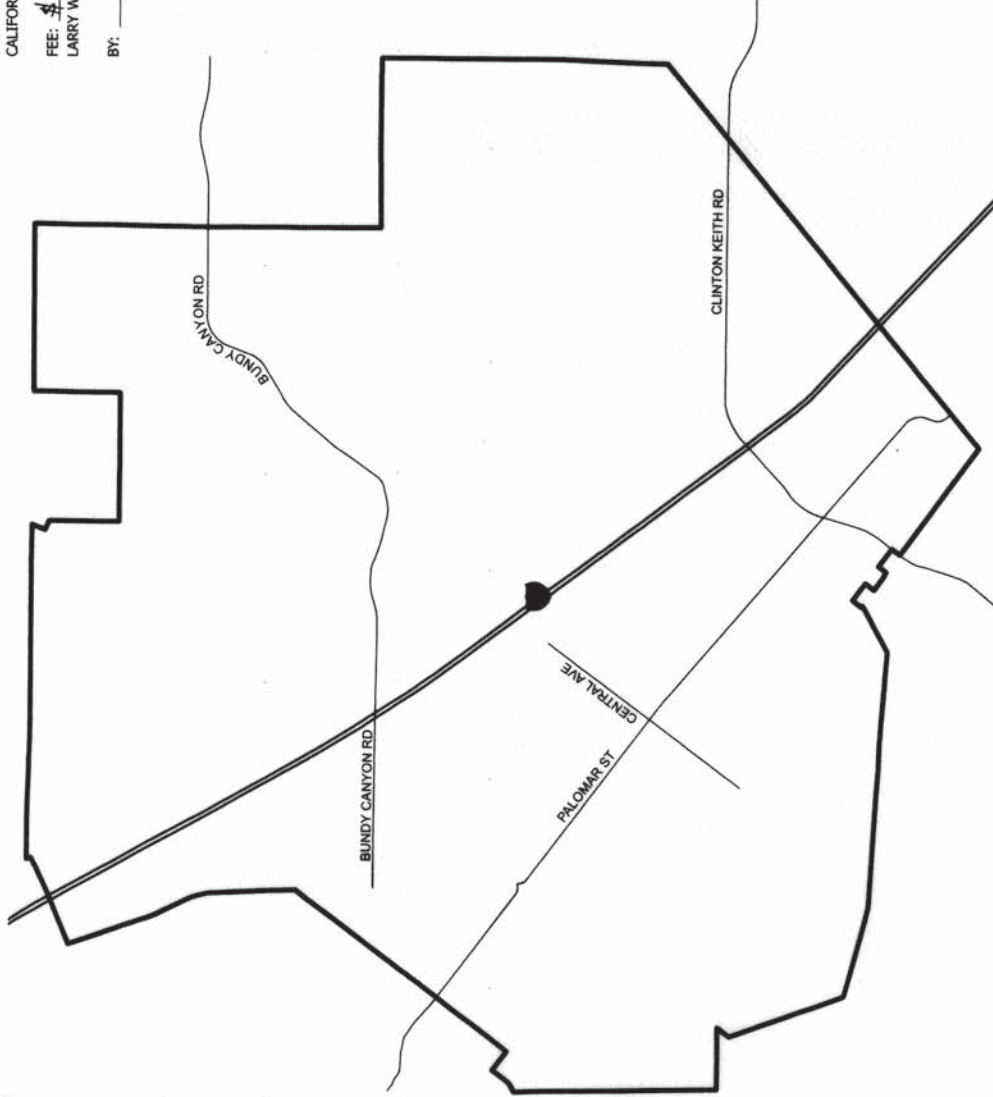
**LEGEND**  
 — ANNEXATION AREA BOUNDARY



RECORDED THIS 14th DAY OF FEBRUARY, 2014  
 AT THE HOUR OF 1:12 O'CLOCK PM IN BOOK 76  
 PAGE 18 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

BY: [Signature]  
 DEPUTY



**NOT TO SCALE**  
 W.O. 13-0124

76  
 68  
 CITY

SHEET 1 OF 1 SHEET

**EXHIBIT B**

**CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 4**

***IMPORTANT OFFICIAL PROPERTY OWNER SPECIAL ELECTION BALLOT***

(Mailed-Ballot Election)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 4 of the City of Wildomar Community Facilities District No. 2013-1 (Services) ("CFD No. 2013-1"):

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Rancon Medical and Education Center, LLC	25.99	26

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

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2013-1, City of Wildomar, County of Riverside, State of California. Please advise the City Clerk, at (951) 677-7751 x 215 if the landowner name set forth above or below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

**Mail**

**Delivery:** If by mail, place ballot in the return envelope provided, and mail no later than September 30, 2015. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

**Personal**

**Delivery:** If in person, deliver to the City Clerk at any time up to 6:00 p.m. on October 14, 2015, at the Clerk's office at 23873 Clinton Keith Road, City of Wildomar, CA. 92595.

However delivered, this ballot must be received by the Clerk prior to the close of the public hearing on October 14, 2015.

Very truly yours,

Debbie A. Lee, CMC  
City Clerk  
City of Wildomar

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

**OFFICIAL SPECIAL TAX BALLOT**

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Rancon Medical and Education Center, LLC Attn: Will Stout 41391 Kalmia Street, Ste 200 Murrieta, CA 92562	380-250-022

CITY OF WILDOMAR  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
**ANNEXATION NO. 4**

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

SPECIAL TAX BALLOT MEASURE

MARK "YES" OR "NO"  
WITH AN "X":

Shall the City Council of the City of Wildomar be authorized to levy a special tax on an annual basis at the rates and apportioned as described in Exhibit C to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2013-1 (Services) adopted by the City Council on August 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 4 of Community Facilities District No. 2013-1 (Services) City of Wildomar" to finance certain services as set forth in Section 4 to the Resolution (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2013-1 (Services in the amount of special taxes collected?

YES \_\_\_\_\_

NO \_\_\_\_\_

Certification for Special Election Ballot

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

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

Rancon Medical and Education Center, LLC. - Rancon  
Managers, LLC  
A California Limited Liability Company

By: its manager Pacwest Group, Inc.  
By: Jeff Comerchero, President

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Title

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, DECLARING ELECTION  
RESULTS FOR COMMUNITY FACILITIES DISTRICT NO.  
2013-1 (SERVICES) ANNEXATION NO. 4**

**WHEREAS**, the City Council (the "City Council") of the City of Wildomar (the "City") has heretofore conducted proceedings for the area proposed to be annexed to Community Facilities District No. 2013-1 (Services) (the "CFD No. 2013-1") of the City of Wildomar, including conducting a public hearing pursuant to Section 53339.5 of the Government Code; and

**WHEREAS**, at the conclusion of said public hearing, the City Council adopted a resolution calling a special election for October 14, 2015, and submitting to the qualified electors of the territory to be annexed to the CFD No. 2013-1 the question of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property as provided in the form of special election ballot; and

**WHEREAS**, a Certificate of Election Results, attached thereto as Exhibit A, dated October 14, 2015, executed by the City Clerk (or, in the absence of the City Clerk, the Acting City Clerk – in either case, the "Clerk"), has been filed with this Council, certifying that a completed ballot has been returned to the Clerk for each landowner-voter(s) eligible to cast a ballot in said special election, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

**WHEREAS**, this Council has received, reviewed and hereby accepts the Clerk's Certificate of Election Results and wishes by this resolution to declare the results of the special mailed-ballot election;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR:**

**Section 1.** Recitals. This Council finds and determines that the foregoing recitals are true and correct.

**Section 2.** Ballot Measure. This Council hereby finds, determines and declares that the ballot measure submitted to the qualified electors of the territory to be annexed to CFD No. 2013-1 has been passed and approved by those qualified electors in accordance with Sections 53328 and 53329 of the Government Code.

**Section 3.** Annexation. This Council hereby finds, determines and declares that pursuant to Section 53339.8 of the Government Code, the City Council is authorized to determine that the territory to be annexed has been added to and become a part of the CFD No. 2013-1 with full legal effect, and the City Council is also authorized, pursuant to said Section 53339.8, to annually levy special taxes within the territory to be annexed to pay the costs of the services to be provided by the CFD No. 2013-1 as specified in



Resolution No. 2014-07 adopted by the City Council on February 12, 2014. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 2 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on September 8, 2015, in Book 78 of Maps of Assessment and Community Facilities Districts at Page(s) 83, in the office of the Riverside County Recorder.

**Section 4.** Notice of Special Tax Lien. Pursuant to Section 53339.8 of the Government Code and Section 3117.5 of the Streets and Highways Code, the City Clerk shall cause to be filed with the County Recorder of the County of Riverside an amendment of the notice of special tax lien and a map of the amended boundaries of the CFD No. 2013-1 including the annexed territory.

**Section 5.** Effect. This resolution shall take effect from and after its adoption.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

CITY OF WILDOMAR  
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)  
ANNEXATION NO. 4

**CERTIFICATE OF ELECTION RESULTS**

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

In connection with the special mailed-ballot election called by the City Council (the "City Council") of the City of Wildomar (the "City") on this same date in the proceedings of the City Council for the annexation of territory to the above-entitled community facilities district, I personally received (a) a signed and dated waiver and consent form and (b) a signed, dated and marked election ballot(s) on behalf of the owner(s) listed below, the entity named as the sole landowner of the land within the boundary of the above-entitled community facilities district in the Certificate Regarding Registered Voters and Landowners, dated \_\_\_\_\_ 2015, and on file in the office of the City Clerk of the City in connection with the City Council actions on that date. Copies of the completed waiver and consent form and the completed ballot received by me and on file in my office are attached hereto.

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

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

Landowner	Qualified Landowner Votes	Votes Cast	YES	NO
Rancon Medical and Education Center, LLC	26	26		

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_, 2015.

Debbie A. Lee  
CMC City Clerk  
City of Wildomar

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

(Attach completed copies of Waiver/Consent and Ballots)

**PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING  
ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2013-  
1 (SERVICES) WITHIN THE CITY OF WILDOMAR AND A WAIVER WITH  
RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS  
COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF  
SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED  
BY THE COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Wildomar, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of the property described below to Community Facilities District No. 2013-1 (Services) and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by Community Facilities District No. 2013-1 (Services).

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

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

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of the property to the community facilities district or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the

California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of property to the community facilities district of the portion of the incorporated area of the City of Wildomar or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_.

[NAME OF LANDOWNER] Rancon Medical & Education Center, LLC  
Rancon Managers, LLC by its manager Pacwest Group, Inc.

By:   
Name: Jeff Comerchero  
Title: President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. Parcel Map No. 36492

OWNER'S MAILING ADDRESS:

41391 Kalmia Street, Ste 200

Murrieta, CA 92562

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Wildomar

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #2.4**  
**PUBLIC HEARING**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Dan York, Assistant City Manager

**SUBJECT:** Resolution of Necessity for Property Acquisition - Wildomar Master Drainage Plan Lateral C-1 Storm Drain Flood Control Project

**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, DECLARING THE NECESSITY AND  
AUTHORIZING THE COMMENCEMENT OF EMINENT DOMAIN  
PROCEEDINGS TO SECURE REAL PROPERTY INTERESTS  
NECESSARY FOR THE WILDOMAR MASTER DRAINAGE PLAN  
LATERAL C-1 STORM DRAIN PROJECT

**DISCUSSION:**

The City is constructing flood control and drainage improvements as part of the Wildomar Master Drainage Plan Lateral C-1 Storm Drain Flood Control Project ("Project"). The Project is generally bounded by the intersection of Palomar Street and Refa Street on the southwest, the terminus of Billie Ann Road on the northwest and the intersection of Charles Street and Woshka Lane on the northeast. The larger project of which the Project is a part consists of two backbone drainage facilities (Lateral C-1 and Lateral C-1A) and several ancillary laterals and inlets. Lateral C-1 will connect existing upstream City-owned facilities to the existing downstream Lateral C Channel that is owned and operated by Riverside County Flood Control and Water Conservation District (District). Once Lateral C-1 is constructed, it will ultimately be accepted by the District for operation and maintenance.

At the September 23, 2015 City Council meeting, the Council approved a Mitigated Negative Declaration and Mitigation Monitoring Program and Reporting Program for the Project.

The 12.43 acre property located at 21854 Palomar Street in Wildomar, CA, bearing Assessor Parcel Number 380-050-003 is within the Project area. The property is owner-occupied by David Joseph Romagnolo, Jr. and subject larger parcel is improved with

one single-family residence, approximately 1,749 sf in size. In order to accommodate the Project, one 0.27 acre permanent flood control easement and one 0.51 acre temporary construction easement (collectively, the "Easements") from that parcel are required from the property. The Easements are more particularly described and depicted in the accompanying proposed Resolution. There are no site improvements within the proposed Easement area; only natural vegetation.

Contact with the property owner's Attorney, John Messina, began in March 2015 and has been ongoing.

A written offer in the amount of \$37,500 to purchase the property and an appraisal summary statement was provided to the owner's attorney on March 31, 2015. The offer was in the amount the City believes to be just compensation for the Subject Property, which is based on the City's approved appraisal of the fair market value of the Subject Property by real estate appraisers Kevin Donahue and Meredith McDonald of Overland, Pacific & Cutler, Inc. Reasonable efforts by the City have been made to conclude negotiations in accordance with the requirements of Government Code section 7267.2. However, the City has been unsuccessful to date in attempts to acquire the partial permanent easement and temporary construction easement interests through negotiations.

<b>In-Person Property Owner Meeting (with Attorney)</b>	03-31-2015 First Written Offer
<b>Email &amp; Telephone Correspondence with Property Owner (with Attorney)</b>	Multiple contacts - 3-23-2015 3-31-2015 4-9-2015 4-13-2015 4-15-2015 4-23-2015 5-5-2015 5-15-2015 5-27-2015 5-28-2015 5-29-2015 6-9-2015 6-10-2015 6-11-2015 7-13-2015 7-20-2015 7-23-2015 8-5-2015 8-6-2015 8-14-2015 8-31-2015 9-8-2015

The City has attempted in earnest to negotiate a settlement agreement, and has agreed with the property owner on the compensation to be paid for the acquisition of the Easements. However, a number of non-compensation issues remain matters of dispute between the parties, and although negotiations are ongoing, the acquisition of the Easements has not been consummated, including the owner's agreement to waive all claims arising from the City's acquisition of the Easements and the construction and use of Project. The City requires possession and use of the property before work in the Easements area may commence. There being no assurances that an agreement between the parties will be reached in order to meet the construction schedule, a Resolution of Necessity is being requested.

Pursuant to California Government Code sections 6500 et seq., 7267.2, 37350.5, and 40401 et seq. and 40404, and California Code of Civil Procedure Section 1230.010 et seq., 1240.410 and 1240.020, and Section 19, Article I of the California Constitution, and other authorities, the City is authorized to acquire the Easements by eminent domain, provided certain procedural steps are followed.

The City must make an offer to purchase to the property owner, which offer must be transmitted in writing, based upon an appraisal. The City tendered a statutory Offer to Purchase to the property owner as required by law based upon an approved appraisal **(Exhibit 1)**. To date, the offer has not been accepted.

It is now necessary that an action in eminent domain be commenced to acquire the property interests referenced herein. Prior to the filing of the action, the City must hold a hearing on the proposed Resolution of Necessity, **(Exhibit 2)** and provide the owner of the affected property an opportunity to be heard.

In addition, the hearing must be duly noticed. Attached is a copy of the Notice of Hearing, which was delivered in accordance with the applicable statutes **(Exhibit 3)**.

After conducting the public hearing, if the City finds that the public necessity so requires, the City should adopt the attached Resolution of Necessity, authorizing condemnation proceedings for the purpose of acquiring the Easements.

The findings, which need to be made, are as set forth in Resolution of Necessity. Specifically, the City must find:

1. That the public interest, convenience and necessity require the Project. As proposed, the Project will serve public purposes. The project is included as a needed facility in the Master Plan of Drainage for the Wildomar Area dated August 1980 prepared by the District. The project will intercept runoff being discharged by two major existing storm drain pipe facilities exiting the developed area to the northeast. Discharge from these facilities has caused severe flooding on the downstream properties. The project will mitigate this condition.

2. That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury. The project alignment was selected to connect with the existing downstream facility (Lateral C) at a location where the capacity of this existing facility would accept the flows from the new C-1 facility without caused flooding. The alignment also will take advantage of existing available right of way and cause the least disruption to private property, as shown in the map attached as **Exhibit 4.**

3. That the Easements sought to be acquired are necessary for the Project. The 30 foot permanent easement is required for the new facility to connect to the existing facility at Bille Ann Road. The Temporary Construction Easement along Refa Street is required for the contractor to have sufficient room to safely construct the large storm drain pipe and provide access to the adjacent properties.

4. That the City made the offer to purchase as required by section 7267.2 of the California Government Code.

5. That the necessary notice of hearing to consider the adoption of the Resolution of Necessity has been given, as required by Code of Civil Procedure section 1245.235. As evidenced by Exhibit 3, this has been done.

6. That the City has complied with CEQA. At the September 23, 2015 City Council meeting, the Council approved a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project

Questions relating to value are not relevant to this proceeding. However, that does not mean that negotiations for the acquisition of the property interests are at an end. If the City adopts the Resolution of Necessity, after the hearing, negotiations for the acquisition of the property interests may continue.

#### **FISCAL IMPACT:**

The project is being funded by the Riverside County Flood Control and Water Conservation District under an existing cooperative agreement with the City. The funds have been included in the 2015-16 Fiscal Year budget and expended through Account 280-932-4500-52115. Funds for the right of way acquisition are included in the project budget and the need for additional funds is not anticipated.

Submitted by:  
Dan York  
Assistant City Manager

Approved by:  
Gary Nordquist  
City Manager



**ATTACHMENTS:**

Exhibit 1—Offer to Purchase and Appraisal

Exhibit 2— Resolution of Necessity

Exhibit 3— Notice of Hearing

Exhibit 4 – Map of Project

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR DECLARING THE NECESSITY AND  
AUTHORIZING THE COMMENCEMENT OF EMINENT  
DOMAIN PROCEEDINGS TO SECURE REAL PROPERTY  
INTERESTS NECESSARY FOR THE WILDOMAR MASTER  
DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT**

THE CITY OF WILDOMAR DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1.** The City Council of the City of Wildomar (hereafter "City"), after consideration of the staff report, staff presentation, discussion, oral testimony and evidence presented at the **October 14, 2015**, meeting of the City Council, which are incorporated as if set forth fully herein, the City hereby finds, determines and declares as follows:

(a) The public interest, convenience and necessity require the proposed project; to wit, the **WILDOMAR MASTER DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT** and all uses appurtenant thereto ("Project"); and

(b) The interests in real property to be acquired are located within the City of Wildomar, County of Riverside, State of California and consist of the following (collectively, the "Property Interests"):

**0.27 Acre Flood Control Easement**

A perpetual non-exclusive easement for flood control and drainage purposes, which include but are not limited to, construction, installation, use, repair, reconstruction, inspection, operation, and maintenance of a storm drain and all appurtenant works, including ingress and egress thereto, over, upon, under and across that certain real property situated in the City of Wildomar, County of Riverside, State of California, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof, hereinafter referred to as "Easement Area".

The servient estate, and its successors and assigns, shall have all rights and privileges as may be used and enjoyed without interfering with the use of the Easement Area, including, without limitation, use of the Easement Area for landscaping and surface parking; provided, however, if the Easement Area is landscaped, it shall be with ground cover and shrubs, excluding any and all trees and woody vegetation. Additionally, the servient estate, and its successors and assigns shall not erect, place, maintain, or permit the erection, placement, or maintenance of any building, planter boxes, stockpiling earth fill or other structures (except walls and fences) on the Easement Area. This instrument shall be binding upon and inure to the benefit of the successor and assigns of the servient estate.

### **0.51 Acre Temporary Construction Easement**

A **Temporary Construction Easement** ("TCE") for the purpose of public use, inclusive of ingress and egress, including construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenances thereto, on, over, and under that certain real property situated in the City of Wildomar, County of Riverside, State of California, as described in Exhibit "C" and shown in Exhibit "D", attached hereto and made a part hereof.

The TCE shall be exclusive to the easement holder, shall become effective on the date the easement holder issues notice to proceed to the contractor for construction of the Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project ("Project") and shall terminate four months from the date the easement holder issues notice to proceed to the contractor for construction the Project. Upon the termination of this TCE, easement holder shall record a Notice of Termination of Temporary Construction Easement releasing all of easement holder's right, title and interest in and to the TCE, no later than 60 days following completion of construction of the Project.

(c) The Project is planned and located in a manner that will be most compatible with the greatest public good and least private injury; and

(d) The taking of the Property Interests is necessary for the proposed Project and such taking is authorized by Section 19, Article I of the California Constitution, Section 37350.5, 38730 and 40404 of the California Government Code, Sections 1230.010 et seq., of the California Code of Civil Procedure, and other applicable law; and

(e) An offer to purchase was made to the owners of the Property Interests, and the amount of said offer is supported by an appraisal of the fair market value of the Property Interests.

(f) The necessary notice of hearing on this Resolution has been given, as required by Code of Civil Procedure section 1245.235.

(g) The City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the "right to take") to acquire the Property Interests described herein.

(h) The City has fully complied with all the provisions of California's Environmental Quality Act in regard to the proposed Project in that on September 23, 2015 the City Council approved a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

**SECTION 2.** City hereby declares that it is its intention to acquire said Property in accordance with the provision of the laws of the State of California governing condemnation procedures.

**SECTION 3.** City further finds that if any portion of the area of the Property has been appropriated to some public use, the public uses to which it is to be applied by City, as described above, are more necessary and paramount public uses, pursuant to Code of Civil Procedure section 1240.610 or, alternatively, are compatible with those other uses pursuant to Code of Civil Procedure section 1260.510.

**SECTION 4.** The City's legal counsel is authorized and directed to prepare, institute and prosecute such proceedings in the proper Court having jurisdiction thereof as may be necessary for the acquisition of said Property, including the filing of an application for an Order for Possession prior to judgment.

**SECTION 5.** This Resolution shall be effective immediately upon its adoption.

**SECTION 6.** The Clerk of the City shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

**PASSED, APPROVED AND ADOPTED** this 14th day of October 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

**Exhibit "A"**

**FLOOD CONTROL EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the most southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence South 46°26'50" East along the southerly line of Lots 1 and 4 through 8 of said Tract 21741 a distance of 392.09 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said point also being the most northerly corner of Lot "E" of said Parcel Map 9555;

Thence along said centerline of Refa Street South 37°05'07" West a distance of 30.19 feet;

Thence North 46°26'50" West a distance of 398.00 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence North 37°05'39" East along said northwesterly line a distance of 30.19 feet to the southwesterly line of said Lot 9 ;

Thence South 46°26'50" East along said southwesterly line of Lot 9, a distance of 5.91 feet to the **POINT OF BEGINNING**.

Containing 0.27 Acre, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

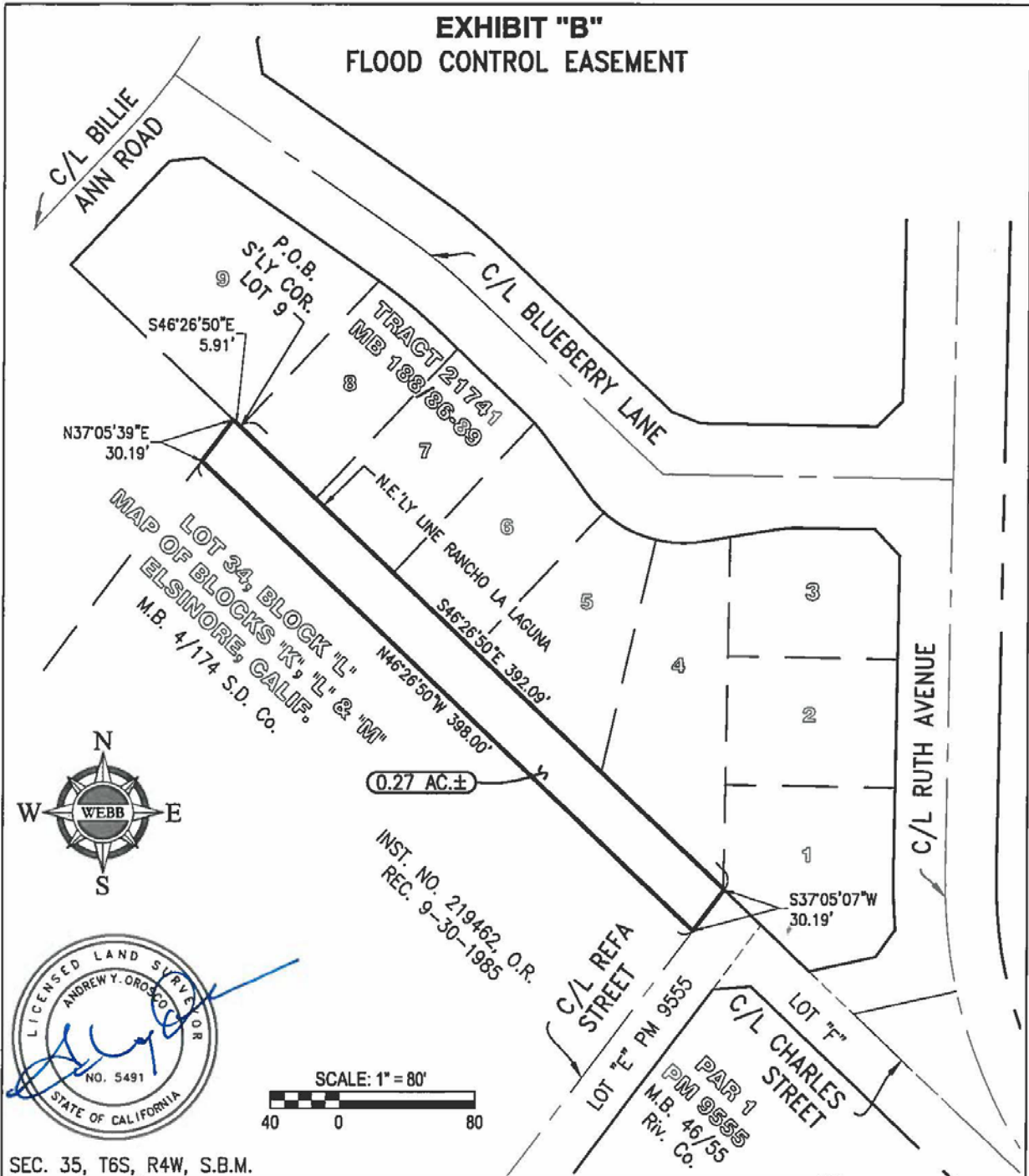
PREPARED UNDER MY SUPERVISION

 10-7-14  
Andrew Y. Orosco, L.S. 5491 Date

Prepared by: COE  
Checked by: KM



# EXHIBIT "B" FLOOD CONTROL EASEMENT



ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF WILDOMAR, CALIFORNIA

C:\2014\14-0164\Drawings\Mapping\14-0164-ESMT-Flood Cntrl.dwg 10/6/2014

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
14-0164

SCALE: 1"=80'

DRWN BY CKK  
CHKD BY KM

DATE 10-7-14  
DATE 10-07-14

SUBJECT: FLOOD CONTROL EASEMENT

## Exhibit "C"

### TEMPORARY CONSTRUCTION EASEMENT

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence North 46°26'50" West along the southwesterly line of Lot 9 a distance of 5.91 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence South 37°05'39" West along said northwesterly line a distance of 30.19 feet to the **TRUE POINT OF BEGINNING**;

Thence South 46°26'50" East a distance of 398.00 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said centerline also being the northwesterly line of Lot "E" of said Parcel Map 9555;

Thence South 37°05'07" West along said centerline of Refa Street a distance of 725.01 feet;

Thence leaving said centerline of Refa Street North 48°37'14" West a distance of 20.06 feet to a line parallel with and distant northwesterly 20.00 feet, measured at a right angle to said centerline of Refa Street;

Thence North 37°05'07" East along said parallel line a distance of 705.65 feet to a point on a line parallel with and distant southwesterly 20.00 feet, measured at a right angle, to previous described line having a bearing and distance of "South 46°26'50" West, 398.00 feet";

Thence North 46°26'50" West along last said parallel line a distance of 377.88 feet to said northwesterly line of parcel so conveyed;

**Exhibit "C" (continued)**

**TEMPORARY CONSTRUCTION EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence North 46°26'50" West along the southwesterly line of Lot 9 a distance of 5.91 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence South 37°05'39" West along said northwesterly line a distance of 30.19 feet to the **TRUE POINT OF BEGINNING**;

Thence South 46°26'50" East a distance of 398.00 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said centerline also being the northwesterly line of Lot "E" of said Parcel Map 9555;

Thence South 37°05'07" West along said centerline of Refa Street a distance of 725.01 feet;

Thence leaving said centerline of Refa Street North 48°37'14" West a distance of 20.06 feet to a line parallel with and distant northwesterly 20.00 feet, measured at a right angle to said centerline of Refa Street;

Thence North 37°05'07" East along said parallel line a distance of 705.65 feet to a point on a line parallel with and distant southwesterly 20.00 feet, measured at a right angle, to previous described line having a bearing and distance of "South 46°26'50" West, 398.00 feet";

Thence North 46°26'50" West along last said parallel line a distance of 377.88 feet to said northwesterly line of parcel so conveyed;



# Exhibit "D"

## TEMPORARY CONSTRUCTION EASEMENT

### LOCATION EXHIBIT



SCALE: NOT TO SCALE

SEE DETAIL  
ON SHEET 2

LOT 34, BLOCK "L"  
MAP OF BLOCKS

"K", "L" & "M"  
ELSINORE, CAL.  
M.B. 4/174 S.D. Co.

TEMPORARY CONSTRUCTION EASEMENT  
SEE SHEET 2

INST. NO.  
219462, O.R.  
REC. 9-30-1985

0.51 AC.±

PARCEL  
1

PARCEL MAP 9555

PMB 46/55  
RIV. CO.

PARCEL  
2



SEC. 35, T6S, R4W, S.B.M.

A L B E R T A.  
**WEBB**  
A S S O C I A T E S

CITY OF WILDOMAR, CALIFORNIA

G:\2014\14-0164\Drawings\Mapping\14-0164-ESMT-TCE 2.dwg 10/16/2014

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED  
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

W.O.  
14-0164

SCALE: N.T.S.

DRWN BY CKK  
CHKD BY KM

DATE 10-21-14  
DATE 10-21-14

SUBJECT: TEMPORARY CONSTRUCTION EASEMENT

# EXHIBIT 1

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



23873 Clinton Keith Rd, Ste 201  
Wildomar, CA 92595  
951.677.7751 Phone  
951.698.1463 Fax  
[www.CityofWildomar.org](http://www.CityofWildomar.org)

March 31, 2015

Mr. John A. Messina, Jr., Esq.  
Lytton Williams Messina & Hankin LLP  
24910 Las Brisas Road, Suite 102  
Murrieta, CA 92562

Re: ***Re: City of Wildomar, Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project  
Offer to Acquire Property Rights  
APN: 380-050-003; 21854 Palomar Street, Wildomar, CA  
ACQ #1***

Dear Mr. Messina:

Interwest Consulting Group has been retained by the City of Wildomar to assist in the proposed acquisition of property interests in connection with the Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project. The project proposes to install underground storm drain improvements in the vicinity of your client's property to connect to the existing reinforced concrete box culvert under Palomar Street that is part of the Riverside County Flood Control and Water Conservation District's Wildomar Master Drainage Plan. It is the desire of the City to acquire private property through voluntary purchase if possible. While the City has the power of eminent domain, condemnation has not been authorized with respect to the subject property as of this date.

A review of public records indicates your client is the owner of record of a larger parcel which the City is considering acquiring a portion of for this project. Specifically, a 0.27 acre permanent easement and a 0.51 acre temporary construction easement are needed to construct the drainage improvements. This letter, and accompanying paperwork, contains material, including a description and depiction of said easements, related to the City's offer to purchase the permanent and temporary property interests for this public project.

This letter constitutes an offer to purchase easement interests in the above-referenced property in the amount of \$34,500.00. The City's offer is made in accordance with the requirements of Section 7267.2 of the Government Code and represents the value of the property interests proposed to be acquired as determined by an independent state licensed and certified appraiser. The offer is conditioned on the assumption that no hazardous substances exist on or under the Public Right of Way Easement and/or Temporary Construction Easement.

To assist your client in considering this offer, we have enclosed the following documents for your review:



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



23873 Clinton Keith Rd, Ste 201  
Wildomar, CA 92595  
951.677.7751 Phone  
951.698.1463 Fax  
[www.CityofWildomar.org](http://www.CityofWildomar.org)

- Appraisal Summary Statement (1)
- Summary Statement Relating to the Purchase of Real Property or an Interest Therein (1)
- Agreement for Acquisition of Public Right of Way and Temporary Construction Easement (3)
- Permanent Easement Deed (1)
- Temporary Construction Easement Deed (1)
- Title VI Survey Form (1)
- Preliminary Title Report (1)
- W-9 Form (1)

Please review these documents closely. If your client wishes to accept the City's offer, please have them sign and execute 2 copies of the Agreement and have their signature notarized on the Permanent Easement Deed and Temporary Construction Easement Deed. A copy of the Agreement is provided for your files.

The above-offer is subject to ratification by the City Council. Once the Agreement for Purchase has been signed on behalf of the City, we will deposit the documents and purchase funds into escrow for closing, including recording of the conveyance documents and issuance of purchase monies. The closing will be handled by Commonwealth Land Title Company under Escrow No.: 08024172 at 4100 Newport Place, Suite 120, Newport Beach, CA 92660.

Pursuant to the California Code of Civil Procedure, Section 1263.025, should your client elect to obtain an independent appraisal of their property, the City will reimburse them for the reasonable cost, not to exceed \$5,000. The Permanent Easement and Temporary Construction Easement are scheduled to be used within two years of their acquisition and are therefore not available to be leased back under the provisions of California Code of Civil Procedure 1263.615.

Once the City Council ratifies the notarized Permanent Easement and Temporary Construction Easement Deeds and they are recorded, a fully executed copy of the Agreement and Deeds will be returned to your client.

Thank you for your consideration. If you have any questions, please feel free to contact me, as I will be assisting you through the acquisition process. I can be reached at (916) 378-4695. I will coordinate the processing of all documents, including arrangement of notary services.

Please be advised that this letter, the offer and all other matters stated herein are made under the provisions of California Evidence Code Section 1152 and 1154, Section 1255.060 of the Code of Civil Procedure, and Sections 7267.1 and 7267.2 of the Government Code, and shall not be admissible in evidence in any eminent

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



23873 Clinton Keith Rd, Ste 201  
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951.677.7751 Phone  
951.698.1463 Fax  
[www.CityofWildomar.org](http://www.CityofWildomar.org)

domain proceeding which may subsequently be instituted for acquisition of the subject property, or in any other action.

Sincerely,

**John F. Almazán**  
Sr. Real Estate Agent  
Interwest Consulting Group  
Consultant for the City of Wildomar

cc: Dan York, P.E., P.L.S. – City of Wildomar, Public Works Director/City Engineer  
David Joseph Romagnolo, Jr., 21854 Palomar Street, Wildomar, CA 92595

Enclosures

# Appraisal Report

**Appraisal of:**  
Romagnolo Property  
APN: 380-050-003

**Located at:**  
21854 Palomar Street  
Wildomar, CA 92595

**Date of Report:**  
January 26, 2015

**Date of Value:**  
December 3, 2014

**Prepared For:**

Mr. Joseph C. Caldwell, PE | CPSWQ | CPESC  
Director - Stormwater Engineering  
**Albert A. WEBB Associates**  
3788 McCray Street  
Riverside, CA 92506

**Prepared By:**

**Overland, Pacific & Cutler, Inc.**

1 Jenner, Suite 200  
Irvine, CA 92618

Ph: 949.951.5263  
Fx: 949.951.6651

[www.opcservices.com](http://www.opcservices.com)







1 Jenner, Suite 200  
Irvine, CA 92618  
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January 26, 2015

Mr. Joseph C. Caldwell, PE | CPSWQ | CPESC  
Director- Stormwater Engineering  
**Albert A. WEBB Associates**  
3788 McCray Street  
Riverside, CA 92506

**RE: Appraisal of: Romagnolo Property**  
**Vacant land at 21854 Palomar Street, Wildomar, CA**  
**APN: 380-050-003**  
**Project Code: APP-287**

Dear Mr. Caldwell:

At your request and authorization, we, the undersigned appraisers, have prepared an Appraisal Report for the above-referenced property. We have provided the fair market value of the subject larger parcel on an "as if vacant" basis. The interest appraised is fee simple as to the larger parcel and the proposed permanent flood control easement and temporary construction easement acquisitions for underground storm drain purposes as outlined in the legal descriptions and plat maps provided for review and incorporated into this report.

For purposes of this appraisal report, the subject larger parcel is  $\pm 541,451$  sf or  $\pm 12.43$  acres. This is based on public records and the estimated site *dimensions* indicated on the assessor's parcel map. The site size indicated on the assessor's parcel map of 1.45 acres is not considered accurate and has not been used. The larger parcel is rectangular in shape with a small section bisected by an existing flood control channel at the southern edge of the property. Access is provided by way of a driveway entrance on Palomar Street. The site is effectively considered a midblock lot; though it is noted that there is a dirt road (Refa Street) located along the eastern property line.

The project as proposed includes one permanent flood control easement (storm drain) and one temporary construction easement. The flood control easement is approximately 0.27 acres or 11,761 sf in size and is located at the northern edge of the subject larger parcel. It is a subsurface easement which will be in perpetuity. The temporary construction easement is approximately 0.51 acres or 22,216 sf in size and runs along the flood control easement at the northern property line and down a portion of the eastern property line; adjacent to the dirt road. The temporary construction easement will be for a duration of four (4) months.

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. Any special assumptions and limiting considerations were especially noted in Section 2 of this report. Your attention is directed to the "General Assumptions and Limiting Conditions" which are part of this report. We suggest that you thoroughly read and familiarize yourself with these, since the appraisal is based upon these assumptions.



The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics of the Appraisal Institute.

The Appraisal Group of Overland, Pacific & Cutler, Inc. does not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this report.

This appraisal employs the following **extraordinary assumption(s) and hypothetical condition(s)**:

- Section 1263.330 of the California Code of Civil Procedure requires the appraiser to not consider any effect on the value of the project, the eminent domain proceeding, or any preliminary actions of the acquiring agency. The appraiser investigated the real estate market for any influence these issues may have had in the market data selected and analyzed and could not find any. Therefore we have prepared the appraisal analysis of the subject property in the "before" condition under the **extraordinary assumption** that these activities have no effect on the value conclusions stated in this appraisal report. Use of the **extraordinary assumption** may have affected the assignment results.
- For the valuation of the remainder property in the "after" condition, the appraisal analysis has been prepared using the **hypothetical condition** that the public project has been completed per the descriptions, plans and specifications presented in this appraisal report. This may have affected the selection and analysis of comparable market data, the discussion of market trends and the description of the property. Use of the **hypothetical condition** may have affected the assignment results.

Based upon the results of our investigations and analyses contained in the following report, the estimated just compensation based on Fair Market Value estimates as of December 3, 2014 is:

**\$34,500**  
**THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS**

Please refer to the attached appraisal report, plus exhibits, for documentation of these value estimates contained herein.

Respectfully submitted,  
**Overland, Pacific & Cutler, Inc.**



Kevin J. Donahue, MAI  
Managing Director  
Certified General Real Estate Appraiser  
CA License AG015779



Meredith McDonald  
Senior Valuation Analyst  
Certified General Real Estate Appraiser, State of  
CA License AG043409





## TABLE OF CONTENTS

SECTION 1 - SUMMARY OF SALIENT FACTS .....	1
SECTION 2 – CERTIFICATION AND LIMITING CONDITIONS.....	3
SECTION 3 – PREMISE OF THE APPRAISAL .....	9
SECTION 4 – PRESENTATION OF DATA COLLECTED .....	13
SECTION 5 - VALUATION ANALYSIS .....	35
SECTION 6 - MARKET DATA .....	47
SECTION 7 - ADDENDA .....	57

## Section 1 - Summary of Salient Facts

<b>Property reference:</b>	Romagnolo Property
<b>Address:</b>	21854 Palomar Street, Wildomar, CA
<b>Location:</b>	The subject larger parcel is a midblock parcel, located south of Baxter Road/Central Avenue, west of Interstate 15, north of Clinton Keith Road and east of Grand Avenue in the city of Wildomar.
<b>APN:</b>	380-050-003
<b>Property type:</b>	Residential Land
<b>Report Format:</b>	Appraisal Report
<b>Date of appraisal report:</b>	January 26, 2015
<b>Date of value:</b>	December 3, 2014
<b>Date of site inspection:</b>	December 3, 2014
<b>Real estate interest appraised:</b>	Fee Simple Estate, a permanent flood control easement and a Temporary Construction Easement
<b>Function of the appraisal:</b>	To provide a Fair Market Value basis for possible public acquisition
<b>Site description:</b>	The subject property is 541,451 sf or 12.43 acres. The parcel is rectangular with approximately 316.49 ft of frontage on Palomar Street. There is an improved flood control channel that cuts through the site at the southern edge and a small portion of the site on the southern side of the flood control channel. The parcel is zoned R-R for Rural Residential.
<b>Improvements Description:</b>	The site is improved with one single-family residence, approximately 1,749 sf in size, constructed in 1959. The improvements are not adversely impacted by the proposed acquisition and as such, we have not included them in the acquisition.
<b>Portions to be Acquired:</b>	<p>The proposed acquisitions include:</p> <ul style="list-style-type: none"> <li>One flood control (storm drain) permanent easement of 0.27 acres or 11,761 sf located along the northern property line;</li> <li>One Temporary Construction Easement (TCE): 0.51 acres or 22,216 sf, adjacent to the storm drain easement and also along a portion of the eastern property line. The TCE will be for a period of four months.</li> </ul>
<b>Highest and Best Use "As If Vacant":</b>	Develop for single-family residential use. This would include a rezone for single-family residential, which is consistent with the surrounding uses.
<b>Additional Conditions:</b>	<p>This appraisal employs the following <b><i>extraordinary assumption(s) and hypothetical condition(s)</i></b>:</p> <ul style="list-style-type: none"> <li>Section 1263.330 of the California Code of Civil Procedure requires the appraiser to not consider any effect on value of the project, the eminent domain proceeding, or any preliminary actions of the acquiring agency. The appraiser investigated the real estate market for any influence that these issues may have</li> </ul>

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had in the market data selected and analyzed and could not find any. Therefore, we have prepared the appraisal analysis of the subject property in the "before" condition under the **extraordinary assumption** that these activities have no effect on the value conclusions stated in this appraisal report. Use of the **extraordinary assumption** may have affected the assignment results.

- For the valuation of the remainder property in the "after" condition, the appraisal analysis has been prepared using the **hypothetical condition** that the public project has been completed per the descriptions, plans and specifications presented in this appraisal report. This may have affected the selection and analysis of the comparable market data, the discussion of market trends and the description of the property. Use of the **hypothetical condition** may have affected the assignment results.

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**Estimated Compensation:                      \$34,500**

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**Value Recapitulation**

Value of the Larger Parcel, Land Only:	\$	2,793,887
Value of the Parts Acquired, Land Only:	\$	30,343
Value of the Remainder As Part of the Whole:	\$	2,763,544
Value of the Remainder 'After' Acquisition:	\$	2,763,544
Incurable Severance Damages	\$	0
Cost To Cure	\$	0
Benefits:		Not Studied
Parts Rented (Temporary Construction Easement) (4 months)	\$	4,203
<b>Total Estimated Compensation</b>	\$	34,546
	<b>Rounded \$</b>	<b>34,500</b>

## Section 2 – Certification and Limiting Conditions

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### Certification

**I certify that, to the best of my knowledge and belief:**

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification other than persons co-signing the appraisal or designated in the transmittal letter.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Kevin J. Donahue, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.



January 26, 2015

Kevin J. Donahue, MAI, Certified General Real Estate Appraiser  
Managing Director, Valuation Services  
Overland, Pacific & Cutler, Inc.  
State of California License Number AG015779

## Certification

I certify to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Meredith McDonald, have completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.



January 26, 2015

Meredith M. McDonald  
Senior Valuation Analyst  
Certified General Real Estate Appraiser  
State of California License Number AG043409

## **General Assumptions & Limiting Conditions**

### **Information Used:**

No responsibility is assumed for accuracy of information furnished by others or from others, including the client, its officers and employees, or public records. Neither Overland, Pacific & Cutler, Inc. nor Kevin J. Donahue, MAI, nor Meredith McDonald is liable for such information or for the work of contractors, subcontractors and engineers. To the extent possible, the comparable data relied upon in this appraisal has been confirmed with one or more parties familiar with the transaction unless otherwise noted; all are considered appropriate for inclusion to the best of my factual judgment and knowledge.

Research staff working with the appraisers may have gathered certain information, upon which the opinions and values are in part based. Names, professional qualifications and extent of their participation can be furnished to the client upon request.

### **Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil:**

No responsibility is assumed for legal matters or matters of survey, or of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the legal nature or condition of the title to the property, which is presumed to be good and marketable. The property is appraised assuming it is free and clear of all mortgages, liens or encumbrances, unless otherwise stated in particular parts of this report.

The legal description is presumed to be correct, but we have not confirmed it by survey or otherwise. We assume no responsibility for the survey, any encroachments or overlapping or other discrepancies that might be later revealed.

We have inspected, as far as possible by observation, the land and improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structures, or other components, or any mechanical components within the improvement; as a result, no representation is made herein as to such matters unless otherwise specifically stated. The estimated market value assumes that no such conditions exist that would cause a loss of value. We do not warrant against the occurrence of problems arising from any of these conditions. It is assumed that there are no hidden or unapparent conditions to the property, soil, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for any such conditions or for any expense or engineering to discover them. All mechanical and HVAC components are assumed to be in operating condition standard for the properties of the subject's type and are considered to be commensurate with the condition of the balance of the improvements, unless otherwise stated. No judgment is made as to the adequacy of insulation, engineering or energy efficiency of the improvements or equipment.

Information relating to the location or existence of public utilities has been obtained through verbal inquiry to the appropriate utility authority, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capacities of public utility systems. Subsurface oil, gas or mineral rights were not considered in this report unless otherwise stated.

