

CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

JANUARY 13, 2016
Council Chambers
23873 Clinton Keith Road, Suite 106



Bridgette Moore, Mayor/Chair
Timothy Walker, Mayor Pro Tem/Vice Chair
Ben Benoit, Council Member/Trustee
Bob Cashman, Council Member/Trustee
Marsha Swanson, 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 JANUARY 13, 2016

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

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

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

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

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

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

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

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

1. The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager
2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matters of pending litigation:
 - A. City of Eastvale v. County of Riverside et al; California Court of Appeal Case No.: E064953.
 - B. Luwisa Seely v. City of Wildomar; RSC Case number MCC1500316.
3. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(2) to confer with legal counsel with regard to one matter of potential exposure to litigation.

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

SPECIAL ORDER OF BUSINESS

Passing of the Mayor's Gavel

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

ROLL CALL

FLAG SALUTE

Boy Scout Troop 2011

PRESENTATIONS

Presentation to 2015 Mayor - Ben Benoit

Eagle Scout Proclamations:
Travis Pipoly
Ashton Christensen

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 – December 9, 2015 Regular Meeting

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

1.3 Warrant & Payroll Registers

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

1. Warrant Register dated 12-03-2015 in the amount of \$162,614.06;
2. Warrant Register dated 12-10-2015 in the amount of \$260,678.15;
3. Warrant Register dated 12-17-2015 in the amount of \$298,381.50;
4. Warrant Register dated 12-21-2015 in the amount of \$5,116.00;
5. Warrant Register dated 12-23-2015 in the amount of \$73,848.73;
6. Warrant Register dated 12-30-2015 in the amount of \$372,196.63 &
7. Payroll Register dated 01-01-2016 in the amount of \$64,333.38.

1.4 Treasurer's Report

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

1.5 Tentative Parcel Map 36080 (Wildomar Square) - Final Parcel Map Approval, Subdivision Improvement Agreement, Stormwater Management/BMP Facilities Agreement

RECOMMENDATION: Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR
TENTATIVE PARCEL MAP 36080 AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT
AGREEMENT

2. Authorize the City Manger to execute the Stormwater Management/BMP Facilities Agreement for the development's Water Quality Management Plan (WQMP).

1.6 Declare Three Vacancies on the Measure Z Oversight Advisory Committee

RECOMMENDATION: Staff recommends that the City Council:

1. Declare three vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Scott Bradstreet, Kathleen Bundy, and Jamie Johnson; and
2. Direct the City Clerk to advertise the vacancies.

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. 6

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. 2016 - _____

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. 2016 - _____

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. 7

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. 2016 - _____

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. 2016 - _____

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. 8

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. 2016 - _____

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 Resolution entitled:

RESOLUTION NO. 2016 - _____

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)

3.0 GENERAL BUSINESS

3.1 Ordinance Levying Special Taxes Within Community Facilities District No. 2013-1 (Services)

RECOMMENDATION: Staff recommends that the City Council Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

3.2 Wildomar Little League Proposal for Ball Field Modifications at Marna O'Brien Park

RECOMMENDATION: The Parks Subcommittee recommends that the City Council review the Wildomar Little League Baseball 50/70 field conversion proposed Scope of Work and provide direction to City staff for implementation of the proposal or specific components of the proposal.

3.3 2016 Special Events and Recreation Program Dates

RECOMMENDATION: The Parks Subcommittee recommends that the City Council approve the special events and recreation programs calendar through December, 2016.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

Discussion regarding pending California Supreme Court case on Public Records Act (City of San Jose v. Superior Court)

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 – December 9, 2015 Regular Meeting

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

4.2 Warrant Register

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

1. Warrant Register dated 12-03-2015, in the amount of \$2,052.95;
2. Warrant Register dated 12-10-2015, in the amount of \$873.91;
3. Warrant Register dated 12-17-2015, in the amount of \$956.98;
4. Warrant Register dated 12-23-2015, in the amount of \$2,622.16 &
5. Warrant Register dated 12-30-2015, in the amount of \$534.54.

4.3 Treasurer's Report

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

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 GENERAL BUSINESS

There are no items scheduled.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

City Council/Wildomar Cemetery District Regular Meeting Schedule

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

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 January 8, 2016, 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.



Debbie A. Lee, CMC
City Clerk/HR Manager

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

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

The closed session of December 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 Pro Tem Moore, Mayor Benoit. Members absent: None

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

PUBLIC COMMENTS

There were no speakers.

CLOSED SESSION

City Attorney Jex requested an item to add to the Closed Session agenda. This came to the attention of Staff after the posting of the agenda and requires immediate action. The City received a Notice of Appeal in the City of Eastvale matter. Eastvale is requesting an appeal on an expedited basis.