### **Legality of Use:**

The appraisal is based on the premise that there is or will be full compliance with all applicable federal, state and local environmental regulations and laws, unless otherwise stated in the report; and that all appropriate zoning, building and use regulations and restrictions of all types have been or will be complied with and required licenses, consent, permits or other authority, whether local, state, federal and/or private, have been or can be obtained or renewed for the use intended and considered in the value estimate.

**Component Values:**

A report related to an estate that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest, plus the value of all other fractional interests, may or may not equal the value of the entire fee simple estate considered as a whole. A report relating to the geographic portion of a larger property applies only to such geographic portion and should not be considered as applying with equal validity to other portions of the larger property or tract. The value for such geographic portions, plus the value of all other geographic portions, may or may not equal the value of the entire property or tract considered as a single entity.

All valuations in the report are applicable only under the opinion highest and best use and are not necessarily appropriate under other uses.

**Auxiliary/Related Studies:**

No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made by me unless otherwise specified in this report or in my agreement for services. We reserve the unlimited right to alter, amend, revise or rescind any of these statements, findings, opinions, values, estimates or conclusions upon any subsequent study or analysis or previous study or analysis that subsequently becomes available.

**Inclusions:**

Furnishings and equipment or business operations, except as otherwise specifically indicated, have been disregarded, with only the real estate being considered.

**Value Change, Dynamic Market Influences:**

The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply and demand, terms of sale, motivation and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property both physically and economically in the marketplace.

The estimate of value in this report is not based in whole or in part upon race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

In the event this appraisal includes the capitalization of income, the estimate of value is a reflection of such benefits and my interpretation of income and yields and other factors which were derived from general and specific market information. Such estimates are made as of the date of the estimate of value. As a result, they are subject to change, as the market is dynamic and may naturally change over time. The date upon which the value estimate applies is only as of the date of valuation, as stated in the letter of transmittal. The appraisal assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinion stated herein.

An appraisal is the product of a professionally trained person, but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based upon the same facts. Thus, the appraisers warrant only that the value conclusions are their best estimate as of the date of valuation. There are no guarantees, either written or implied, that the property would sell for the expressed estimate of value.

**Sales History:**

It is assumed that the subject title is marketable, but the title should be reviewed by legal counsel. Any information given by the appraisers as to a sales history is information that the appraisers have researched; to the best of our knowledge, this information is accurate, but not warranted.

**Property Management:**

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management over the entire life of the property. If prudent and competent management and ownership are not provided, this would have an adverse effect upon the value of the property appraised.

**Confidentiality:**

We are not entitled to divulge the material (evaluation or valuation) content of this report and analytical findings or conclusions, or give a copy of this report to anyone other than the client or his designee, as specified in writing, except as may be required by the Appraisal Institute, as they may request in confidence for ethic enforcement, or by a court of law with the power of subpoena.

All conclusions and opinions concerning the analyses as set forth herein are prepared by the appraisers whose signatures appear. No change of any item in the report shall be made by anyone other than the appraisers, any opinion herein with respect to the existence or absence of fact is qualified by the phrase or phrases "to the best of our knowledge", "it appears" or "indicated", it is intended to indicate that, during the course of our review and investigation of the property, no information has come to our attention which would provide actual knowledge of the existence or absence of such facts.

The client shall notify the appraisers of any error, omission or invalid data herein within ten (10) days of receipt and return of the report, along with all copies, to the appraisers for corrections prior to any use whatsoever. Neither our names nor this report may be used in connection with any financing plans which would be classified as a public offering under State or Federal Security Laws.

**Copies, Publication, Distribution, Use of Report:**

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for other than its intended use. The physical report remains the property of the firm for the use of the client, with the fee being for the analytical services only. This report may not be used for any purpose by any person or corporation other than the client or the party to whom the report is addressed. Additional copies may not be made without the written consent of an officer of the firm, and then only in its entirety.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations effort, news, sales or other media without our prior written consent and approval of the client.

**Trade Secrets:**

This appraisal was obtained from Overland, Pacific & Cutler, Inc. or related companies and/or its individuals and consists of "trade secrets and commercial or financial information" which is privileged and confidential. Notify the appraisers signing the report or an officer of Overland, Pacific & Cutler, Inc. of any request to reproduce this report in whole or in part.

**Authentic Copies:**

Any copy that does not have original signatures of the appraisers is unauthorized and may have been altered and, therefore, is considered invalid.

**Testimony, Consultation, Completion of Contract for Appraisal Services:**

A contract for appraisal, consultation or analytical services is fulfilled and the total fee payable upon completion of the report. The appraisers or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part, nor will they be asked or required to engage in post-appraisal consultation with the client or third parties except under separate and special arrangement and at an additional fee.



Any subsequent copies of this appraisal report will be furnished on a cost plus expenses basis, to be negotiated at the time of request.

**Limit of Liability:**

Liability of the firm and the associates is limited to the fee collected for the preparation of the appraisal. There is no accountability or liability to any third party.

**Fee:**

The fee for this appraisal or study is for the service rendered, and not for time spent on the physical report. The acceptance of the report by the client takes with it the agreement and acknowledgement that the client will pay the negotiated fee, whether said agreement was verbal or written. The fee is in no way contingent on the value estimated.

**Extraordinary Assumption:**

Section 1263.330 of the California Code of Civil Procedure requires the appraiser to not consider any effect on the value of the project, the eminent domain proceeding, or any preliminary actions of the acquiring agency. The appraiser investigated the real estate market for any influence these issues may have had in the market data selected and analyzed and could not find any; therefore we have prepared the appraisal analysis of the subject property in the "before" condition under the ***extraordinary assumption*** that these activities have no effect on the value conclusions stated in this appraisal report. Use of the ***extraordinary assumption*** may have affected the assignment results.

**Hypothetical Condition:**

For the valuation of the remainder property in the "after" condition, the appraisal analysis has been prepared using the ***hypothetical condition*** that the public project has been completed per the descriptions, plans and specifications presented in this appraisal report. This may have affected the selection of comparable market data, the analysis of the market data, the discussion of market trends and the description of the property. Use of the ***hypothetical condition*** may have affected the assignment results.

## Section 3 – Premise of the Appraisal and Scope of Work

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### **Purpose of Appraisal**

The purpose of this appraisal is to estimate the just compensation associated with the portion to be acquired on the property described on an "As If Vacant" basis, under the reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), as defined by the Appraisal Foundation.

### **Function of Appraisal**

The function of this report is to provide a Fair Market Value basis for proposed public acquisition.

### **Competency of Appraisers**

The appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision contained within the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment based on the following:

- ❖ professional experience;
- ❖ educational background and training; and
- ❖ business, professional, academic affiliations and activities.

The appraisers have previously provided consultation and value estimates for residential land properties in California.

### **Scope of Assignment**

This is an "Appraisal Report" which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

The scope of this appraisal has been to collect, confirm, and report data. Other general market data and conditions have been considered. Consideration has been given the property's zoning surrounding improvements and neighborhood. The work performed for this assignment included:

- ❖ An inspection of the property being appraised, as well as the neighborhood in which it is located. The inspection of the subject consisted of the grounds only (no interior building inspection). During the inspection, an inventory of the property attributes was collected based on visual observation. (**NOTE:** The term "inspection" should not be construed to be a professional engineer's report concerning the condition of the building, if any, structural integrity, or condition of any mechanical items. If the client has concerns of this type, a professional engineer's inspection and report are recommended. That type of inspection is beyond the scope of work of this assignment and the professional abilities of a certified appraiser. This inspection is made only for observation of property attributes).
- ❖ Investigation of public records for the property's zoning, flood hazard area classification and property tax assessor's records, for attributes of the property.
- ❖ Consideration of the highest and best use.
- ❖ Collection and analysis of sales, listings and contracts of sale to form a value estimate using the Sales Comparison Approach.
- ❖ Analysis of the portion to be acquired, valuation of the remainder as part of the whole, valuation of the remainder "after" acquisition and consideration of damages and benefits.

❖ **Preparation of a written report:**

To develop the opinion of value, the appraisers performed an appraisal as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). In this Appraisal, we used the Sales Comparison Approach to value. Other approaches, if any, were not applicable or not necessary to develop a reliable value indication. Furthermore, the value conclusion reflects all information about the subject, market conditions, and available data. This appraisal of the subject has been presented in the form of an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the USPAP.

**Property Rights Appraised**

The property ownership rights appraised in this appraisal are those known as Fee Simple, Easement and Temporary Construction Easement which are described as follows:

- ❖ "Fee Simple" interest is defined as *"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."*<sup>1</sup>
- ❖ "Easement" interest is defined as *"the right to use another's land for a stated purpose."*<sup>2</sup>
- ❖ "Temporary Easement is defined as *"an easement granted for a specific purpose and applicable for a specific time period."*<sup>3</sup>

**Intended Use of Appraisal**

The intended use of the appraisal is to assist Albert A. Webb Associates and the Riverside County Flood Control District ("RCFCD") in the proposed public acquisition.

**Intended Users of Appraisal**

The intended users are the appropriate authorities and/or representatives of Albert A. Webb Associates, the RCFCD and Overland, Pacific & Cutler, Inc.

**Value Definition:**

The following definitions and discussions are extracted from the State of California Code of Civil Procedure, Title 7, Eminent Domain Law (New), and Chapter 9.

**Fair Market Value:** Article 4. Measure of Compensation for Property

- 1263.320            (a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for doing so, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- (b) The fair market value of the property taken for which there is no relevant comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.
- 1263.330            The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following:
- (a) The project for which the property is taken;

<sup>1</sup> The Dictionary of Real Estate Appraisal, Fifth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2010), page 78

<sup>2</sup> The Dictionary of Real Estate Appraisal, Fifth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2010), page 63

<sup>3</sup> The Dictionary of Real Estate Appraisal, Fifth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2010), page 195

- (b) The eminent domain proceeding in which the property is taken;
- (c) Any preliminary actions of the plaintiff relating to the taking of the property.

#### **Value Estimate Date:**

The values estimated in this appraisal report are applicable as of December 3, 2014.

#### **Property Inspection Date:**

The subject property was inspected on December 3, 2014.

#### **Property Identification:**

The property that is the subject of this report is identified as:

<b>Reference</b>	Romagnolo Property
<b>Street Address:</b>	21854 Palomar Street, Wildomar, CA 92376
<b>Location:</b>	The subject larger parcel is a midblock parcel, located south of Baxter Road/Central Avenue, west of Interstate 15, north of Clinton Keith Road and east of Grand Avenue, in the city of Wildomar.
<b>County:</b>	Riverside
<b>Legal:</b>	Refer to the Addenda Section for a complete legal description
<b>Current owner of record:</b>	David Joseph Romagnolo, Jr., a single man
<b>Assessor Parcel No(s):</b>	380-050-003

#### **History of the Property:**

The Uniform Standards of Professional Appraisal Practice requires a statement of the sales or listing history of the subject property for the three (3) years prior to the appraisal date. There have been no market transactions in the past three years.

#### **Appraisal Analysis/Report Type:**

The Appraisal Standards Board controls the process of making an appraisal of a parcel of real estate. The Board issues rules and guidelines from which all appraisals and resulting reports are made. The process of administration of those rules and guidelines is addressed to the Real Estate Appraiser Commission of each respective state. The Appraisal Standards Board issues the rules and guidelines in the form of a document update published each year by The Appraisal Foundation. That document is entitled "The Uniform Standards of Professional Appraisal Practice" (USPAP).

The analysis process is composed of several distinctive steps that appraisers follow to gain a thorough understanding of the property and factors that affect its value.

There are two types of reports: the Appraisal Report and Restricted Report; this is an "Appraisal" Report.

#### **Exposure Time**

Exposure time is the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of appraisal. It is a retrospective estimate based on an analysis of recent past events, assuming a competitive and open market. It assumes not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable marketing effort. Exposure time is therefore interrelated with appraisal conclusion of value.

An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one-line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following:

- ❖ statistical information about days on the market;
- ❖ information gathered through sales verification; and

- ❖ interviews of market participants.

The reasonable exposure period is a function of price, time and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions.

In consideration of these factors, we have analyzed the following:

- ❖ exposure periods of comparable data revealed during the course of this appraisal; and
- ❖ interview records of knowledgeable real estate professionals.

The comparables reviewed reflected exposure times ranging from four (4) to twenty-four (24) months, with an average of ten (10) months. Based on the foregoing analysis, an exposure time of ten (10) months is reasonable, defensible, and appropriate. This exposure time assumes the subject would have been competitively priced and aggressively promoted within the market area.

## Section 4 – Presentation of Data Collected

### County Data - Riverside

Counties surrounding Riverside County are as follows; San Bernardino County to the west, Orange County to the west, San Diego and Imperial Counties to the south and La Paz (Arizona) to the east. Both demographically and physically, Riverside County is divided into eastern and western sectors. The western sector, centered by the City of Riverside, is substantially more developed than the eastern sector, often referred to as the lower desert, clustering around the City of Palm Springs extending easterly to the California state border. Riverside County is traditionally grouped together with San Bernardino County as the "Inland Empire". Together, the two counties constitute a Metropolitan Statistical Area (MSA). Roughly rectangle-shaped, Riverside County covers 7,208 square miles in Southern California. Geographically, the county is mostly desert in the central and eastern portions of the county and is a Mediterranean climate in the western portion of the county. Most of Joshua Tree National Park is located in the county.



The resort cities of Palm Springs, Palm Desert, Indian Wells, La Quinta, Rancho Mirage and Desert Hot Springs are all located in the Coachella Valley region of Riverside County. Large numbers of Los Angeles area workers have moved to the county in recent years to take advantage of relatively affordable housing. Alongside neighboring San Bernardino County, it was one of the fastest growing regions in the state prior to the recent changes in the regional economy. In addition, smaller, but significant, numbers of people have been moving into Southwest Riverside County from the San Diego-Tijuana metropolitan area. The cities of Temecula and Murrieta account for 20% of increase in population of Riverside County between 2000 and 2007.

The 2010 Census estimated Riverside County's population at 2,189,641 million persons, an increase of 1.4% over the prior year, and 42% from the 2000 Census. The County is expected to show significant growth: the estimated 2020 population is 2.6 million. The most recent estimate of the total population was provided by the California Department of Finance, with an estimated January 2013 population of 2,292,507.

According to the U.S. Census Bureau, the county has a total area of 7,303 square miles of which 7,206 square miles is land and 97 square miles (1.3%) is water. It is the fourth-largest county in California by area. At roughly 180 miles wide in the east-west dimension, the area of the county is massive. Riverside County, California is roughly the size of the State of New Jersey in total area. County government documents frequently cite the Colorado River town of Blythe as being a "three-hour drive" from the county seat, Riverside. Some view the areas west of San Geronio Pass as the Inland Empire portion of the county and the eastern part as either the Mojave Desert or Colorado Desert portion. There are probably at least three geomorphic provinces: the Inland Empire western portion, the Santa Rosa Mountains communities such as Reinhardt Canyon, and the desert region. Other possible subdivisions include tribal lands, the Colorado River communities, and the Salton Sea.

## **Regional Circulation and Transportation**

Riverside County is accessible via major freeway linkage including Interstate 10, 215 and 15 Freeways (the San Bernardino and Corona freeways, respectively) as well as State Routes 60 and 91. The Interstate 15 interchange to State Route 60 has been completed and provides an alternate route for west/south regional traffic flow. Also in progress is the improvement of State Route 91 (the Riverside Freeway) through voter-approved sales tax initiatives. The Eastern Transportation Corridor, a toll road, also links Riverside County directly to central and southern Orange County.

The county is served by major freight distribution rail systems including the Union Pacific and AT&SF railroads. Complete commuter rail service facilities are also in planning or already operative in the Metro Link system. Local air transportation facilities are located at Riverside Municipal Airport and Palm Springs Airport. Commercial travel is available from Ontario International Airport in neighboring San Bernardino County to the west.

## **Work Force:**

The unemployment rate in the Riverside-San Bernardino-Ontario MSA was 8.2% in September 2014, down from a revised 8.7% in August 2014, and below the year-ago estimate of 9.9%. This compares with an unadjusted unemployment rate of 6.9% for California and 5.7% for the nation during the same period. The unemployment rate was 8.6% in Riverside County, and 7.7% in San Bernardino County.

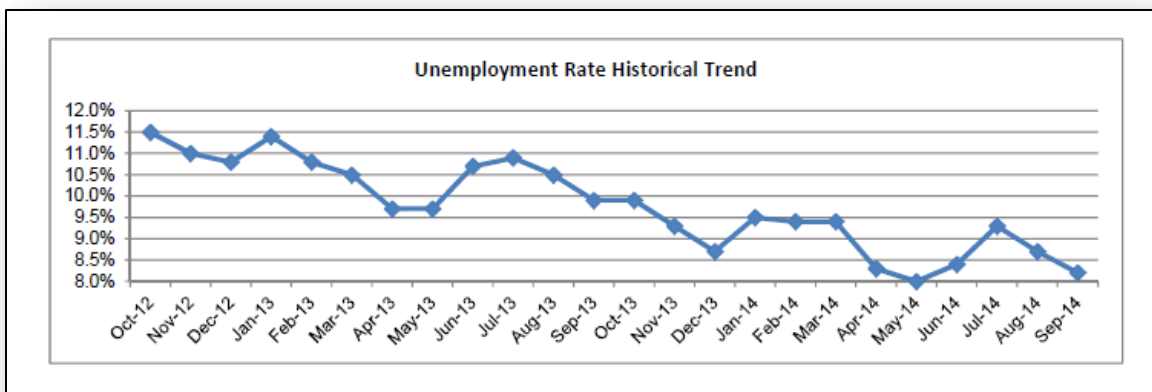
**Between August 2014 and September 2014**, total nonfarm employment increased from 1,254,100 to 1,258,300 a gain of 4,200 jobs. Agricultural employment grew by 500 jobs.

- Government posted the greatest month-over gain, adding 3,300 jobs. Local government (up 4,000) accounted for all the job growth in this sector. Federal government declined by 100 jobs and state government cut 600 jobs.
- Trade, transportation, and utilities grew by 3,000 jobs over the month. Transportation, warehousing, and utilities led the growth by adding 2,200 jobs. Wholesale trade and retail trade each added 400 jobs.
- Leisure and hospitality reported the largest fall in employment over the month, down 3,800 jobs with most of the losses coming from accommodation and food services (down 2,900). Arts, entertainment, and recreation diminished by 900 jobs.

**Between September 2013 and September 2014**, total nonfarm employment increased by 29,900 jobs. Agricultural employment increased by 100 jobs over the year.

- Trade, transportation, and utilities registered the largest increase over the year with the addition of 9,800 jobs. Retail trade (up 5,200) contributed roughly 53% of the job growth in this sector. Transportation, warehousing, and utilities and wholesale trade added 3,400 and 1,200 jobs respectively.
- Eight other sectors added jobs over the year, but the most notable came from educational and health services (up 6,700), professional and business services (up 4,200), and leisure and hospitality (up 4,000).
- Other services reported the only year-over decline, down 1,800 jobs. Mining and logging recorded no change in employment levels over the year.





### Riverside County Major Employers:<sup>4</sup>

Employer Name	Location	Industry
Abbott Vascular Inc	Temecula	Physicians & Surgeons Equip & Supls-Whls
Corrections Dept	Norco	State Govt-Correctional Institutions
Desert Regional Medical Ctr	Palm Springs	Hospitals
Eisenhower Medical Ctr	Rancho Mirage	Hospitals
Handsome Rewards	Perris	Internet & Catalog Shopping
Hemet Valley Medical Ctr	Hemet	Hospitals
Hotel At Fantasy Springs	Indio	Casinos
Hub International Ins Svc-Ca	Riverside	Insurance
Inland Valley Medical Ctr	Wildomar	Hospitals
J W Marriott	Palm Desert	Hotels & Motels
Kaiser Permanente	Riverside	Hospitals
La Quinta Golf Course	La Quinta	Golf Courses
La Quinta Inn	La Quinta	Resorts
Morongo Casino Resort & Spa	Cabazon	Casinos
Morongo Tribal Gaming Ent	Banning	Business Management Consultants
Pechanga Resort & Casino	Temecula	Casinos
Restoration Technologies Inc	Corona	Electronic Equipment & Supplies-Repair
Riverside Community Hospital	Riverside	Hospitals
Riverside County Regional Med	Moreno Valley	Hospitals
Roupe's Renovations	Wildomar	Remodeling & Repairing Bldg Contractors
Starcrest of California	Perris	Internet & Catalog Shopping
Starcrest Products	Perris	Gift Shops
Sun World Intl Llc	Coachella	Fruits & Vegetables-Wholesale
Universal Protection Svc	Palm Desert	Security Guard & Patrol Service
US Air Force Dept	March Air Reserve Base	Military Bases

### Southland Home Sales Edge Higher; Price Growth Slows<sup>5</sup>

Southern California home sales hit a five-year high for a September, rising slightly above a year earlier for the first time in 12 months amid gains for mid- to high-end deals. The median sale price fell below an 80-month high reached in August and for the first time in more than two years none of the Southland counties posted a double-digit year-over-year price gain, CoreLogic DataQuick reported.

<sup>4</sup> <http://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000065>

<sup>5</sup> <http://www.dqnews.com/Articles/2014/News/California/Southern-CA/RRSCA141013.aspx>



A total of 19,348 new and resale houses and condos sold in Los Angeles, Riverside, San Diego, Ventura, San Bernardino and Orange counties last month. That was up 2.9% from 18,796 sales in August, and up 1.2% from 19,112 sales in September 2013, according to CoreLogic DataQuick data.

On average, sales have fallen 9.4% between August and September since 1988, when CoreLogic DataQuick statistics begin. Last month marked the first time sales have risen on a year-over-year basis since September last year, when sales rose 7.0% from September 2012.

September home sales have ranged from a low of 12,455 in 2007 to a high of 37,771 in 2003. Last month's sales were 18.3% below the September average of 23,695 sales.

The median price paid for all new and resale houses and condos sold in the six-county region last month was \$413,000, down 1.7% from \$420,000 in August and up 8.1% from \$382,000 in September 2013. The August 2014 median was the highest for any month since December 2007, when it was \$425,000.

The median's 8.1% year-over-year gain in September marked the fourth consecutive month with a single-digit annual increase following 22 straight months of double-digit gains of as much as 28.3%.

"Price appreciation has dipped into single-digit territory as more would-be buyers get priced out, investors back off and incomes rise modestly at best. Yet there are still upward forces on home prices: Jobs are being created and families started at a time when the supply of existing homes for sale, as well as the number of new homes being built, remains relatively low. The good news for those looking to buy a home now is that mortgage rates remain very low in an historical context, and we're past the peak home-buying season. Today's home shoppers are more likely to find a less-crowded market with fewer intense multiple-offer situations and more serious, realistic sellers," said Andrew LePage, an analyst with Irvine-based CoreLogic DataQuick.

Last month was the first since June 2012 in which none of the six Southland counties posted a double-digit, year-over-year gain in its median sale price (all had single-digit increases). Orange County's \$585,000 September median was the closest – within 9.3% – to its all-time peak of \$645,000 in June 2007.

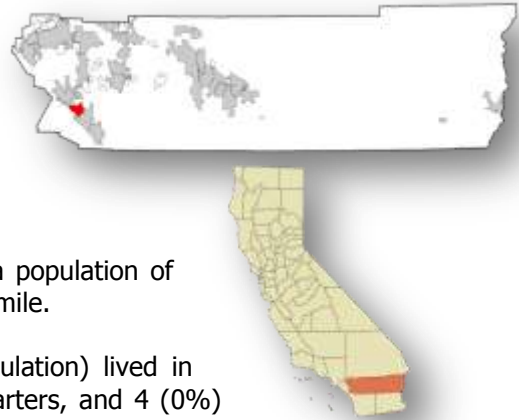
For the Southland overall the September median stood 18.2% below the peak \$505,000 median in spring/summer 2007.

Home prices have been rising at different rates depending on price segment. In September, the lowest-cost third of the region's housing stock saw a 10.9% year-over-year increase in the median price paid per square foot for resale houses. The annual gain was 6.6% for the middle third of the market and 4.5% for the top, most-expensive third.

	Sales Volume			Median Price		
	Sep-13	Sep-14	% Chng	Sep-13	Sep-14	%Chng
<b>All homes</b>						
Los Angeles	6,496	6,717	3.40%	\$425,000	\$455,500	7.20%
Orange	2,916	2,980	2.20%	\$550,000	\$585,000	6.40%
Riverside	3,141	3,115	-0.80%	\$269,000	\$295,000	9.70%
San Bernardino	2,358	2,401	1.80%	\$225,000	\$238,000	5.80%
San Diego	3,383	3,322	-1.80%	\$422,000	\$445,000	5.50%
Ventura	818	813	-0.60%	\$445,000	\$460,000	3.40%
<b>SoCal</b>	<b>19,112</b>	<b>19,348</b>	<b>1.20%</b>	<b>\$382,000</b>	<b>\$413,000</b>	<b>8.10%</b>

## City of Wildomar

**Wildomar** is a city in Riverside County, California, United States. It was incorporated on July 1, 2008. The city is located in a fast-growing area. As of the 2010 census, the population of Wildomar was 32,176; an increase from 14,064 at the 2000 census, when the community was still an unincorporated census-designated place. According to the United States Census Bureau, the community has a total area of 23.7 square miles; all of it land. It is located just few miles north of the city of Murrieta, CA.



### Demographics

The 2010 United States Census reported that Wildomar had a population of 32,176. The population density was 1,358.3 people per square mile.

The Census reported that 32,134 people (99.9% of the population) lived in households, 38 (0.1%) lived in non-institutionalized group quarters, and 4 (0%) were institutionalized.

There were 9,992 households, out of which 4,399 (44.0%) had children under the age of 18 living in them, 5,982 (59.9%) were opposite-sex married couples living together, 1,178 (11.8%) had a female householder with no husband present, 645 (6.5%) had a male householder with no wife present. There were 604 (6.0%) unmarried opposite-sex partnerships, and 59 (0.6%) same-sex married couples or partnerships. 1,600 households (16.0%) were made up of individuals and 752 (7.5%) had someone living alone who was 65 years of age or older. The average household size was 3.22. There were 7,805 families (78.1% of all households); the average family size was 3.58.

The population was spread out with 8,966 people (27.9%) under the age of 18, 3,256 people (10.1%) aged 18 to 24, 8,346 people (25.9%) aged 25 to 44, 8,194 people (25.5%) aged 45 to 64, and 3,414 people (10.6%) who were 65 years of age or older. The median age was 34.6 years. For every 100 females there were 97.6 males. For every 100 females age 18 and over, there were 95.9 males.

There were 10,806 housing units at an average density of 456.2 per square mile, of which 7,329 (73.3%) were owner-occupied, and 2,663 (26.7%) were occupied by renters. The homeowner vacancy rate was 2.7%; the rental vacancy rate was 5.1%. 23,369 people (72.6% of the population) lived in owner-occupied housing units and 8,765 people (27.2%) lived in rental housing units.

According to the 2010 United States Census, Wildomar had a median household income of \$60,219, with 13.0% of the population living below the federal poverty line.

### Housing

The median sales price for homes in Wildomar CA for August 14 to November 14, 2014 was \$295,000. This represents an increase of 2.6% or \$7,500, compared to the prior quarter and a decrease of 0.3% compared to the prior year. Sales prices have appreciated 26.9% over the last 5 years in Wildomar. The average listing price for Wildomar homes for sale on Trulia was \$344,959 for the week ending November 5, 2014 which represents an increase of 3.5%, or \$11,715, compared to the prior week and an increase of 2% or \$6,884, compared to the week ending Oct 15. Average price per square foot for Wildomar CA was \$137; an increase of 12.3% compared to the same period last year.



## Neighborhood Environment

The subject larger parcel is an improved site located in a mostly residential neighborhood in the city of Wildomar. Neighborhood boundaries are considered to be the Temecula Valley (I-15) Freeway to the north, Clinton Keith Road to the east, Grand Avenue to the south and Central Avenue to the west. Palomar Road is a residential arterial with a reported traffic count of 12,799 cars per day, approximately one-half mile south of the subject and 14,100 cars per day approximately one-half mile north of the subject. Immediately north of the subject larger parcel, on the north side of Palomar Street is Wildomar Senior Center, an assisted living complex with a total of 284 units: 108 separate assisted living units and 176 independent senior units. Wildomar Elementary School is located less than one-half mile on the south side of Palomar Street.

The majority of the improvements within the subject's immediate neighborhood include single-family residential tracts, constructed since the mid-to late 1990's. Commercial improvements are located to the north and west on Central Avenue and to the east and south on Clinton Keith Road.

Demographic information provided by The Site To Do Business website reflects the following:

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2013 Population	8,927	45,140	105,689
2018 Population (projected)	9,461	47,959	114,325
2013 Households	2,694	13,627	33,378
2018 Households (projected)	2,828	14,385	35,914
2013 Median Household Income	\$71,585	\$81,783	\$76,648
2013 Average Household Income	\$87,834	\$99,078	\$92,146

DataQuick News reports that 33 homes sold in the subject's zip code area during the month of October 2014, with a median price of \$295,000, a reported 3.5% increase from October 2013. There are no condominium units within the subject's zip code area that sold during October 2014.

### Project Description

The Project is generally bounded by the intersection of Palomar Street and Refa Street on the southwest, the terminus of Billie Ann Road on the northwest and the intersection of Charles Street and Woshka Lane on the northeast. The project site (or project alignment) encompasses portions of Assessor's Parcel Numbers (APNs) 380-040-003, 380-050-002, 380-050-003, 380-050-008, and 380-050-009.

The project consists of two backbone drainage facilities (Lateral C-1 and Lateral C-1A) and several ancillary laterals and inlets (hereinafter referred as the "Project"). Lateral C-1 will connect existing upstream City-owned facilities to the existing downstream Lateral C Channel that is owned and operated by Riverside County Flood Control and Water Conservation District (District). Once Lateral C-1 is constructed, it will ultimately be accepted by the District for operation and maintenance. Rights-of-way and construction easements will be acquired as needed.

With regard to the subject property, the project as proposed includes one flood control (storm drain) easement and one temporary construction easement, defined and detailed as follows:

Proposed Acquisition	Size	Comments
Flood Control (Storm Drain) Easement	0.27 acres; 11,761 sf	In perpetuity; located at the northern edge of the larger parcel. Approximately 30' wide and 398' long. Subsurface easement for storm drain purposes; grass, fences, and ornamental shrubs are allowed; structures, pools, trees, etc. are not allowed within the easement.
Temporary Construction Easement	0.51 acres; 22,216 sf	The temporary construction easement is 20' wide and runs along the flood control easement at the northern property line for approximately 377.88 feet, then across the eastern property line for 725.01 feet.





Figure 1 – Project Location and Vicinity

# Wildomar MDP - Lateral C-1 - Right of Way Exhibit

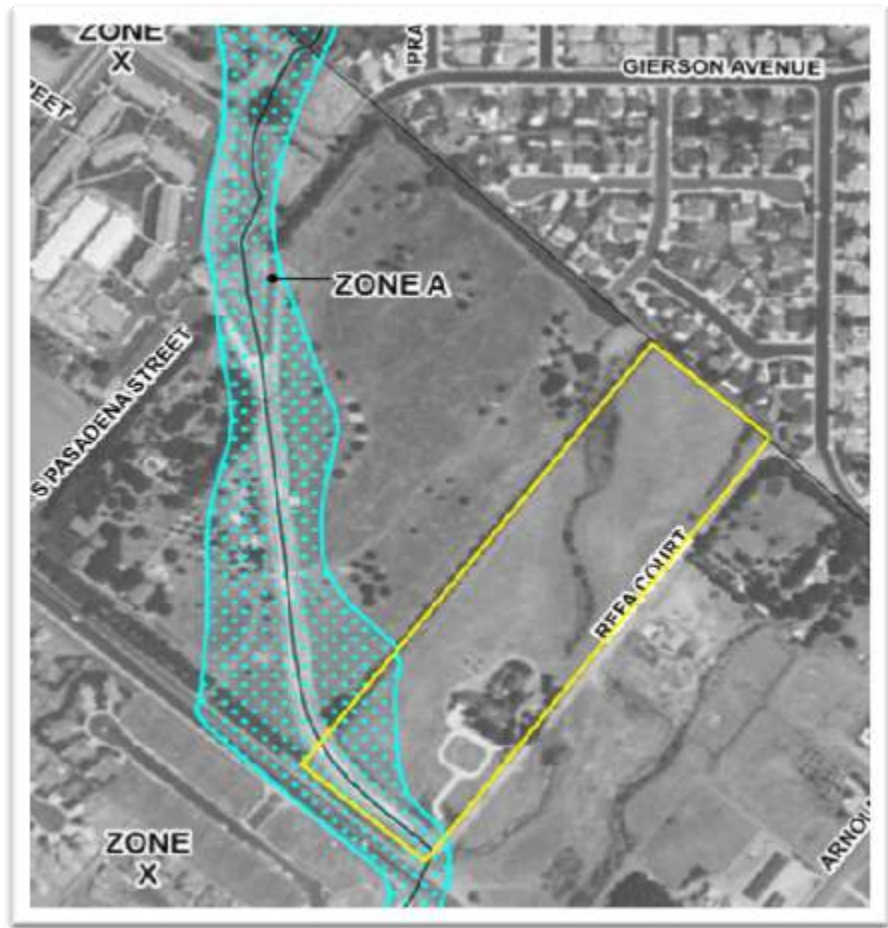


## Site Description

General Site Information													
<b>Address:</b>	21854 Palomar Street, Wildomar, CA												
<b>Location:</b>	The subject larger parcel is a rectangular, midblock parcel, located south of Baxter Road/Central Avenue, west of Interstate 15, north of Clinton Keith Road and east of Grand Avenue, in the city of Wildomar.												
<b>Current Owners:</b>	Romagnolo, David Joseph												
<b>5-Year Sales History:</b>	There have been no market transactions in the past three years.												
<b>Assessor's Parcel No:</b>	380-050-003												
<b>Assessed Land:</b>	\$91,807												
<b>Assessed Improvements:</b>	\$94,441												
<b>Total Value:</b>	\$186,248												
<b>Taxable Value:</b>	\$179,248												
<b>2014-2015 Taxes:</b>	\$1,939.94												
Physical Characteristics of the Site													
<b>Site Dimensions:</b>	316.49' x 1,484' x 375' x 1,484'												
<b>Frontage:</b>	The subject larger parcel has approximately 316.49 feet of frontage on Palomar Street.												
<b>Total Site Area:</b>	A site size of 541,451 sf or 12.43 acres is utilized in this report												
<b>Shape:</b>	Rectangular												
<b>Topography:</b>	Level												
<b>Access:</b>	Access is provided by way of one driveway entrance on Palomar Street.												
<b>Corner Influence:</b>	The subject is considered a midblock lot; however, it is noted that the site is located on Palomar Street and Refa Street. Refa Street is a dirt road that provides access to the adjacent property to the southwest.												
<b>Easement(s):</b>	A preliminary title report, issued by Commonwealth Land Title, dated November 13, 2014, was provided for review. Based on a review of the title report, there are no existing easements, encroachments or restrictions that could have a negative impact on value. It is noted that the title report should be checked carefully, as the appraisers are not title experts.												
<b>Encroachments:</b>	None noted from site visit; encroachments subject to survey.												
<b>Utilities to Site:</b>	The utilities to the site are as follows: <table> <tr> <td><b>Sewer</b></td><td>Elsinore Valley Municipal Water District</td></tr> <tr> <td><b>Water</b></td><td>Elsinore Valley Municipal Water District</td></tr> <tr> <td><b>Electric:</b></td><td>Southern California Edison</td></tr> <tr> <td><b>Natural Gas:</b></td><td>The Gas Company</td></tr> <tr> <td><b>Phone:</b></td><td>Various Carriers</td></tr> <tr> <td><b>Police and Fire:</b></td><td>City of Murrieta</td></tr> </table>	<b>Sewer</b>	Elsinore Valley Municipal Water District	<b>Water</b>	Elsinore Valley Municipal Water District	<b>Electric:</b>	Southern California Edison	<b>Natural Gas:</b>	The Gas Company	<b>Phone:</b>	Various Carriers	<b>Police and Fire:</b>	City of Murrieta
<b>Sewer</b>	Elsinore Valley Municipal Water District												
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<b>Electric:</b>	Southern California Edison												
<b>Natural Gas:</b>	The Gas Company												
<b>Phone:</b>	Various Carriers												
<b>Police and Fire:</b>	City of Murrieta												
<b>Sidewalk, Curbs and Gutters:</b>	There are no curbs, gutters or sidewalks at the subject larger parcel.												
<b>Flood Designation:</b>	The subject property is located on F.E.M.A. Panel #06065C2682G, dated 8/28/08. According to this map, a portion of the subject larger parcel is within Flood Zone X, an area that is determined to be outside the 100- and 500-year floodplains. There is an existing flood control channel that bisects the property near the southern property line. This area is within Flood Zone A, areas where no base flood elevations are determined. The flood map, provided by FEMA is provided on the following page.												



Flood Map, as provided by FEMA:



<b>Earthquake/Fault Zone:</b>	The subject property is not within an area delineated by the California Geological Survey as an Alquist-Priolo earthquake fault zone, but is subject to seismic activity.
<b>Surface Drainage:</b>	Surface drainage appears to be adequate for the development as constructed. No evidence of ponding was noted during the site inspection.
<b>Soils:</b>	A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use.
<b>Subsurface Conditions:</b>	It is assumed that there are no hidden or unapparent conditions to the property, soil, or subsoil, which would render them more or less valuable. Subsurface oil, gas or mineral rights were not considered in this report unless otherwise stated.
<b>Economic Factors Affecting the Site</b>	
<b>Supply of Vacant Land:</b>	Above average
<b>Demand for Vacant Land:</b>	Average
<b>Traffic Pattern/Volume:</b>	The subject larger parcel is located on a secondary commercial arterial with traffic counts reported as follows:  Palomar Street, one-half mile north of subject: 14,100 Palomar Street, one-half mile south of subject: 12,799



<b>Neighboring Property Uses:</b>	The neighboring property uses are mostly residential in nature, with single-family residences to the north and west. Southeast is a large vacant lot that has been planned for residential uses.
<b>Zoning:</b>	<p>The subject site is zoned R-R for Rural Residential with a General Plan Land Use element of MDR, Medium Density Residential.</p> <p>The conclusion of the highest and best use of the site, detailed later in this appraisal report, is for redevelopment of the site under R-1, Single-Family Residential, which allows for minimum lot sizes of 7,500 sf and density of up to 5.8 units per acre.</p>
<b>Allowable Uses in the District:</b>	According to the City of Wildomar Planning Department and Municipal Code, for the R-1 zone, allowable uses include single-family dwellings and a wide range of ancillary uses. A copy of the allowable uses detailed in the Municipal Code is included in the Addenda section of this appraisal report.
<b>Development Standards:</b>	The development standards for the existing R-R zone, and the R-1 zone, are included in the Addenda.
<b>Major Flaws in Site:</b>	None noted
<b>Overall Site Analysis:</b>	The overall site is legally conforming and adequate for development under the current zoning ordinance.

### Improvements Description

The subject larger parcel is improved with one single-family residence, approximately 1,749 sf in size, constructed in 1959. The three-bedroom, one-bath house also has a two-car garage. The property owner installed a long circular driveway in the front yard and an electronic wrought-iron and concrete block fence.

## Subject Property Photographs



**Photograph 1.**  
Southeasterly view  
of acquisition area  
from northeastern  
corner of parcel.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014



**Photograph 2.**  
Southeasterly view  
of acquisition area  
from northeastern  
corner of parcel.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014

### Subject Property Photographs



**Photograph 3.**  
View of adjacent flood control channel to be connected and used as proposed storm drain. area on westerly adjacent property.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014



**Photograph 4.**  
Northwesterly view of northern property line and acquisition area; view of north easternmost corner.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014



## Subject Property Photographs



**Photograph 5.**  
Northeasterly view of  
northern property  
line and acquisition  
area; view of north  
easternmost corner.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014



**Photograph 6.**  
Northeasterly view of  
northern property  
line and acquisition  
area; view of north  
easternmost corner.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014

## Subject Property Photographs



**Photograph 7.**  
Southeasterly view of acquisition area along northern property line: proposed easement outlined in **green**; proposed temporary construction easement outlined in **blue**.

**Taken by:**  
Meredith McDonald

**Photograph date:**  
December 3, 2014



**Photograph 8.**  
Southern view of Acquisition Area, along Refa Street: Proposed Temporary Construction Easement outlined in **blue**.

**Taken by:**  
Meredith McDonald

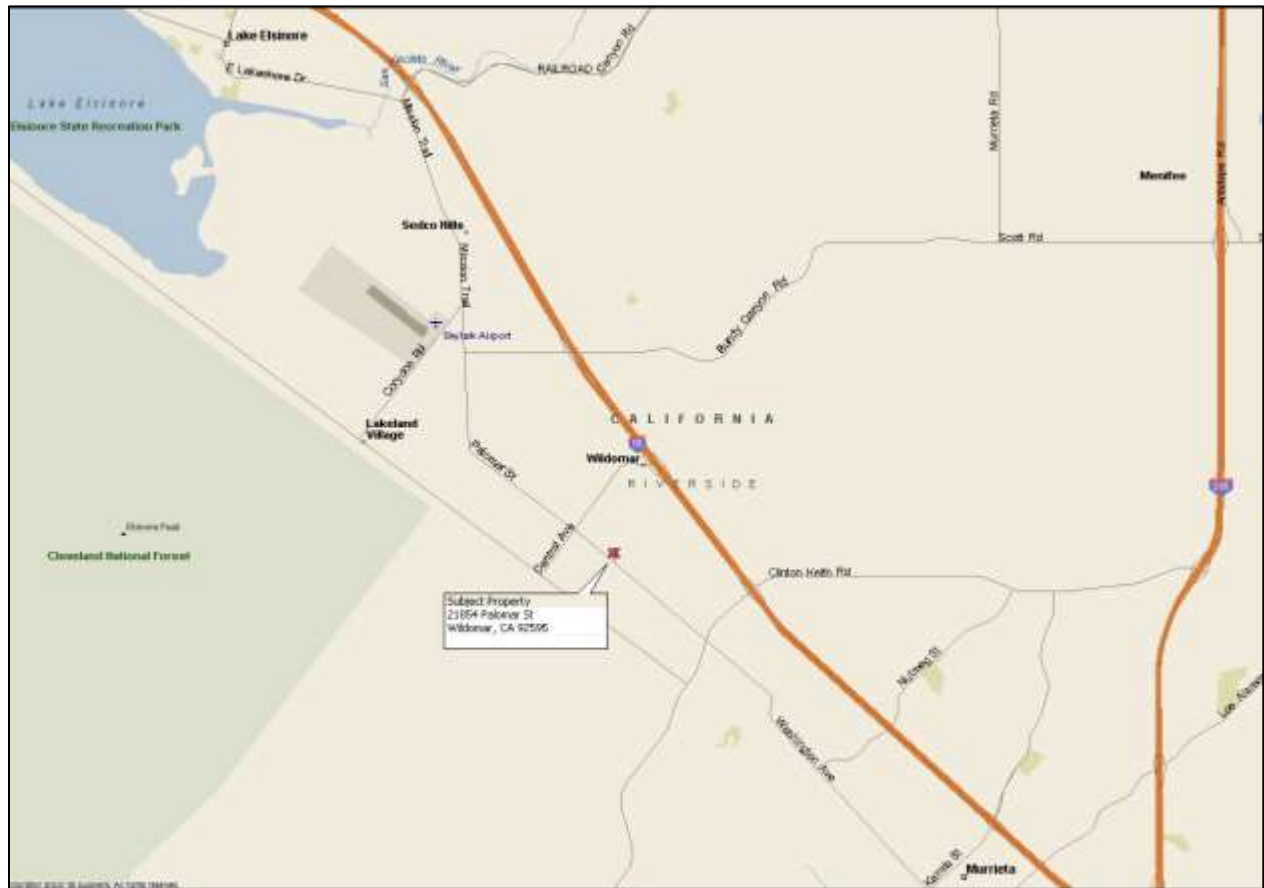
**Photograph date:**  
December 3, 2014

## Location Map





## Area Map



## Aerial of Subject Property





# Assessor's Parcel Map



## Highest and Best Use Analysis

The principal of highest and best use is defined as: *"That reasonably probable use and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."*<sup>6</sup>

The criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability."

- ❖ **Permissible Use (Legal):** what uses are permitted by zoning and deed restrictions on the site in question?
- ❖ **Physically Possible:** to what uses is it physically possible to put the site in question?
- ❖ **Feasible Use:** which possible and permissible uses will produce any net return to the owner of the site?
- ❖ **Maximally Productive:** among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use may be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the property's total value in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals, in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact.

Highest and best use represents the premise upon which value is based. In the context of highest selling price (fair market value) another appropriate term to reflect highest and best use would be most probable use.

The highest and best use for the unimproved property may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site.

## Highest and Best Use "As if Vacant":

### Legally Permissible:

The property is zoned for residential purposes and is currently being used as a single-family residence. The existing use is considered residential and allowed under existing zoning regulations. The current zoning allows for a minimum lot size of 20,000 sf, which reflects approximately two lots per acre. Based on the existing site size, this would equate to a future residential development of 25 single-family homes on the site. Under a potential rezone to R-1, which allows for minimum lot sizes of 7,500 sf, or approximately 5.8 units per acre, approximately 72 single-family residences could be developed on the site.

### Physically Possible:

The subject is adequately served by utilities and has an adequate shape and size, sufficient access, etc., to be a developable site. The subject site would support a site layout for any of the legally probable uses. There are no known physical reasons why the subject site would not support either of the legally permissible developments.

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<sup>6</sup> The Appraisal of Real Estate, 14<sup>th</sup> edition, The Appraisal Institute, Chicago, Illinois, (U.S. 2013), page 333.

**Financially Feasible:**

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally permissible and physically possible land uses versus the cost to create the uses. As discussed in the *Market Analysis* section of this report, there has been new development and construction in the subject market during the historical period. Market conditions are improving and development is becoming more financially feasible. The majority of the surrounding developments are single-family residential tracts, several of which had undergone zone changes to allow for the single-family residential developments with the higher density and smaller lot sizes.

**Maximum Profitability**

The final test of highest and best use of the site "as if vacant" is that the use be maximally productive, yielding the highest returns to the land. In the case of the subject property, "as if vacant", the analysis has indicated that developing the site with a higher density of residential uses would be maximally productive.

**Conclusion: Highest and Best Use "As If Vacant":**

Based on the foregoing analysis, the highest and best use of the property "as if vacant" is to rezone the property to develop the site under the existing zoning for residential use.

**Highest and Best Use in the "After" Condition**

The highest and best use in the "after" condition of the remainder is unchanged; the proposed acquisitions will not change the existing or contemplated character of the subject in any tangible way. Further discussion of the "after" condition can be found in the valuation of the portions proposed for acquisition and the discussion of the remainder after.

## Section 5 - Valuation Analysis

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Valuation process is defined as:

*"The systematic set of procedures an appraiser follows to provide answers to a client's questions about real property value."*<sup>7</sup>

Valuation is a term used interchangeably with appraisal. Real estate markets are a function of the location in which they are located. The overall market environment can have a profound effect on the manner in which buyers and sellers perform the act of transferring property rights. Considerations made by the participants are generally based on certain fundamental principles. Those principles and their definitions are as follows:

**Anticipation:** "The perception that value is created by the expectation of benefits to be derived in the future. Value is created by the anticipation of future benefits.

**Change:** The result of the cause and effect relationship among the forces that influence real property value.

**Supply and Demand:** In economic theory, the principle of supply and demand states that the price of a commodity, good, or service varies directly, but not necessarily proportionately, with demand and inversely, but not necessarily proportionately with supply. Thus, an increase in the supply of an item or decrease in the demand for an item tends to reduce the equilibrium price; the opposite conditions produce an opposite effect. The relationship between supply and demand may not be directly proportional, but the interaction of these forces is fundamental to economic theory. The interaction of suppliers and demanders, or sellers and buyers, constitutes a market.

**Competition:** Between purchasers or tenants, the interactive efforts of two or more potential buyers or tenants to make a sale or secure a lease; between sellers or landlords, the interactive efforts of two or more potential sellers or landlords to complete a sale or lease; among competitive properties, the level of productivity and amenities or benefits characteristic of each property considering the advantageous or disadvantageous position of the property relative to the competitors.

**Substitution:** The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price attracts the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based.

**Balance:** The principle that real property value is created and sustained when contrasting, opposing, or interacting elements are in a state of equilibrium.

**Contribution:** The concept that the value of a particular component is measured in terms of its contribution to the value of the whole property or as the amount that its absence would detract from the value of the whole.

**Surplus productivity:** The net income that remains after the cost of various agents of production has been paid.

**Conformity:** The appraisal principle that real property value is created and sustained when the characteristics of a property conform to the demands of its market.

**Externalities:** The principle that factors outside a property, or externalities, exert both positive and negative influences on the property's value."<sup>8</sup>

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<sup>7</sup> The Appraisal of Real Estate, 14<sup>th</sup> edition, The Appraisal Institute, Chicago, Illinois (U.S., 2013), page 35

<sup>8</sup> The Appraisal of Real Estate, 14<sup>th</sup> edition, The Appraisal Institute, Chicago, Illinois (U.S., 2013), page 33

The valuation of the subject property is made on the basis of the real estate. Both the market participants as well as the real estate appraiser take the effects of the fundamental principles listed above into consideration. In arriving at an estimate of value, the appraisal considers the three approaches normally employed in accepted real estate appraisal practice, namely:

**The Cost Approach**, wherein the land is appraised As If Vacant and available for development to its highest and best use. To this result is added the improvements estimated cost of replacement or reproduction new less depreciation accruing from all causes.

**The Income Approach**, which requires a study of the earnings capacity of the real estate, and the conversion of such net income into value by means of a capitalization process.

**The Sales Comparison Approach**, involving an analysis of the sale of other properties having similar improvements, and a comparison of such data with the property appraised, giving due consideration to the elements of dissimilarity. This approach was used in this report to value the subject larger parcel.

## **Valuation Methodology**

### **Definition of the Larger Parcel**

The first step in the appraisal of the proposed easement acquisition is to determine the larger parcel. In the case of the subject property, the larger parcel relates to assessor's parcel number 380-050-03, which reflects a site size of 12.43 acres.

The Sales Comparison Approach is typically the preferred method of land valuation when comparable data is available. The price per square foot has been used as the salient unit of comparison. As such the Income, Cost and Improved Sales Comparison Approaches have not been used, as they are typically not applicable to the analysis of vacant land.

### **Sales Comparison Approach**

The application of this approach produces an estimate of value for a property by comparing it with similar properties which have been sold or are currently offered for sale in the same or competing areas. Procedures used to estimate the degree of comparability between two properties involve sound judgment decisions concerning their similarity with respect to any value factors such as transactional factors, location, physical characteristics, zoning and legal encumbrances.

### **Comparable Sales Search**

A search for comparable data was undertaken in order to gain market insight. Sources referenced include MLS, RealQuest and CoStar Group Inc. The unit of comparison utilized for the analysis is price per square foot (psf) of land area.

As discussed previously, based on the conclusion of the highest and best use, the sales of comparable residentially zoned properties were reviewed and have been relied on for this appraisal report.

Among the items investigated, the seven most comparable transactions were selected for comparison. They range in size from 349,787 sf (8.03 acres) to 1,550,763 sf (35.60 acres). The comparables are located within a 30 mile radius of the subject site and located in the cities of Wildomar, Jurupa Valley, Murrieta, Rancho Cucamonga, unincorporated Riverside County and Menifee. Chronologically, the sales range from November 2013 to September 2014, with **Item R-7** currently in escrow and expected to close within the next 90 days. The sale prices range from \$1,470,000 to \$7,800,000, which translates to a range of \$1.81 to \$10.29 psf of land area, with an average of \$5.95 psf.



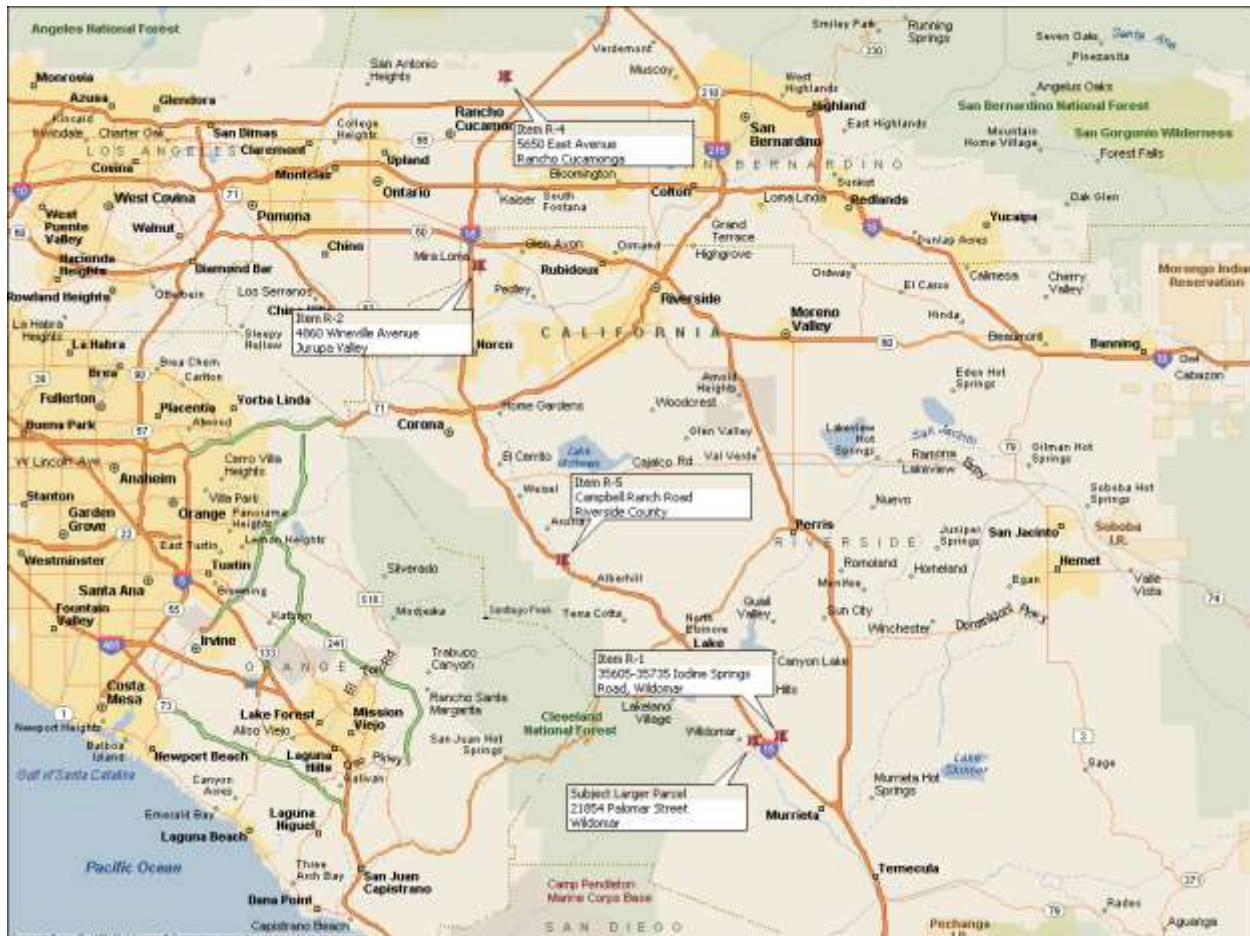
## Summary of Comparable Sales

Item No	Location	Rec. Date	Zoning	Density (U/A)	SF	Acres	Price	
							Total	PSF Land
R-1	35605-35735 Iodine Springs Road, Wildomar	09/26/14	R-1	6.0 un/ac	644,688	14.80	\$3,800,000	\$5.89
R-2	4860 Wineville Avenue, Jurupa Valley	05/29/14	R-1	8.98 un/ac	1,550,736	35.60	\$3,806,000	\$2.45
R-3	Elm Street, Murrieta	03/03/14	R-R	2.18 un/ac	870,764	19.99	\$3,767,000	\$4.33
R-4	5650 East Avenue, Rancho Cucamonga	04/30/14	SP-EN	2.18 un/ac	389,426	8.94	\$3,800,000	\$9.76
R-5	Campbell Ranch Road, Uninc. Riverside County	02/28/14	SP	6.0 un/ac	1,094,663	25.13	\$7,800,000	\$7.13
<b>SUBJ</b>	<b>21854 Palomar Street, Wildomar</b>	<b>----</b>	<b>R-R</b>	<b>2.18 un/ac*</b>	<b>541,451</b>	<b>12.43</b>	<b>----</b>	<b>----</b>
<b>Minimum:</b>				<b>2.18 un/ac</b>	<b>389,426</b>	<b>8.94</b>	<b>\$3,767,000</b>	<b>\$2.45</b>
<b>Maximum:</b>				<b>8.98 un/ac</b>	<b>1,550,736</b>	<b>35.60</b>	<b>\$7,800,000</b>	<b>\$9.76</b>
<b>Average:</b>				<b>5.07 un/ac</b>	<b>910,055</b>	<b>20.89</b>	<b>\$4,594,600</b>	<b>\$5.91</b>

\* Density under the Rural Residential zoning; R-1 zoning density up to 6.0 units per acre.

The map below shows the location of the comparable sales and the subject property.

## Market Data Map



## **Land Sale Adjustments**

Each sale is compared with the subject property and an adjustment is made to each sale based on differences between the two. By breaking out each sale into a common denominator such as price per acre or price per square foot, a more relevant comparison may be made.

## **Real Property Rights Conveyed**

This adjustment considers the differences in legal estate (interest) between the subject property and the comparables. Specific interests convey different types of rights in a property which affect the value of property. These property interests can be defined in many ways, among them: simple fee estates, life estates, leased fee interests, and leasehold interests.

The selected comparable land sales were sold in fee simple interest, similar to the subject property; therefore, no adjustments were necessary.

## **Financing Terms**

Each sale is compared with the subject property and an adjustment is made to each sale based on differences between the two. By breaking out each sale into a common denominator such as price per acre or price per square foot, a more relevant comparison may be made. The transaction price of one property may differ from that of an identical property due to different financial arrangements. In some cases buyers pay higher prices for properties to obtain below-market financing. Conversely, interest rates at above-market levels often result in a lower sales price. No financing adjustments were necessary to this data set.

## **Conditions of Sale**

Typically, adjustments for conditions of sale usually reflect the motivations of the buyer and the seller in the transfer of real property. The conditions of sale adjustment reflects the difference between the actual sale price of the comparable and its probable sale price if it were sold in an arms-length transaction in today's market. Some circumstances of comparable sales that will need adjustment include sales made under duress, legal auctions, listings, assemblage sales, eminent domain transactions and sales that were not arm's length. There were no conditions of sale reported for this data set.

## **Expenditures Made Immediately After Purchase**

A knowledgeable buyer considers expenditures that must be made following the purchase of a property because these costs may affect the net price that the buyer agrees to pay. Such expenditures may include the costs to demolish and remove any buildings, costs to petition for a zoning change, or costs to remediate environmental contamination. Costs to upgrade a property are typically not cause for adjustment as the benefit of these expenditures will most likely be manifested in improved income for the property. All comparable sales items sold for land value so no adjustments were required.

## **Time/Market Conditions**

Current market outlook for comparable acreage sales are rated similar in comparison to the market conditions from the second quarter (February) 2014 to the present. Market conditions appear to be mostly stable during the time period reviewed.

## **Physical Characteristics**

The physical characteristics of a comparable property and the subject property differ in many ways; each of these differences may require comparison and adjustment. Physical differences for vacant land include differences in location (neighborhood/market), visibility/ access, shape, land size, topography, utilities, site improvements, zoning and density/minimum lot size. On-site environmental conditions may also be considered.

### **Location: Neighborhood/Market Area**

The subject larger parcel is located in a mostly residential neighborhood with slightly above average demographics. The selected comparable land sales are all located within a 30-mile radius of the subject larger parcel. **Item R-2** is located in mostly rural area with limited development nearby and considered inferior. **Items R-3 through R-5** are located in areas which are more populated and reflect higher demographics and are considered superior. The sales were adjusted accordingly when needed for differences in neighborhood/market area.

### **Visibility/Access**

Some properties benefit from having increased visibility, also referred to as exposure or site prominence, by having a corner location versus and inside (midblock) location, or being positioned at a signalized intersection, or having double street frontage. The subject larger parcel is considered a midblock lot; however, it is located at the corner of Palomar Street and a dirt road (Refa Street). All of the comparables are considered similar in terms of visibility and access.

### **Land Shape**

The subject is considered rectangular. **Items R-2 and R-5** are irregularly shaped and considered inferior. The remaining comparables are considered similar.

### **Land Size**

Size is generally a less important element of comparison than date and location. Most types of development have an optimal site size; if the site is too large, the value of the excess land tends to decline at an accelerating rate. In conjunction with this, it should be noted, an inverse relationship typically exists with smaller parcels selling at higher rates, while larger parcels selling at lower rates. Because sales of different sizes may have different unit prices, appraisers ordinarily give more weight to comparables that are approximately the same size as the subject property.

All selected sales items had various lot sizes. In residential properties, size is not considered as great of a factor as density and minimum lot size. As such, all of the comparables are considered similar and no adjustments are indicated. Consideration is given in the density/minimum lot size category.

### **Topography/Grading**

All of the comparables are considered similar in terms of topography/grading. No adjustments are indicated.

### **Utilities**

All of the sales as well as the subject property have all utilities available in the adjacent streets.

### **Site Improvements**

The subject larger parcel is improved with an existing single-family residence. Site improvements include landscaping. There are no street improvements (sidewalks, curbs, gutters, etc.). All of the selected comparable sales were rated similar.

### **Zoning/Uses**

Adjustments for zoning are applied as a result of superiority or inferiority of zone characteristics. Variances in zoning affect development standards for a particular site, which may render it more desirable to investors, particularly on income-producing properties. The subject property and the selected comparable land sales have similar zoning/allowable uses, so no adjustments were warranted.



### **Density/Minimum Lot Size**

When considering residential land, the strongest factor is density/minimum lot size. In the case of the subject larger parcel, a minimum lot size of 20,000 sf is indicated based on the current zoning. This would equate to a density of 2.18 units per acre.

The subject larger parcel is being appraised under the extraordinary assumption that a zone change to R-1 zone has taken place. This would allow for a minimum lot size of 7,500 sf and a density of up to 5.8 units per acre. The majority of the comparable properties are considered similar, with the exception of **Item R-2**, which reflects a slightly superior allowable density of 8.98 units per acre and **Items R-3 and R-4**, both of which reflect an inferior density of 2.18 units per acre. Adjustments are indicated for these comparables are based on their allowable density levels. All other comparables were rates similar to the subject.

### **Other Adjustments (Entitlements)**

Items R-3 and R-5 sold with preliminary tract maps approved, or available, which is considered superior to the subject, which has no entitlements in place.

The adjustment grid on the following page delineates the market data items used in this report and their respective adjustments.

Residential Land Comparable Sales						
Land Sales						
	Subject	Item R-1	Item R-2	Item R-3	Item R-4	Item R-5
Location:	21854 Palomar Street  Wildomar, CA	35605-35735 Iodine Springs Rd.  Wildomar, CA	4860 Wineville Avenue  Jurupa Valley, CA	Elm Street  Murrieta, CA	5650 East Avenue  Rancho Cucamonga, CA	Campbell Ranch Road Uninc. Riverside County, CA
A. P. N.	380-050-003	See Market Data Section	160-060-058 & 060	See Market Data Section	1087-081-25	290-670-001
Sale Price:	N/A	\$3,800,000	\$3,806,000	\$3,767,000	\$3,800,000	\$7,800,000
Recording Date:	N/A	9/26/2014	5/29/2014	3/3/2014	4/30/2014	2/28/2014
Lot size in Acre	12.43	14.80	35.60	19.99	8.94	25.13
Price/per sf	N/A	\$5.89	\$2.45	\$4.33	\$9.76	\$7.13
Land area (SF)	541,451	644,688	1,550,736	870,764	389,426	1,094,663
Location	Average	Average	Sl. Below Avg.	Above Avg.	Above Avg.	Above Avg.
Imp./Utilities	Available	Available	Available	Available	Available	Available
Topography	Level	Level	Level	Level	Level	Level
Visibility/Access	Average	Average	Average	Average	Average	Average
Zoning	R-R	R-1	R-1	R-R	SP-EN	R1
Density (un/ac)	2.18 u/a	6.0 u/a	8.98 u/a	2.18 u/a	2.18 u/a	6.0 u/a
Sales Adjustment						
Carried Forward Price/per sf		Item R-1	Item R-2	Item R-3	Item R-4	Item R-5
		\$5.89	\$2.45	\$4.33	\$9.76	\$7.13
Property Rights Conveyed		0%	0%	0%	0%	0%
Financing Terms		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Expenditures Immed after purchase		0%	0%	0%	0%	0%
Market Conditions		0%	0%	0%	0%	0%
Adj Price/per square foot		\$5.89	\$2.45	\$4.33	\$9.76	\$7.13
Other Adjustments:						
LOCATION:						
Neighborhood/Market		Similar	Inferior	Similar	Very Superior	Superior
Visibility, Access		Similar	Similar	Similar	Similar	Similar
PHYSICAL CHARACTERISTICS:						
Shape		Similar	Inferior	Similar	Similar	Inferior
Land Size		Similar	Similar	Similar	Similar	Similar
Topography/Grading		Similar	Similar	Similar	Similar	Similar
Availability of Utilities		Similar	Similar	Similar	Similar	Similar
Site Improvements		Similar	Similar	Similar	Similar	Similar
Zoning/Uses		Similar	Similar	Similar	Similar	Similar
Density/Minimum Lot Size		Similar	Sl. Supeior	Inferior	Inferior	Similar
Other Adjustments: Entitlements		Similar	Similar	Superior	Similar	Superior
Overall Adjust. Comparability		Similar	Inferior	Similar	Superior	Superior
Adj Price/per square foot		\$5.89	\$2.45	\$4.33	\$9.76	\$7.13
Subject Value Estimate:		As Of 12/3/2014				
Subject Size	X	Price/ Square Foot	= Value			
541,451		\$5.50 Per Sq.Ft =	\$	2,977,981	2,977,981	
Overland Pacific & Cutler Appraisal Group						

**Note:** minor disparities in rounding are a result of Microsoft Excel formulas and have no impact on value.

### Land Value Conclusion, Larger Parcel:

The subjects' characteristics are well bracketed amongst the comparable sales selected. They range in size from 389,426 sf (8.94 acres) to 1,550,736 sf (35.60 acres), with sale prices ranging from \$3,767,000 to \$7,800,000, which translates to a range of \$2.45 to \$9.76 psf of land area, with an average of \$5.91 psf.

After consideration of qualitative adjustment factors such as location, physical characteristics, site improvements, zoning and density/minimum lot size, not all land value indicators were given equal weight in the overall analysis. The overall comparability of the data set yields the following ranking:

Item #	Ranking	Price PSF
Item R-4	Superior	\$9.76
Item R-5	Superior	\$7.13
<b>SUBJECT</b>		
Item R-1	Similar	\$5.89
Item R-3	Similar	\$4.33
Item R-2	Inferior	\$2.45

During the search for comparable properties, it was discovered that a property located on Palomar Street is currently in escrow. Information provided by the listing broker indicated that the site is being purchased to develop under the existing zoning, without consideration for a zoning change. The broker also indicated additional site work, including grading and utilities. The fact that this site is not being rezoned is due to the specific location on Palomar Street, where the majority of the surrounding improvements is on larger-sized lots or haven't been rezoned to R-1 with higher density.

Based on our analysis and fair market definition, we have formed the opinion that the subject land has a unit value of **\$5.50 psf** as of December 3, 2014.

### **Deduction for Costs and Expenses Associated with Zone and General Plan Change**

Information provided by representatives from the City of Wildomar Planning Department indicate that the estimated costs associated with zone and general plan changes are approximately \$20,000 in fees. On a per square foot basis, based on the subject larger parcel size, this equals **\$0.04 psf** for the indicated zone and general plan change costs.

The property owner would be responsible for taxes during the holding period, which is estimated at six months. Taxes are based on the current tax rate for the area of 1.2%, and equate to an annual tax of approximately \$45,500, **or \$0.04 psf**, during the holding period (\$45,500 annual taxes times 1.2% equals \$0.08 psf for 12 months; six months applicable).

In addition, a knowledgeable buyer would expect an appropriate discount rate for the risks associated with the zone and general plan change. Conversations with local brokers and developers indicate a discount within the range of 5% to 10% of the market value would be appropriate for a holding period of six (6) months. Based on these conversations, a discount of **5%** is indicated.

Based on all these factors, the concluded fair market value of the subject larger parcel, with the appropriate discounts, is as follows:

DEDUCTIONS FOR COSTS AND EXPENSES ASSOCIATED WITH ZONE CHANGE		
Concluded Fair Market Value, As R-1 Land	\$	5.50
Less Zone/General Plan Amendment Costs	\$	(0.03)
Less Taxes During the Holding Period	\$	(0.04)
Less Discount For Associated Zone/General Plan Change Risks	\$	(0.28)
<b>CONCLUDED FAIR MARKET VALUE - Subject Larger Parcel</b>	<b>\$</b>	<b>5.16</b>

The mathematical calculation of the land value estimate for the subject larger parcel "as vacant" is as follows:

CONCLUSION OF MARKET VALUE			
Value of the Larger Parcel in the "Before" Condition			
12.54 acres, or	541,451 sf	@\$5.16 psf	\$ 2,793,887
			<b>\$ 2,793,887</b>

## Partial Acquisition Analysis

### Portion to Be Acquired:

In theory, complete real property ownership, otherwise known as the fee simple interest, consists of a bundle of distinct and separable rights. These rights can be individually conveyed by the fee owner to other parties, either in perpetuity or for a limited duration. Separating rights from the bundle creates a partial or fractional interest.

### Flood Control Easement Acquisition

As it pertains to the subject property, the project requires a permanent flood control easement of approximately 0.27 acres or 11,761 sf, in size. The proposed easement has been discussed in detail previously in this appraisal report.

A review of the proposed flood control easement to be granted to the Riverside County Flood Control District addresses the potential limitations on the development and use of the land resulting from the easement in order to ascertain which rights the fee owner retains. The impact on value may be a function of the loss of utility, access and use rights to be transferred and the obligations of the parties.

The presence of the proposed flood control easement appears to affect or restrict the normal use of this area more than it if were unencumbered. The easement will be mostly subsurface for the storm drain; the surface rights will remain intact. Information provided by representatives from the client, as well as the City Planning Department, indicates that the only limitations applicable will be that no permanent building and/or structures, trees or pools will be allowed within the easement area; grass, fences, and ornamental shrubs will be allowed in the easement area. The existing zoning requirements indicated a 20' setback requirement; the majority of which falls within the proposed easement area.

Based on a review of the information provided, it appears that the proposed easement will have limited loss of use for the property owner. As such, compensation for the area to be encumbered is indicated at 50% of the adjusted concluded fee value of **\$5.16 psf of land area**. This reflects the following:

Value of the Acquisition Area					
Flood Control Easement	11,761 sf @	\$5.16 psf @	50%	\$	30,343

### **Site Improvements in Acquisition Area**

There are no site improvements within the proposed easement acquisition area; only natural vegetation. As such, compensation for site improvements has not been provided.

### **Total Parts Acquired**

<b>Value of the Parts Acquired</b>	
Land Area Acquired:	\$ 30,343
Site Improvements	None
<b>Market Value of the Part Acquired:</b>	<b>\$ 30,343</b>

### **Remainder Parcel – As Part of the Whole**

Valuation of the remainder parcel as part of the whole is measured by subtracting the value of the parts acquired from the larger parcel value, as follows:

<b>Value of the Remainder as Part of the Whole:</b>	
Larger Parcel Valuation:	\$ 2,793,887
Less: Value of the Parts Acquired	\$ 30,343
<b>Equals: Value of the Remainder As Part of the Whole</b>	<b>\$ 2,763,544</b>

### **Value of the Remainder After Acquisition and Before Consideration of Benefits**

Typically valuation of a remainder parcel after acquisition considers how the partial acquisition affects the remainder parcel. Methodology involves a determination as to severance damages and benefits that may accrue to the remainder parcel.

### **Consideration of Severance Damages**

California Eminent Domain Law defines Damage to the remainder as the damage, if any, caused by either or both of the following: **a)** The severance of the remainder from the part acquired, **b)** The construction and use of the project for which the property is acquired in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part acquired.

Damage considerations include issues related to air, light and view obstruction, a change in utility due to shape, topography, access or other physical impairment, or a reduction in site amenities enjoyed in the before condition.

The proposed acquisition consists of a small portion of the larger parcel located at the northern edge of the property that is currently vacant land. The acquisition represents approximately 2% of the larger parcel size. The majority of the proposed acquisition falls into existing setback requirements should the property be developed in the future.

The remainder property after construction in the manner proposed is concluded to have the same unit value as the larger parcel in the "before" condition, indicating that no severance damages result.

### **Conclusion – Damages**

Total Damages are estimated as the difference between the Value of the Remainder as Part of the whole and the Value of the Remainder "After" Acquisition.

<b>Conclusion, Severance Damages:</b>	
Value of the Remainder as Part of the Whole	\$ 2,763,544
Less: Value of the Remainder 'After' Acquisition	\$ 2,763,544
<b>Equals: Severance Damages:</b>	<b>\$0</b>

## Value of the Remainder after Acquisition and after Consideration of Benefits:

Briefly stated, benefits are defined as any value enhancement resulting from the project. As cited in Los Angeles County Metropolitan Transit Agency v. Continental Development Corporation, 97 Daily Journal D.A.R. 11021, ***"...all reasonably certain, non speculative benefits resulting from the project may offset against severance damages..."***

In the case of the subject property, we previously concluded that there is no severance damage to the remainder parcel. Because benefits only offset severance damages, it was not necessary to value said benefits in this assignment as no severance damages exist. The appraiser reserves the right to consider benefits should any changes to this assignment arise.

## Conclusion – Benefits to the Remainder

**Benefits: N/A**

## Value Of The Parts Rented

The project in the manner proposed requires a 22,216 sf of Temporary Construction Easement (TCE) for four months. The proposed Temporary Construction Easement has been discussed in detail previously in this appraisal report.

Based on historical ground lease data, rates of return typically range from 7 to 10% for long term leases. A rate of 10% has been used for establishing the value of the parts rented. This rate is consistent with the returns obtained by various private and public land owners who routinely lease land, including the County of San Bernardino and other entities. An additional 1% is added for property tax compensation, for a total TCE rate of 11%.

Mathematically, the rental value of the Net TCE area is calculated as follows:

Temporary Easement Area:	22,216 sf	22,216 sf
Multiplied By: Adjusted Unit Value from Market:	\$5.16 psf	
Multiplied by Rental Rate:	11%	
Annual Rent/ psf:	\$0.57	\$0.57
Estimated duration of TCE:		4 months
<b>Fair Rental Value of TCE for the entire period:</b>		<b>\$ 4,203</b>

## Estimated Compensation Summary

Total estimated compensation is the aggregate total of the parts acquired, net damages and temporary construction easement and is shown as follows:

<b>Conclusion, Estimated Compensation:</b>	
Parts Permanently Acquired	\$30,343
Plus: Parts Rented (Temporary Construction Easement):	\$4,203
Equals: Total Estimated Compensation:	\$34,546
<b>Rounded to:</b>	<b>\$34,500</b>

## Value Recapitulation

Appraisal conclusions stated in this section are summarized as follows:

Value Recapitulation		
Value of the Larger Parcel, Land Only:	\$	2,793,887
Value of the Parts Acquired, Land Only:	\$	30,343
Value of the Remainder As Part of the Whole:	\$	2,763,544
Value of the Remainder 'After' Acquisition:	\$	2,763,544
Incurable Severance Damages	\$	0
Cost To Cure	\$	0
Benefits:		Not Studied
Parts Rented (Temporary Construction Easement) (4 months)	\$	4,203
<b>Total Estimated Compensation</b>	\$	34,546
	<b>Rounded \$</b>	<b>34,500</b>

**\$34,500**

**THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS**

## Section 6 - Market Data

Item R-1	
<b>Location/Address:</b>	35605-35735 Iodine Springs Road, Wildomar, CA
<b>Recording Date (Doc. No: )</b>	09/26/2014 (Doc. No. 0366668)
<b>Grantor:</b>	Rancon Equity Partners III, LLC
<b>Grantee:</b>	Wildomar Springs, LLC
<b>Deed Type:</b>	Grant Deed
<b>Assessor's Parcel Numbers:</b>	At the time of sale: 362-240-020, -023, -029, -031, -032: Reparcelized: APN's: 362-730-001 through -032 and 362-731-001 through -020
<b>Zoning/Density/Min. Lot Size:</b>	R1 Zoning – 52 lots; 6.0 units per acre, 7,200 sf min lot size
<b>Interest Conveyed:</b>	Fee Simple
<b>Lot Area:</b>	14.80 acres or 644,688 sf
<b>Topography:</b>	Level
<b>Utilities:</b>	Available to the site
<b>Intended Use:</b>	Construct single-family residential development
<b>Sales Price/psf:</b>	\$3,800,000; \$5.89 psf
<b>Verification/Date:</b>	Daniel Stephenson, Rancon Equity Partners, seller's representative; review of public records, recorded grant deed and site inspection, by M. McDonald, November 2014
<b>Financing Terms:</b>	Conventional financing
<b>Conditions of Sale:</b>	None noted
<b>Current Use at Sale Date:</b>	Vacant land
<b>Comments:</b>	This is the sale of a residentially zoned site located in a mostly residential neighborhood. The seller's representative was able to confirm the sales price and terms of sale. The site has apparently been rezoned and no assessor's parcel maps are available. Little information was available regarding the buyer's plans or timeline for the site; however, the site was purchased by a residential developer and is assumed to have been purchased to construct homes.



### Comparable Data Photo



### Assessor's Parcel Map

**\*\* The site has been reparcelized and no parcel maps are currently available.**

Item R-2	
<b>Location/Address:</b>	4860 Wineville Ave., Jurupa Valley, CA
<b>Recording Date (Doc. No: )</b>	05/29/2014 (Doc. No. 236554)
<b>Grantor:</b>	CDCG Group Holdings LP
<b>Grantee:</b>	William Lyon HMS INC
<b>Deed Type:</b>	Grant Deed
<b>Assessor's Parcel Number:</b>	160-060-058 & 060
<b>Zoning/Density/Minimum Lot Size:</b>	R-1 Zoning- 317 lots; 8.98 units per acre; 4,500 sf min. lot size
<b>Interest Conveyed:</b>	Fee Simple
<b>Lot Area:</b>	1,550,736 sf; 35.60 AC
<b>Topography:</b>	Level
<b>Utilities:</b>	Available to the site
<b>Intended Use:</b>	Single Family Development
<b>Sales Price/psf:</b>	\$3,806,000 / \$2.45 psf
<b>Source / Date:</b>	Review of public records, recorded grant deed; by M. McDonald, October 2014
<b>Financing Terms:</b>	Assumed conventional
<b>Conditions of Sale:</b>	None reported
<b>Current Use at Sale Date:</b>	Vacant land
<b>Comments:</b>	<p>Purchased by large home developer to construct ±320 single-family residences. None of the parties involved in the transaction were able to confirm the details; information provided in based on public records.</p> <p>Representatives from the Jurupa Valley Planning Department indicate that an existing preliminary tract map has been submitted to the city for approval. Construction is underway on the homes. Final tract approval will be granted upon completion of construction of the improvements. The preliminary tract map is dated after the date of sale; it is assumed that the transaction did not include the preliminary tract map information.</p>

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ADDRESSOR'S PLANES, NOT CITY COUNTY, WITH LOCAL LOT OR LOT OR OF RECORDS ARE SHOWN.

PR. SECS. 17, 18, 19 & 20, T26R6W  
CITY OF JURUPA VALLEY

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FEB 14, 2014

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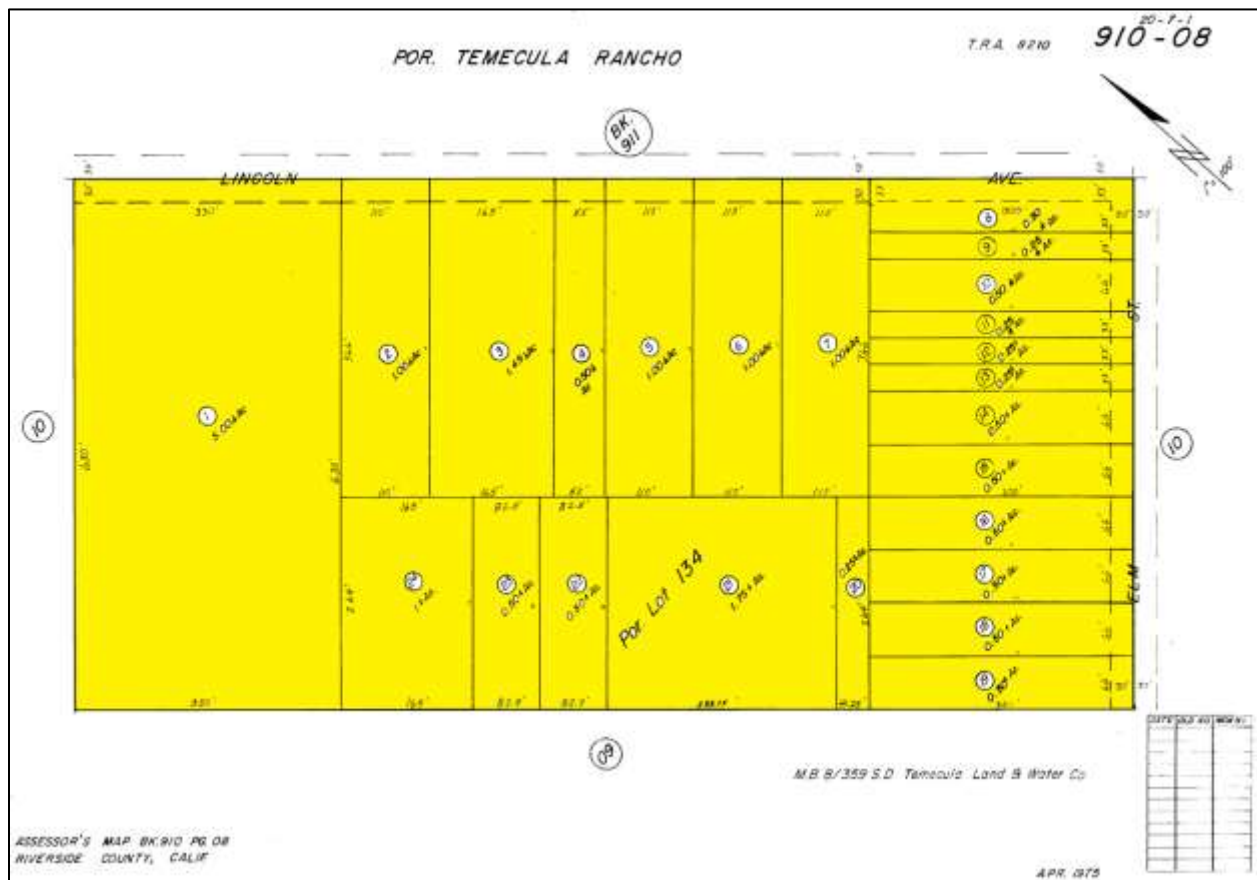
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Item R-3	
<b>Location/Address:</b>	Elm Street, Murrieta, CA
<b>Recording Date (Doc. No: )</b>	03/03/2014 (Doc. No. 0079179)
<b>Grantor:</b>	Lincoln Murrieta Holdings, LLC
<b>Grantee:</b>	KB Home Coastal, Inc.
<b>Deed Type:</b>	Grant Deed
<b>Assessor's Parcel Numbers:</b>	910-080-001 through -024
<b>Zoning/Density/Minimum Lot Size:</b>	RR Zoning- 24 lots; 2.18 units per acre; 20,000 sf min. lot size
<b>Interest Conveyed:</b>	Fee Simple
<b>Lot Area:</b>	19.99 acres or 870,764 sf
<b>Topography:</b>	Level
<b>Utilities:</b>	Available to site
<b>Intended Use:</b>	Construct single-family residential development
<b>Sales Price/psf:</b>	\$3,767,000 or \$4.33 psf
<b>Verification/Date:</b>	Bruce Karatz, KB Home, buyers representative; review of public records and recorded grant deed
<b>Financing Terms:</b>	Conventional
<b>Conditions of Sale:</b>	None reported
<b>Current Use at Sale Date:</b>	Vacant land
<b>Comments:</b>	Site was purchased by residential developer to construct 24 single-family residences. Escrow lasted approximately 10 months. The site sold with a preliminary tract map, which is still in the process of receiving approvals.

## Comparable Data Photo



## Assessor's Parcel Map



Item R-4	
<b>Location/Address:</b>	5650 East Avenue, Rancho Cucamonga, CA
<b>Recording Date (Doc. No: )</b>	04/30/2014 (Doc. No. 153034)
<b>Grantor:</b>	Stone W.H. & Hoyce C.S. Chen
<b>Grantee:</b>	Oakville Reserve Ltd.
<b>Deed Type:</b>	Grant Deed
<b>Assessor's Parcel Numbers:</b>	1087-081-25
<b>Zoning/Density/Minimum Lot Size:</b>	SP-EN; Specific Plan Etiwanda North, Hillside Residential 2.18 units per acre; 20,000 sf min lot size
<b>Interest Conveyed:</b>	Fee Simple
<b>Lot Area:</b>	389,426 sf; 8.94 AC
<b>Topography:</b>	Rolling
<b>Utilities:</b>	Available to the site
<b>Intended Use:</b>	Single Family Development
<b>Sales Price/psf:</b>	\$3,800,000 / \$9.76 psf
<b>Verification/Date:</b>	John Schafer, Richland Communities, buyer's representative, review of public records and recorded grant deed, by M. McDonald, October 2014
<b>Financing Terms:</b>	All cash
<b>Conditions of Sale:</b>	None reported; purchased for assemblage
<b>Current Use at Sale Date:</b>	Vacant residential land
<b>Comments:</b>	<p>Purchased to use a portion for infrastructure for adjacent residential development. Will work on entitlements and sell as entitled land. Fair market transaction, with no special conditions of sale. Buyer considered transaction at the upper end due to the location in a strong residential market and higher home values.</p> <p>As of the date of sale, there were no entitlements or tract maps for this site.</p>

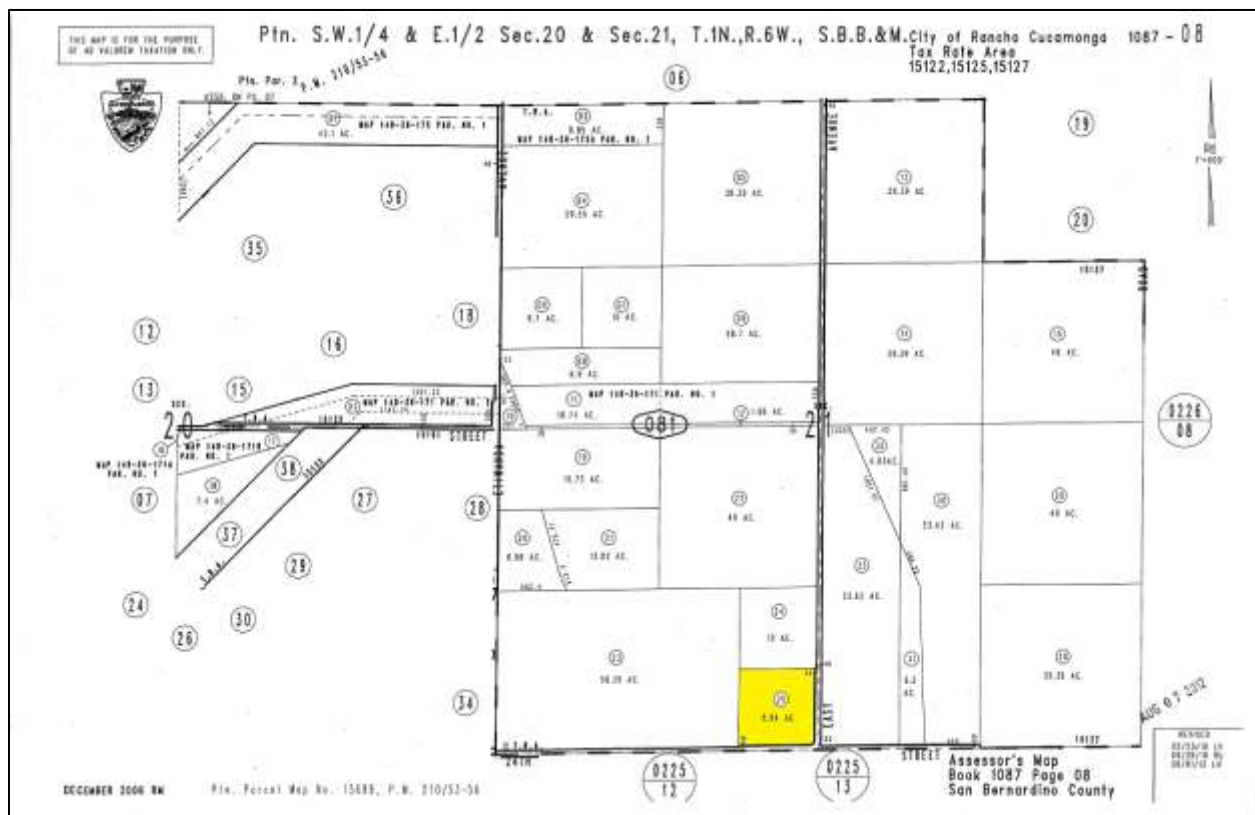


### Comparable Data Photo



**\*\* Note: Photo taken from end of dirt road; site located in the far area of the photograph**

## Assessor's Parcel Map



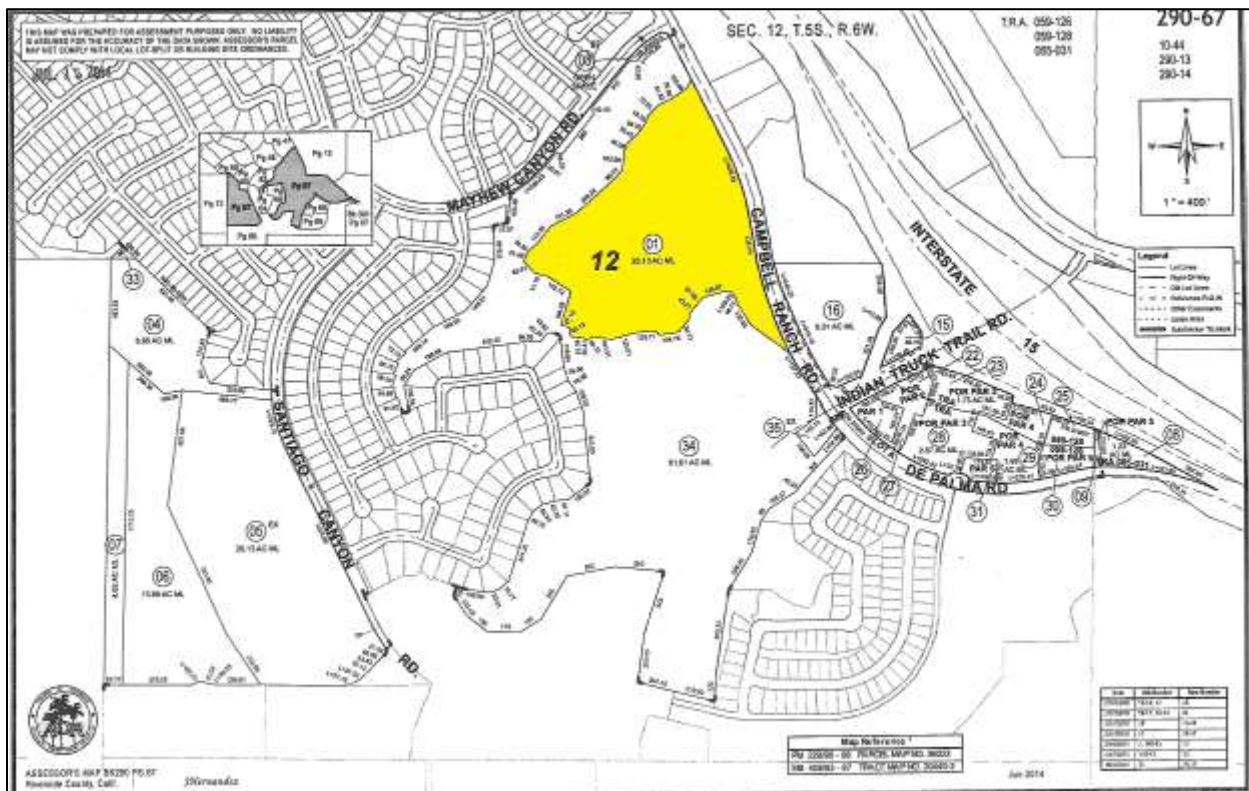
Item R-5	
<b>Location/Address:</b>	Campbell Ranch Road, Uninc. Riverside County, CA
<b>Recording Date (Doc. No: )</b>	02/28/2014 (Doc. No. 77919)
<b>Grantor:</b>	Starfield Sycamore Investors LLC
<b>Grantee:</b>	TRI Pointe Homes Inc.
<b>Deed Type:</b>	Grant Deed
<b>Assessor's Parcel Number:</b>	290-670-001
<b>Zoning/Density/Minimum Lot Size:</b>	R-1 Zone – 150 lots; 6.0 units per acre; 7,200 sf min lot size
<b>Interest Conveyed:</b>	Fee Simple
<b>Lot Area:</b>	1,094,663 sf; 25.13 AC
<b>Topography:</b>	Level
<b>Utilities:</b>	Available to the site
<b>Intended Use:</b>	Single Family Development
<b>Sales Price/psf:</b>	\$7,800,000 / \$7.13 psf
<b>Verification/Date:</b>	Doug Bauer, TRI Pointe Homes, buyers representative, review of public records and recorded grant deed, by M. McDonald, October 2014
<b>Financing Terms:</b>	All cash
<b>Conditions of Sale:</b>	Off-market transaction – buyer reportedly contacted seller directly
<b>Current Use at Sale Date:</b>	Vacant residential land
<b>Comments:</b>	<p>The site was purchased for the development of detached single-family residences. The buyer's representative was unable to provide any additional details regarding the purchase; only to confirm the purchase price and the site size.</p> <p>Information provided by representatives from the Riverside County Planning Department indicates that the site has a preliminary tract map approved for the development of 150 single-family residences.</p>



## Comparable Data Photo



## Assessor's Parcel Map



## Section 7 - Addenda

### Kevin Donahue, MAI Managing Director, Valuation Services Overland, Pacific & Cutler, Inc.

- Education:** ▪ Bachelor of Arts in Finance, Emphasis in Real Estate Studies, California State University, Fullerton
- License(s):** ▪ Certified General Real Estate Appraiser, State of California OREA No. AG015779
- Professional Affiliations:** ▪ MAI Designated Member, Appraisal Institute  
▪ International Right of Way Association (IRWA), Chapter 67 President, 2001  
▪ Appraisal Member, Orange County Association of Realtors
- Years of Experience:** **Initial Year in Industry:** 1986  
**Initial Year with OPC:** 2010

#### Overview

Mr. Donahue has completed numerous and complex assignments involving commercial, industrial, and residential properties. Besides shopping centers, industrial warehouses, business parks, office buildings, and large apartment complexes, Mr. Donahue has appraised many special purpose properties such as transportation corridors, open space land, mitigation land, affordable housing projects, SRO hotels, and government buildings. Appraisal purposes include eminent domain, inverse condemnation, various easements, ground lease valuation, insurable asset taxation, leasehold/leased fee analysis, I.R.S. disputes, bankruptcy litigation, construction defect litigation, soils movement matters, failure to disclose litigation, and estate planning. Kevin is qualified as an expert witness in Orange, Riverside, Los Angeles and Ventura County Superior Courts.