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

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 Attorney Jex read the item:

The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9 (d)(1) to confer with legal counsel with regard to the following matter of pending litigation: City of Eastvale v. County of Riverside et al; California Court of Appeal, Number Pending.

City Clerk Lee read the following:

1. 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. City of Eastvale v. County of Riverside et al; RSC Case No. RIC 1513629
 - B. Bridges et al v. City of Wildomar and Zareh Hookasian; RSC Case No. RIC1512918
2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(4) to confer with legal counsel with regard to one matter of potential initiation of litigation.

The Council convened into closed session at 5:33 p.m. 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, with respect to the added item, the City Council voted unanimously to defend the litigation matter. With regard to item #2, the City Council voted unanimously to join with Riverside County Flood Control in an Administrative Appeal to the State Water Board regarding the Municipal Stormwater Permit, the MS4 Permit, and authorized the City Manager to sign a Professional Services Agreement in connection with this matter which is below the limit of the City Manager's signature for such agreements. There is no reportable action from the other items.

ADJOURN CLOSED SESSION

There being no further business, Mayor Benoit adjourned the closed session at 6:31 p.m.

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

The regular meeting of December 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, Police Chief Hollingsworth, Administrative Assistant Morales and City Clerk Lee.

Mayor Benoit asked for a moment of silence in honor of the tragedy that occurred in San Bernardino.

The flag salute was led by Mayor Benoit.

PUBLIC COMMENTS

Jonathan Petersen, resident, spoke regarding his neighbor and the second hand smoke from their marijuana smoking.

Kristan Lloyd, Wildomar Historical Society, stated the Chamber Mixer is tomorrow and the Historical Society will be displaying some of the artifacts they have. They are holding a Bingo event on January 24 at the Elks Lodge.

Ken Mayes, resident, spoke regarding the Measure Z Oversight Committee and his concern with the monies.

Ms. Miller, resident, spoke regarding chemicals in the atmosphere.

John Garrett, resident, spoke regarding public outreach on the City's lighting policies.

George Taylor, representing The Farm HOA, thanked the City for the sandbags.

PRESENTATIONS

Mayor Benoit presented a Proclamation to Catherine Lara for achieving the Girl

Scout Gold Award.

There was no Fire Department update.

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 Councilman Walker, 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

1.0 CONSENT CALENDAR

City Clerk Lee advised there are speakers for items #1.6, #1.7, #1.9, and #1.14.

Speakers:

Ken Mayes, resident, speaking on items #1.6 and #1.7, stated his concerns.

George Taylor, resident, speaking on item #1.6, stated he is in favor.

Ms. Miller, resident, speaking on item #1.7 and #1.14, stated her displeasure with both items.

Kristen Lloyd, Wildomar Historical Society, speaking on item #1.9, stated that these items do not go onto the Consent Calendar. She spoke regarding her concerns.

Gina Castanon, resident, with Minutes donated by Ruben Castanon, speaking on item #1.7 and #1.9, stated her agreement that Tract approvals should not be on the Consent Calendar. She spoke regarding her concerns with both items.

Mayor Benoit advised Councilman Cashman would like to pull items #1.7 - #1.10.

A MOTION was made by Mayor Pro Tem Moore, seconded by Councilman Walker, to approve the Consent Calendar as presented, with the exception of items #1.7 through #1.10.

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 – November 12, 2015 Regular Meeting

Approved the Minutes as submitted.

1.3 Minutes – November 24, 2015 Special Meeting

Approved the Minutes as submitted.

1.4 Warrant & Payroll Registers

Approved the following:

1. Warrant Register dated 11-05-2015 in the amount of \$100,412.97;
2. Warrant Register dated 11-05-2015 in the amount of \$8,582.24;
3. Warrant Register dated 11-12-2015 in the amount of \$3,501.18;
4. Warrant Register dated 11-19-2015 in the amount of \$95,503.24;
5. Warrant Register dated 11-25-2015 in the amount of \$623,526.20; &
6. Payroll Register dated 12-01-2015 in the amount of \$76,593.75.

1.5 Treasurer's Report

Approved the Treasurer's Report for October, 2015.

1.6 Professional Services Agreement for Bundy Canyon Road Shoulder Improvement Project – HRRR#5484-010

Authorized the City Manager to execute a Professional Services Agreement with KOA Corporation (KOA) for Engineering Design Services for the Bundy Canyon Road Shoulder Improvement Project.

1.11 Revised Personnel Rules

Adopted the revisions to the Personnel Rules.

1.12 City Manager Contract

Approved the First Amendment to the Agreement for Employment of City Manager between the City of Wildomar and Gary Nordquist and authorize the Mayor to sign.