#### Project Examples

##### Recent Appraisal Project Experience:

- **California High Speed Rail Project, Central California.** Supervised and managed appraisal process for over 50 full and partial acquisition appraisals from Madera to Kings County, to include complex subject properties.
- **California American Water District (CalAm).** Appraisal of a permanent non-exclusive access easement for eminent domain purposes in Camarillo, Ventura County, CA.
- **Riverside County Transportation Commission (RCTC), SR-91 Corridor Improvement Project.** Full and Partial Acquisitions on various residential and commercial properties. Appraisal review also required. High profile, politically sensitive project to widen approximately 16 miles of active highway through the urbanized area of Corona and the County of Riverside.
- **San Bernardino Associated Governments (SANBAG), I-215 HOV Gap Closure Project.** Fifteen (15) partial acquisition appraisals including vacant and improved industrial, utility, and rail properties in the cities of Colton, Grand Terrace, and Riverside. **Laurel Street Grade Separation Project.** This project involved full or partial acquisition of 12 ownerships to include residential, industrial, railroad and special purpose properties needed for the BNSF/Laurel Street Grade Separation Project in the City of Colton.

- **Mitchell v. City of San Clemente.** Inverse condemnation matter related to soils movement in the City of San Clemente. Case involved five (5) single family residences.
- **CALTRANS, SR60/57 Freeway Interchange Improvement Project, City of Diamond Bar, Los Angeles County.** Partial acquisition appraisal of an improved commercial property requiring multiple takings for a new freeway ramp.
- **City of Highland/IVDA/County of San Bernardino, 5<sup>th</sup> Street and Del Rosa Avenue Improvement Project.** Partial acquisition appraisal of 50+ parcels, to include residential, commercial, industrial, and special purpose utility-owned property.

#### **Recent Appraisal Review Experience**

- **California High Speed Rail Project, Central California.** Provided over 30 appraisal reviews of full and partial acquisition appraisals from Madera to Kings County, to include complex subjects.
- **Sacramento Regional Transit District, South Sacramento Phase II Corridor Project.** Completed appraisal reviews for relocation of a SMUD overhead transmission line.
- **Port of Long Beach Authority, Gerald Desmond Bridge Project.** Appraisal reviews for complex partial acquisitions to include special purpose and waterfront industrial properties.
- **Riverside County Transportation Commission (RCTC), SR-91 Corridor Improvement Project.** Appraisal reviews for both Full and Partial Acquisitions on various residential, industrial, and commercial properties, improved and vacant. High profile, politically sensitive project to widen approximately 16 miles of active highway through the urbanized area of Corona and the County of Riverside.
- **City of Palmdale, 10<sup>th</sup> Street E and Rancho Vista Interchange Improvements.** Appraisal reviews for four (4) vacant residential, industrial, and utility properties in the City of Palmdale for intersection improvements.

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#### **Specific Expertise**

##### **Other Coursework:**

Appraisal Institute Courses/Seminars:  
Report Writing and Valuation Analysis  
Advanced Applications  
Standards of Professional Practice, A & B  
Real Estate Principles

##### *Continued:*

Basic Valuation Procedures  
Basic Income Capitalization  
Advanced Income Capitalization  
Valuation of Leased Fee Interests  
Easement Valuation  
Professional Writing In Appraisal Reports

## Meredith McDonald, Sr. Valuation Analyst

Overland, Pacific & Cutler, Inc.

- Education:**
- Appraisal Institute, Pasadena, CA
  - Coursework, Fullerton College, Fullerton, CA
  - Coursework, Allied Schools, Laguna Hills, CA
- License(s):**
- Certified General Real Estate Appraiser, State of California AG043409
- Professional Affiliations:**
- Associate Member, Appraisal Institute
  - Chapter Member, International Right of Way Association (IRWA)
  - Membership Chair, IRWA, 2011-2014
  - Member, California Association for Local Economic Development (CALED)
- Years of Experience:**      **Initial Year in Industry:** 2003  
**Initial Year with OPC:** 2014

### Overview

Meredith McDonald has significant experience in complex partial acquisitions for right of way projects, transactional lending work, and other intended uses. Properties appraised have included single and multi-tenant office buildings, neighborhood, community, and super regional shopping centers, special use properties, fee simple, leased fee and leasehold interests, single/multi-tenant industrial buildings, and proposed residential subdivisions, with values ranging from \$2 million to \$70 million. She is an Associate member of the Appraisal Institute, and a Chapter member of the IRWA, where she served as Membership Chair 2011-2014. Past valuation assignments have included reports for City and County governmental agencies, as well as Caltrans.

### Past Relevant Experience

- **Riverside County Transportation Commission (RCTC), 91 Corridor Improvement Project.** Appraisal services on multiple properties.
- **OCTA/Caltrans, SR57 Widening (Fullerton/Placentia).** Project included four properties. Partial acquisitions: apartment complex and railroad corridor. **SR57 Widening (Anaheim).** Six properties with partial acquisitions: commercial and industrial properties, and a railroad corridor. **SR91 Widening (Fullerton).** Project included 14 properties, partial acquisitions: single-family residential, industrial, and commercial properties. **Lakeview Grade Separation (Anaheim/Fullerton).** Project included 12 properties; partial and full acquisitions, multiple commercial and retail properties, multi-family residential, and single-family residential.
- **City of Orange, Main Street Widening.** Project involved 10 properties; partial acquisitions: commercial properties (two properties were cut and reface/complex appraisals).
- **County of Orange Public Works, Lincoln Avenue Widening.** Project included 5 properties; partial acquisitions: homeowners association, industrial properties, and flood control channel.
- **City of Redlands, Redlands Boulevard Widening.** Project included 5 properties; partial acquisitions included commercial properties.

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**Prior Appraisal Experience**

**Appraiser/Consultant**  
Kiley Company, Tustin, CA

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**Specific Expertise**

**Appraisal Institute Coursework:**

Basic Appraisal Principles, National 15-Hour USPAP Course, Demonstration Appraisal Report Writing Course, Condemnation Appraising: Principles and Applications

**Allied Business School Courses:**

Intermediate Real Estate Appraisal Course, Fundamentals of Real Estate Appraisal Course, Real Estate Principles, Real Estate Practices



## Legal Description

File No: 08024172

### EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

THE SOUTHEASTERLY 13.38 ACRES OF LOT 34 IN BLOCK "L" OF LAKE ELSINORE, AS SHOWN BY MAP OF BLOCKS "K", "L" AND "M", IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 174, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 13.38 ACRES BEING PARALLEL WITH THE SOUTHEASTERLY LINE OF PASADENA STREET, AS SHOWN ON SAID MAP.

EXCEPT THAT PORTION AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED MAY 17, 1995 AT 158861, OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

PARCEL 7075-1A:

BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF PALOMAR STREET AND SOUTH PASADENA STREET;

THENCE SOUTH 49°20'52" EAST, ALONG THE CENTERLINE OF SAID PALOMAR STREET, A DISTANCE OF 955.09 FEET;

THENCE NORTH 37°04'52" EAST, A DISTANCE OF 81.15 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 37°04'52" EAST, A DISTANCE OF 82.68 FEET, TO A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 462.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 188.82 FEET, THROUGH A CENTRAL ANGLE OF 23°23'30" TO A POINT TO WHICH A RADIAL BEARS SOUTH 40°39'08" WEST;

THENCE SOUTH 49°20'52" EAST, A DISTANCE OF 185.185 FEET;

THENCE SOUTH 37°04'39" WEST, A DISTANCE OF 15.69 FEET;

File No: 08024172

**THENCE NORTH 49°20'52" WEST, A DISTANCE OF 49.94 FEET;**

**THENCE SOUTH 37°04'39", A DISTANCE OF 54.95 FEET;**

**THENCE NORTH 49°20'52" WEST, A DISTANCE OF 209.05 FEET, TO A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 537.50 FEET.**

**THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 112.32 FEET, THROUGH A CENTRAL ANGLE OF 11°58'24" TO A POINT TO WHICH A RADIAL BEARS SOUTH 60°02'41" WEST, SAID POINT BEING THE POINT OF BEGINNING.**

**PARCEL 7075-1B:**

**BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF PALOMAR STREET AND SOUTH PASADENA STREET;**

**THENCE SOUTH 49°20'52" EAST, ALONG THE CENTERLINE OF SAID PALOMAR STREET, TO THE CENTERLINE OF REFA STREET, A DISTANCE OF 1351.58 FEET;**

**THENCE NORTH 37°04'39" EAST, A DISTANCE OF 110.06 FEET, TO THE POINT OF BEGINNING;**

**THENCE NORTH 49°20'52" WEST A DISTANCE OF 30.06 FEET;**

**THENCE NORTH 37°04'39" EAST, A DISTANCE OF 15.69 FEET;**

**THENCE SOUTH 49°20'52" EAST, A DISTANCE OF 30.06 FEET;**

**THENCE SOUTH 37°04'39" WEST, A DISTANCE OF 15.69 FEET, TO THE POINT OF BEGINNING.**

**PARCEL 7075-1C:**

**BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF PALOMAR STREET AND SOUTH PASADENA STREET;**



File No: 08024172

**THENCE SOUTH 49°20'52" EAST, ALONG THE CENTERLINE OF SAID PALOMAR STREET, TO THE CENTERLINE OF REFA STREET, A DISTANCE OF 1351.58 FEET;**

**THENCE NORTH 37°04'39" EAST, A DISTANCE OF 30.06 FEET;**

**THENCE NORTH 49°20'52" WEST, A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING;**

**THENCE CONTINUING NORTH 49°20'52" WEST, A DISTANCE OF 316.49 FEET;**

**THENCE NORTH 37°04'52" EAST, A DISTANCE OF 25.05 FEET;**

**THENCE SOUTH 49°20'52", A DISTANCE OF 316.49 FEET;**

**THENCE SOUTH 37°04'39" WEST, A DISTANCE OF 25.05 FEET, TO THE POINT OF BEGINNING.**

**PARCEL 7075-1D:**

**BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF PALOMAR STREET AND SOUTH PASADENA STREET;**

**THENCE SOUTH 49°20'52" EAST, ALONG THE CENTERLINE OF SAID PALOMAR STREET TO THE CENTERLINE OF REFA STREET, A DISTANCE OF 955.09 FEET;**

**THENCE NORTH 37°04'52" EAST, A DISTANCE OF 55.11 FEET, TO THE POINT OF BEGINNING;**

**THENCE CONTINUING NORTH 37°04'52" EAST, A DISTANCE OF 26.04 FEET, TO A POINT, ON A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 537.50 FEET;**

**THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 112.32 FEET THROUGH A CENTRAL ANGLE OF 11°58'24" TO A POINT TO WHICH A RADIAL BEARS SOUTH 48°04'17" WEST;**

**THENCE NORTH 49°20'52" WEST, A DISTANCE OF 107.44 FEET; TO THE POINT OF BEGINNING.**

**ALSO EXCEPTING THAT PORTION AS DESCRIBED IN A DEED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION**

CLTA Preliminary Report Form - Modified (11-17-06)

Page 5



File No: 08024172

**DISTRICT, AS RECORDED JUNE 9, 1995 AT 186058, OF OFFICIAL RECORDS,  
DESCRIBED AS FOLLOWS:**

**THAT PORTION OF LOT 34 IN BLOCK "L" OF MAP OF BLOCKS "K", "L", AND  
"M" ELSINORE, CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4 OF  
MAPS AT PAGE 174 THEREOF, RECORDS OF SAN DIEGO COUNTY,  
CALIFORNIA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 34;**

**THENCE NORTH 49°19'52" WEST, ALONG THE SOUTHWESTERLY LINE OF  
SAID LOT 34, ALSO BEING THE NORTHEASTERLY LINE OF PALOMAR  
STREET AS SHOWN ON SAID MAP, A DISTANCE OF 80.00 FEET;**

**THENCE NORTH 37°05'36" EAST, A DISTANCE OF 80.00 FEET;**

**THENCE SOUTH 49°19'52" EAST, A DISTANCE OF 80.00 FEET TO THE  
SOUTHEASTERLY LINE OF SAID LOT 34;**

**THENCE SOUTH 37°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 80.00  
FEET TO THE POINT OF BEGINNING.**

Assessor's Parcel Number: **380-050-003-5**

## Legals/Plats

### EXHIBIT "A" FLOOD CONTROL EASEMENT

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the most southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence South  $46^{\circ}26'50''$  East along the southerly line of Lots 1 and 4 through 8 of said Tract 21741 a distance of 392.09 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said point also being the most northerly corner of Lot "E" of said Parcel Map 9555;

Thence along said centerline of Refa Street South  $37^{\circ}05'07''$  West a distance of 30.19 feet;

Thence North  $46^{\circ}26'50''$  West a distance of 398.00 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence North  $37^{\circ}05'39''$  East along said northwesterly line a distance of 30.19 feet to the southwesterly line of said Lot 9 ;

Thence South  $46^{\circ}26'50''$  East along said southwesterly line of Lot 9, a distance of 5.91 feet to the **POINT OF BEGINNING**.

Containing 0.27 Acre, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

 10-7-14  
Andrew Y. Oroscop, L.S. 5491 Date

Prepared by: OCK  
Checked by: KM





## Parcel Map Check Report

Project: 14-0164

Prepared by: CCK

Date: 10/2/2014 11:32:42 AM

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Parcel Name: Site 1 - Standard : 2

Description: FLOOD CONTROL EASEMENT #2

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,164,581.4158'      East: 6,252,928.5714'

Segment# 1: Line

Course: S46° 26' 50.45"E      Length: 392.087'

North: 2,164,311.2596'      East: 6,253,212.7331'

Segment# 2: Line

Course: S37° 05' 07.36"W      Length: 30.192'

North: 2,164,287.1743'      East: 6,253,194.5272'

Segment# 3: Line

Course: N46° 26' 50.45"W      Length: 398.005'

North: 2,164,561.4081'      East: 6,252,906.0764'

Segment# 4: Line

Course: N37° 05' 38.73"E      Length: 30.192'

North: 2,164,585.4906'      East: 6,252,924.2860'

Segment# 5: Line

Course: S46° 26' 50.45"E      Length: 5.913'

North: 2,164,581.4164'      East: 6,252,928.5714'

Perimeter: 856.388'      Area: 11,940.07Sq.Ft.

Error Closure: 0.0007      Course: N3° 18' 43.95"E

Error North : 0.00068      East: 0.00004

Precision 1: 1,223,412.857



**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence North 46°26'50" West along the southwesterly line of Lot 9 a distance of 5.91 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence South 37°05'39" West along said northwesterly line a distance of 30.19 feet to the **TRUE POINT OF BEGINNING**;

Thence South 46°26'50" East a distance of 398.00 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said centerline also being the northwesterly line of Lot "E" of said Parcel Map 9555;

Thence South 37°05'07" West along said centerline of Refa Street a distance of 725.01 feet;

Thence leaving said centerline of Refa Street North 48°37'14" West a distance of 20.06 feet to a line parallel with and distant northwesterly 20.00 feet, measured at a right angle to said centerline of Refa Street;

Thence North 37°05'07" East along said parallel line a distance of 705.65 feet to a point on a line parallel with and distant southwesterly 20.00 feet, measured at a right angle, to previous described line having a bearing and distance of "South 46°26'50" West, 398.00 feet";

Thence North 46°26'50" West along last said parallel line a distance of 377.88 feet to said northwesterly line of parcel so conveyed;

Thence North 37°05'39" East along said northwesterly line a distance of 20.13 feet to the  
**TRUE POINT OF BEGINNING.**

Containing 0.51 acre, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
Andrew Y. Orozco, L.S. 5491

10-22-14  
Date



Prepared by: COK  
Checked by: KM

**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LOCATION EXHIBIT**

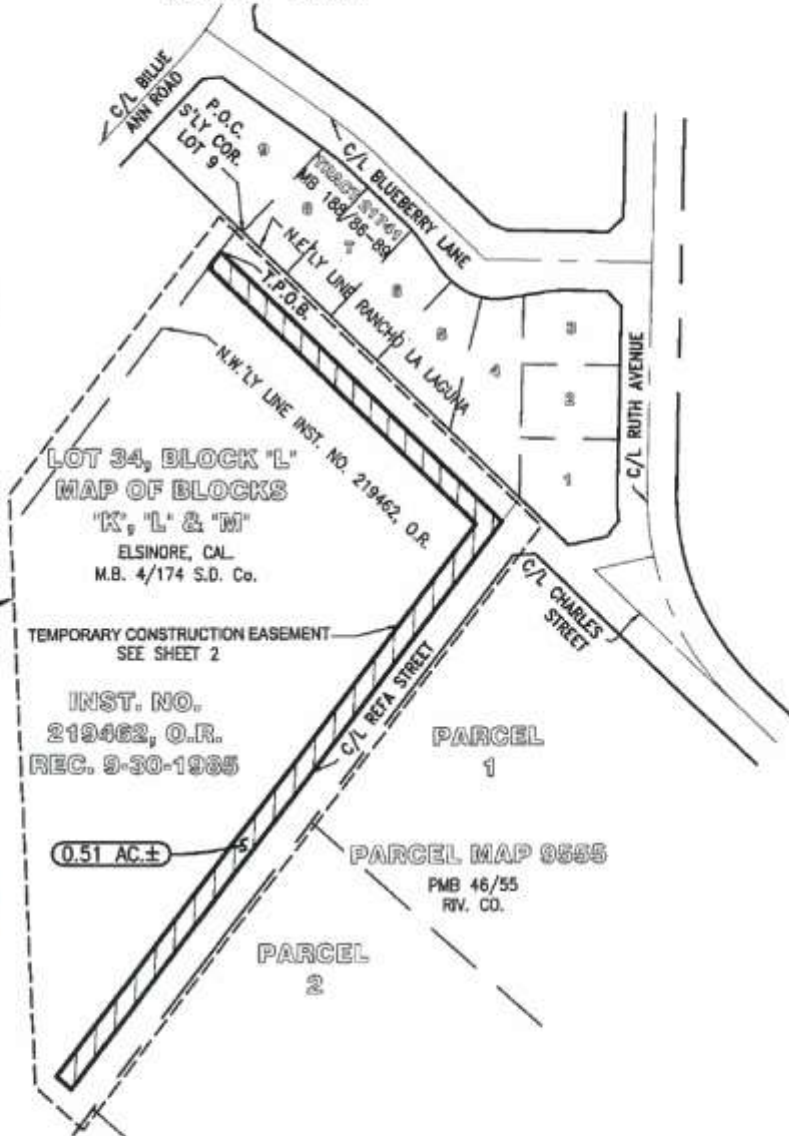


SCALE: NOT TO SCALE

SEE DETAIL  
ON SHEET 2



SEC. 35, T6S, R4W, S.B.M.



ALBERT A.  
**WEBB**  
 ASSOCIATES

**CITY OF WILDOMAR, CALIFORNIA**

C:\2014\14-0164\Drawings\Mapping\14-0164-ESMT-TCE 2.dwg 10/16/2014

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

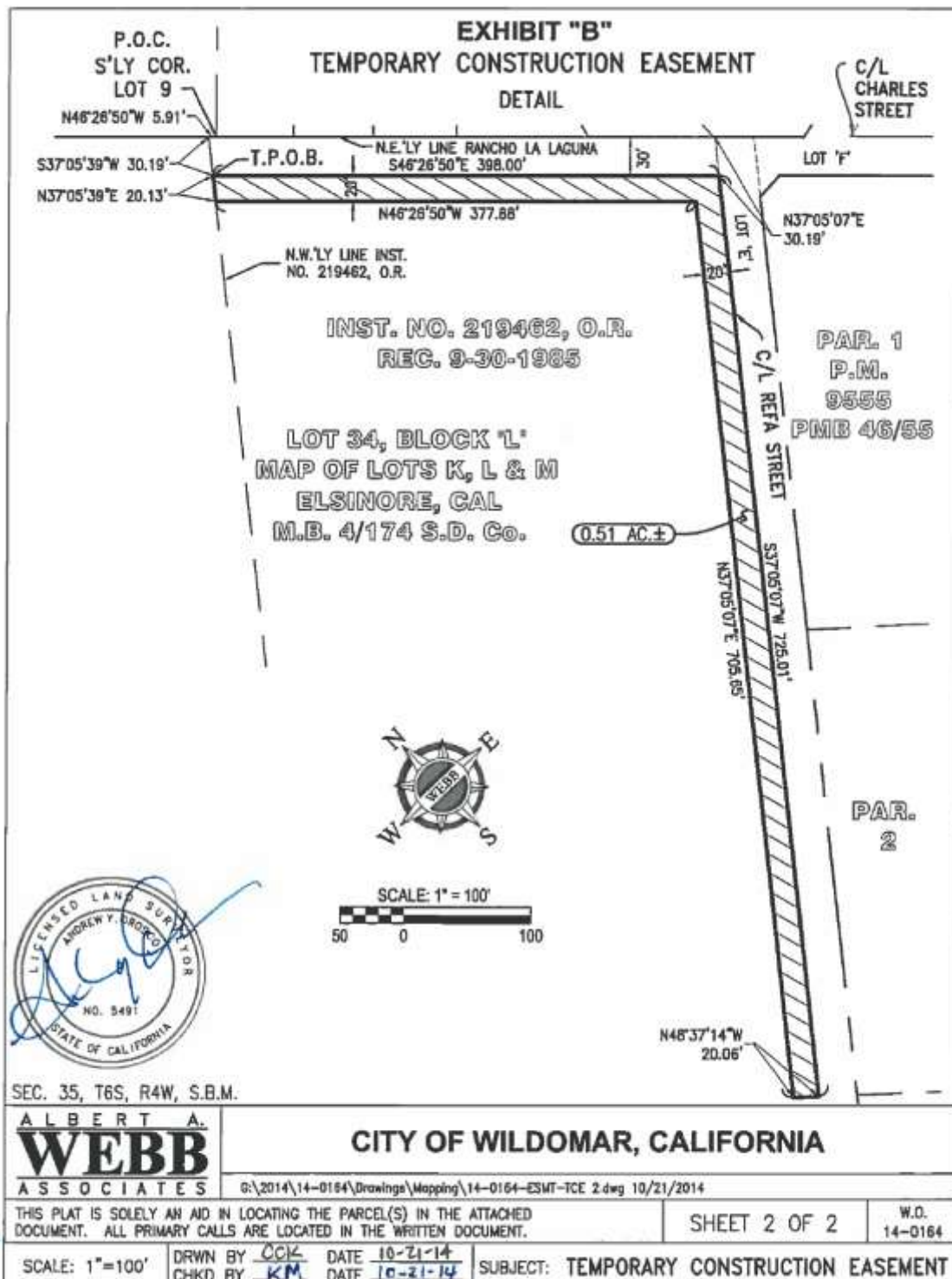
W.O.  
14-0164

SCALE: N.T.S.

DRWN BY CCK  
 CHKD BY KM

DATE 10-21-14  
 DATE 10-21-14

SUBJECT: TEMPORARY CONSTRUCTION EASEMENT





# Parcel Map Check Report

Project: 14-0164

Prepared by: CCK

Date: 10/15/2014 4:09:27 PM

Parcel Name: Site 1 – TEMPORARY CONSTRUCTION EASEMENT 2

Description: TCE EASEMENT #2

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,164,163.7995' East: 6,251,288.4449'

Segment# 1: Line

Course: S46° 26' 50.45"E Length: 398.005'

North: 2,163,889.5657' East: 6,251,576.8957'

Segment# 2: Line

Course: S37° 05' 07.36"W Length: 725.013'

North: 2,163,311.1954' East: 6,251,139.7096'

Segment# 3: Line

Course: N48° 37' 14.24"W Length: 20.056'

North: 2,163,324.4532' East: 6,251,124.6606'

Segment# 4: Line

Course: N37° 05' 07.36"E Length: 705.650'

North: 2,163,887.3770' East: 6,251,550.1707'

Segment# 5: Line

Course: N46° 26' 50.45"W Length: 377.880'

North: 2,164,147.7442' East: 6,251,276.3054'

Segment# 6: Line

Course: N37° 05' 38.73"E Length: 20.128'

North: 2,164,163.7992' East: 6,251,288.4451'

Perimeter: 2,246.732' Area: 22,065.48Sq.Ft.

Error Closure: 0.0003 Course: S31° 19' 47.96"E

Error North : -0.00027 East: 0.00016

Precision 1: 7,489,106.667

# Wildomar MDP - Lateral C-1 - Right of Way Exhibit



## **Allowable Uses & Development Standards**

### **R-1 One Family Dwelling**

#### **A. The following uses shall be permitted in the R-1 zone:**

1. One-family dwellings.
2. Field crops, flower and vegetable gardening, tree crops and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.
3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.
4. The keeping or raising of not more than four mature female crowing fowl (chickens only) on lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
5. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises; provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
6. Home occupations.
7. Planned residential developments; provided a land division is approved pursuant to the provisions of Title 16 and the development standards in Section 17.180.010 or 17.180.020.
8. The noncommercial raising of not more than one miniature pig on lots from 7,200 to 19,999 square feet or not more than two miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:
  - a. Any person owning or having custody or control of a miniature pig over the age of four months shall pay for and obtain a license from the Animal Control Department.
  - b. Any miniature pig kept or maintained on a lot with a use permitted under subsection (A)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
  - c. No miniature pig may weigh more than 200 pounds.
  - d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises; provided, however, such pig may be off such premises if under restraint of a competent person.
  - e. The miniature pig must be kept in an enclosure that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.

9. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and on improved lots or parcels of one acre or more provided the amount is limited to 200 square feet with a maximum height of three feet.
10. Second dwelling units.
11. State-licensed residential care facilities with six or fewer residents.
12. Transitional housing, as that term is defined in Health and Safety Code Section 50675.2(h).
13. Supportive housing, as that term is defined in Health and Safety Code Section 50675.14(b)(2).

**B. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Chapter 17.216:**

1. Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
2. Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
3. Nurseries, horticultural.
4. Public parks and playgrounds, golf courses with standard length fairways, and country clubs.
- C. The following uses are permitted provided a conditional use permit has been granted pursuant to Chapter 17.200: mobile home parks, developed pursuant to Chapter 17.264.
- D. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Chapter 17.236.
- E. The following uses are permitted, provided a public use permit has been granted pursuant to the provisions of Chapter 17.208: churches, temples and other places of religious worship. (Ord. 87 § 6, 2014; Ord. 18 § 2, 2008, RCC § 17.24.010)

The following standards of development shall apply in the R-1 zone, except that planned residential developments shall comply with the development standards contained in Section 17.180.010.

- A. Building height shall not exceed three stories, with a maximum height of 40 feet.
- B. Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- D. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. Minimum yard requirements are as follows:
  1. The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
  2. Side yards on interior and through lots shall be not less than 10% of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than 10 feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the

proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.

3. The rear yard shall not be less than 10 feet.
  4. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.172.140.
- F. Automobile storage space shall be provided as required by Chapter 17.188.
- G. Lot Coverage. In no case shall more than 50% of any lot be covered by dwelling. (Ord. 18 § 2, 2008, RCC § 17.24.020)

## **R-R Rural Residential Zoning**

1. One-family dwellings.
2. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
3. Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetables, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation; and further provided, that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.
4. The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided, however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops; provided, that such grazing is not conducted for more than four weeks in any six-month period. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.
5. Farms for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl).
6. Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats and horses, subject to the limitations set forth in subsection (A)(4) of this section.
7. The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted.
8. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
9. A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Chapter 17.188, except that no paving shall be required.



10. A sign, single- or double-faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
11. Mobile home, used as a one-family residence, subject to the following conditions:
  - a. Mobile home shall have a floor area of not less than 450 square feet;
  - b. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobile home.
12. Home occupations.
13. Planned residential developments; provided a land division is approved pursuant to the provisions of Title 16 and the development standards in Section 17.180.010 or 17.180.020.
14. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Chapter 17.236.
15. Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted; provided, that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.44, which has not been revoked or suspended.
16. The noncommercial raising of not more than five miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:
  - a. Any person owning or having custody or control of a miniature pig over the age of four months shall pay for and obtain a license from the Animal Control Department;
  - b. Any miniature pig kept or maintained on a lot with a use permitted under subsection (A)(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment;
  - c. No miniature pig may weigh more than 200 pounds;
  - d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises; provided, however, such pig may be off such premises if under restraint of a competent person;
  - e. The miniature pig must be kept in an enclosure that is no closer than 30 feet from the front property line, 15 feet from any side or rear property line and no closer than 35 feet of any dwelling unit other than the dwelling unit on the subject lot.
17. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.
18. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to 100 square feet with a maximum height of three feet and on improved lots or parcels of one acre or more provided the amount is limited to 200 square feet with a maximum height of three feet.
19. Second dwelling units.
20. State-licensed residential care facilities with six or fewer residents.
21. Transitional housing, as that term is defined in Health and Safety Code Section 50675.2(h).
22. Supportive housing, as that term is defined in Health and Safety Code Section 50675.14(b)(2).

**B. Public Utility Uses.**

1. Structures and installations necessary to the conservation and development of water such as dams, pipelines, water conduits, tanks, canals, reservoirs, wells and the necessary pumping and water production facilities.
2. Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipelines and the like.
3. Radio broadcasting stations.
4. Telephone transmission lines, telephone exchanges and offices.
5. Railroads, including the necessary facilities in connection therewith.
6. Television broadcasting stations, antennas, and cable installations, and microwave relay stations.

**C. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Chapter 17.216:**

1. Fishing lakes, commercial and noncommercial.
2. Guest ranches and motels.
3. Educational institutions, libraries, museums and post office.
4. Golf, tennis, polo or country clubs, archery and golf and driving ranges.
5. Commercial uses for the convenience of and incidental to any of the above permitted uses when located upon the same lot or parcel of land.
6. Feed and grain sales.
7. Garden supply stores.
8. Pet shops and pet supply shops.
9. Real estate offices.
10. Signs, on-site advertising.
11. Arts, crafts and curio shops.
12. Fraternal lodges, including grange halls.
13. Churches, temples, or other structures used primarily for religious worship.
14. Private schools.
15. A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
16. An additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall be allowed for each 10 acres gross being farmed. The additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence; provided that:
  - a. The mobile home shall have a floor area of not less than 450 square feet;
  - b. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation;
  - c. The dwellings are located not less than 50 feet from any property line;
  - d. The dwellings are screened from view from the front property line by shrubs or trees;

- e. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Building and Safety Department, and state law;
  - f. The number of dwellings for employees shall not exceed four per established farming operation.
- 17. Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
  - 18. Winery and appurtenant and incidental uses with established on-site vineyard.
  - 19. Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
  - 20. Public parks and public playgrounds, golf courses with standard length fairways, and County clubs.

**D. The following uses are permitted provided a conditional use permit has been granted:**

- 1. Airport or landing field.
- 2. Auto wrecking yards.
- 3. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Chapter 5.44.
- 4. Cemetery, pet or human.
- 5. Commercial fairgrounds.
- 6. Commercial stables and riding academies.
- 7. Antique shops.
- 8. Automobile service stations and repair garages with or without the concurrent sale of beer and wine for off-premises consumption.
- 9. Bakery shops, including baking only when incidental to retail sales on the premises.
- 10. Barber shops and beauty shops.
- 11. Bars and cocktail lounges.
- 12. Billiard and pool halls.
- 13. Cleaning and dyeing shop.
- 14. Retail pharmacies.
- 15. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity, and other similar equipment.
- 16. Food, meat, poultry and produce markets.
- 17. Frozen food lockers.
- 18. Hardware stores.
- 19. Laundries and Laundromats.
- 20. Liquid petroleum service stations, with or without the concurrent sale of beer and wine for off-premises consumption; provided, that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons. Storage tanks shall be painted a neutral color and shall not have any advertising painted or placed on their surface.
- 21. Liquor stores pursuant to the provisions of Chapter 17.248.
- 22. Parking lots and parking buildings, pursuant to the provisions of Chapter 17.188.
- 23. Professional offices.



24. Refreshment stand.
25. Restaurants and other eating establishments.
26. Shoe stores and repair shops.
27. Stations, bus, railroad and taxi.
28. Tire sales and service.
29. Tourist information centers.
30. Underground bulk fuel storage.
31. Auction houses and yards.
32. Dune buggy parks.
33. Fruit and vegetable packing plants and similar uses.
34. Hog ranches, subject to the provisions of Riverside County Ordinance No. 431.
35. Hunting clubs.
36. Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.
37. Machine shops.
38. The manufacture of:
  - a. Brick, tile or terra-cotta;
  - b. Cement and cement products;
  - c. Gypsum;
  - d. Lime or lime products.
39. Menageries.
40. Migrant agricultural workers mobile home parks.
41. Pen fed cattle operations, livestock saleyard, livestock auction yards, and dairy farms.
42. Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
43. Recreational vehicle parks.
44. Rifle, pistol, skeet, or trapshooting ranges.
45. Rodeo arenas.
46. Trail bike parks.
47. Trailer and boat storage.
48. Disposal service operations.
49. Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
50. Outdoor film studios.
51. Water well drilling, operations and service.
52. Mobile home parks, developed pursuant to Chapter 17.264.
53. Community auction and sales yards.
54. Farm labor camp.

- 55. Feed stores.
- 56. Packaged dry fertilizer storage, not including processing.
- 57. Oil production, not including refining or processing.
- 58. Mink farms.
- 59. Both large and small animal hospitals.
- 60. Commercial breeding operations.
- E. Any use that is not specifically listed in subsections B, C and D of this section may be considered a permitted or conditionally permitted use; provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- F. Subject to the provisions of Chapter 17.206, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers. (Ord. 87 § 5, 2014; Ord. 18 § 2, 2008, RCC § 17.16.010)

## Owner Invitation Letter (O.I.L.)



November 12, 2014

Mr. John A. Messina, Jr., Esq.  
Lytton Williams Messina & Hankin LLP  
24910 Las Brisas Road  
Murrieta, CA 92562

**Re: Owner Invitation to attend inspection - Lateral C-1 (Billie Ann) Storm Drain  
Assessor Parcel No'(s): 380-050-003 (Romagnolo Property)  
Property Address: 21854 Palomar Street, Wildomar, CA**

Dear Mr. Messina:

The **City of Wildomar**, in cooperation with **The Riverside County Flood Control & Water Conservation District**, is proposing to install approximately 2,400 linear feet of an underground storm drain with an estimated diameter varying from 90 inches to 72 inches, including ancillary structures. The project will connect to the existing reinforced concrete box culvert under Palomar Street that is part of the Riverside County Flood Control and Water Conservation District's Wildomar Master Drainage Plan. This is a public project which may require the purchase of a Permanent Easement, Access Control and a Temporary Construction Easement affecting portions of Mr. Romagnolo's real property at various locations including **21854 Palomar Street, Wildomar CA, 92595**, located within the project area, known by **APN NUMBER 380-050-003**.

We will commence our appraisal fieldwork shortly. We would like to explain our objectives, to review and inspect your property, to discuss any recent transactions relative to the site and to explore the history of the property. Should you choose to attend the inspection, you or a representative may accompany the appraiser, if you wish to do so.

**Please call the undersigned at 949-951.5263 or via email at: [kdonahue@opcservices.com](mailto:kdonahue@opcservices.com) so that we may schedule the appraisal at your convenience.**

Any information regarding capital improvements and their subsequent costs is requested at the time of inspection. Please provide us with any receipts or other written evidence of improvements to your property. If you have any information relative to the real estate market you wish us to have, please provide it to the appraiser at the time of the property inspection. Information regarding written purchase offers, current leases, contracts of sale or listings is most important.

This notice does not constitute an offer to purchase your property. Upon completion of the appraisal, a representative will contact you for an appointment to discuss the potential acquisition in detail, should it become necessary. If you have any acquisition questions, you may contact Matt Bennett, Deputy City Engineer, of the City of Wildomar at (951) 677-7751.

Thank you in anticipation of your cooperation; I look forward to meeting and/or talking with you.

Sincerely,  
**Overland, Pacific & Cutler, Inc.**

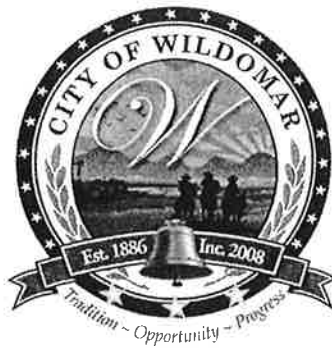
A handwritten signature in black ink, appearing to read 'Kevin J. Donahue', is written over the company name.

Kevin J. Donahue, MAI  
Managing Director



# EXHIBIT 3

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



23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951.677.7751 Phone  
951.698.1463 Fax  
[www.CityofWildomar.org](http://www.CityofWildomar.org)

September 30, 2015

Mr. John A. Messina, Jr., Esq.  
Lytton Williams Messina & Hankin LLP  
24910 Las Brisas Road  
Murrieta, CA 92562

Mr. David J. Romagnolo, Jr.  
21854 Palomar Street  
Wildomar, CA 92595

**HEARING DATE**  
**October 14, 2015**

**NOTICE OF HEARING IN CONSIDERATION OF THE INTENTION OF THE CITY COUNCIL  
OF THE CITY OF WILDOMAR TO ADOPT A RESOLUTION OF NECESSITY FOR THE  
ACQUISITION FOR PUBLIC PURPOSES OF CERTAIN PROPERTY FOR WILDOMAR  
MASTER DRAINAGE PLAN LATERAL C-1 STORM DRAIN PROJECT**

**David Joseph Romagnolo, Jr.  
Assessor's Parcel No. 380-050-003 (portion)  
21854 Palomar Street, Wildomar, CA**

Dear Mr. Messina:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. California Code of Civil Procedure (CCP) Section 1240.030 provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following three conditions are established:

- (A) The public interest and necessity require the project.
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- (C) The property sought to be acquired is necessary for the project.

Also, CCP Section 1245.230 requires a finding that the offer required by Section 7267.2 of the Government Code has been made to the owner of record. Additionally, the City of Wildomar City Council (the "Council") will be asked to find that the City of Wildomar (the "City") has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire, and has the statutory authority to condemn, the property.

You are hereby notified that the Council at its meeting to be held on October 14, 2015, at 6:30 p.m., at 23873 Clinton Keith Road, Wildomar, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt a Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Council will not consider such in determining whether a Resolution should be adopted.

The City Council's adoption of the Resolution authorizes the City to acquire the property by eminent domain. Within six months of the adoption of the Resolution, the City will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding.

The interests in real property to be acquired are located within the City of Wildomar, County of Riverside, State of California and consist of the following (collectively, the "Property Interests"):

**0.27 Acre Flood Control Easement**

A perpetual non-exclusive easement for flood control and drainage purposes, which include but are not limited to, construction, installation, use, repair, reconstruction, inspection, operation, and maintenance of a storm drain and all appurtenant works, including ingress and egress thereto, over, upon, under and across that certain real property situated in the City of Wildomar, County of Riverside, State of California, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof, hereinafter referred to as "Easement Area".

The servient estate, and its successors and assigns, shall have all rights and privileges as may be used and enjoyed without interfering with the use of the Easement Area, including, without limitation, use of the Easement Area for landscaping and surface parking; provided, however, if the Easement Area is landscaped, it shall be with ground cover and shrubs, excluding any and all trees and woody vegetation. Additionally, the servient estate, and its successors and assigns shall not erect, place, maintain, or permit the erection, placement, or maintenance of any building, planter boxes, stockpiling earth fill or other structures (except walls and fences) on the Easement Area. This instrument shall be binding upon and inure to the benefit of the successor and assigns of the servient estate.

**0.51 Acre Temporary Construction Easement**

A Temporary Construction Easement ("TCE") for the purpose of public use, inclusive of ingress and egress, including construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenances thereto, on, over, and under that certain real property situated in the City of Wildomar, County of Riverside, State of California, as described in Exhibit "C" and shown in Exhibit "D", attached hereto and made a part hereof.

The TCE shall be exclusive to the easement holder, shall become effective on the date the easement holder issues notice to proceed to the contractor for construction of the Wildomar Master Drainage Plan Lateral C-1 Storm Drain Project ("Project") and shall terminate four months from the date the easement holder issues notice to proceed to the contractor for

construction the Project. Upon the termination of this TCE, easement holder shall record a Notice of Termination of Temporary Construction Easement releasing all of easement holder's right, title and interest in and to the TCE, no later than 60 days following completion of construction of the Project.

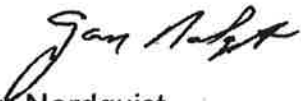
Descriptions and maps of the required property interests are attached to this Notice and are marked Exhibits A through D, and are also set forth in the proposed Resolution, a copy of which is attached hereto.

The law provides you an opportunity to appear before the Council and raise questions concerning only the conditions referred to above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution. Code Civil Procedure section 1245.235(a)(3) provides that failure to file a written request to appear and be heard within 15 days after the notice was mailed will result in waiver of the right to appear and be heard. Your written request to appear must actually be *on file* with the City within the 15-day period set forth above. Subject to the Brown Act, any failure to file a written request to appear may result in a waiver of your right to appear and be heard. All requests to appear must be sent for filing to: City Clerk, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, California, 92595.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Council will consider any written objections so long as they are filed within the 15-day period set forth above. All written objections filed with the Council within the 15-day period will become part of the official record of the meeting at which the Council hears the Resolution. We recommend that if you intend to appear, or if you intend to submit written objections in place of an appearance, you mail your correspondence Certified Mail, Return Receipt Requested to confirm that your response was received within the 15-day period.

If you have any questions, please contact Alan Sozio at telephone number (213) 236-0600.

Sincerely,



Gary Nordquist  
City Manager

cc: Alan A. Sozio, Esq.  
Burke, Williams & Sorensen, LLP  
444 South Flower Street, Suite 2400  
Los Angeles, CA 90071

Attachments

Exhibit "A"

**FLOOD CONTROL EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the most southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence South 46°26'50" East along the southerly line of Lots 1 and 4 through 8 of said Tract 21741 a distance of 392.09 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said point also being the most northerly corner of Lot "E" of said Parcel Map 9555;

Thence along said centerline of Refa Street South 37°05'07" West a distance of 30.19 feet;

Thence North 46°26'50" West a distance of 398.00 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;


Thence North 37°05'39" East along said northwesterly line a distance of 30.19 feet to the southwesterly line of said Lot 9 ;

Thence South 46°26'50" East along said southwesterly line of Lot 9, a distance of 5.91 feet to the **POINT OF BEGINNING**.

Containing 0.27 Acre, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

 10-7-14  
Andrew Y. Oroscop, L.S. 5491 Date

Prepared by: CCK  
Checked by: KM





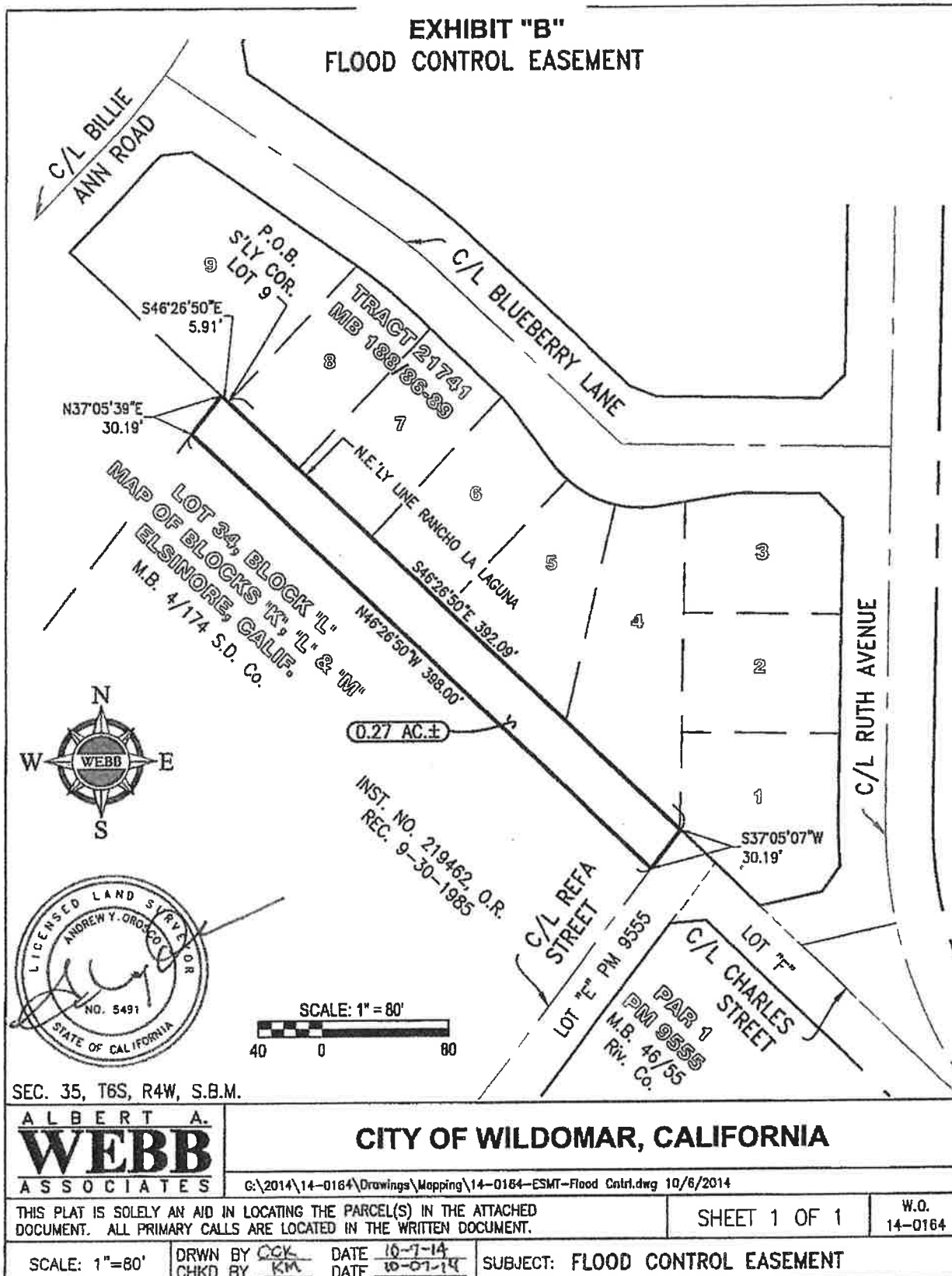


Exhibit "C"

**TEMPORARY CONSTRUCTION EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence North  $46^{\circ}26'50''$  West along the southwesterly line of Lot 9 a distance of 5.91 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence South  $37^{\circ}05'39''$  West along said northwesterly line a distance of 30.19 feet to the **TRUE POINT OF BEGINNING**;

Thence South  $46^{\circ}26'50''$  East a distance of 398.00 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said centerline also being the northwesterly line of Lot "E" of said Parcel Map 9555;

Thence South  $37^{\circ}05'07''$  West along said centerline of Refa Street a distance of 725.01 feet;

Thence leaving said centerline of Refa Street North  $48^{\circ}37'14''$  West a distance of 20.06 feet to a line parallel with and distant northwesterly 20.00 feet, measured at a right angle to said centerline of Refa Street;

Thence North  $37^{\circ}05'07''$  East along said parallel line a distance of 705.65 feet to a point on a line parallel with and distant southwesterly 20.00 feet, measured at a right angle, to previous described line having a bearing and distance of " $\text{South } 46^{\circ}26'50'' \text{ West, } 398.00 \text{ feet}$ ";

Thence North  $46^{\circ}26'50''$  West along last said parallel line a distance of 377.88 feet to said northwesterly line of parcel so conveyed;

Exhibit "C" (continued)

**TEMPORARY CONSTRUCTION EASEMENT**

That portion of Lot 34, Block "L" of the Map of Blocks K, L & M Elsinore Cal. as shown by map on file in Book 4 of Maps at page 174, Records of San Diego County, California, lying within Section 35, Township 6 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southerly corner of Lot 9 of Tract 21741 as shown on by map on file in Book 188 of Maps at pages 86 through 89, inclusive thereof, Records of Riverside County, California;

Thence North 46°26'50" West along the southwesterly line of Lot 9 a distance of 5.91 feet to the northwesterly line of that certain parcel of land granted to First Interstate Bank of California by deed recorded September 30, 1985 as Instrument No. 219462 of Official Records of Riverside County;

Thence South 37°05'39" West along said northwesterly line a distance of 30.19 feet to the **TRUE POINT OF BEGINNING**;

Thence South 46°26'50" East a distance of 398.00 feet to a point on the centerline of Refa Street as shown on Parcel Map 9555 on file in Book 46 of Maps at page 55, Records of said Riverside County, California, said centerline also being the northwesterly line of Lot "E" of said Parcel Map 9555;

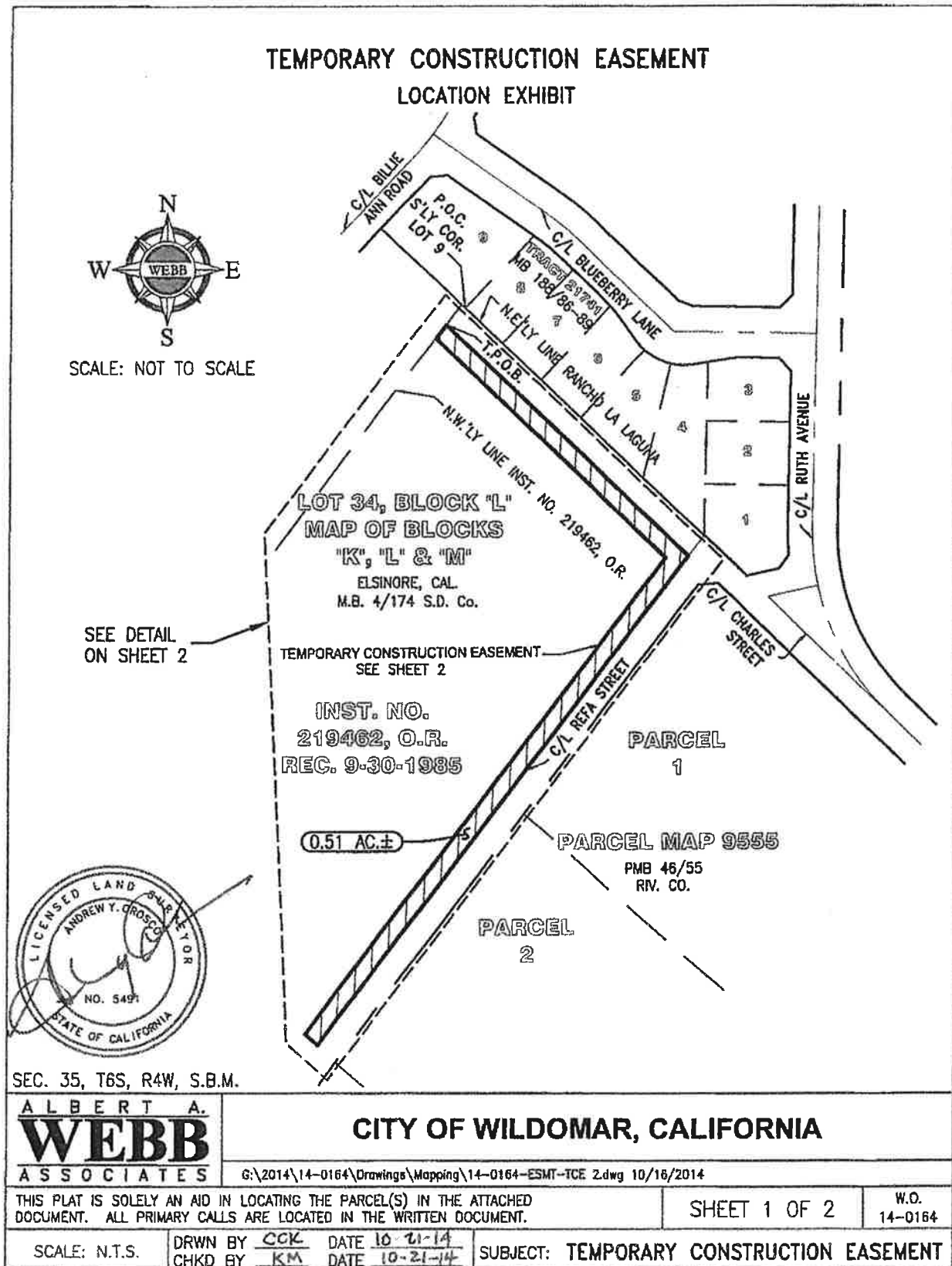
Thence South 37°05'07" West along said centerline of Refa Street a distance of 725.01 feet;

Thence leaving said centerline of Refa Street North 48°37'14" West a distance of 20.06 feet to a line parallel with and distant northwesterly 20.00 feet, measured at a right angle to said centerline of Refa Street;

Thence North 37°05'07" East along said parallel line a distance of 705.65 feet to a point on a line parallel with and distant southwesterly 20.00 feet, measured at a right angle, to previous described line having a bearing and distance of "South 46°26'50" West, 398.00 feet";

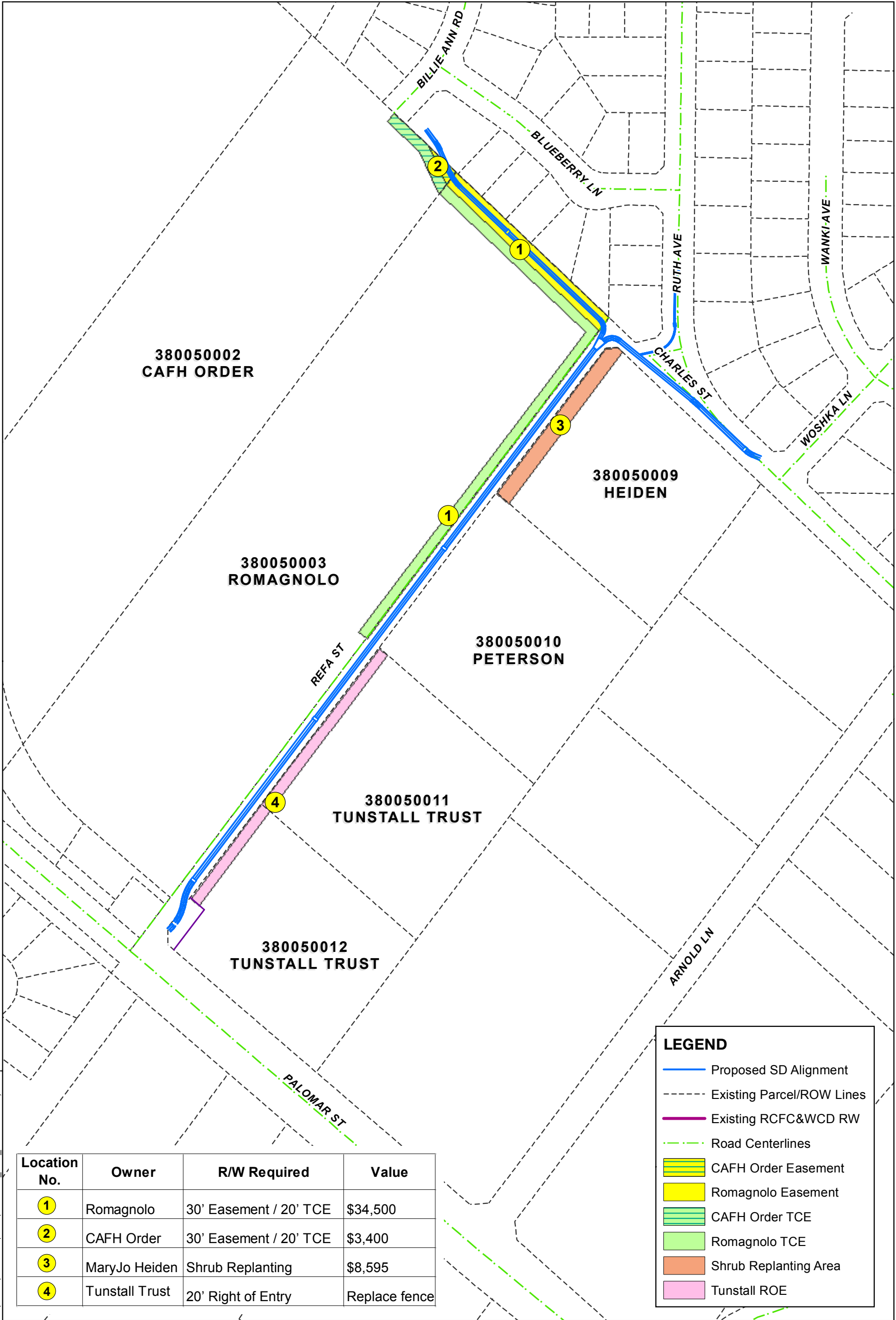
Thence North 46°26'50" West along last said parallel line a distance of 377.88 feet to said northwesterly line of parcel so conveyed;

Exhibit "D"



# EXHIBIT 4

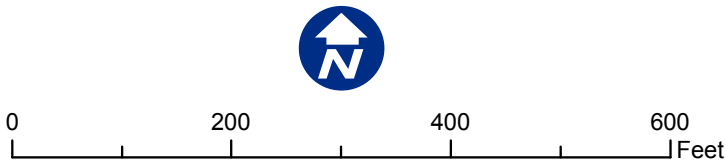
G:\2014\14-0164\GIS\Council\_RW\_exhibit.mxd; Map created 03 Feb 2015



Location No.	Owner	R/W Required	Value
1	Romagnolo	30' Easement / 20' TCE	\$34,500
2	CAFH Order	30' Easement / 20' TCE	\$3,400
3	MaryJo Heiden	Shrub Replanting	\$8,595
4	Tunstall Trust	20' Right of Entry	Replace fence

Right-of-Way Exhibit

Wildomar Master Drainage Plan Lateral C-1



**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #3.1**  
**GENERAL BUSINESS**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT:** General Plan Initiation Request (GPIP –PAR No. 14-0065 – Taghdiri)

**STAFF REPORT**

**RECOMMENDATION:**

The Planning Commission recommends the City Council allow the Applicant's request to initiate a General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) for the property located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive (APN: 367-250-008).

**DESCRIPTION:**

The Applicant (Mr. Bob Taghdiri) has submitted a Pre-Application Review (PAR) for a proposed General Plan Amendment (GPA) on a 28.8 acre site located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive. The preliminary proposal consists of a land use change from Medium Density Residential to Medium High Density Residential.

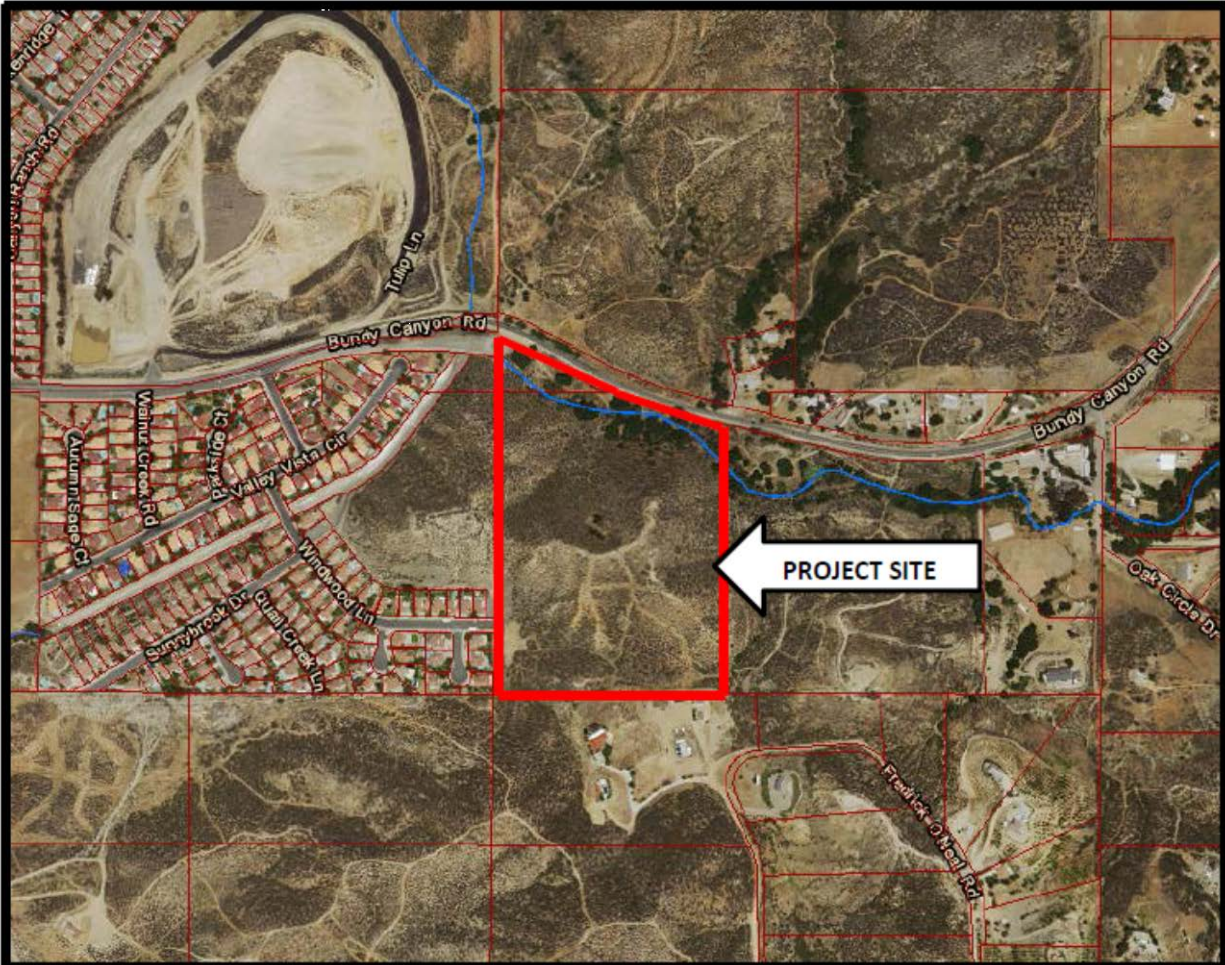
Since a general plan amendment is needed for this proposal, the GPIP requirements of Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance come into effect. The initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council.

Prior to making a decision on the general plan amendment initiation by the City Council, the Planning Commission must first have an opportunity to review the request and provide specific comments/concerns to the Council. The Planning Commission reviewed the GPIP request at its September 16, 2015 meeting and voted 3-0-1 (Bidwell Absent) recommending the City Council allow the processing of the GPA. The primary reason for the Commission's support was the proposed "clustered-style" concept that would preserve open space, hillsides and jurisdictional features existing on the project site.



The vicinity map/exhibit below shows the location of the project site and surrounding area.

### Vicinity/Location Map



### **ANALYSIS:**

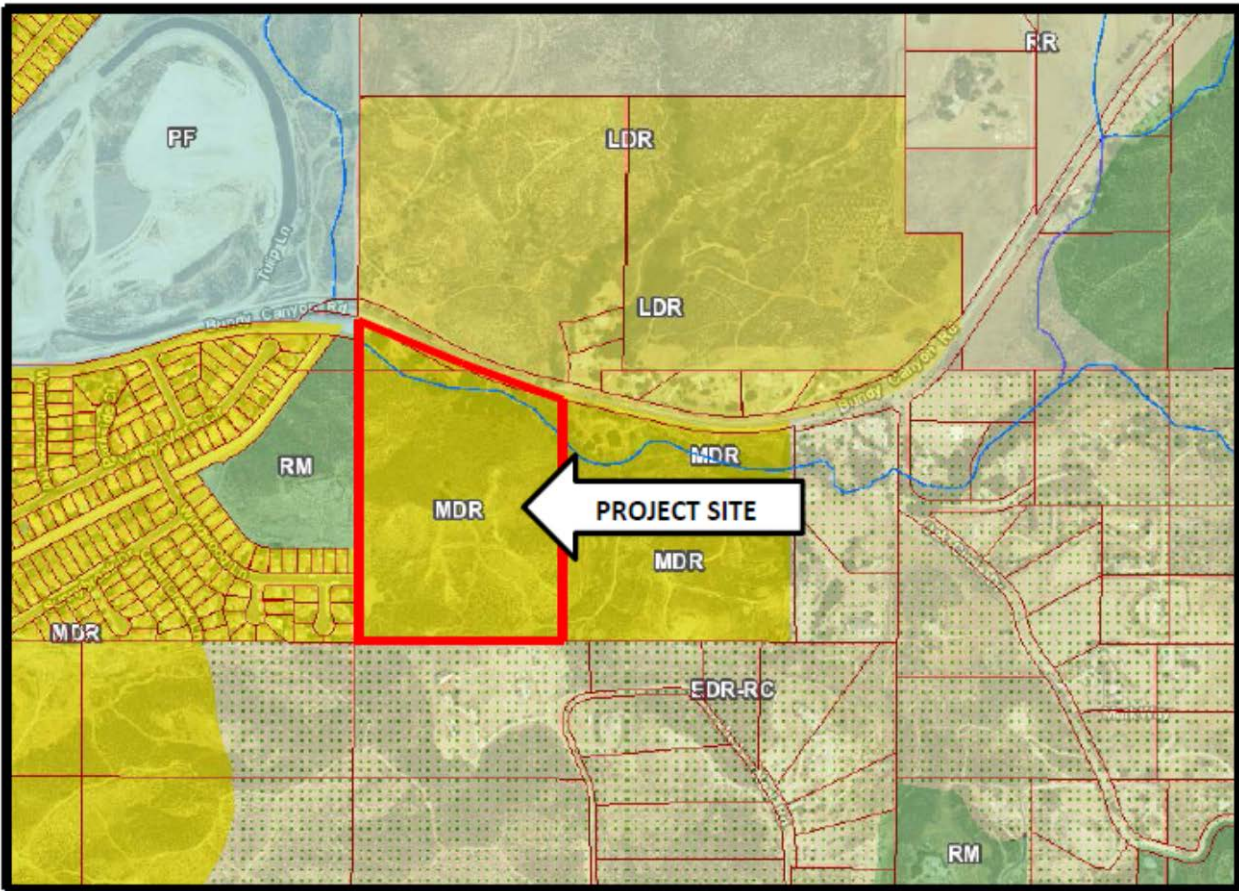
The proposed general plan amendment from MDR (2 – 5 units/acre) to MHDR (5 – 8 units/acre) would facilitate a future development proposal for a 180± unit multi-family townhouse project. The development is intended to be designed in a “clustered-style” concept on about 10 of the 28.8 acres with an overall density of about 6.2 units/acre.

The clustered design concept (a.k.a. density transfer) is encouraged in the General Plan for properties that contain physical and topographical features so open space, hillsides and jurisdictional features can be preserved and protected. The proposed project would also require a Change of Zone from R-R to R-3 and a Plot Plan to develop the site, including a complete CEQA analysis. If the multi-family units were targeted for sale/ownership, a tentative tract map would also be required.



The exhibit below shows the existing land use designation for the site and surrounding areas.

### **Existing Land Use Designation Exhibit**



As shown on the exhibit above, the abutting areas to the west and east have the MDR land use designation. The area to the north has an LDR (Low Density Residential, 2 units/acre density) designation, while the area to the south has an EDR-RC (Estate Density Residential, 2-acre minimum lot size). The topography of the site, and surrounding area, is hilly with 360-degree scenic views. While not shown in the exhibit, the majority of the properties abutting the project site has a R-R (Rural Residential) zoning designation, including the project site.

In reviewing the proposed land use amendment, the Council may consider, but is not limited to, the following items:

- Land use and density compatibility with surrounding properties;
- The value of a “cluster-concept design” to preserve open space and minimize hillside impacts (encouraged and required by existing General Plan policies);
- Differences between the existing MDR land use designation and proposed MHDR designation related to number and type of units (i.e., single family vs. multi-family);

- Grading issues (i.e., import/export of dirt, truck hauling of dirt, etc.)....site as proposed would be a balanced site.; and/or
- CEQA environmental factors (MND vs. EIR).

In conclusion, any direction given to the applicant by the Council does not imply that the proposed amendment will be supported by staff, Planning Commission or City Council. The applicant can move forward at his/her own risk. The general plan amendment application and all other required development applications are required to go through the complete development review and environmental process, including a full public hearing before the Planning Commission and City Council.

**Council Action/Options:**

- 1) Motion and vote to allow the processing of the General Plan Amendment (and accompanying development applications) proposed by the applicant from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) for the property located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive (APN: 367-250-008), or some other alternative as proposed by the applicant;
- 2) Motion and vote to allow the processing of the General Plan Amendment (and accompanying development applications), if the applicant so desires, but making the applicant aware of Planning Commission and City Council concerns; or
- 3) Other motions as directed by City Council.

Any direction given to the applicant does not imply that the proposed amendment will be supported by staff or approved by the Commission and Council. The applicant can move forward at his/her own risk. The general plan amendment application, and all other applicable development applications, are required to go through the complete development review process, and is subject to a full public hearing before the Planning Commission and City Council, along with the CEQA environmental review document, and community meetings.

Submitted By:  
Matthew C. Bassi  
Planning Director

Approved By:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

- A. Preliminary Site/Grading Plan Exhibits
- B. 8-1/2" x 11" graphic perspective illustrations

# **ATTACHMENT A**

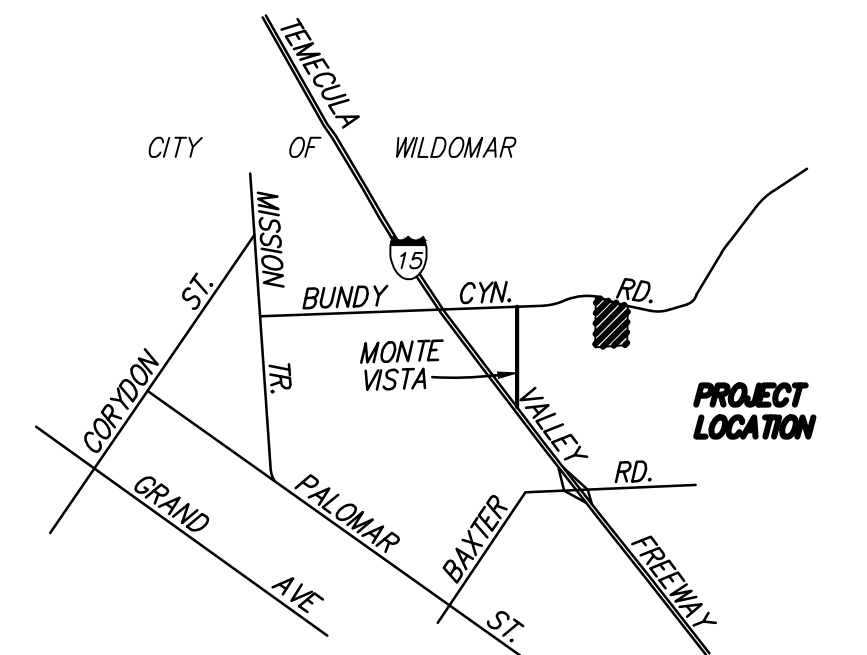
## **Preliminary Site/Grading Plan Exhibit**



# PRE-APPLICATION REVIEW (PAR 14-0065)

## CITY OF WILDOMAR

BEING A PORTION OF SEC. 25, T6S, R4W, S.B.M.



VICINITY MAP  
N.T.S.

### OWNER:

BOB TAGHDIRI ET. AL.  
3112 BOSTONIAN DRIVE  
LOS ALAMITOS, CALIFORNIA  
(310) 596-9125

### DEVELOPER:

BOB TAGHDIRI  
3112 BOSTONIAN DRIVE  
LOS ALAMITOS, CALIFORNIA  
(310) 596-9125

### SECTIONS, TOWNSHIPS AND RANGES

SOUTHWEST QUARTER OF SEC. 26, T6S, R4W, S.B.M.

### THOMAS BROTHERS MAP

THOMAS GUIDE RIVERSIDE (2002) PAGE 897, GRID D4

### NOTES:

**DRAINAGE:** DEVELOPMENT OF SITE WILL PERPETUATE EXISTING DRAINAGE PATTERNS. SUPER PAD WILL DRAIN TO WATER QUALITY BASINS.

**GRADING:** GRADING WILL SUBSTANTIALLY CONFORM TO THAT SHOWN ON THIS TENTATIVE MAP.

**STREETS:** ALL STREETS WITHIN THIS TRACT WILL BE CONSTRUCTED PER THE CITY OF WILDOMAR STANDARDS.

**PREPARED:** MAY 2014, REVISED JULY 2015.

### ENGINEER

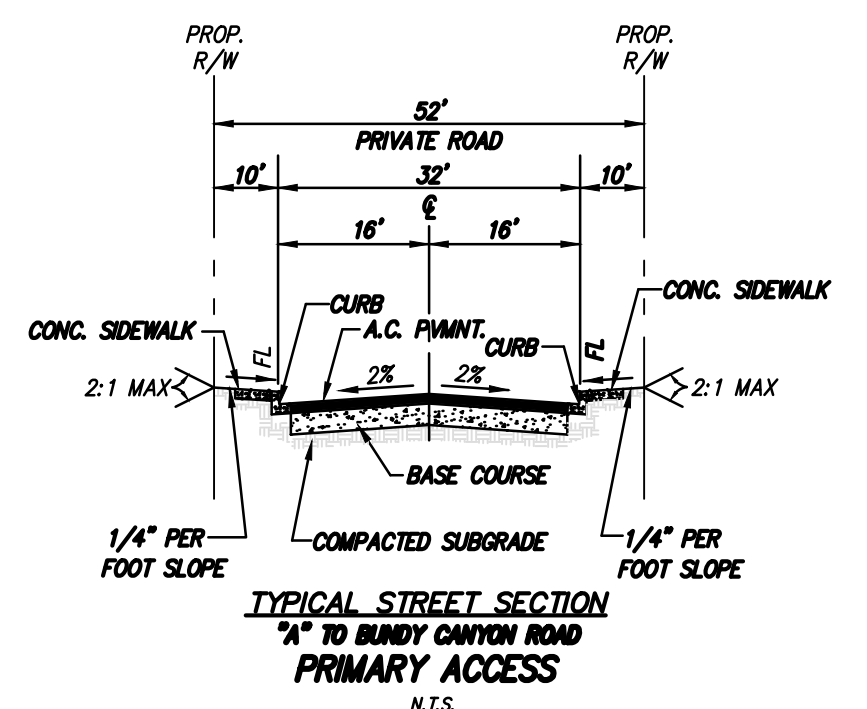
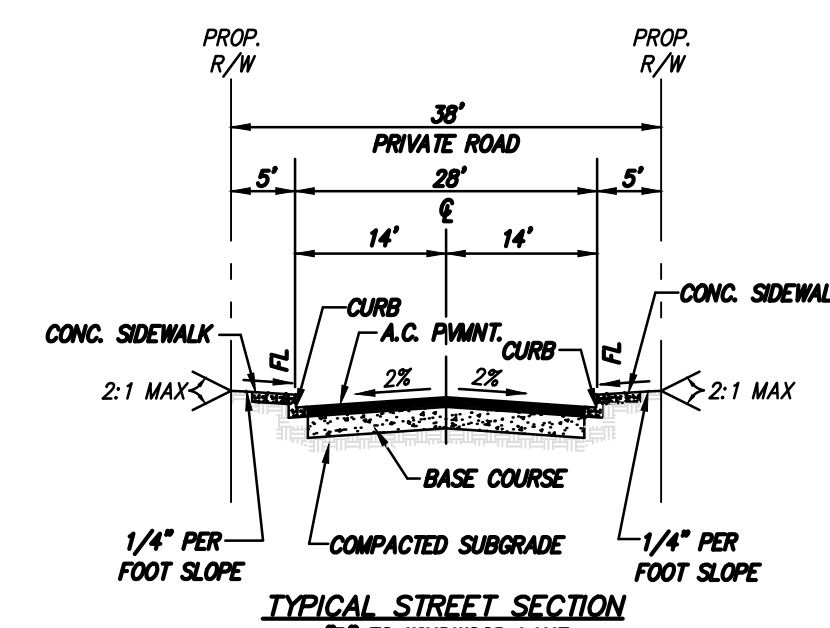
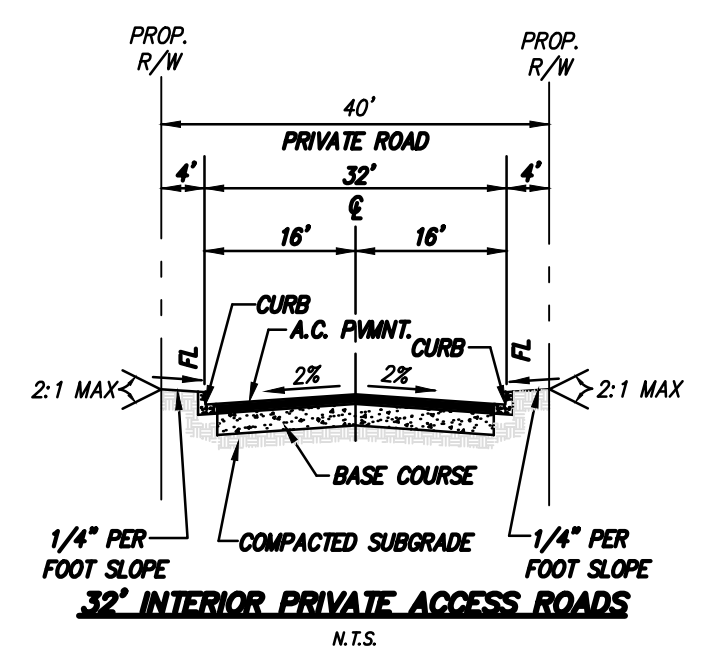
GRANT BECKLUND CIVIL ENGINEERING  
30811 GARBANI ROAD  
WINCHESTER, CA. 92586  
PHONE: (951) 288-0601

### NOTE:

DEVELOPMENT WILL CONSIST OF 140 DWELLING UNITS. THESE UNITS WILL BE PROCESSED AS A PLOT PLAN AND A CONDOMINIUM TRACT MAP.

### EARTHWORK:

THIS PROJECT WILL BE A "BALANCED EARTHWORK" DESIGN WITH NO EXPORT OR IMPORT OF GRADING MATERIAL.



REV.	DESCRIPTION	BY	DATE
1	REVISED GRADING, ACCESS ROADS & ADDED SITE PLAN INFORMATION.	G.B.	07/28/15
JOB NAME: PRE-APPLICATION REVIEW EXHIBIT			
LOCATION: BUNDY CANYON ROAD AT TULIP LN.			
DRAWN BY: BB		CHECKED BY: GB	
SCALE: 1"= 100'		DATE: 5/20/2014	
JOB NUMBER		SHEET	
DESCRIPTION: APN 367-250-003		2014-008	
		1 of 2	

### CONTIGUOUS OWNERSHIP STATEMENT

THIS TTM INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OF THE DEVELOPER.

### ASSESSOR'S PARCEL NUMBER:

367-250-008

### LEGAL DESCRIPTION:

BEING A PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

### ACREAGE:

TOTAL PROJECT AREA: 28.28 AC.

NUMBER OF UNITS - 140 UNITS

DENSITY : 4.9 UNITS / ACRE

DEVELOPED PAD - 10.5 AC.

OPEN SPACE - 15.2 AC.

(LOTS 'A' & 'B')

ACCESS ROADS (LOT 'A' & 'B' - 2.10 AC.

PUBLIC ROAD DEDICATION - 0.52 AC.

(LOT 'C')

### ZONING:

EXISTING LAND USE: RURAL RESIDENTIAL

PROPOSED LAND USE: RESIDENTIAL

EXISTING ZONING: R-R

PROPOSED ZONING: R-3

GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL

GENERAL PLAN DESIGNATION: 2 TO 5 D.U. / ACRE:

### UTILITIES AND SERVICES

AGENCY SERVING THE AREA

ELECTRIC: SOUTHERN CALIFORNIA EDISON

GAS: SOUTHERN CALIFORNIA GAS CO.

TELEPHONE: VERIZON

CABLE TV: TIME WARNER

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

SCHOOL DIST: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

### FACILITIES PRESENT

YES

YES

YES

NO

YES

YES

---

### OPEN SPACE MAINTENANCE

OPEN SPACE LOTS WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A CSA.

### AERIAL TOPOGRAPHY

THE TOPOGRAPHY IS BASED ON FLOWN TOPOGRAPHIC MAPPING 2003.

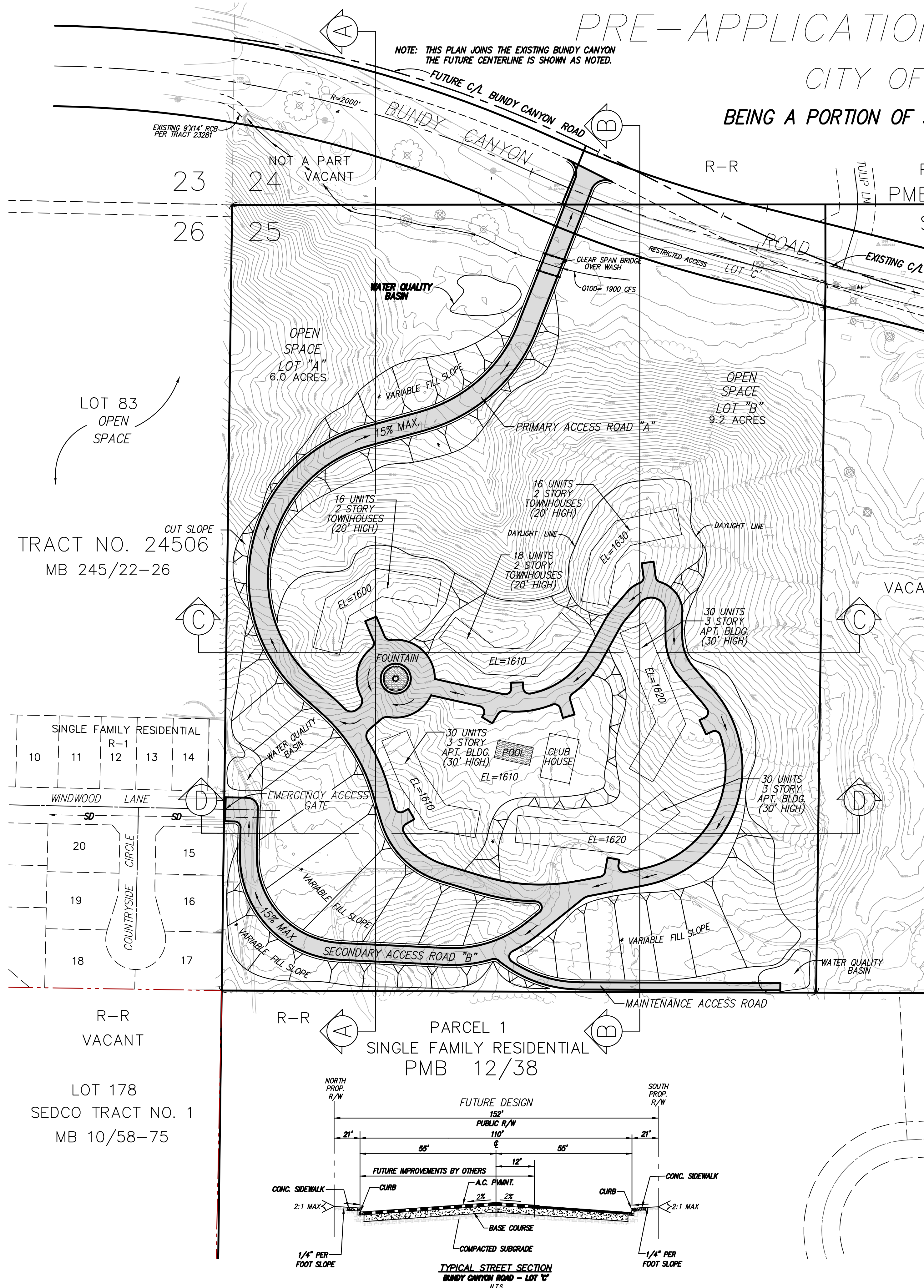
### FLOOD PLAIN DESIGNATION

THIS SITE IS IN FLOOD ZONE "X"  
THIS PROJECT IS IN THE SANTA MARGARITA WATERSHED DRAINAGE AREA.