1.13 FY 2015/16 California Supplemental Law Enforcement Services Fund (SLESF) Grant Program

Adopted a Resolution entitled:

RESOLUTION NO. 2015 - 73

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THE USE OF \$100,000 FROM THE 2015-16 STATE BUDGET TO PROVIDE FUNDING ADDITIONAL PUBLIC SAFETY PERSONNEL

1.14 Ordinance No. 112 Second Reading – Villa Siena Development Project (PA 13-0089)

Adopted an Ordinance entitled:

ORDINANCE NO. 112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

1.15 Ordinance No. 113 Second Reading – Zoning Ordinance Amendment No. 15-03 – Mixed Use Ordinance

Adopted an Ordinance entitled:

ORDINANCE NO. 113

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 15-03 TO AMEND CHAPTER 17.305 (MIXED-USE OVERLAY DISTRICT) OF THE WILDOMAR MUNICIPAL CODE

ITEMS PULLED FROM THE CONSENT CALENDAR

1.7 Tentative Tract Maps 25122 and 32078 - Final Tract Map Approvals, Subdivision Improvement Agreements, Stormwater Management/BMP Facilities Agreements

Councilman Cashman questioned Staff regarding this item.

A MOTION was made by Councilwoman Swanson, seconded by Councilman Walker, to adopt a Resolution entitled:

RESOLUTION NO. 2015 - 71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE TRACT MAP 25122 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

Adopt a Resolution entitled:

RESOLUTION NO. 2015 - 72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE TRACT MAP 32078 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT

And, authorized the City Manger to execute the Stormwater Management/BMP Facilities Agreements for both tracts' Water Quality Management Plans (WQMPs).

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.8 Tentative Tract Map No. 32024

Councilman Cashman stated this is another old map.

A MOTION was made by Councilwoman Swanson, seconded by

Councilman Walker, to receive and file the report.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.9 Tentative Tract Map No. 31667

Councilman Cashman stated this Developer was very accommodating to the City when this came before the County years ago.

A MOTION was made by Councilwoman Swanson, seconded by Mayor Pro Tem Moore, to receive and file the report.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

1.10 Tentative Tract Map No. 31896

Councilman Cashman stated this is another old map.

A MOTION was made by Councilwoman Swanson, seconded by Councilman Walker, to receive and file the report.

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

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

NAY: None

ABSTAIN: None

ABSENT: None

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. 5

City Clerk Lee read the title.

Mayor Benoit opened the public hearing.

Assistant City Manager York presented the staff report.

SPEAKERS:

Ms. Miller, resident, stated her displeasure with the item.

There being no further speakers, Mayor Benoit closed the public hearing.

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

RESOLUTION NO. 2015 - 74
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)

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 Clerk Lee opened the ballot received and was marked "yes".

A MOTION was made by Councilman Walker, seconded by Councilwoman Swanson, to adopt a Resolution entitled:

RESOLUTION NO. 2015 - 75

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)

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 Street Light Conversion

City Clerk Lee read the title.

Assistant City Manager York presented the staff report.

Mr. Masters, WRCOG, made the presentation.

Ken Mayes, resident, stated the City should look into solar power for the lights and irrigation systems.

John Garrett, resident, stated the City should look into the low sodium lights.

Discussion ensued regarding the proposal.

A MOTION was made by Councilman Walker, seconded by Mayor Pro Tem Moore, to direct Staff to continue to participate with WRCOG in the regional street light acquisition program and the SCE streetlight valuation process; Direct staff to establish a Street and Safety Lighting Standards and Guidelines for City owned developer installed metered lighting; and Direct Staff to condition new development and work with existing developments that have not yet transferred street light ownership to SCE to install City owned street lighting.

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 Fourth Amendment to the Franchise Agreement with CR&R

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

Councilwoman Swanson voiced her opposition to the increased cost to the residents for trash collection.

Discussion ensued when the residential component would take place; What needs to be in the City's program; and State mandates.

A MOTION was made by Mayor Pro Tem Moore, seconded by Mayor Benoit, to approve and authorize the City Manager to sign the Fourth Amendment to Agreement Between the City of Wildomar and CR&R, Incorporated for the Collection and Transportation of Solid Waste and Other Specified Services.

MOTION failed, 2-3, by the following vote:

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

3.3 Organic Waste Recycling Program for Waste Management's Service Area

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

Council consensus to table this item and bring back at a later date.

3.4 Appointment of Mayor and Mayor Pro Tem for 2016

City Clerk Lee read the title and presented the staff report.

City Clerk Lee opened the floor to nominations for Mayor for 2016.

Mayor Pro Tem Moore was nominated.

Hearing no further nominations, City Clerk Lee closed the nominations.