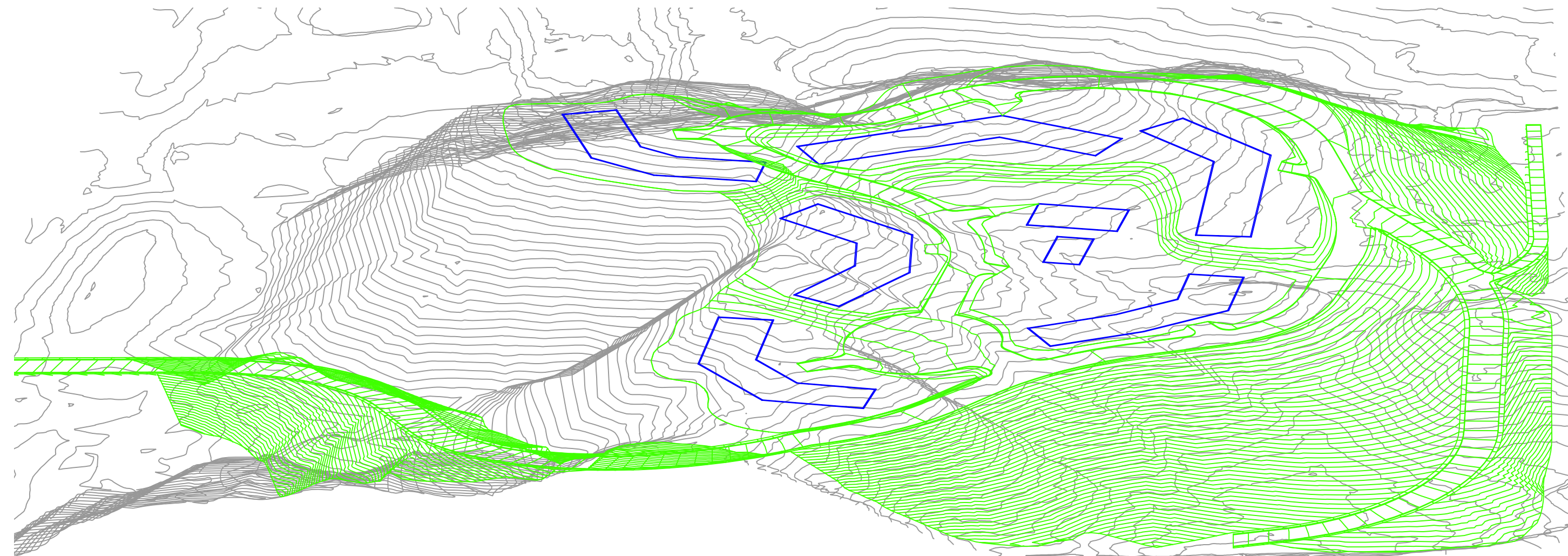
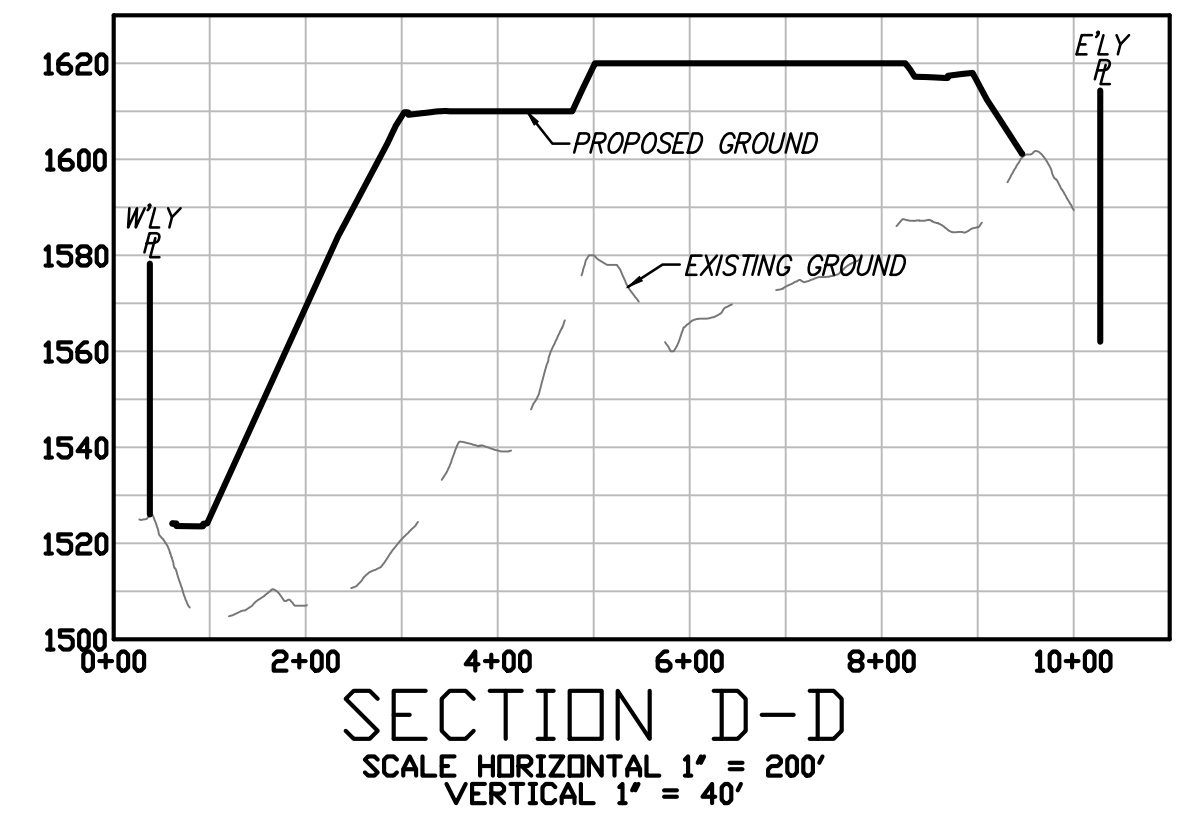
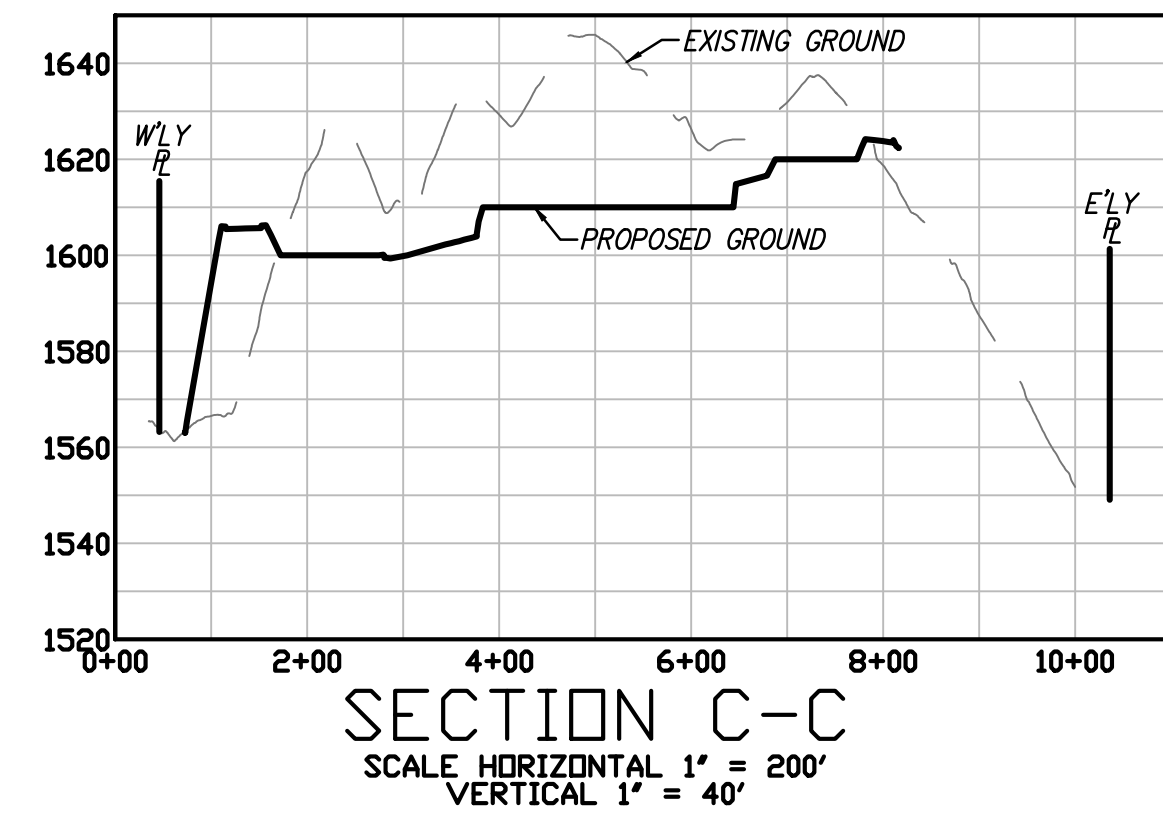
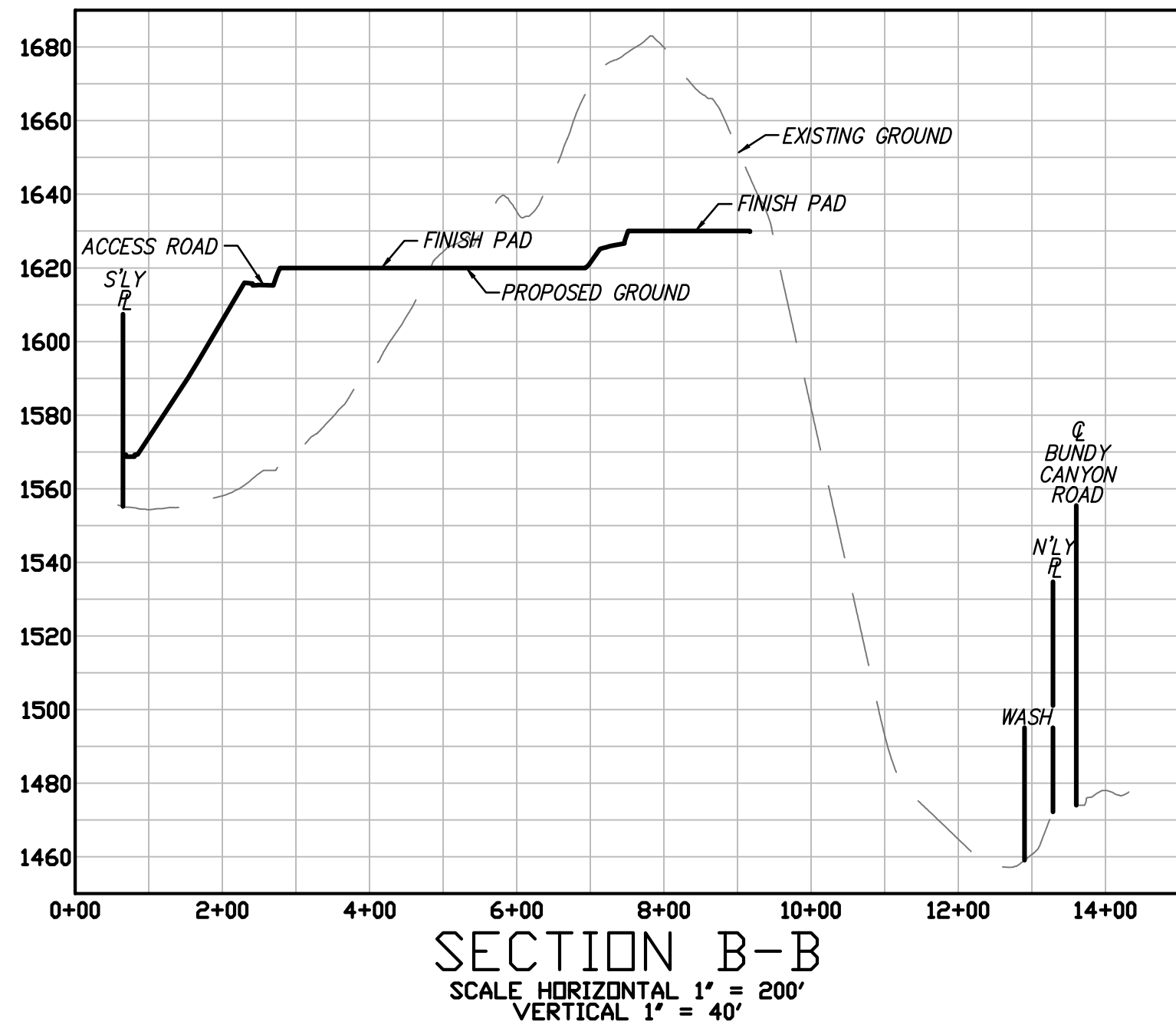
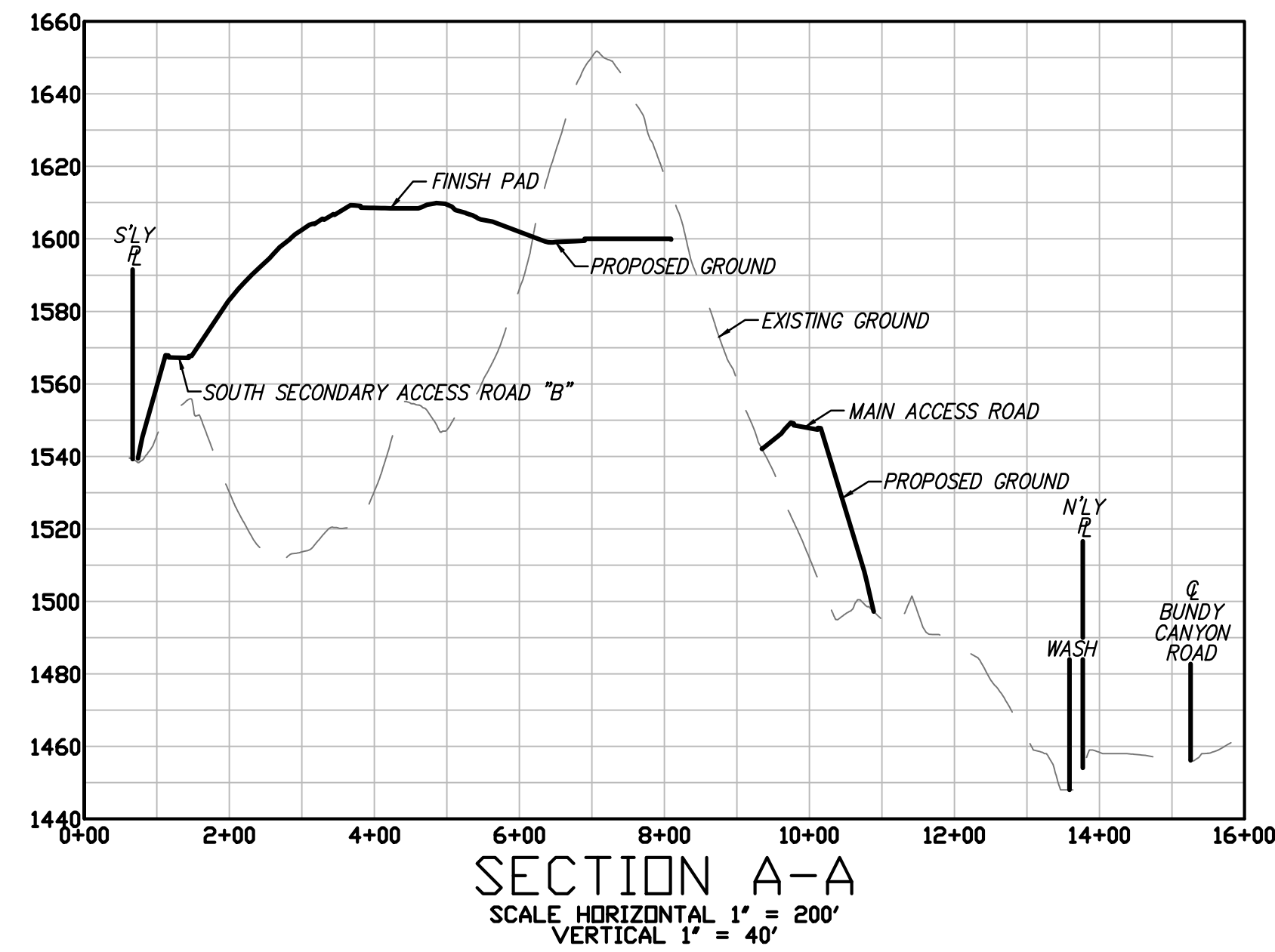
THIS LAND IS NOT SUBJECT TO OVERFLOW INUNDATION OR FLOOD HAZARD

SCALE: 1"=100'  
0 100 200 300

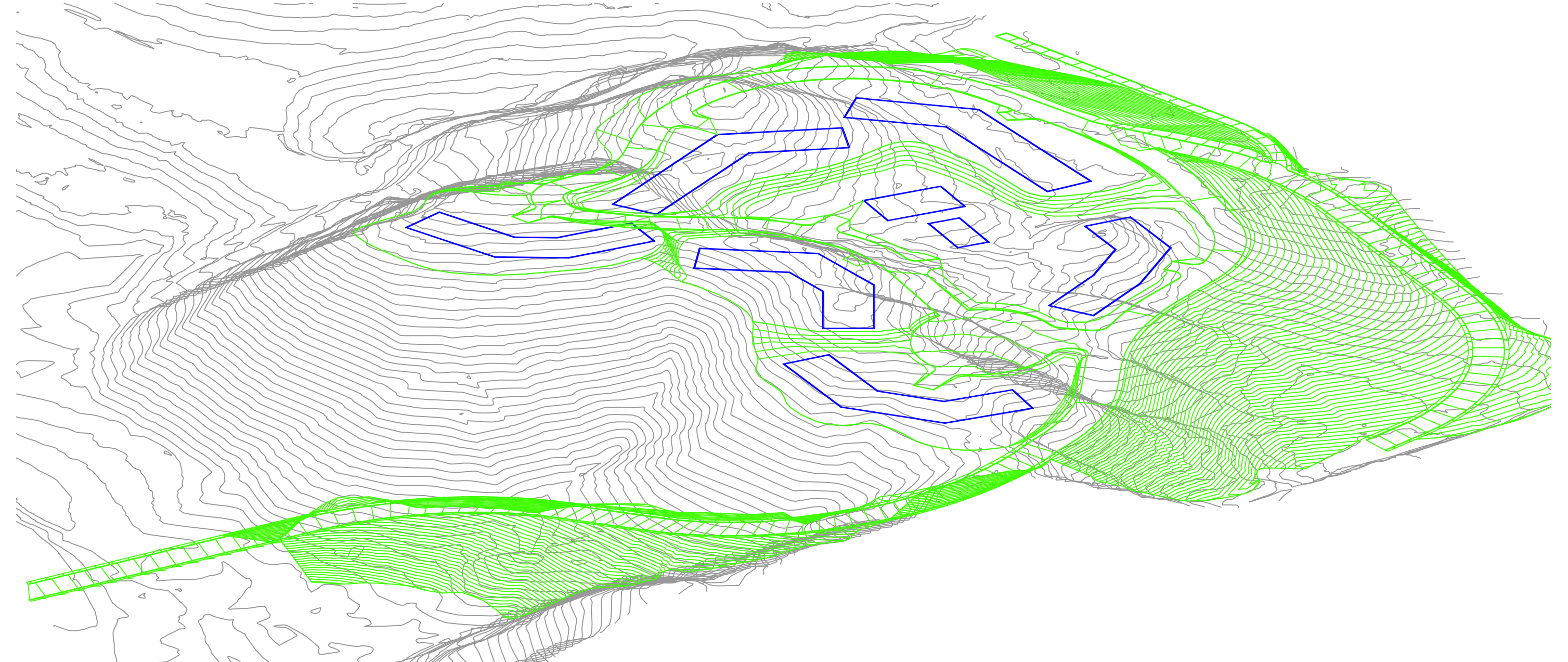
NOTE: THIS PLAN JOINS THE EXISTING BUNDY CANYON THE FUTURE CENTERLINE IS SHOWN AS NOTED.



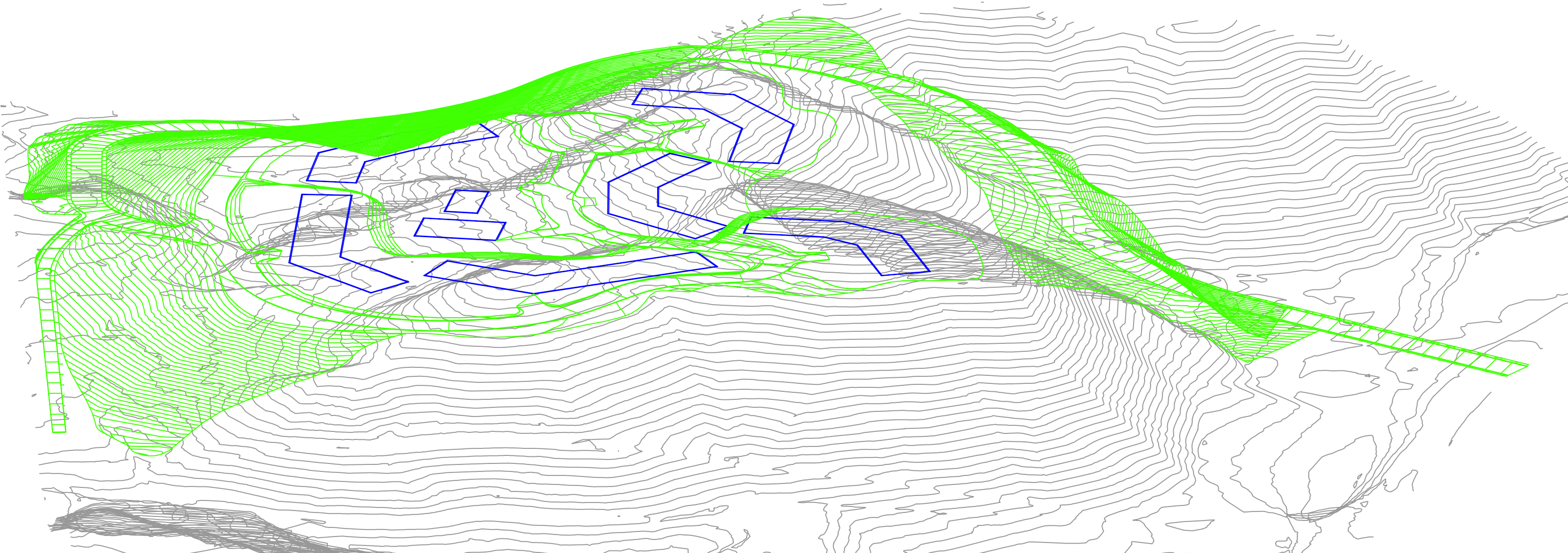




LOOKING EAST



LOOKING SOUTHEAST



LOOKING WEST

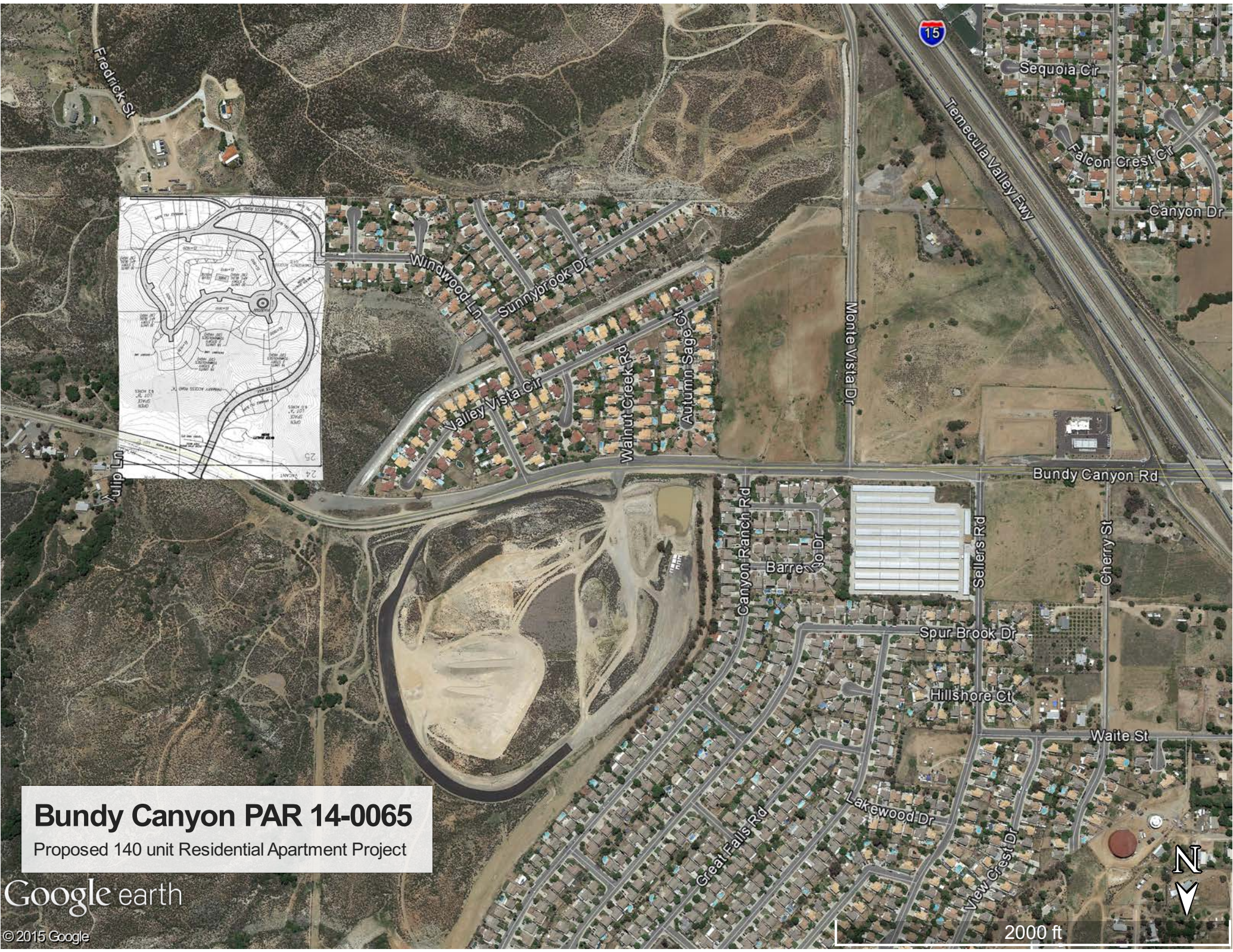
REV.	DESCRIPTION	BY	DATE
1	REVISED GRADING, ACCESS ROADS & ADDED SITE PLAN INFORMATION.	G.B.	07/28/15
JOB NAME: <b>PRE-APPLICATION REVIEW EXHIBIT</b>		DRAWN BY: <b>BB</b>	CHECKED BY: <b>GB</b>
LOCATION: <b>BUNDY CANYON ROAD AT TULIP LN.</b>		SCALE: <b>1"= 100'</b>	
		DATE: <b>5/20/2014</b>	
		JOB NUMBER	SHEET
DESCRIPTION: <b>APN 367-250-003</b>		<b>2014-008</b>	<b>2 OF 2</b>



## **ATTACHMENT B**

**8-1/2" x 11" graphic perspective illustrations**





## Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

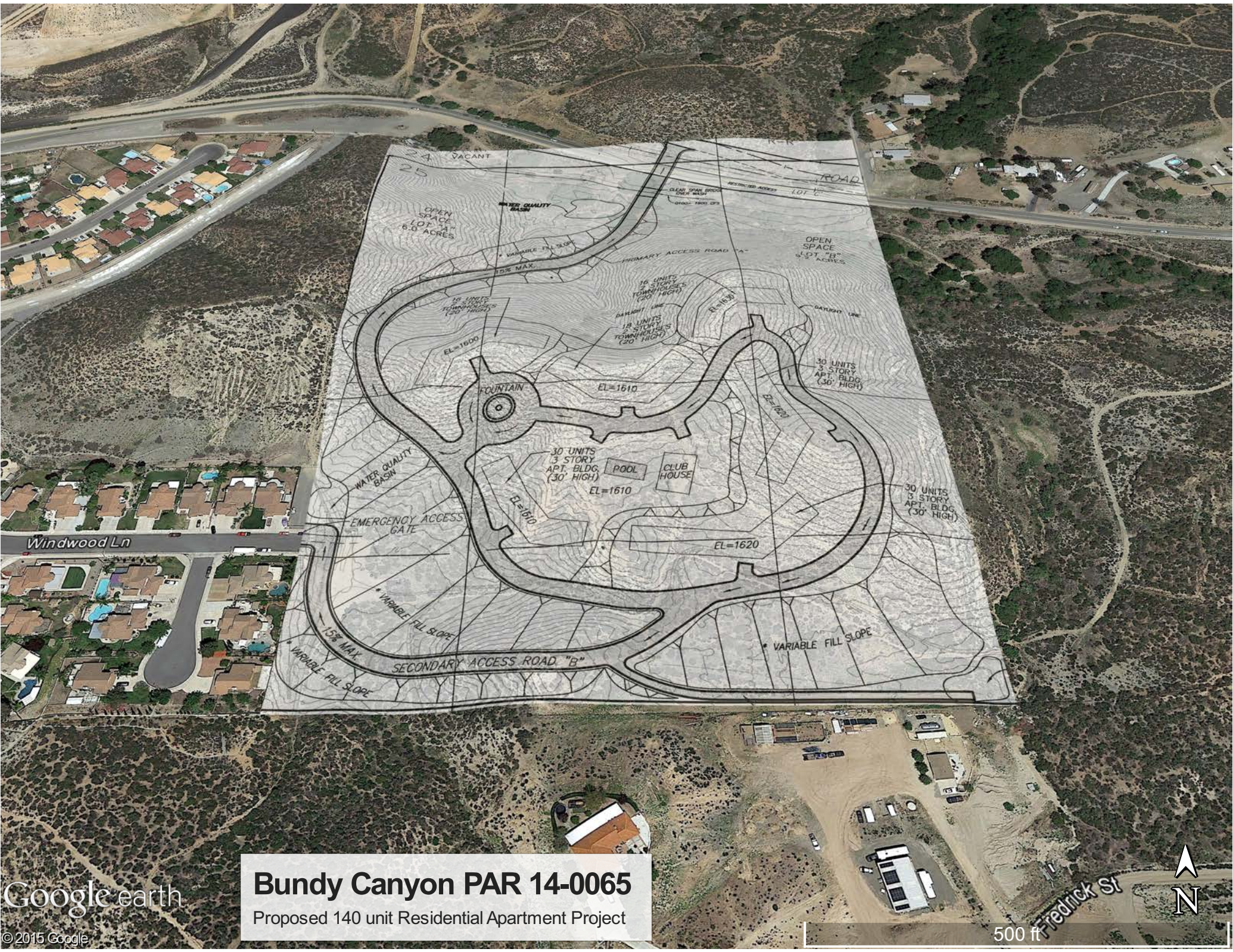
Google earth

© 2015 Google



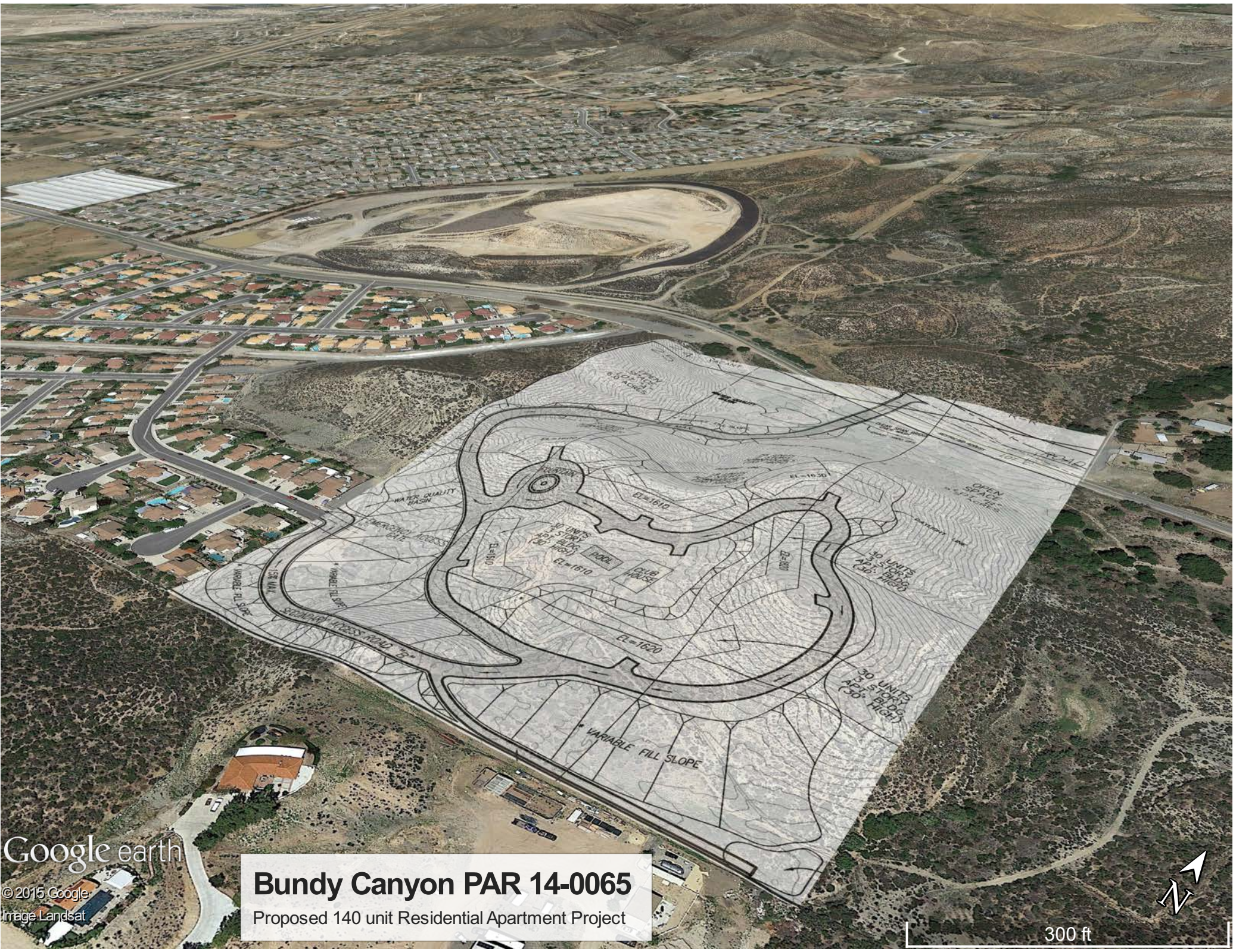






**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project





Google earth

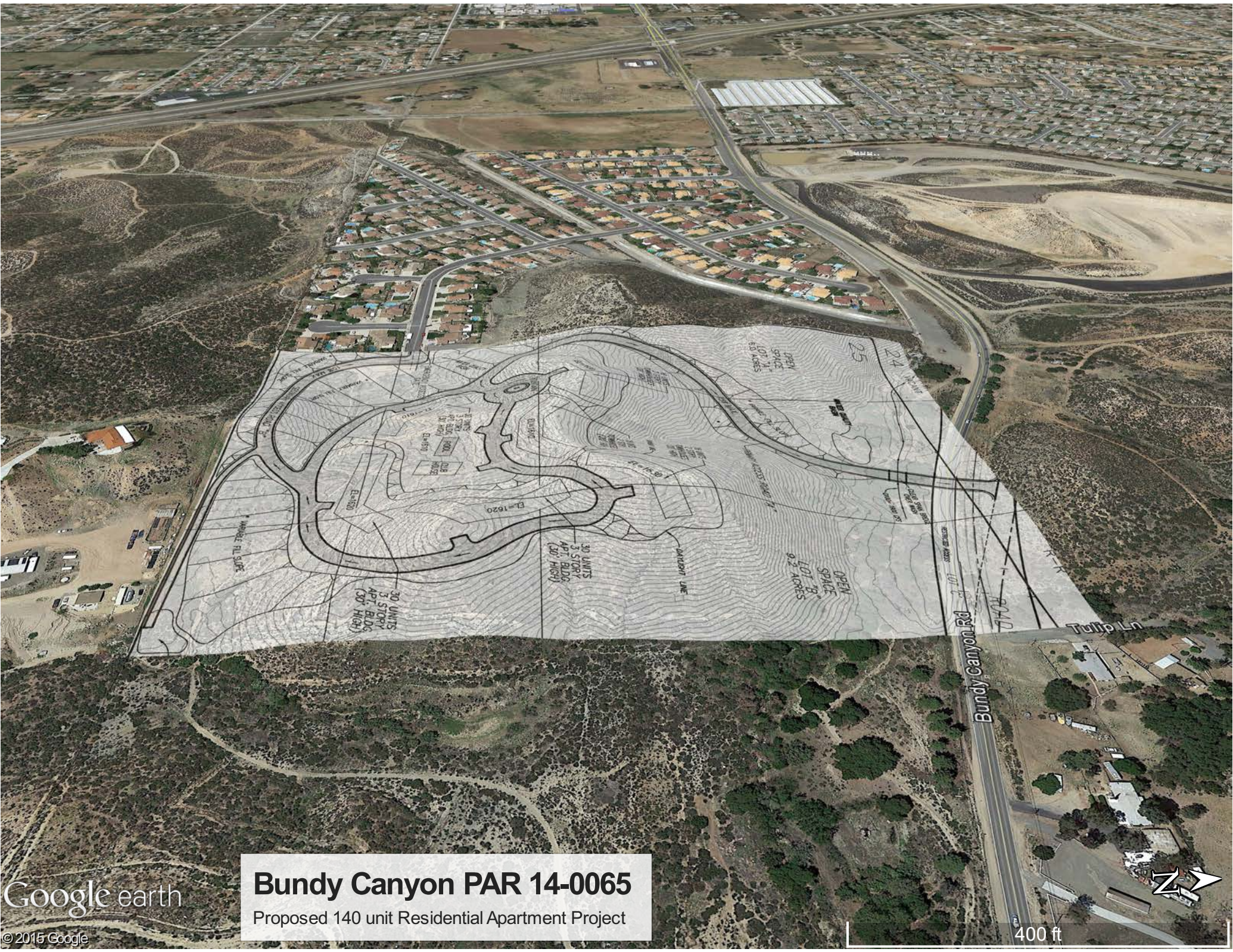
© 2015 Google  
Image Landsat

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project



300 ft





Google earth

**Bundy Canyon PAR 14-0065**

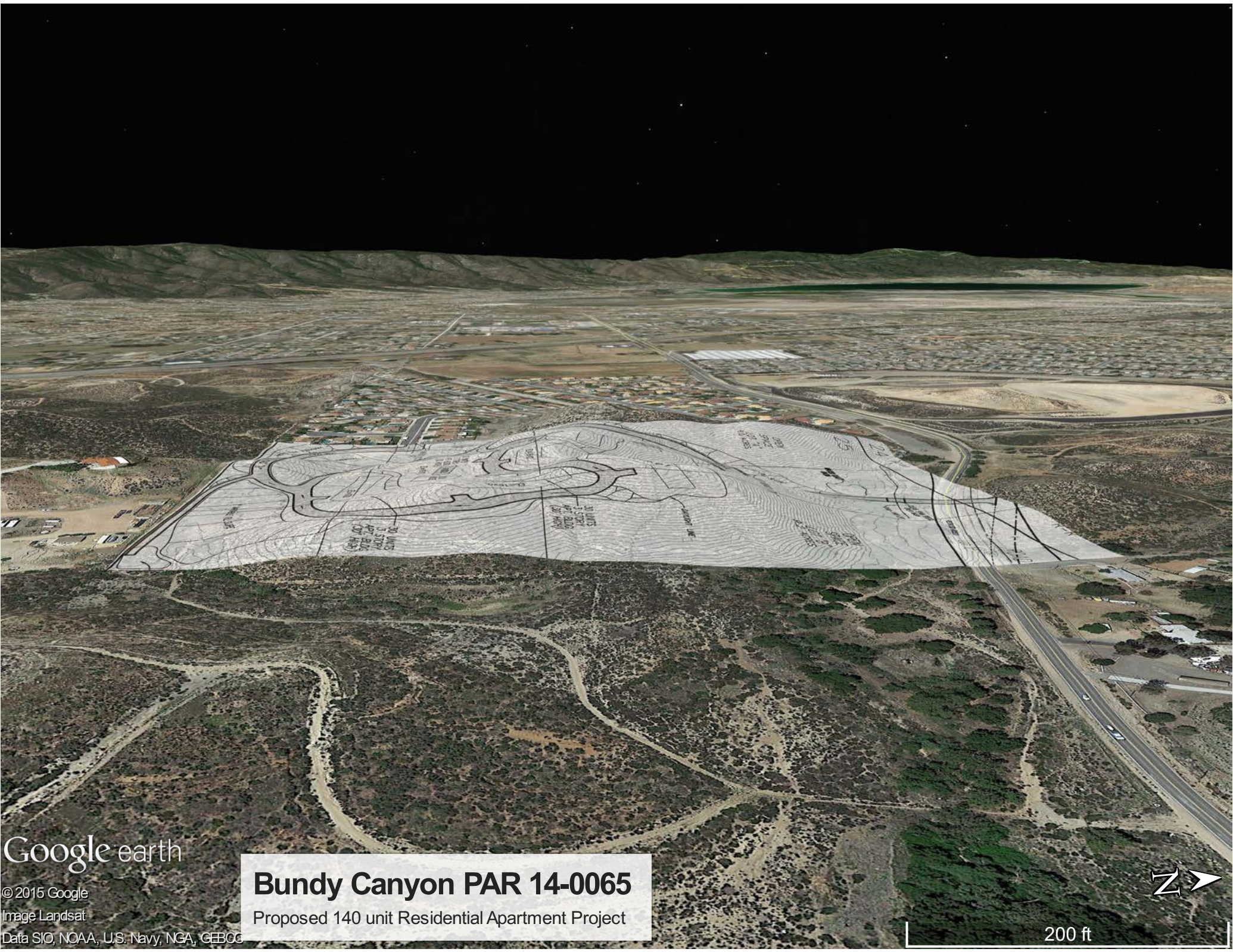
Proposed 140 unit Residential Apartment Project

© 2015 Google

400 ft







Google earth

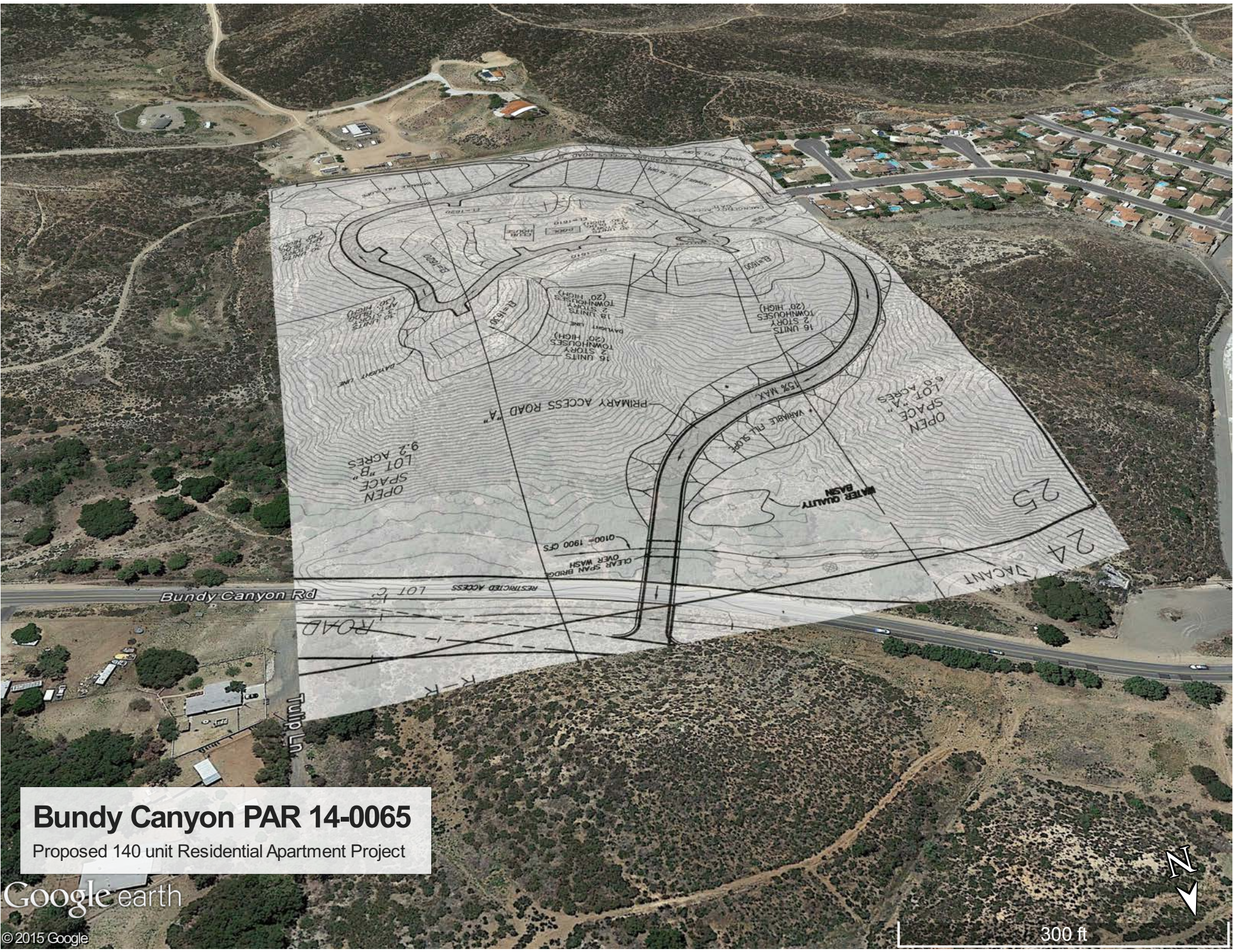
© 2015 Google  
Image Landsat  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project



200 ft





# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google

300 ft





**Bundy Canyon PAR 14-0065**

Proposed 140 unit Residential Apartment Project

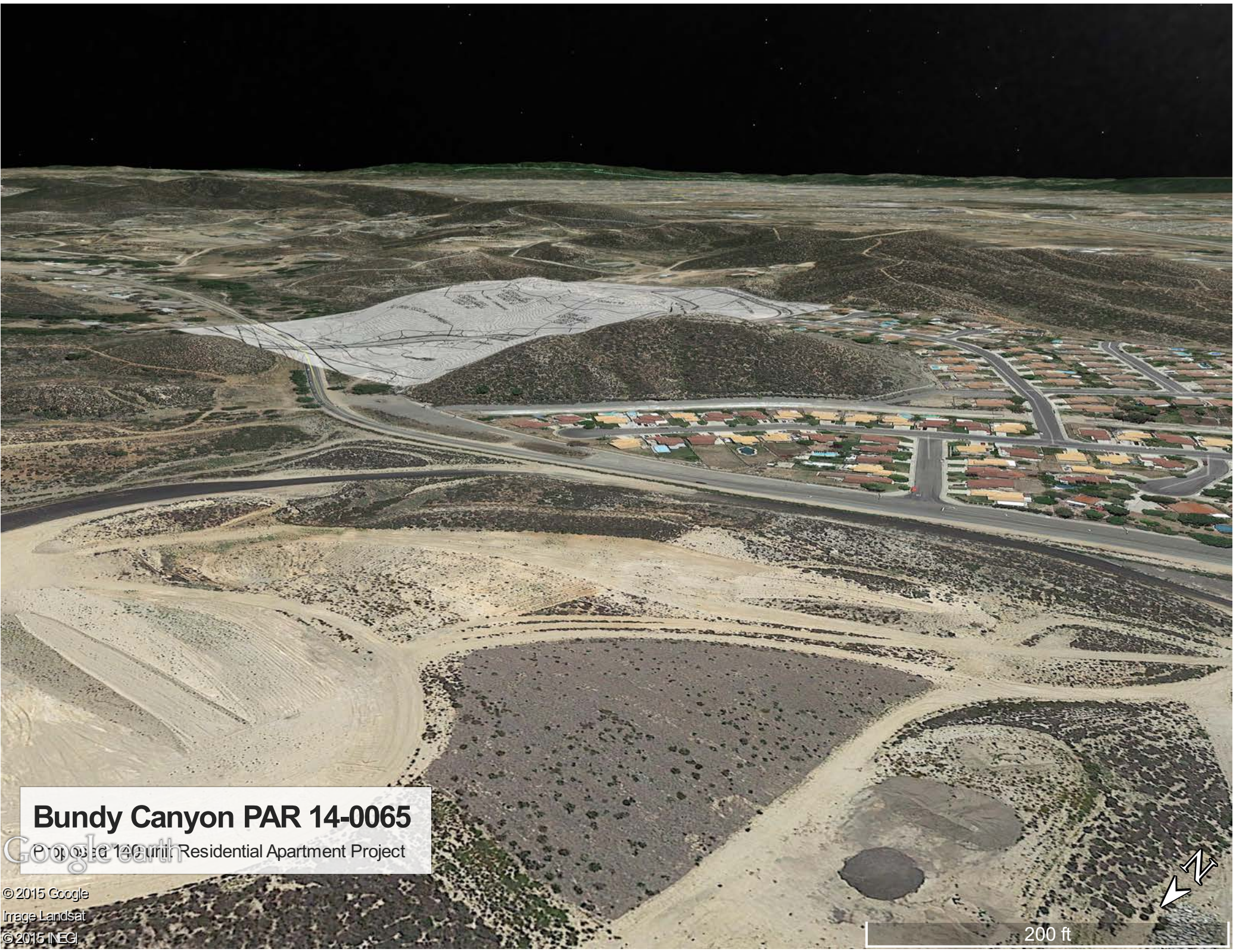
Google earth

© 2015 Google

600 ft







**Bundy Canyon PAR 14-0065**

Proposed 140-unit Residential Apartment Project

Google Earth

© 2015 Google  
Image Landsat  
© 2015 INEGI



200 ft





# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google



600 ft





**Bundy Canyon PAR 14-0065**

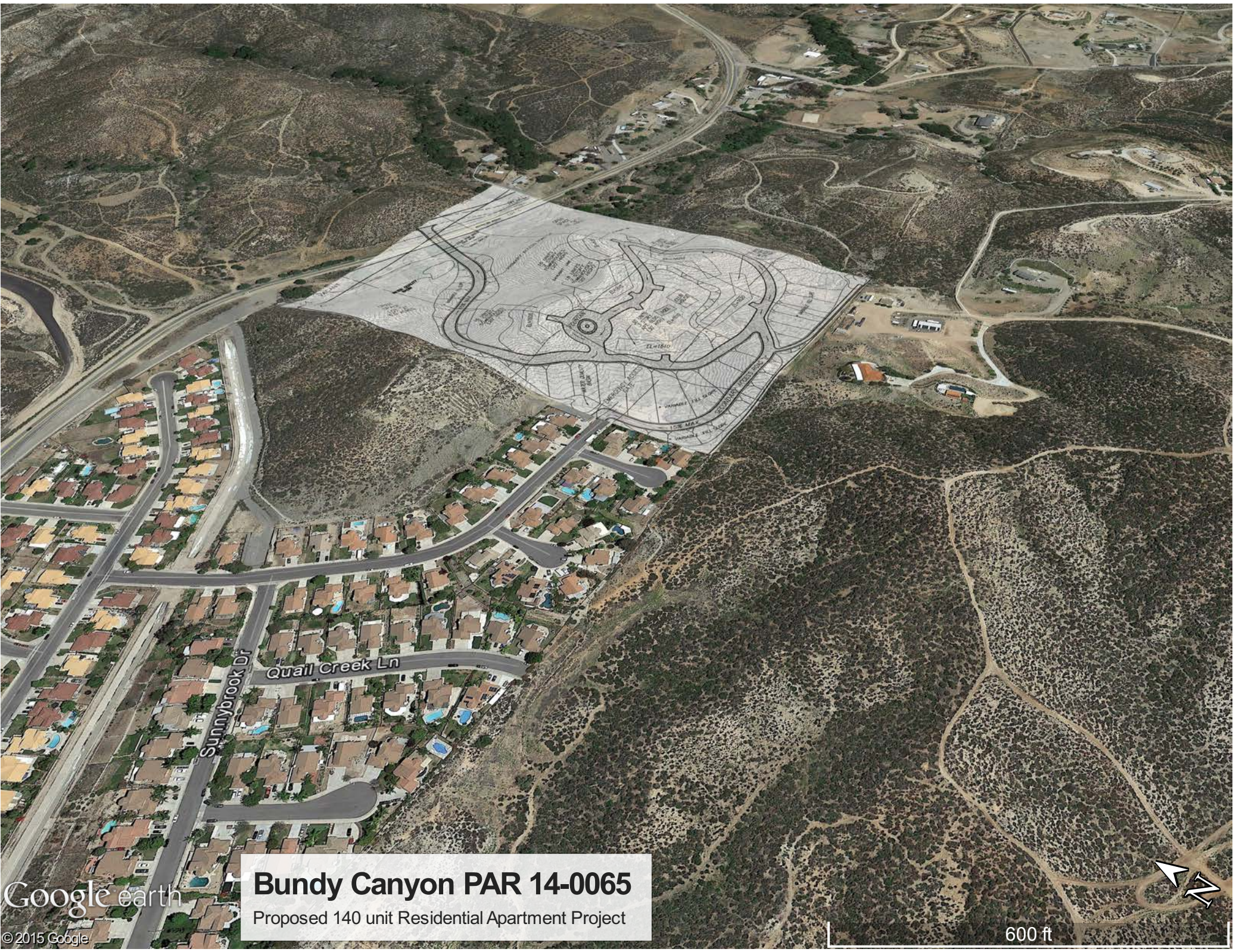
Google Earth  
Project 14-0065 Residential Apartment Project

© 2015 Google  
Image Landsat  
© 2015 INEGI



200 ft





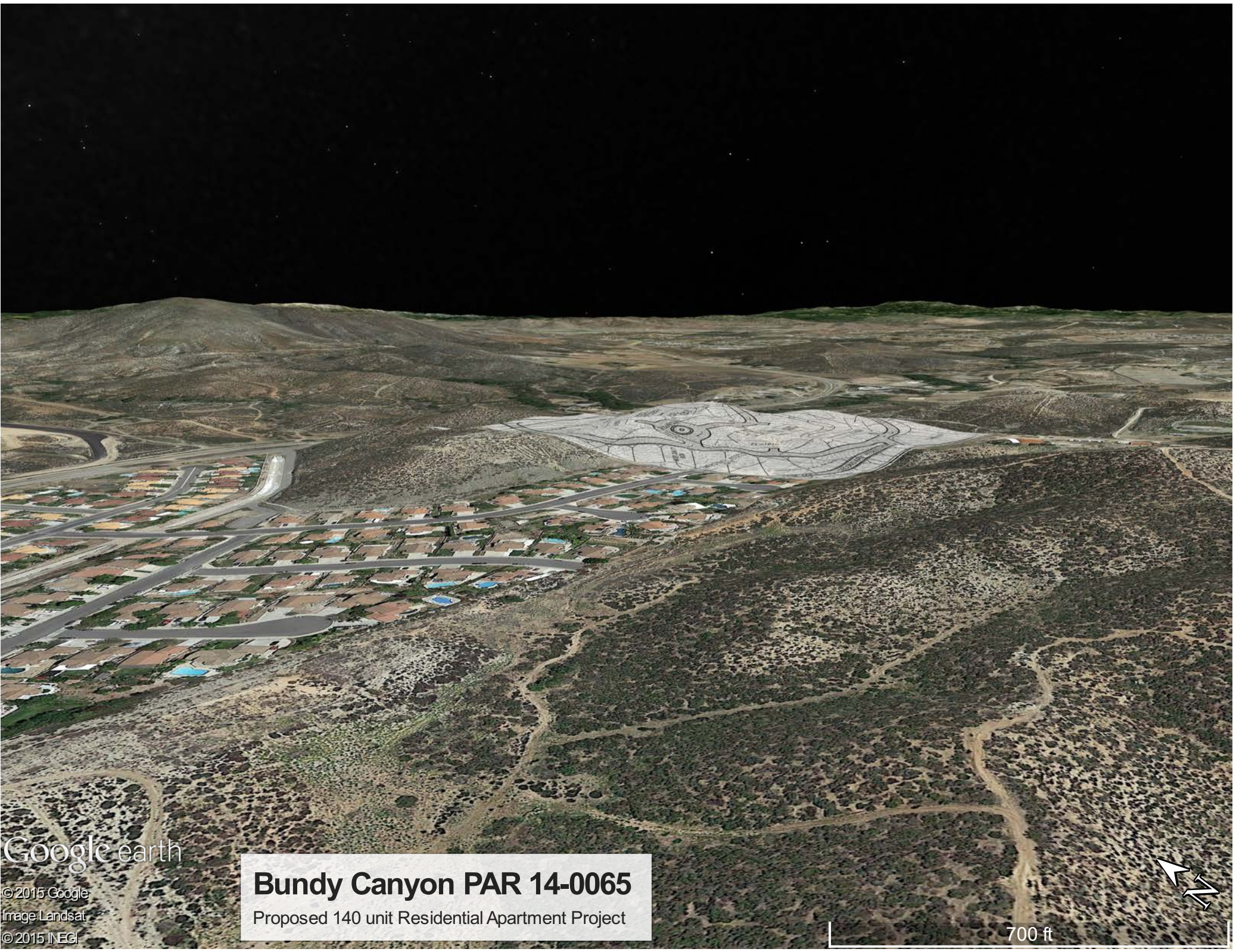
Google earth

© 2015 Google

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project

600 ft





Google earth

© 2015 Google  
Image Landsat  
© 2015 INEGI

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project



700 ft



**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #3.2**  
**GENERAL BUSINESS**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Gary Nordquist, City Manager

**SUBJECT:** Housing Element Litigation Matter and Allocation of Funds for Settlement

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council allocate \$120,000 to pay settlement costs related to the Housing Element litigation matter.

**DISCUSSION:**

Background

State law requires all cities to adopt a general plan. The general plan embodies fundamental policy decisions and serves as a blueprint for future development. State law also requires the general plan to include a housing element, which must address the City's allotted share of regional housing needs, including low-income housing.

To comply with these statutory mandates, the City prepared the 2013-2021 Housing Element over an extended period of time and ultimately adopted it on December 16, 2013 after holding 6 noticed public meetings and preparing an environmental impact report (EIR).

The Housing Element Update was prepared, in part, to meet the City's Regional Housing Needs Allocation, including 1,574 extremely low-, very low-, and low-income units; and 1,499 moderate- and above moderate-units, as determined by the Southern California Association of Governments (SCAG). To satisfy the City's Regional Housing Needs Allocation, the Housing Element calls for general plan land use and/or zoning changes to at least 24 properties located in the City. The Housing Element Update project includes the following land use approvals:

- General Plan Amendment No. 13-02 which is described as: (1) the adoption of the 2013-2021 Housing Element Update; (2) a change in the existing land use designation from Medium High Density Residential (MDHR) to Highest Density Residential (HHDR) for three parcels (APNs: 380-220-002, 370-400-009, & 380-270-013); (3) a change in the existing land use designations from Business Park (BP) to Highest Density Residential (HHDR) for one parcel (APN: 380-250-003-

the southerly, 10-acre portion); and (4) a change to Table LU-4 of the General Plan Land Use Element (Page LU-42) to establish a minimum density of at least 30 units/acre and minimum site development size of 30% with a maximum 50% of the site for multi-family projects for any property within the MUPA land use designation.

- Ordinance No. 84 approving Zoning Ordinance Amendment No. 13-06 amending Title 17 of the City Zoning Ordinance to adopt a Mixed Use Overlay Zone district to Title 17.
- Ordinance No. 85 approving Change of Zone No. 13-02 adopting the new Mixed Use (MU) Overlay Zone for 20 parcels.
- Ordinance No. 87 approving Zoning Ordinance Amendment No. 13-03 amending Title 17 by adding single room occupancies, farmworker housing, transitional housing, supportive housing, secondary dwelling units, and state-licensed residential care facilities to the lists of permitted uses in certain zones.
- Ordinance No. 88 approving Zoning Ordinance Amendment No. 13-04 amending Title 17 of the Zoning Ordinance to add Chapter 17.290 to adopt a Density Bonus Ordinance and other housing development incentives to comply with state law.
- Ordinance No. 89 approving Zoning Ordinance Amendment No. 13-05 adding Chapter 17.295 to Title 17 to adopt a Reasonable Accommodations Ordinance.
- Ordinance No. 86 approving Change of Zone No. 13-03 changing the existing zoning designation from R-R (Rural Residential Zone) to R-4 (Planned Residential Zone) for four parcels (APNs: 380-220-002, 370-400-009, 380-270-013, and the southerly 10 acres of 380-250-003) was tabled and not approved by the City Council at the December 11, 2013 City Council Meeting, but was later approved at the September 10, 2014 City Council meeting.

#### The Lawsuit and Settlement

After approving the Housing Element Update, the State Department of Housing and Community Development certified it as in compliance with State Housing Law. Thereafter, the City was sued by a group known as the Alliance for Intelligent Planning who challenged the environmental analysis in the City's EIR. After over a year of litigation, a judge ruled that only one section of the 750 page EIR needed to be revised. The judge ruled in the City's favor on the remaining sections such as traffic, noise, health risk, greenhouse gas and project alternatives.

While the City may not agree with this ruling, the City has entered into a settlement agreement as a means to end the on-going legal costs and uncertainty of appealing the decision.

Under the terms of the settlement, the City has agreed to:

1. Hold hearings on minor modifications to Chapter 17.305 – Mixed Use Overlay District
2. Hold hearings on certain zoning and land use designation changes to the Baxter Village project which are identical to the changes being requested by the developer
3. Payment of \$120,000 to the law firm representing the Alliance for Intelligent Planning.

It is important to note that this payment is not a monetary award to pay for any alleged damages. State law regarding the California Environmental Quality Act (CEQA) requires payment to the attorney in order to settle.

#### Benefits of Settlement

Entering into a settlement agreement does not mean the City did anything wrong. CEQA law is technical, complex and unclear in many areas. The City believes that it complied with CEQA law in all respects, but also understands that continuing the litigation by appealing is both extremely costly and uncertain due to the unclear nature of the law in this area.

Therefore, complying with the above terms is a better use of City resources than potentially paying \$400,000 or more to continue down the unclear path of litigation. The best use of City resources is to end this litigation through settlement and use the funds saved for more worthwhile and needed City projects.

By agreeing to this settlement, the City keeps its entire Housing Element project in tact as well as the EIR. Importantly, the City will be able to remain in the 8 year cycle which means it will not have to spend funds to update its Housing Element until 2021. Not settling may have caused the City to have to update its Housing Element again in only 4 short years from the approval date – in 2017. Doing another update so quickly would have cost additional time and expense.

Therefore, staff recommends that the City Council allocate the necessary funds to make the payments required under the terms of the settlement.

#### **FISCAL IMPACT:**

Allocation of \$120,000

Submitted & Approved by:  
Gary Nordquist  
City Manager

**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #3.3**  
**GENERAL BUSINESS**  
**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Gary Nordquist, City Manager

**PREPARED BY:** Rochelle Johnson, Acting Accounting Manager

**SUBJECT:** FY 2015-16 First Quarter Budget Report

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the City Council:

1. Review and consider approval of the Fiscal Year 2015-16 First Quarter Report; and
2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, AUTHORIZING AMENDMENTS  
TO THE FY 2015-16 BUDGETED REVENUES AND  
EXPENSES

**BACKGROUND:**

This first quarter budget report for Fiscal Year 2015-16 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.

**BACKGROUND/DISCUSSION:**

On June 24, 2015, the City Council adopted the second biennial operating budget for fiscal years 2015-16 and 2016-17 for the City of Wildomar. That budget plan represented a conservative and balanced budget totaling \$9,105,300 for the General Fund for fiscal year 2015-16. The 225 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, is available on the City website.

With three months of fiscal activity having been completed at the September 30, 2015 first quarter completion date, staff is recommending the consideration of several minor changes to the expenditures within the general fund.

Most notably is the increase in Legal expenditures of \$120,000 which is addressing the settlement of the Housing Element lawsuit. This impact has been accommodated by reductions in other general fund services and the fund balance remains unchanged.

**FISCAL IMPACT:**

None, as all changes are self balancing within their respective funds.

**ATTACHMENTS**

FY 2015-16 First Quarter Budget Report and Changes



**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, AUTHORIZING  
AMENDMENTS TO THE FY 2015-16 BUDGETED  
REVENUES AND EXPENSES**

**WHEREAS**, The City of Wildomar Biennial Budget for FY 2015-16 and 2016-17 was approved by the Wildomar City Council on June 24, 2015.

**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 amendment to the FY 2015-16 Budgets in the amount of \$17,955,100 in revenues along with total expenditures in the amount of \$17,809,600 attached as Exhibit A.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

\_\_\_\_\_  
Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Thomas D. Jex  
City Attorney

\_\_\_\_\_  
Debbie A. Lee, CMC  
City Clerk

ATTACHMENT

# **FY 2015-16 First Quarter Budget Review Report**

# Total City Budgets Summary

1st Quarter FY 2015-16 Proposed Changes

## EXHIBIT A

	Estimated Available Fund Balance		Revenues		Funds Available		Appropriations		Proposed 1st Qtr Change		Estimated Available Fund Balance
	6/30/2015	+	2015-16	=	2015-16	-	2015-16	+	2015-16	=	6/30/2016
100 <b>General Fund</b>	\$ 803,786		\$ 9,129,600		\$ 9,933,386		\$ 9,105,300		\$ -		\$ 828,086
<b>Non-General Funds</b>											
200 Gas Tax	6,961		830,800		837,761		1,257,800		-		(420,039)
201 Measure A	27,063		502,000		529,063		616,200		-		(87,137)
202 Traffic Congestion Relief	-		-		-		-		-		-
203 TDA Fund	(573,535)		781,300		207,765		158,400		-		49,365
210 AQMD	85,508		41,800		127,308		120,500		-		6,808
250 LMD 2006-1	(264,938)		-		(264,938)		-		-		(264,938)
251 LLMD 89-1C	365,524		302,700		668,224		302,700		-		365,524
252 CSA-22	(13,589)		30,600		17,011		30,600		-		(13,589)
253 CSA-103	(71,778)		162,800		91,022		162,800		-		(71,778)
254 CSA-142	(144,233)		36,100		(108,133)		36,200		-		(144,333)
255 Measure Z Parks Fund	47,977		330,300		378,277		323,900		-		54,377
CFD 2013-1 Maintenance	-		-		158,100		128,400		-		29,700
280 Grants	(1,712,343)		2,974,900		1,262,557		4,509,800		-		(3,247,243)
281 SLESF	(4,620)		100,000		95,380		100,000		-		(4,620)
282 CDBG	(154,597)		110,000		(44,597)		128,800		-		(173,397)
300 Cemetery	1,574,012		429,800		2,003,812		414,700		-		1,589,112
301 Cemetery Endowment	200,491		9,000		209,491		-		-		209,491
410 Admin-Dif	(87,723)		10,400		(77,323)		85,000		-		(162,323)
Public Facilities - Dif	579,907		62,300		642,207		83,500		-		558,707
Police - Dif	41,226		39,500		80,726		5,000		-		75,726
Animal Shelter - Dif	20,249		40,600		60,849		5,000		-		55,849
Corporate Yard - Dif	20,079		13,900		33,979		5,000		-		28,979
Fire Facilities - Dif	666,897		76,400		743,297		5,000		-		738,297
Trans & Roads - Dif	486,984		660,200		1,147,184		5,000		-		1,142,184
Trans & Signals -Dif	499,065		85,800		584,865		5,000		-		579,865
Drainage - Dif	-		250,700		250,700		-		-		250,700
Regional Park - Dif	747,175		96,800		843,975		50,000		-		793,975
Park Improvements-Dif	-		636,900		636,900		-		-		636,900
Community Center - Dif	54,020		77,000		131,020		30,000		-		101,020
Multi-purpose Trails - Dif	219,642		130,900		350,542		15,000		-		335,542
Library - Dif	35,710		2,000		37,710		120,000		-		(82,290)
<b>Total Non-General Funds</b>	<b>\$ 2,651,134</b>		<b>\$ 8,825,500</b>		<b>\$ 11,634,734</b>		<b>\$ 8,704,300</b>		<b>\$ -</b>		<b>\$ 2,930,434</b>
<b>Total City Funds</b>	<b>\$ 3,454,920</b>		<b>\$ 17,955,100</b>		<b>\$ 21,568,120</b>		<b>\$ 17,809,600</b>		<b>\$ -</b>		<b>\$ 3,758,520</b>

# City of Wildomar

## Revenue Group

### Budget Report

1st Quarter July 1, 2015 - September 30, 2015

Prepared By:  
Reviewed/Approved By:

<u>Account Number</u>	<u>Budget</u>	<u>3 month actual Revenues</u>	<u>Remaining Budget</u>	<u>% Received</u>	<u>Proposed Adjustment</u>	<u>Adjusted Budget</u>
<b>100 General Fund</b>						
3100 Sales & Use Tax	1,332,700	129,707	1,202,993	10%	-	1,332,700
3101 Sales & Use Tax TFL	349,800	-	349,800	0%	-	349,800
3102 Property Tax in Lieu of Sales Tax	-	-	-	0%	-	-
3103 ERAF Sales Tax	75,000	-	75,000	0%	-	75,000
3104 Pass Through Payment	60,000	-	60,000	0%	-	60,000
3105 Property Tax-Secured	3,304,800	-	3,304,800	0%	-	3,304,800
3106 Property Tax-Unsecured	175,000	-	175,000	0%	-	175,000
3107 Property Tax-Prior Year	100,000	-	100,000	0%	-	100,000
3108 Property Tax-HOPTR	50,000	-	50,000	0%	-	50,000
3109 Property Tax-Supplemental, SBE	65,000	17	64,983	0%	-	65,000
3110 Real Property Transfer Tax	112,200	25,844	86,356	23%	-	112,200
3112 Property Tax VLF Swap	-	-	-	0%	-	-
3120 Franchise Fee-Solid Waste	311,000	-	311,000	0%	-	311,000
3121 Franchise Fee-Electricity	313,000	-	313,000	0%	-	313,000
3122 Franchise Fee-Gas	132,600	-	132,600	0%	-	132,600
3123 Franchise Fee Cable-Time Warner	61,200	-	61,200	0%	-	61,200
3124 Franchise Fee-Telecomm-Verizon	255,000	-	255,000	0%	-	255,000
3200 Business Registration Fee	17,000	6,595	10,405	39%	-	17,000
3201 NPDES Inspection Fee	-	1,139	(1,139)	0%	-	-
3210 Planning Fee	-	-	-	0%	-	-
3230 Develop/Engineering Permit Fee	-	-	-	0%	-	-
3235 Encroachment Permit	-	-	-	0%	-	-
3240 Building & Safety Fee	315,000	95,941	219,059	30%	-	315,000
3260 Private Development Fee	1,432,300	156,319	1,275,981	11%	-	1,432,300
3265 Animal Control Fee	-	-	-	0%	-	-
3268 Code Enforcement Revenue	25,000	2,134	22,867	9%	-	25,000
3270 Fines & Forfeitures	65,000	5,750	59,250	9%	-	65,000
3271 AMR Fines	9,000	-	9,000	0%	-	9,000
3300 Abandoned Property Registration	9,000	1,300	7,700	14%	-	9,000
3310 Public Safety Revenue	10,000	2,862	7,138	29%	-	10,000
3320 Special Event Revenue	3,000	2,079	921	69%	-	3,000
3322 Parks & Recreation	1,000	135	865	14%	-	1,000
3323 Farmers Market	-	-	-	0%	-	-
3325 Sports Leagues	-	-	-	0%	-	-
3326 Citizen Corp Revenue	-	-	-	0%	-	-
3500 Motor Vehicle License Fee	-	-	-	0%	-	-
3525 SB90 State Mandated Cost Reimb	10,000	-	10,000	0%	-	10,000
3526 State Condemnation Rev	-	-	-	0%	-	-
3530 County Augmentation	-	-	-	0%	-	-
3535 County/Special Dist. Reimb.	20,000	-	20,000	0%	-	20,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	5,000	-	5,000	0%	-	5,000

# City of Wildomar

## Revenue Group

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1st Quarter July 1, 2015 - September 30, 2015

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3801 Gain or Loss on Investment	-	-	-	0%	-	-
3802 Cash Over/Short	-	-	-	0%	-	-
3850 Miscellaneous Income	1,000	11,051	(10,051)	1105%	-	1,000
3851 Save Our Park Donation	-	-	-	0%	-	-
3852 Donations	-	-	-	0%	-	-
3853 SOP Donation-O'Brien	-	-	-	0%	-	-
3854 SOP Donation-Windsong	-	-	-	0%	-	-
3855 GDS Park Rehab	-	-	-	0%	-	-
3900 Transfers In	510,000	-	510,000	0%	-	510,000
3901 Prior Period Adjustment	-	-	-	0%	-	-
<b>Total</b>	<b>9,129,600</b>	<b>440,872</b>	<b>8,688,728</b>	<b>5%</b>	<b>-</b>	<b>9,129,600</b>
<b>200 Gas Tax</b>						
3503 Gas Tax 2103	176,900	60,540	116,360	34%	-	176,900
3505 Gas Tax 2105	223,100	31,671	191,429	14%	-	223,100
3506 Gas Tax 2106	119,800	20,574	99,226	17%	-	119,800
3507 Gas Tax 2107	305,000	32,537	272,463	11%	-	305,000
3508 Gas Tax 2107.5	6,000	6,000	-	100%	-	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%	-	-
<b>Total</b>	<b>830,800</b>	<b>151,323</b>	<b>679,477</b>	<b>18%</b>	<b>-</b>	<b>830,800</b>

# City of Wildomar

## Revenue Group

### Budget Report

1st Quarter July 1, 2015 - September 30, 2015

Prepared By:  
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<u>Account Number</u>	<u>Budget</u>	<u>3 month actual Revenues</u>	<u>Remaining Budget</u>	<u>% Received</u>	<u>Proposed Adjustment</u>	<u>Adjusted Budget</u>
<b>201 Measure A</b>						
3520 Measure A Revenue	502,000	-	502,000	0%	-	502,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3850 Miscellaneous Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total Measure A</b>	<b>502,000</b>	<b>-</b>	<b>502,000</b>	<b>0%</b>	<b>-</b>	<b>502,000</b>
<b>203 TDA</b>						
3524 TDA Article 3 Rev	781,300					41,800
3800 Interest Income					-	-
<b>Total TDA</b>	<b>781,300</b>				<b>-</b>	<b>41,800</b>
<b>210 AQMD</b>						
3510 AQMD-AB2766	41,800	-	41,800	0%		41,800
<b>Total AQMD</b>	<b>41,800</b>	<b>-</b>	<b>41,800</b>	<b>0%</b>	<b>-</b>	<b>41,800</b>
<b>251 LLMD 89-1C</b>						
3550 Special Assessment	-	-	-	0%	-	-
8803 Zone 3 Special Assessment	108,000	-	108,000	0%	-	108,000
8818 Zone 18 STL Special Assessment	700	-	700	0%	-	700
8826 Zone 26 STL Special Assessment	1,000	-	1,000	0%	-	1,000
8827 Zone 27 STL Special Assessment	1,100	-	1,100	0%	-	1,100
8829 Zone 29 Special Assessment	900	-	900	0%	-	900
8830 Zone 30 Special Assessment	29,100	-	29,100	0%	-	29,100
8835 Zone 35 STL Special Assessment	200	-	200	0%	-	200
8842 Zone 42 Special Assessment	30,900	-	30,900	0%	-	30,900
8850 Zone 50 STL Special Assessment	300	-	300	0%	-	300
8851 Zone 51 Special Assessment	7,300	-	7,300	0%	-	7,300
8852 Zone 52 Special Assessment	59,000	-	59,000	0%	-	59,000
8859 Zone 59 Special Assessment	4,600	-	4,600	0%	-	4,600
8862 Zone 62 Special Assessment	16,200	-	16,200	0%	-	16,200
8867 Zone 67 Special Assessment	6,800	-	6,800	0%	-	6,800
8870 Zone 70 STL Special Assessment	1,100	-	1,100	0%	-	1,100
8871 Zone 71 Special Assessment	9,700	-	9,700	0%	-	9,700
8872 Zone 71 Special Lighting	400	-	400	0%	-	400
8873 Zone 73 STL Special Assessment	700	-	700	0%	-	700
8888 Zone 88 STL Special Assessment	700	-	700	0%	-	700
8890 Zone 90 Special Assessment	24,000	-	24,000	0%	-	24,000
<b>Total LLMD 89-1C</b>	<b>302,700</b>	<b>-</b>	<b>302,700</b>	<b>0%</b>	<b>-</b>	<b>302,700</b>
<b>252 CSA-22</b>						



**City of Wildomar**  
**Revenue Group**  
**Budget Report**  
**1st Quarter July 1, 2015 - September 30, 2015**

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3550 Special Assessment	30,600	-	30,600	0%	-	30,600
<b>Total</b> CSA-22	30,600	-	30,600	0%	-	30,600
<hr/>						
<b>253 CSA-103</b>						-
3550 Special Assessment	162,800	-	162,800	0%	-	162,800
<b>Total</b> CSA-103	162,800	-	162,800	0%	-	162,800
<hr/>						
<b>254 CSA-142</b>						
3550 Special Assessment	36,100	-	36,100	0%	-	36,100
<b>Total</b> CSA-142	36,100	-	36,100	0%	-	36,100
<hr/>						
<b>255 Measure Z Park</b>						
3320 Special Event Revenue	4,600	500	4,100	0%		4,600
3550 Special Assessment	324,700	0	324,700	0%		324,700
3553 Marna O'Brien Park Facility-Rent	1,000	790				
3855 GDS	-	40	(40)	0%	-	-
<b>Total</b> Measure Z Park	330,300	1,330	328,760	0%	-	330,300
<hr/>						
<b>280 Grants</b>						
3535 County/Special Dist. Reimb.	-	-	-	0%	-	-
3540 Grant Revenue	2,974,900	6,775	-	0%	-	2,974,900
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Grants	2,974,900	6,775	-	0%	-	2,974,900
<hr/>						
<b>281 SLESF</b>						
3521 SLESF Revenue	100,000	16,667	83,333	17%	-	100,000
3540 Grant Revenue	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> SLESF	100,000	16,667	83,333	17%	-	100,000
<hr/>						
<b>282 CDBG</b>						
3540 Grant Revenue	110,000	-	-	0%	-	110,000
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> CDBG	110,000	-	-	0%	-	110,000

# City of Wildomar

## Revenue Group

### Budget Report

1st Quarter July 1, 2015 - September 30, 2015

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<u>Account Number</u>	<u>Budget</u>	<u>3 month actual Revenues</u>	<u>Remaining Budget</u>	<u>% Received</u>	<u>Proposed Adjustment</u>	<u>Adjusted Budget</u>
<b>300 Cemetery</b>						-
3104 Pass Through Payment	-	-	-	0%		-
3105 Property Tax-Secured	350,000	-	350,000	0%		350,000
3106 Property Tax-Unsecured	16,000	-	16,000	0%		16,000
3107 Property Tax-Prior Year	1,000	-	1,000	0%		1,000
3108 Property Tax-HOPTR	5,000	-	5,000	0%	-	5,000
3109 Property Tax-Supplemental, SBE	7,800	-	7,800	0%	-	7,800
3111 Property Tax-Teeter	-	-	-	0%	-	-
3525 SB90 State Mandated Cost Reimb	-	-	-	0%	-	-
3527 State Mandated Cost Reimbursement	-	-	-	0%	-	-
3536 Endowment	-	-	-	0%	-	-
3537 Proceeds from Cemetery	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3850 Miscellaneous Income	50,000	12,370	37,630	25%	-	50,000
3900 Transfers In	-	-	-	0%	-	-
3910 Contribution from County	-	-	-	0%	-	-
<b>Total Cemetery</b>	<b>429,800</b>	<b>12,370</b>	<b>417,430</b>	<b>3%</b>	<b>-</b>	<b>429,800</b>
<b>301 Cemetery Endowment</b>						-
3104 Pass Through Payment	-	-	-	0%	-	-
3105 Property Tax-Secured	-	-	-	0%	-	-
3106 Property Tax-Unsecured	-	-	-	0%	-	-
3536 Endowment	9,000	3,600	5,400	40%	-	9,000
3537 Proceeds from Cemetery	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3850 Miscellaneous Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
3910 Contribution from County	-	-	-	0%	-	-
<b>Total Cemetery Endowment</b>	<b>9,000</b>	<b>3,600</b>	<b>5,400</b>	<b>40%</b>	<b>-</b>	<b>9,000</b>
<b>410 Admin DIF</b>						-
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	9,300	627	8,673	0%	-	9,300
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	1,100	473	627	0%	-	1,100
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total Admin DIF</b>	<b>10,400</b>	<b>1,100</b>	<b>9,300</b>	<b>0%</b>	<b>-</b>	<b>10,400</b>

**City of Wildomar**  
**Revenue Group**  
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<b>420 City Hall DIF was Public Facilities DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	62,300	7,258	55,042	0%	-	62,300
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	-	2,641	(2,641)	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> City Hall DIF	62,300	9,899	52,401	16%	-	62,300
<b>421 Police DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	36,900	4,294	32,606	0%	-	36,900
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	2,600	1,562	1,038	0%	-	2,600
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Police DIF	39,500	5,856	33,644	0%	-	39,500
<b>422 Animal Shelter DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	40,600	6,232	34,368	0%	-	40,600
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Animal Shelter DIF	40,600	6,232	34,368	0%	-	40,600
<b>423 Corporate Yard DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	13,000	-	13,000	0%	-	13,000
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	900	-	900	0%	-	900
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Corporate Yard DIF	13,900	-	13,900	0%	-	13,900

# City of Wildomar

## Revenue Group

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<b>430 Fire Facilities DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	71,400	8,322	63,078	0%	-	71,400
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	5,000	3,021	1,979	0%	-	5,000
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b>	<b>Fire Facilities DIF</b>	<b>76,400</b>	<b>11,343</b>	<b>15%</b>	<b>-</b>	<b>76,400</b>
<b>440 Trans-Roads DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	500,900	26,106	474,794	0%	-	500,900
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	159,300	13,103	146,197	0%	-	159,300
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b>	<b>Trans-Roads DIF</b>	<b>660,200</b>	<b>39,209</b>	<b>6%</b>	<b>-</b>	<b>660,200</b>
<b>450 Trans-Signals DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	65,100	44,783	20,317	0%	-	65,100
3562 DIF-Multi-Family Residential	20,700	74,138	(53,438)	0%	-	20,700
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b>	<b>Trans-Signals DIF</b>	<b>85,800</b>	<b>118,921</b>	<b>139%</b>	<b>-</b>	<b>85,800</b>

# City of Wildomar

## Revenue Group

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<b>451 Drainage DIF</b>						-
3560 Development Impact Fee	-	-	-	-	-	-
3561 DIF-Single Family Residence	224,000	-	224,000	-	-	224,000
3562 DIF-Multi-Family Residential	-	-	-	-	-	-
3563 DIF-Commercial	26,700	-	26,700	-	-	26,700
3564 DIF-Industrial	-	-	-	-	-	-
3800 Interest Income	-	-	-	-	-	-
3900 Transfers In	-	-	-	-	-	-
<b>Total</b>	<b>Drainage DIF</b>	<b>250,700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250,700</b>
<b>460 Regional Parks DIF</b>						-
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	96,800	11,286	85,514	0%	-	96,800
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b>	<b>Regional Parks DIF</b>	<b>11,286</b>	<b>85,514</b>	<b>0%</b>	<b>-</b>	<b>96,800</b>
<b>461 Parks Improvement DIF</b>						
3560 Development Impact Fee	-	-	-	-	-	-
3561 DIF-Single Family Residence	636,900	-	636,900	-	-	636,900
3562 DIF-Multi-Family Residential	-	-	-	-	-	-
3563 DIF-Commercial	-	-	-	-	-	-
3564 DIF-Industrial	-	-	-	-	-	-
3800 Interest Income	-	-	-	-	-	-
3900 Transfers In	-	-	-	-	-	-
<b>Total</b>	<b>Parks Improvement DIF</b>	<b>-</b>	<b>636,900</b>	<b>-</b>	<b>-</b>	<b>636,900</b>
<b>470 Community Ctr DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	77,000	8,968	68,032	0%	-	77,000
3562 DIF-Multi-Family Residential	-	-	-	0%	-	-
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b>	<b>Community Ctr DIF</b>	<b>8,968</b>	<b>68,032</b>	<b>12%</b>	<b>-</b>	<b>77,000</b>

## City of Wildomar

## Revenue Group

## Budget Report

1st Quarter July 1, 2015 - September 30, 2015

Prepared By:  
Reviewed/Approved By:

<u>Account Number</u>	<u>Budget</u>	<u>3 month actual Revenues</u>	<u>Remaining Budget</u>	<u>% Received</u>	<u>Proposed Adjustment</u>	<u>Adjusted Budget</u>
<b>480 Multipurpose Trails DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	100,000	14,250	85,750	0%	-	100,000
3562 DIF-Multi-Family Residential	30,900	-	30,900	0%	-	30,900
3563 DIF-Commercial	-	5,180	(5,180)	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3800 Interest Income	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Multipurpose Trails DIF	130,900	19,430	111,470	0%	-	130,900
<b>490 Library DIF</b>						
3560 Development Impact Fee	-	-	-	0%	-	-
3561 DIF-Single Family Residence	1,800	-	1,800	0%	-	1,800
3562 DIF-Multi-Family Residential	200	-	200	0%	-	200
3563 DIF-Commercial	-	-	-	0%	-	-
3564 DIF-Industrial	-	-	-	0%	-	-
3900 Transfers In	-	-	-	0%	-	-
<b>Total</b> Library DIF	2,000	-	2,000	0%	-	2,000
<b>Grand Total</b>	<b>17,955,100</b>	<b>865,181</b>	<b>17,089,919</b>	<b>5%</b>	<b>-</b>	<b>17,955,100</b>



**CITY OF WILDOMAR**  
Expenditure Status Report  
**1st Quarter FY 2015-2016**  
July 1, 2015 - September 30, 2015

Expenditure Status Report as of 09/30/15.

<b>Fund</b>	<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
<b>100 General Fund</b>						
City Council	\$ 130,900	\$ 24,080	\$ 106,820	18%	\$ -	\$ 130,900
City Manager	313,200	47,693	265,507	15%	-	313,200
City Clerk	158,700	16,952	141,748	11%	-	158,700
City Attorney	150,000	4,259	145,741	3%	120,000	270,000
Administrative Svcs	279,400	60,800	218,600	22%	(15,000)	264,400
Community Services	30,500	1,765	28,735	6%	-	30,500
O'Brien Park	10,000	603	9,397	0%	-	10,000
Heritage Park	12,800	-	12,800	0%	-	12,800
Windsong Park	8,000	-	8,000	0%	-	8,000
Ball Fields	11,000	1,480	9,520	0%	-	11,000
Non-Departmental/Facilities	559,900	203,455	356,445	36%	-	559,900
<b>General Government</b>	<b>1,664,400</b>	<b>361,087</b>	<b>1,303,313</b>	<b>22%</b>	<b>105,000</b>	<b>1,769,400</b>
Community Dev Admin	87,000	3,274	83,726	4%	(50,000)	37,000
Planning Commission	22,500	3,000	19,500	13%	-	22,500
Building and Safety	401,300	39,100	362,200	10%	(21,000)	380,300
Planning	161,600	29,315	132,285	18%	5,000	166,600
Private Development	1,136,800	144,011	992,789	13%	-	1,136,800
Development Engineering	12,500	12	12,488	0%	(10,000)	2,500
Code Enforcement	129,500	14,051	115,449	11%	(5,000)	124,500
<b>Community Development</b>	<b>1,951,200</b>	<b>232,762</b>	<b>1,718,438</b>	<b>12%</b>	<b>(81,000)</b>	<b>1,870,200</b>
<b>Public Works/Engineering</b>	<b>251,400</b>	<b>5,753</b>	<b>245,647</b>	<b>2%</b>	<b>(10,000)</b>	<b>241,400</b>
Community Services	-	-	-	0%	-	-
Office of Emergency Mgmt	29,400	1,037	28,363	4%	(6,000)	23,400
Police	2,454,600	157,892	2,296,708	6%	(8,000)	2,446,600
Fire	2,274,800	50	2,274,750	0%	-	2,274,800
Animal Control	479,500	46,067	433,433	10%	-	479,500
<b>Public Safety</b>	<b>5,238,300</b>	<b>205,045</b>	<b>5,033,255</b>	<b>4%</b>	<b>(14,000)</b>	<b>5,224,300</b>
<b>General Fund</b>	<b>\$ 9,105,300</b>	<b>\$ 804,648</b>	<b>\$ 8,300,652</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 9,105,300</b>

<b>Fund</b>	<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
<b>200-GAS TAX</b>						
General Government	-	-	-	0%	-	-
Public Works/Engineering	1,257,800	333,296	924,504	26%	-	1,257,800
Safe Sidewalks to Schools	-	-	-	0%	-	-
Clinton Keith/I-15 Interchg 01	-	-	-	0%	-	-
Bundy Canyon/Scott Rd Widen 02	-	33,351	(33,351)	0%	-	-
I-15/Baxter Traf Sig 03	-	-	-	0%	-	-
Grand Ave Widen 04	-	-	-	0%	-	-
Palomar Widen 05	-	-	-	0%	-	-
Clinton Keith Widen 08	-	-	-	0%	-	-
Elsinore HS Sdwk SB821 Ph 2 CIP16	-	-	-	0%	-	-
<b>Total Gas Tax</b>	<b>1,257,800</b>	<b>366,647</b>	<b>891,153</b>	<b>29%</b>	<b>-</b>	<b>1,257,800</b>
<b>201-MEASURE A</b>						
Public Works/Engineering	87,100	-	87,100	0%	-	87,100
Accessibility Imp Prog	20,000	-	20,000	0%	-	20,000
Roadway Safety Imp	40,000	-	40,000	0%	-	40,000
Slurry Seal Prog	63,000	-	63,000	0%	-	63,000
City Wide Maint Prog	187,000	21,505	165,495	12%	-	187,000
Traffic Signal Imp-HiddenSpr/ClintonKeith	11,000	-	11,000	0%	-	11,000
Almond Street Sidewalk Improvements	27,000	-	27,000	0%	-	27,000
Clinton Keith Slurry Seal	17,600	401	17,199	0%	-	17,600
George Ave Sidewalk Imp	5,000	-	5,000	0%	-	5,000
Pavement Repair Program	35,000	-	35,000	0%	-	35,000
Bundy Canyon Rd. Safety Imp.	25,300	465	24,835	0%	-	25,300
Grand Ave & Clinton Keith Bike Ph 1	25,000	51,703	(26,703)	0%	-	25,000
Grand Ave & Clinton Keith Bike Ph 2	35,200	38,695	(3,495)	0%	-	35,200
Contract Services	38,000	16,026	21,974	0%	-	38,000
<b>Total Measure A</b>	<b>616,200</b>	<b>128,796</b>	<b>487,404</b>	<b>21%</b>	<b>-</b>	<b>616,200</b>
<b>202</b>						
Public Works/Engineering	-	-	-	0%	-	-
<b>Traffic Congestion Relief</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
<b>203 TDA</b>						
Contractual Services	158,400	-	-	0%	-	158,400
<b>TDA Fund</b>	<b>158,400</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>158,400</b>

<b>Fund</b>	<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
<b>210 AQMD</b>						
Public Works/Engineering	4,900	-	4,900	0%	-	4,900
Unpaved Roadway	115,600	115,600	-	100%	-	115,600
<b>AQMD</b>	<b>120,500</b>	<b>115,600</b>	<b>4,900</b>	<b>96%</b>	<b>-</b>	<b>120,500</b>
<b>251 LLMD 89-1C</b>						
Community Services	-	1,037	(1,037)	0%	-	-
<b>Public Works/Engineering</b>	<b>-</b>	<b>1,037</b>	<b>-1,037</b>	<b>0%</b>	<b>-</b>	<b>0</b>
Zone 03	108,000	8,393	99,607	8%	-	108,000
Zone 18	800	51	749	6%	-	800
Zone 26	1,000	68	932	7%	-	1,000
Zone 27	1,100	85	1,015	8%	-	1,100
Zone 29	900	142	758	16%	-	900
Zone 30	29,100	1,107	27,993	4%	-	29,100
Zone 35	200	12	188	6%	-	200
Zone 42	30,900	1,404	29,496	5%	-	30,900
Zone 50	200	17	183	8%	-	200
Zone 51	7,200	301	6,899	4%	-	7,200
Zone 52	59,000	292	58,708	0%	-	59,000
Zone 59	4,600	75	4,525	2%	-	4,600
Zone 62	16,200	442	15,758	3%	-	16,200
Zone 67	6,800	20	6,780	0%	-	6,800
Zone 70	1,100	51	1,049	5%	-	1,100
	<b>267,100</b>	<b>12,458</b>	<b>254,642</b>	<b>5%</b>	<b>-</b>	<b>267,100</b>
Street Lights	400	17	383	4%	-	400
Landscape	9,700	217	9,483	2%	-	9,700
Transfer	-	-	-	0%	-	-
<b>Zone 71</b>	<b>10,100</b>	<b>234</b>	<b>9,866</b>	<b>2%</b>	<b>-</b>	<b>10,100</b>
<b>251-873 Zone 3</b>						
Zone 3	700	34	666	5%	-	700
Zone 88	700	-	700	0%	-	700
Zone 90	24,100	-	24,100	0%	-	24,100
Zone 181	-	89	-89	0%	-	-
<b>LLMD 89-1C</b>	<b>302,700</b>	<b>13,849</b>	<b>288,851</b>	<b>5%</b>	<b>-</b>	<b>302,700</b>

<b>Fund</b>		<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
<b>252 CSA-22</b>							
	Landscape	-	-	-	0%	-	-
	General Government	-	-	-	0%	-	-
	Public Works	600	6,195	(5,595)	0%	-	600
	Street Lights	30,000	-	30,000	0%	-	30,000
	<b>CSA-22</b>	<b>30,600</b>	<b>6,195</b>	<b>24,405</b>	<b>20%</b>	<b>-</b>	<b>30,600</b>
<b>253</b>							
	<b>CSA-103</b>	<b>162,800</b>	<b>28,885</b>	<b>133,915</b>	<b>18%</b>		<b>162,800</b>
<b>254</b>							
	<b>CSA-142</b>	<b>36,200</b>	<b>3,980</b>	<b>32,220</b>	<b>11%</b>		<b>36,200</b>
<b>255 Measure Z</b>							
	Community Services	93,200	9,743	83,457	0%	-	93,200
	O'Brien Park	179,600	19,953	159,647	11%	-	179,600
	Heritage Park	20,500	3,394	17,106	17%	-	20,500
	Windsong Park	30,600	4,693	25,907	15%	-	30,600
	General Government	<b>323,900</b>	<b>37,783</b>	<b>286,117</b>	<b>12%</b>	<b>-</b>	<b>323,900</b>
	Public Works/Engineering	-	-	-	0%	-	-
	<b>Total Measure Z Park</b>	<b>323,900</b>	<b>37,783</b>	<b>286,117</b>	<b>12%</b>	<b>-</b>	<b>323,900</b>
<b>260-CFD 2013-1</b>							
	General Government	75,100	-	75,100	0%	-	75,100
	Public Works/Engineering	53,300	-	53,300	0%	-	53,300
	<b>Total CDF 2013-1</b>	<b>128,400</b>	<b>-</b>	<b>128,400</b>	<b>0%</b>	<b>-</b>	<b>128,400</b>

<b>Fund</b>		<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
<b>280-Grants</b>							
<b>280-908</b>	Clinton Keith/I-15 Interchg 01	-	-	-	0%	-	-
<b>280-909</b>	Bundy Canyon/Scott Rd Widen 02	1,197,800	6,021	1,191,779	1%	-	1,197,800
<b>280-912</b>	Palomar Widen 05	-	-	-	0%	-	-
<b>280-913</b>	Clinton Keith Widen 08	380,000	-	380,000	0%	-	380,000
<b>280-914</b>	Street Light Replacement	-	-	-	0%	-	-
<b>280-915</b>	Storm Event-Jan 2010	-	-	-	0%	-	-
<b>280-916</b>	Storm Event-Dec 2010	-	-	-	0%	-	-
<b>280-917</b>	Safe Sidewalks to Schools SB821 Phase 1	-	-	-	0%	-	-
<b>280-918</b>	Elsinore HS Sdwk SRS2 Ph 2 CIP16	-	-	-	0%	-	0
<b>280-919</b>	Elsinore HS Sdwk SB821 Ph 2 CIP16	-	-	-	0%	-	0
<b>280-920</b>	Grand Sidewalk SB821 CIP18	-	-	-	0%	-	0
<b>280-921</b>	Traffic Signal Imp-HiddenSpr/ClintonKeit	99,000	1,507	97,493	0%	-	99,000
<b>280-922</b>	Almond Street Sidewalk Improvements	-	-	-	0%	-	0
<b>280-923</b>	Collier Elementary Sidewalk Imp	470,000	1,994	468,006	0%	-	470,000
<b>280-925</b>	Clinton Keith Slurry Seal	135,000	309	134,691	0%	-	135,000
<b>280-926</b>	George Ave Sidewalk Imp	-	-	-	0%	-	0
<b>280-928</b>	Bundy Canyon Rd. Safety Imp.	226,900	-	226,900	0%	-	226,900
<b>280-929</b>	Grand Ave & Clinton Keith Bike Ph 1	-	644	(644)	0%	-	-
<b>280-930</b>	Grand Ave Bike Path Ph 2	-	340	(340)	0%	-	-
<b>280-932</b>	Lateral C-1 (Zone 7)	1,824,200	9,985	1,814,215	1%	-	1,824,200
<b>280-961</b>	Project Study Report I-15 @ Bundy Canyon	100,000	-	100,000	0%	-	100,000
<b>280-55x</b>	Community Services	68,000	-	-	-	-	68,000
<b>280-962</b>	Cal Recycle CCPP FY 13-14	8,900	3,909	4,991	44%	-	8,900
		<b>4,509,800</b>	<b>24,708</b>	<b>4,417,092</b>	<b>1%</b>	<b>-</b>	<b>4,509,800</b>
	<b>Grants</b>	<b>4,509,800</b>	<b>24,708</b>	<b>4,417,092</b>	<b>1%</b>	<b>-</b>	<b>4,509,800</b>
<b>281-SLESF</b>							
	<b>SLESF</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>0%</b>	<b>-</b>	<b>100,000</b>
<b>282-CDBG</b>							
	<b>CDBG</b>	<b>128,800</b>	<b>242</b>	<b>128,558</b>	<b>0%</b>	<b>-</b>	<b>128,800</b>
<b>300 Cemetery</b>							
	<b>Cemetery</b>	<b>414,700</b>	<b>76,375</b>	<b>338,325</b>	<b>18%</b>	<b>-</b>	<b>414,700</b>
<b>301-Cemetery Endowment</b>							
	<b>Cemetery Endowment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
<b>410-ADMIN DIF</b>							
	<b>Total Admin DIF</b>	<b>85,000</b>	<b>518</b>	<b>84,482</b>	<b>0%</b>	<b>-</b>	<b>85,000</b>
<b>420-CITY HALL DIF</b>							
		-	-	-	0%	-	-
		-	43,696	(43,696)	0%	-	-
	<b>Total City Hall DIF</b>	<b>83,500</b>	<b>43,696</b>	<b>39,804</b>	<b>0%</b>	<b>-</b>	<b>83,500</b>
<b>421-POLICE DIF</b>							
		-	-	-	0%	-	-

<b>Fund</b>		<b>Budget</b>	<b>3 Month Actual Expenditure</b>	<b>Remaining Balance</b>	<b>Prct Used</b>	<b>Requested Budget Change</b>	<b>Revised Budget</b>
		-	-	-	0%	-	-
	<b>Total Police DIF</b>	<b>5,000</b>	-	-	<b>0%</b>	-	<b>5,000</b>
<b>422-ANIMAL SHELTER DIF</b>		-	-	-	0%	-	-
		-	-	-	0%	-	-
	<b>Total Animal Shelter DIF</b>	<b>5,000</b>	-	-	<b>0%</b>	-	<b>5,000</b>
<b>423-CORP YARD DIF</b>							
	<b>Total Corp Yard DIF</b>	<b>5,000</b>	-	-	0%	-	5,000
<b>430-FIRE FACILITIES DIF</b>							
	<b>Total Fire Facilities DIF</b>	<b>5,000</b>	-	<b>5,000</b>	<b>0%</b>	-	<b>5,000</b>
<b>440 TRANS-ROADS DIF</b>							
	<b>Total Trans-Roads DIF</b>	<b>5,000</b>	-	<b>5,000</b>	<b>0%</b>	-	<b>5,000</b>
<b>450- TRANS SIGNALS DIF</b>							
	<b>Total Trans-Signals DIF</b>	<b>5,000</b>	-	<b>5,000</b>	<b>0%</b>	-	<b>5,000</b>
<b>460-REGIONAL PARKS DIF</b>							
	<b>Total Regional Parks DIF</b>	<b>50,000</b>	<b>4,263</b>	<b>45,737</b>	<b>0%</b>	-	<b>50,000</b>
<b>470-COMMUNITY CTR DIF</b>							
	<b>Total Community Ctr DIF</b>	<b>30,000</b>	-	<b>30,000</b>	<b>0%</b>	-	<b>30,000</b>
<b>480-MULTIPURPOSE TRAILS DIF</b>							
	<b>Total Multipurpose Trails DIF</b>	<b>15,000</b>	-	-	<b>0%</b>	-	<b>15,000</b>
<b>490-LIBRARY DIF</b>							
	<b>Total Library DIF</b>	<b>120,000</b>	-	-	<b>0%</b>		<b>120,000</b>
	<b>Grand Total</b>	<b>17,809,600</b>	<b>1,656,185</b>	<b>15,777,015</b>	<b>9%</b>	<b>0</b>	<b>17,809,600</b>
		<b>17,809,600</b>					



**CITY OF WILDOMAR – CITY COUNCIL**  
**Agenda Item #3.4**  
**GENERAL BUSINESS**  
**Meeting Date: October 14, 2015**

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**TO:** Mayor and City Council Members  
**FROM:** James Riley, Finance Director  
**SUBJECT:** Revised Appropriations Limit for FY 2014-15 & FY 2015-16

**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, APPROVING THE  
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014-15  
AND REPEALING RESOLUTION NO. 2014-37

2. Adopt a Resolution entitled:

RESOLUTION NO. 2015 - \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WILDOMAR, CALIFORNIA, APPROVING THE  
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2015-16  
AND REPEALING RESOLUTION NO. 2015-30

**DISCUSSION:**

During the interim audit review by our external auditors, Lance Soll & Lunghard, for the FY 2014-15 audit, it was discovered that the calculation of the FY 2014-15 appropriations limit used incorrect factors. This incorrect calculation also effects the 2015-16 appropriations limit, as it uses the previous fiscal year's limit to calculate the current year. Therefore, staff is recommending that the City Council repeal Resolution 2014-37 for the FY 2014-15 calculation and Resolution 2015-30 for the FY 2015-16 calculation. New calculations have been prepared.

Article XIII-B of the California State Constitution places limits on the amount of proceeds of taxes that can be spent by all entities of government. Proceeds of taxes include some, but not all, revenues. Therefore the appropriations limit only applies to

those City revenues that are considered proceeds of taxes. The attached worksheets show what revenues are considered proceeds of taxes.

It is the responsibility of the City to calculate its annual appropriations limit. The annual limit is calculated by multiplying the previous fiscal year's limit by a factor based upon the change in the population and the change in California per capita personal income. For fiscal year 2014-15, the change in population factor for the City of Wildomar is 1.0162 and the change in the California per capita personal income factor is 0.9977. For fiscal year 2015-16, the change in population factor for the City of Wildomar is 1.0134 and the change in the California per capita personal income factor is 1.0382. Therefore, staff recommends that the City's change in population be used, and the FY 2014-15 and FY2015-16 appropriations limit calculations attached hereto are based on the City's population change.

Staff has calculated the appropriations limit for Fiscal Year 2014-15 to be \$9,025,127. This is \$5,429,504 more than the City's estimated proceeds of taxes minus the qualified debt service exclusion of \$1,394,377. The appropriations limit for Fiscal Year 2015-16 is calculated to be \$9,495,443. This is \$4,885,520 more than the City's estimated proceeds of taxes minus the qualified debt service exclusion of \$1,394,377.

Cities are required to complete an appropriations calculation for each fiscal year. The City's auditors are required to review and approve the appropriations calculation as part of their audit of the City.

**FISCAL IMPACT:**

None.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
City Manager

**ATTACHMENTS:**

- A. Resolutions
- B. FY 2014-15 & FY 2015-16 GANN Appropriation Limit Calculation worksheets

## **ATTACHMENT A**

**RESOLUTION NO. 2015 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, APPROVING THE  
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2014-15  
AND REPEALING RESOLUTION NO. 2014-37**

**WHEREAS**, Constitutional Article XIII-B (Propositions 4 and 111) limits the appropriations State and Local Government may make from the proceeds of taxes and requires State and Local Government to adopt an annual appropriations limit; and

**WHEREAS**, the permanent FY2009-10 base year appropriations limit of \$7,728,041 for the City was established by a vote of the people on November 2, 2010; and

**WHEREAS**, the appropriations limitation is adjusted annually by multiplying the previous year's appropriations limit by a factor based on the population growth factor for the City of Wildomar and by the change in the California Per Capita Personal Income; and

**WHEREAS**, the City has received inflation and population data from the State Department of Finance to calculate the Fiscal Year 2014-15 Appropriations Limit; and

**WHEREAS**, the appropriations limit for Fiscal Year 2013-14 was \$8,901,725; and

**WHEREAS**, the City Council of the City of Wildomar wishes to select those options providing the greatest ratio of change as shown below:

Change in California per Capita Personal Income <u>(Inflation Factor)</u>	City Population Change <u>(Population Factor)</u>
0.9977	1.0162

**WHEREAS**, the City Council of the City of Wildomar wishes to repeal Resolution 2014-37.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Wildomar approves the appropriations limit at \$9,025,127 for Fiscal Year 2014-15, and selects the options for calculation using the population growth of the City of Wildomar and the change in the California per Capita Personal Income.

**BE IT FURTHER RESOLVED** that Resolution No. 2014-37 is hereby repealed in its entirety.

The City Clerk shall attest and certify to the passage and adoption of this resolution, and it shall become effective immediately upon its approval.

**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

**RESOLUTION NO. 2015 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF WILDOMAR, CALIFORNIA, APPROVING THE  
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2015-16  
AND REPEALING RESOLUTION 2015-30**

**WHEREAS**, Constitutional Article XIII-B (Propositions 4 and 111) limits the appropriations State and Local Government may make from the proceeds of taxes and requires State and Local Government to adopt an annual appropriations limit; and

**WHEREAS**, the permanent FY2009-10 base year appropriations limit of \$7,728,041 for the City was established by a vote of the people on November 2, 2010; and

**WHEREAS**, the appropriations limitation is adjusted annually by multiplying the previous year's appropriations limit by a factor based on the population growth factor for the City of Wildomar and by the change in the California Per Capita Personal Income; and

**WHEREAS**, the City has received inflation and population data from the State Department of Finance to calculate the Fiscal Year 2015-16 Appropriations Limit; and

**WHEREAS**, the appropriations limit for Fiscal Year 2014-15 was \$9,025,127; and

**WHEREAS**, the City Council of the City of Wildomar wishes to select those options providing the greatest ratio of change as shown below:

Change in California per Capita Personal Income <u>(Inflation Factor)</u>	City Population Change <u>(Population Factor)</u>
1.0382	1.0134

**WHEREAS**, the City Council of the City of Wildomar wishes to repeal Resolution 2015-30.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Wildomar approves the appropriations limit at \$9,495,443 for Fiscal Year 2015-16, and selects the options for calculation using the population growth of the City of Wildomar and the change in the California per Capita Personal Income.

**BE IT FURTHER RESOLVED** that Resolution No. 2015-30 is hereby repealed in its entirety.

The City Clerk shall attest and certify to the passage and adoption of this resolution, and it shall become effective immediately upon its approval.



**PASSED, APPROVED AND ADOPTED** this 14th day of October, 2015.

---

Ben Benoit  
Mayor

APPROVED AS TO FORM:

ATTEST:

---

Thomas D. Jex  
City Attorney

---

Debbie A. Lee, CMC  
City Clerk

# **ATTACHMENT B**

**City of Wildomar**  
**GANN Appropriations Limit**

**FY 2014-15 CALCULATIONS REVISED**

		Amount	
A.	Fiscal Year 2013-14 Appropriations Limit	<u>\$ 8,901,725</u>	
B.	Adjustment Factors:		
	1. Population	1.0162	
	2. Inflation	0.9977	
	Total Adjustment	<b>1.01386274</b>	(B1*B2)
C.	FY2014-15 Base Appropriations Limit	\$ 9,025,127	(B*A)
D.	Other Adjustments		
	Lost Responsibility (-)	-	
	Transfer to private (-)	-	
	Transfer to fees (-)	-	
	Assume Responsibility (+)	<u>-</u>	
	Sub-total Adjustments	-	
E.	FY2014-15 Adjusted Appropriations Limit	9,025,127	(C-D)
F.	FY 2014-15 Appropriations Limit	<u><u>\$ 9,025,127</u></u>	

**Appropriations Subject to Limitation**

		Amount	
A.	Proceeds of Taxes	<u>\$ 4,990,000</u>	
B.	Exclusions (Qualified Debt Service)	1,394,377	
C.	Appropriations Subject to Limitation	3,595,623	(A-B)
D.	Current Year Limit	9,025,127	
E.	Over/(Under) Limit	<u><u>\$ (5,429,504)</u></u>	(C-D)

**City of Wildomar  
GANN Appropriations Limit**

**FY 2015-16 CALCULATIONS REVISED**

		Amount	
A.	Fiscal Year 2014-15 Appropriations Limit	<u>\$ 9,025,127</u>	
B.	Adjustment Factors:		
	1. Population	1.0134	
	2. Inflation	1.0382	
	Total Adjustment	<b>1.05211188</b>	(B1*B2)
C.	FY2015-16 Base Appropriations Limit	\$ 9,495,443	(B*A)
D.	Other Adjustments		
	Lost Responsibility (-)	-	
	Transfer to private (-)	-	
	Transfer to fees (-)	-	
	Assume Responsibility (+)	<u>-</u>	
	Sub-total Adjustments	-	
E.	FY2015-16 Adjusted Appropriations Limit	9,495,443	(C-D)
F.	FY 2015-16 Appropriations Limit	<u><u>\$ 9,495,443</u></u>	

**Appropriations Subject to Limitation**

		Amount	
A.	Proceeds of Taxes	<u>\$ 6,004,300</u>	
B.	Exclusions (Qualified Debt Service)	1,394,377	
C.	Appropriations Subject to Limitation	4,609,923	(A-B)
D.	Current Year Limit	9,495,443	
E.	Over/(Under) Limit	<u><u>\$ (4,885,520)</u></u>	(C-D)

**CITY OF WILDOMAR – CITY COUNCIL**

**Agenda Item #3.5**

**GENERAL BUSINESS**

**Meeting Date: October 14, 2015**

---

**TO:** Mayor and City Council Members

**FROM:** Debbie A. Lee, City Clerk

**SUBJECT:** Planning Commissioner Appointment (Mayor Pro Tem Moore Appointment)

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that Mayor Pro Tem Moore appoint a citizen to serve as a Commissioner on the Planning Commission for an unexpired term of December, 2016, subject to ratification by a majority vote of the City Council.

**BACKGROUND:**

In August 2015, former Planning Commissioner Swann resigned from the Planning Commission. This left an unexpired term of office of December, 2016.

Applications have been taken and all applications were submitted to Mayor Pro Tem Moore, with all Council Members receiving a copy of the applications as well. The appointment will be subject to ratification by a majority of the City Council and will run concurrent with Mayor Pro Tem Moore's term of office. The appointee will be sworn in at the first Planning Commission meeting following the appointment.

**FISCAL IMPACTS:**

Planning Commissioners receive \$75 per meeting attended.

Submitted by:  
Debbie A. Lee, CMC  
City Clerk

Approved by:  
Gary Nordquist  
City Manager



**CITY OF WILDOMAR  
PLANNING COMMISSION APPOINTMENT APPLICATION**

**A Supplemental Questionnaire is required for a Planning Commission appointment.  
Your application will not be considered complete without submission of both forms.**

SEP 02 2015

CITY OF WILDOMAR  
CITY CLERK'S OFFICE

**Applicant Name:** John Lloyd

**Residence**

**Address:**

**Telephone:**

Home

Cell

Work

**E-mail Address:**

**BACKGROUND INFORMATION:**

1. Are you registered to vote in Wildomar? Yes

2. How long have you lived in Wildomar? 14 years

**EDUCATION:**

Highest year completed 14+ Highest Degree received Associates Degree & 3 college certificates

**EMPLOYMENT:**

Infineon Corp 41915 Business Park Drive, Temecula Ca 92590

Employer's name & address

951-676-7500 Computer Chip Manufacturer

Employer's phone number/Type of Business

Facilities & Special Projects Manager

Your position or title

**The Planning Commission regularly meets on the first Wednesday of the month at 6:30 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.**

Yes

**\*\*PLEASE NOTE\*\* Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.**

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant  
Acknowledgement:

John Lloyd

Date: 9/1/2015





CITY OF Wildomar  
Supplemental Questionnaire

Planning Commissioner

PRINT NAME: John Lloyd

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 Planning Commission 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

9/2/2015

Date

**1. Please describe your experience as it relates to this position.**

As special projects manager for my company's architectural projects, I have several years of experience in working closely with the Planning Department and the Fire Marshal's office in Temecula. Also I have studied the DIF and TUMF fees, their purpose and their cost factors for Wildomar and the surrounding cities. During my time on the Board of Directors for the Elsinore Valley Municipal Water District we worked closely with the projected needs from all of the Planning Departments within EVMWD's service area. I have a degree in Architectural Engineering and can read all types of construction drawings.

**2. 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?**

For the Wildomar community I have spent 12 years promoting parks, either as a committee member or chairman. I was a member and then chaired the Parks Formation Committee, I was on the Save Our Parks Committee and the Parks Blue Ribbon Committee. I created political action committees for both Measure M and Z and was chairman of the Measure "Z" Citizen's Oversight Advisory Committee. I was elected to Represent Division 5 for the Elsinore Valley Municipal Water District for four years. Division 5 covered the majority of Wildomar at that time. I am also on the Wildomar CERT Team.

**3. Why did you apply for Planning Commission and what do you hope to accomplish by your participation?**

I see the Planning Commission as being one of the most important roles in a city. The City Council relies on the Commissioners to take the time to review each of the projects presented to it, verify the development fits the General Plan and aligns itself to the overall character of Wildomar as best it can. I would like to work with the other Commissioners to make sure what gets brought before the City Council has been fully vetted and possible concerns have been identified so the Council can have a complete understanding of each project when they make their call.

**4. What qualities or experience would you bring that would be an asset to the Planning Commission?**

Having never been on a Planning Commission before I understand I have a lot to learn, but I also feel my years of education and training, along with working closely with other Planning Departments and attending many Planning Committee meetings has given me a basic insight into the function of a Planning Commissioner. I want Wildomar to grown into an amazing little city and I believe proper project review will help make that a reality.

**5. What is your understanding of the role and responsibilities of the Planning Commission?**

The Planning Commission is tasked with the review of proposed projects and developments, verifying requested zone changes align with the General Plan and working with City Staff to assure growth, traffic and the environment have all been taken into account. Once a project has been vetted by staff and the Commission, The Commission recommends approval or disapproval to the City Council and may make further recommendations to projects. The final say though comes from the City Council, so it is the Commissions job to make sure the Council understands all sides of each issue.

**6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?**

Wildomar is approximately 50% built out. Over the past six years we have been working our way back from a major recession that decimated property values and stopped new development. We are now starting to see development return to the area. Considering the majority of the communities around us are mostly built out, Wildomar will most likely see a lot of major development over the next 5 to 10 years. These years will be defining years for this community.

**6. How do you think you would balance residents concerns with overall City goals and long term benefit.**

The residents make up the community of Wildomar, and are very important, but the property owners in Wildomar are just as important. If an investor purchases a property to develop it in a manner that aligns with the General Plan, even if members of the community do not appreciate the project it must be seriously reviewed and considered. Each project or development must be reviewed on its own merit against the General Plan, the current zoning ordinances, current and expected traffic and overall benefit to the community. Not all developments are popular, but all developments that fit the overall plan deserve to be reviewed and considered.



CITY OF WILDOMAR  
PLANNING COMMISSION APPOINTMENT APPLICATION

A Supplemental Questionnaire is required for a Planning Commission appointment.  
Your application will not be considered complete without submittal of both forms.

RECEIVED

Applicant Name: JANINE TOMINAGA

Residence  
Address: \_\_\_\_\_

SEP 28 2015

CITY OF WILDOMAR  
CITY CLERK'S OFFICE

Telephone: \_\_\_\_\_

Home

Cell

Work

E-mail Address: \_\_\_\_\_

BACKGROUND INFORMATION:

1. Are you registered to vote in Wildomar? yes
2. How long have you lived in Wildomar? 1 1/2 years

EDUCATION:

Highest year completed 12 Highest Degree received AA

EMPLOYMENT:

Retired

Employer's name & address \_\_\_\_\_

Employer's phone number/Type of Business \_\_\_\_\_

Your position or title \_\_\_\_\_

The Planning Commission regularly meets on the first Wednesday of the month at 6:30 pm. Additionally, special meetings may be scheduled from time to time on other evenings/days. Are you available to attend the regular meetings and is your schedule flexible to allow for occasional special meetings? If not, please explain.

Yes

**\*\*PLEASE NOTE\*\*** Should you be appointed, a Form 700 Statement of Economic Interests will be mandatory. This document is also a public record and will be given to those persons who request it. In addition, mandatory ethics training is required of this position. These are State Law requirements and cannot be waived.

I declare that the information furnished hereinabove is true and correct to the best of my knowledge.

Applicant

Acknowledgement: JD

Date: 9-23-15



City of Wildomar  
Supplemental Questionnaire

Planning Commissioner


PRINT NAME: JANINE TOMINAGA

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 Planning Commission 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

9-23-15  
Date

1. Please describe your experience as it relates to this position.

Many years served on the Homeowner Board.  
And many years on the Fire Safe Council and  
other community service organizations.  
I have experience in looking at things from  
many points of view.



2. 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 was secretary of the Pinon Pines Homeowner Board (in Frazier Park) for many years, and President of the Mount Pinos Communities Fire Safe Council for many years.

I learned to keep an open mind and to look at the whole picture with as much information as possible. It's important to consider all points of view to make an informed decision.

3. Why did you apply for Planning Commission and what do you hope to accomplish by your participation?

Wildomar is a very nice community and I would like to help it stay that way, for everyone that lives here to enjoy.

4. What qualities or experience would you bring that would be an asset to the Planning Commission?

Being on the homeowner board for many years, I feel I understand how important it is to consider the 'big picture' and how any decision made will affect things. You can't please everyone, but you need to look at all of the information before making a decision because you can't 'unring' a bell.

5. What is your understanding of the role and responsibilities of the Planning Commission?

Review the information provided by city planning and the city Attorney and consider the best recommendation to the city council to approve or deny requests. To ensure that our city grows in a smart balanced way,

6. What do you feel are some of the key issues facing the City in the next 5 to 10 years?

Growth, growth, growth  
How to do it gracefully and  
without too much too soon.  
When and where do we deviate  
from our specific plan?

7. How do you think you would balance residents concerns with overall City goals and long term benefits?

This is the million dollar question.  
You can't please everyone but we need  
to think long term and do the best we  
can to balance the city, with what  
keeps it alive without choking ourselves.  
The bottom line is if the majority of our  
residents show up at a planning commission  
meeting stating <sup>what or</sup> they don't want something  
we need to honor that, because we know  
if 100 people showed up there are probably  
300 that wanted to but didn't.

**WILDOMAR CEMETERY DISTRICT  
REGULAR MEETING MINUTES  
AUGUST 12, 2015**

**CALL TO ORDER**

The regular session of August 12, 2015, of the Wildomar Cemetery District Board of Trustees was called to order by Chairman Benoit at 7:21 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

Trustees Roll Call showed the following Members in attendance: Trustees Cashman, Swanson, Walker, Vice Chair Moore, and Chair Benoit. Members absent: None.

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 Trustee Swanson, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

YEA: Cashman, Swanson, Walker, Vice Chair Moore, Chair Benoit

NAY: None

ABSTAIN: None

ABSENT: None

**4.0 CONSENT CALENDAR**

**A MOTION** was made by Trustee Swanson, seconded by Vice Chair Moore, to approve the Consent Calendar as presented.

**MOTION** carried, 5-0, by the following vote:

YEA: Cashman, Swanson, Walker, Vice Chair Moore, Chair Benoit

NAY: None

ABSTAIN: None

ABSENT: None

**4.1 Minutes – June 10, 2015 Regular Meeting**

Approved the Minutes as submitted.

**4.2 Warrant Register**

Approved the following:

1. Warrant Register dated 07-02-2015, in the amount of \$45.08;
2. Warrant Register dated 07-02-2015, in the amount of \$7,675.11;
3. Warrant Register dated 07-09-2015, in the amount of \$497.72;
4. Warrant Register dated 07-09-2015, in the amount of \$61.22;
5. Warrant Register dated 07-16-2015, in the amount of \$248.86;
6. Warrant Register dated 07-16-2015, in the amount of \$13,958.12;
7. Warrant Register dated 07-23-2015, in the amount of \$725.85;
8. Warrant Register dated 07-23-2015, in the amount of \$1,105.98; &
9. Warrant Register dated 07-30-2015, in the amount of \$853.10.

**4.3 Treasurer's Report**

Approved the Treasurer's Report for June, 2015.

**5.0 PUBLIC HEARINGS**

There were no items scheduled.

**6.0 GENERAL BUSINESS**

There were no items scheduled.

**GENERAL MANAGER REPORT**

There was no report.

### **FUTURE AGENDA ITEMS**

There were no items.

### **ADJOURN WILDOMAR CEMETERY DISTRICT**

There being no further business, Chair Benoit declared the meeting adjourned at 7:22 p.m.

Submitted by:

Approved by:

---

Debbie A. Lee, CMC  
Clerk of the Board

---

Ben Benoit  
Chair



**WILDOMAR CEMETERY DISTRICT  
REGULAR MEETING MINUTES  
SEPTEMBER 9, 2015**

**CALL TO ORDER**

The regular session of September 9, 2015, of the Wildomar Cemetery District Board of Trustees was called to order by Chairman Benoit at 7:33 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 106, Wildomar, California.

Trustees Roll Call showed the following Members in attendance: Trustees Cashman, Swanson, Walker, Vice Chair Moore, and Chair Benoit. Members absent: None.

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 Chair Moore, to approve the agenda as presented.

**MOTION** carried, 5-0, by the following vote:

YEA: Cashman, Swanson, Walker, Vice Chair Moore, Chair Benoit

NAY: None

ABSTAIN: None

ABSENT: None

**4.0 CONSENT CALENDAR**

**A MOTION** was made by Vice Chair Moore, seconded by Trustee Walker, to approve the Consent Calendar as presented.

**MOTION** carried, 5-0, by the following vote:

YEA: Cashman, Swanson, Walker, Vice Chair Moore, Chair Benoit

NAY: None

ABSTAIN: None

ABSENT: None

**4.1 Minutes – June 24, 2015 Adjourned Regular Meeting**

Approved the Minutes as submitted.

**4.2 Minutes – July 8, 2015 Regular Meeting**

Approved the Minutes as submitted.

**4.3 Warrant Register**

Approved the following:

1. Warrant Register dated 08-06-2015, in the amount of \$923.32;
2. Warrant Register dated 08-06-2015, in the amount of \$1,866.13;
3. Warrant Register dated 08-13-2015, in the amount of \$1,163.52;
4. Warrant Register dated 08-20-2015, in the amount of \$932.49; &
5. Warrant Register dated 08-27-2015, in the amount of \$1,055.43.

**4.4 Treasurer's Report**

Approved the Treasurer's Report for July, 2015.

**5.0 PUBLIC HEARINGS**

There were no items.

**6.0 GENERAL BUSINESS**

There were no items.

**GENERAL MANAGER REPORT**

There was no report.

### **FUTURE AGENDA ITEMS**

There were no items.

### **ADJOURN WILDOMAR CEMETERY DISTRICT**

There being no further business, Chair Benoit declared the meeting adjourned at 7:34 p.m.

Submitted by:

Approved by:

---

Debbie A. Lee, CMC  
Clerk of the Board

---

Ben Benoit  
Chair

**WILDOMAR CEMETERY DISTRICT**  
**Agenda Item #4.3**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

---

**TO:** Chairman and Board of Trustees

**FROM:** James Riley, Finance Director

**SUBJECT:** Warrant Register

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the Board of Trustees approve the following:

1. Warrant Register dated 09-03-2015, in the amount of \$609.10;
2. Warrant Register dated 09-17-2015, in the amount of \$4,045.59;
3. Warrant Register dated 09-23-2015, in the amount of \$497.72; &
4. Warrant Register dated 09-30-2015, in the amount of \$707.81.

**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 2015-16 Budget.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
General Manager

**ATTACHMENTS:**

Voucher List 09/03/2015(1)  
Voucher List 09/17/2015(1)  
Voucher List 09/23/2015(1)  
Voucher List 09/30/2015(1)

09/03/2015 3:07:38PM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205213	9/3/2015	000608 DEJONG, PETER	82615		CEMETERY DRINKING WATER	18.75
					Total :	18.75
205214	9/3/2015	000631 LABOR READY	20026748		8/15/15-8/21/15 CEMETERY LABOR	381.58
					Total :	381.58
205215	9/3/2015	000094 STAUFFERS LAWN EQUIPMENT	239628		CEMETERY DEPARTMENTAL SUPPLIES	7.38
			239629		CEMETERY DEPARTMENTAL SUPPLIES	201.39
					Total :	208.77
3 Vouchers for bank code :	wf				Bank total :	609.10
3 Vouchers in this report					Total vouchers :	609.10

09/17/2015 9:30:23AM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205251	9/17/2015	000367 CINTAS CORPORATION	55159619		STAFF UNIFORM MAINTENANCE	42.72
			55162234		STAFF UNIFORM MAINTENANCE	42.72
			55164899		STAFF UNIFORM MAINTENANCE	42.72
					<b>Total :</b>	<b>128.16</b>
205252	9/17/2015	000011 CR&R INC.	282010		SEPT 2015 WASTE SERVICES - 3 YD COMMERCIAL	129.54
					<b>Total :</b>	<b>129.54</b>
205253	9/17/2015	000667 CROP PRODUCTION SERVICES, INC	28323970CEM		CEMETERY SUPPLIES	93.52
					<b>Total :</b>	<b>93.52</b>
205254	9/17/2015	000608 DEJONG, PETER	90915		CEMETERY DRINKING WATER	18.50
					<b>Total :</b>	<b>18.50</b>
205255	9/17/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER	7592290		7/16/15-8/14/15 CEMETERY WATER SERVICES	1,468.68
					<b>Total :</b>	<b>1,468.68</b>
205256	9/17/2015	000631 LABOR READY	20045603		8/22/15-8/28/15 CEMETERY LABOR	506.01
			20078185		8/29/15-9/04/15 CEMETERY LABOR	622.15
					<b>Total :</b>	<b>1,128.16</b>
205257	9/17/2015	000434 PONTEM SOFTWARE BY RIA	990		JULY 2015-JULY 2016 CEMETERY MANAGEMENT	792.00
					<b>Total :</b>	<b>792.00</b>
205258	9/17/2015	000186 RIGHTWAY	88256		9/4/15-10/01/15 CEMETERY RESTROOM MAINT/	87.90
					<b>Total :</b>	<b>87.90</b>
205259	9/17/2015	000094 STAUFFERS LAWN EQUIPMENT	239224		CEMETERY DEPARTMENTAL SUPPLIES	25.00
			240152		CEMETERY DEPARTMENTAL SUPPLIES	50.25
					<b>Total :</b>	<b>75.25</b>
205260	9/17/2015	000378 TEMECULA VALLEY PIPE & SUPPLY	542890		CEMETERY DEPARTMENTAL SUPPLIES	10.64
					<b>Total :</b>	<b>10.64</b>
205261	9/17/2015	000020 VERIZON	81915		8/19/15-9/18/15 CEMETERY VOICE/INTERNET	113.24



09/17/2015 9:30:23AM

Voucher List  
City of Wildomar

Page: 2

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205261	9/17/2015	000020	000020 VERIZON			
			(Continued)			
					Total :	113.24
11		Vouchers for bank code : wf			Bank total :	4,045.59
11		Vouchers in this report			Total vouchers :	4,045.59

09/23/2015 4:36:20PM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205284	9/24/2015	000631 LABOR READY	20095752		9/5/15-9/11/15 CEMETERY LABOR	497.72
					Total :	497.72

1 Vouchers for bank code : wf

Bank total : 497.72

1 Vouchers in this report

Total vouchers : 497.72

09/30/2015 2:50:39PM

Voucher List  
City of Wildomar

Page: 1

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205285	10/1/2015	000388 ALARM FINANCIAL SERVICES, TNSS	404670		10/1/15-12/31/15 CEMETERY ALARM MONITORI	60.00
					Total :	60.00
205286	10/1/2015	000028 CALPERS	1844B		OCT 2015 CEMETERY RETIREE PREMIUM	340.56
					Total :	340.56
205287	10/1/2015	000367 CINTAS CORPORATION	55167500		STAFF UNIFORM MAINTENANCE	42.72
					Total :	42.72
205288	10/1/2015	000608 DEJONG, PETER	92315		CEMETERY DRINKING WATER	12.50
					Total :	12.50
205289	10/1/2015	000378 TEMECULA VALLEY PIPE & SUPPLY	544142		CEMETERY DEPARTMENTAL SUPPLIES	187.11
					Total :	187.11
205290	10/1/2015	000537 ZEE MEDICAL INC	140763357		FIRST AID SUPPLIES	64.92
					Total :	64.92
6 Vouchers for bank code :	wf				Bank total :	707.81
6 Vouchers in this report					Total vouchers :	707.81

**WILDOMAR CEMETERY DISTRICT**  
**Agenda Item #4.4**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

---

**TO:** Chairman and the Board of Trustees

**FROM:** James Riley, Finance Director

**SUBJECT:** Treasurer's Report

**STAFF REPORT**

**RECOMMENDATION:**

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

**DISCUSSION:**

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

**FISCAL IMPACT:**

None at this time.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
General Manager

**ATTACHMENTS:**

Treasurer's Report

**WILDOMAR CEMETERY DISTRICT  
TREASURER'S REPORT FOR  
CASH AND INVESTMENT PORTFOLIO  
August 2015**

**DISTRICT INVESTMENT**

<u>ISSUER</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>PERCENT OF PORTFOLIO</u>	<u>DAYS TO MAT.</u>	<u>STATED RATE</u>
EDWARD JONES	\$ <u>125,430.49</u>	\$ <u>125,430.49</u>	\$ <u>125,430.49</u>	<u>100.00%</u>	<u>0</u>	<u>0.000%</u>
TOTAL	\$ <u>125,430.49</u>	\$ <u>125,430.49</u>	\$ <u>125,430.49</u>	<u>100.00%</u>		

<u>ISSUER</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS/ PURCHASES</u>	<u>WITHDRAWALS/ SALES/ MATURITIES</u>	<u>ENDING BALANCE</u>	<u>STATED RATE</u>
EDWARD JONES	\$ <u>126,433.55</u>	\$ <u></u>	\$ <u>(1,003.06)</u>	\$ <u>125,430.49</u>	<u>0.000%</u>
TOTAL	\$ <u>126,433.55</u>	\$ <u>-</u>	\$ <u>(1,003.06)</u>	\$ <u>125,430.49</u>	

TOTAL INVESTMENT	\$ <u>125,430.49</u>
------------------	----------------------

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.

	<u>10/1/2015</u>
James Riley Finance Director	Date

**WILDOMAR CEMETERY DISTRICT**  
**Agenda Item #4.5**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

---

**TO:** Chairman and the Board of Trustees

**FROM:** James Riley, Finance Director

**SUBJECT:** Treasurer's Report

**STAFF REPORT**

**RECOMMENDATION:**

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

**DISCUSSION:**

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

**FISCAL IMPACT:**

None at this time.

Submitted by:  
James Riley  
Finance Director

Approved by:  
Gary Nordquist  
General Manager

**ATTACHMENTS:**

Treasurer's Report



**WILDOMAR CEMETERY DISTRICT  
TREASURER'S REPORT FOR  
CASH AND INVESTMENT PORTFOLIO  
September 2015**

**DISTRICT INVESTMENT**

<u>ISSUER</u>	<u>BOOK VALUE</u>	<u>FACE VALUE</u>	<u>MARKET VALUE</u>	<u>PERCENT OF PORTFOLIO</u>	<u>DAYS TO MAT.</u>	<u>STATED RATE</u>
EDWARD JONES	\$ <u>124,919.21</u>	\$ <u>124,919.21</u>	\$ <u>124,919.21</u>	<u>100.00%</u>	<u>0</u>	<u>0.000%</u>
TOTAL	\$ <u>124,919.21</u>	\$ <u>124,919.21</u>	\$ <u>124,919.21</u>	<u>100.00%</u>		

<u>ISSUER</u>	<u>BEGINNING BALANCE</u>	<u>+ DEPOSITS/ PURCHASES</u>	<u>WITHDRAWALS/ SALES/ MATURITIES</u>	<u>ENDING BALANCE</u>	<u>STATED RATE</u>
EDWARD JONES	\$ <u>125,430.49</u>	\$ <u></u>	\$ <u>(511.28)</u>	\$ <u>124,919.21</u>	<u>0.000%</u>
TOTAL	\$ <u>125,430.49</u>	\$ <u>-</u>	\$ <u>(511.28)</u>	\$ <u>124,919.21</u>	

TOTAL INVESTMENT	\$ <u>124,919.21</u>
------------------	----------------------

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.

	<u>10/5/2015</u>
James Riley Finance Director	Date

**WILDOMAR CEMETERY DISTRICT**  
**Agenda Item #4.6**  
**CONSENT CALENDAR**  
**Meeting Date: October 14, 2015**

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**TO:** Chairman and Board of Trustees

**FROM:** Dan York, Assistant General Manager

**PREPARED BY:** Jason Farag, Assistant Engineer

**SUBJECT:** Use of Cemetery District Property, Parcel 5, as a Temporary Storage Yard for the City's CIP Contractor

**STAFF REPORT**

**RECOMMENDATION:**

Staff recommends that the Board of Trustees authorize the District General Manager to sign the License Agreement and approve the use of Cemetery District property, Parcel 5, APN 376-060-031, as a temporary storage yard for the City's Clinton Keith Road Resurfacing CIP Contractor, American Asphalt South, Inc.

**BACKGROUND:**

The City of Wildomar awarded a Construction Contract on September 23, 2015 to American Asphalt South, Inc. for the Clinton Keith Road Resurfacing Project. The Clinton Keith Road Resurfacing CIP will resurface 98,000 square feet of pavement on Clinton Keith Road between Stable Lanes Way and George Avenue. Work will include placement of road resurfacing, base repair, and traffic striping. The contractor has requested from the City a location to temporarily store construction equipment and materials during the duration of the CIP. The City does not own any storage yards. The Cemetery District owns two vacant parcels (APN 376-060-016 and APN 376-060-031) which are potential locations for temporary storage. Staff requests that the Board of Trustees approve the use of Cemetery District property as a temporary storage yard for the City's CIP contractor.

**DISCUSSION:**

If the temporary storage of construction equipment and materials are approved, Cemetery District property would be used by the contractor for a period of approximately one (1) month (October 19, 2015 to November 24, 2015). The site will be maintained per the License Agreement, employing good housekeeping and in compliance with the NPDES requirements, by the Contractor during their use and restored to the existing condition upon the completion of their use of the site. The District agrees to permit Licensee to utilize the District Property for said purposes subject to the terms and conditions of the License Agreement. Authorizing the District General Manager to sign the License Agreement would be requested, should the

Board approve the use of Parcel 5 as a temporary storage yard for the City's Clinton Keith Road Resurfacing CIP Contractor.

**FISCAL IMPACTS:**

None

Submitted by:  
Dan York  
Assistant General Manager

Approved by:  
Gary Nordquist  
General Manager

**ATTACHMENTS:**

License Agreement  
Exhibit A – District Property Map

LICENSE AGREEMENT BETWEEN THE WILDOMAR  
CEMETERY DISTRICT AND AMERICAN ASPHALT  
SOUTH, INC. FOR TEMPORARY STORAGE OF  
CONSTRUCTION EQUIPMENT AND MATERIALS

This LICENSE AGREEMENT ("Agreement") is made and entered into on the \_\_\_\_ day of October, 2015 between the Wildomar Cemetery District, as a subsidiary district of the City of Wildomar, hereinafter referred to as "District," and American Asphalt South, Inc., hereinafter referred to as Licensee. District and Licensee are sometimes individually referred to as a "Party" and collectively as the "Parties." All references to District include its elected officials, officers, directors, employees, agents, and volunteers. All references to Licensee include its personnel, employees, agents, and subcontractors.

RECITALS

WHEREAS, the District is the owner of land designated as APN 376-060-031 ("Property") of the Tax Assessor's Maps of Riverside County in the City of Wildomar ("City"); which lands are graphically depicted in Exhibit "A" attached hereto, being the location of District's Property; and

WHEREAS, Licensee wishes to seek approval from District to utilize the District's Property for the temporary storage of construction equipment and materials; and

WHEREAS, District agrees to permit Licensee to utilize the District Property for said purposes subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the following, the parties agree as follows:

1. GRANT OF LICENSE. District does hereby grant to Licensee, and Licensee does hereby accept from District, a nonexclusive license to use the District Property for the purpose of storing construction materials and equipment to be used for the Clinton Keith Road Resurfacing Capital Improvement Project approved by the City of Wildomar on September 23, 2015.

2. TERM. The initial Term of the Agreement shall commence on October 19, 2015, and shall terminate at 12:00 midnight on November 24, 2015. The parties may mutually agree to extend the Term for up to six (6) months. Such extension shall be memorialized in writing and the District Board authorizes the District General Manager to sign any such extension.

3. TERMINATION WITHOUT CAUSE: District may terminate this Agreement at any time without cause by notifying the other party in writing at least thirty (30) days prior to the termination date.

4. USE; MAINTENANCE: It is hereby acknowledged and agreed that the District Property is being provided to Licensee in an as-is condition, and District makes no representation regarding the condition of the District's Property. Licensee shall maintain the District's Property in good condition, general wear and tear excepted. Licensee agrees to take all prudent action to protect the Property from any damage or injury caused by the exercise of this License. Licensee shall pay to District all costs incurred by District for the repair of such damage or injury.

5. GENERAL INDEMNITY. Licensee shall indemnify, protect, defend and hold harmless District, and its 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 Licensee's use of the District's Property, 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 Licensee, 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 District shall indemnify, protect, defend and hold harmless Licensee.

6. INSURANCE:

- a. Types; Amounts. Licensee shall obtain, and shall require any subcontractor to obtain, insurance in the amounts described below unless specifically altered or waived by District ("Required Insurance").
  - i. Commercial General Liability Insurance. Licensee shall maintain occurrence version commercial general liability insurance or equivalent form, with a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate, and excess liability coverage in the form of an umbrella policy of no less than Four Million Dollars (\$4,000,000).
  - ii. "All Risk" Property Insurance. Licensee shall maintain a policy of property insurance for perils usual to a standard "all risk" insurance policy on all its improvements or alterations in, on, or about the Premises, with limits equal to ninety percent (90%) of the replacement value of all such improvements or alterations. Licensee is permitted to self insure this coverage in a manner consistent with its risk management program in effect from time to time. This option to self insure does not extend to Licensee's subcontractors.
  - iii. Worker's Compensation as required by law.

iv. Automobile liability with a combined single limit of One Million Dollars (\$1,000,000.00) per accident.

b. General Provisions. The Required Insurance shall include District and City, its elected officials, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary with respect to any insurance or self-insurance programs covering District and City, its elected officials, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of Licensee's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to District and City, its elected officials, officers, employees, agents, and volunteers.

c. Certificates; Insurer Rating Cancellation Notice. Prior to the Commencement Date, Licensee shall furnish to District properly executed certificates of insurance which evidence all Required Insurance. Licensee shall maintain the Required Insurance at all times while this Agreement is in effect, and shall replace any certificate or policy which will expire within twenty (20) days after expiration. All certificates of insurance evidencing the Required Insurance shall state that coverage shall not be canceled, unless insurers endeavor to provide thirty (30) days' prior written notice to District. Unless approved in writing by District, Licensee shall place the Required Insurance with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A:VII.

7. SEVERABILITY: 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 Agreement shall continue in full force and effect, and shall in no way be affected, impaired or invalidated thereby.

8. INTERPRETATION: The laws of the State of California shall govern the validity, construction and effect of this Agreement.

9. AMENDMENTS: No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the District and Licensee. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

10. ENTIRE AGREEMENT: 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 District or Licensee 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.

11. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the party to be notified may have designed to the sender by like notice):

TO DISTRICT: Wildomar Cemetery District  
Attention: General Manager  
23873 Clinton Keith Road, Suite 111  
Wildomar, CA 92595

TO LICENSEE : American Asphalt South, Inc.  
Attention: Jeff Petty  
14436 Santa Ana Avenue  
Fontana, CA 92337

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

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

WILDOMAR CEMETERY DISTRICT

AMERICAN ASPHALT SOUTH, INC.

\_\_\_\_\_  
Gary Nordquist, General Manager

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

**[Notary Acknowledgement Required]**

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

**[Notary Acknowledgement Required]**

APPROVED AS TO FORM:

\_\_\_\_\_



Thomas D. Jex, District Counsel

# ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2015 \_\_\_\_\_,

before me, \_\_\_\_\_,

Date

Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared \_\_\_\_\_,

Name of Signer(s)

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 of Notary Public

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ Individual  
☐ Corporate Officer

\_\_\_\_\_  
Title(s)

- ☐ Partner(s) ☐ Limited  
☐ General  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

Signer is representing:  
Name Of Person(s) Or Entity(ies)

### DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_  
Title or Type of Document

\_\_\_\_\_  
Number Of Pages

\_\_\_\_\_  
Date Of Document

\_\_\_\_\_  
Signer(s) Other Than Named Above



# ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On \_\_\_\_\_, 2015 \_\_\_\_\_,

before me, \_\_\_\_\_,

Date

Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared \_\_\_\_\_,

Name of Signer(s)

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 of Notary Public

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ Individual  
☐ Corporate Officer

\_\_\_\_\_  
Title(s)

- ☐ Partner(s) ☐ Limited  
☐ General  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

Signer is representing:  
Name Of Person(s) Or Entity(ies)

### DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_  
Title or Type of Document

\_\_\_\_\_  
Number Of Pages

\_\_\_\_\_  
Date Of Document

\_\_\_\_\_  
Signer(s) Other Than Named Above

EXHIBIT "A"

District's Property



## An aerial photograph of a suburban area with property boundaries outlined in red. Two specific parcels are highlighted with white boxes containing red text: '376-060-016' and '376-060-031'. The map includes several labeled streets: Guvelli St, Palomar St, Central Ave, Como St, Deseret Ct, and Maple St. Other features include Wildomar Cemetery, a US Post Office, and various residential lots with house numbers. A scale bar at the bottom left indicates 200 feet. The bottom right corner contains the text 'Microsoft, DigitalGlobe | Esri, HERE, DeLorme'.