City Clerk Lee called for the vote for Mayor Pro Tem Moore to be Mayor in 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

City Clerk Lee opened the floor to nominations for Mayor Pro Tem for 2016.

Councilman Walker was nominated.

Hearing no further nominations, City Clerk Lee closed the nominations.

City Clerk Lee called for the vote for Councilman Walker to be Mayor Pro Tem in 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

3.5 Committees, Commissions and Boards Appointments for 2016

City Clerk Lee read the title and presented the staff report.

Ken Mayes, resident, spoke regarding Form 802 and the form should have been part of the staff report.

A MOTION was made by Councilman Walker, seconded by Councilwoman Swanson to add a "Franchise Subcommittee" and to delete the "City Hall Facilities Subcommittee"; Appoint Mayor Benoit and Councilwoman Swanson to the Franchise Subcommittee; and leave the remainder of the list as is.

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 presented his report.

FUTURE AGENDA ITEMS

*Grand Avenue Bike Lane Presentation

ADJOURN THE CITY COUNCIL

There being no further business Mayor Benoit declared the meeting adjourned at 9:10 p.m.

Submitted by:

Approved by:

Debbie A. Lee, CMC
City Clerk

Bridgette Moore
Mayor

CITY OF WILDOMAR CITY COUNCIL
Agenda Item#1.3
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Mayor and City Council Members

FROM: James Riley, Finance Director

PREPARED BY: Rochelle Johnson, Acting Accounting Manager

SUBJECT: Warrant and Payroll Registers

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council approve the following:

1. Warrant Register dated 12-03-2015 in the amount of \$162,614.06;
2. Warrant Register dated 12-10-2015 in the amount of \$260,678.15;
3. Warrant Register dated 12-17-2015 in the amount of \$298,381.50;
4. Warrant Register dated 12-21-2015 in the amount of \$5,116.00;
5. Warrant Register dated 12-23-2015 in the amount of \$73,848.73;
6. Warrant Register dated 12-30-2015 in the amount of \$372,196.63 &
7. Payroll Register dated 01-01-2016 in the amount of \$64,333.38.

DISCUSSION:

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

FISCAL IMPACT:

These Warrant and Payroll Registers will have a budgetary impact in the amount noted in the recommendation section of this report. These costs are included in the Fiscal Year 2014-15 Budgets and Fiscal Year 2015-16 Budgets.

Submitted by:
James Riley
Finance Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

Voucher List 12/03/15
Voucher List 12/17/15
Voucher List 12/23/15
Payroll Register 01/01/16

Voucher List 12/10/15(2)
Voucher List 12/21/15
Voucher List 12/30/15

Voucher List
City of Wildomar

12/03/2015 4:23:48PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205531	12/3/2015	000660 ACCOUNTEMPS	44464826		WE 11/20/15 ACCTING CONTRACTUAL SVCS	629.31
Total :						629.31
205532	12/3/2015	000458 AMERICAN FENCE COMPANY, INC.	1881089		11/21/15-12/20/15 INSTALL/REMOVE TEMP FE	134.40
			1881094		11/21/15-12/20/15 INSTALL/REMOVE TEMP FE	75.00
Total :						209.40
205533	12/3/2015	000760 ARMADACARE, ATTN: ULTIMATE HEALTH	45208		DEC 2015 PREMIUM	2,214.00
Total :						2,214.00
205534	12/3/2015	000008 AT&T MOBILITY	X11282015		10/21/15-11/20/15 COUNCIL MOBILE PHONE	114.26
Total :						114.26
205535	12/3/2015	000028 CALPERS	111315		10/31/15-11/13/15 BENEFIT CONTRIBUTION	5,174.32
Total :						5,174.32
205536	12/3/2015	000028 CALPERS	112715		11/14/15-11/27/15 BENEFIT CONTRIBUTIONS	5,174.32
Total :						5,174.32
205537	12/3/2015	000642 ESA, ENVIRONMENTAL SCIENCE ASC	117090		PROF SVC - WILDOMAR WSTPRK PROM THRU 9/3	7,999.20
			117558		PROF SVC - WILDOMAR WSTPRK PROM THRU 10/	430.00
Total :						8,429.20
205538	12/3/2015	000854 GOVERNMENT STAFFING SVCS INC, DBA MU	126133		11/16/15-11/29/15 ACCOUNTANT CONTRACTUAL	3,850.00
Total :						3,850.00
205539	12/3/2015	000024 GUARDIAN	111215		DEC 2015 DENTAL & VISION BENEFITS	1,967.04
Total :						1,967.04
205540	12/3/2015	000793 JAMES R. RILEY, C.P.A.	120115		NOV 2015 - INTERIM FIN DIR SVC	4,706.25
Total :						4,706.25

Voucher List
City of Wildomar

12/03/2015 4:23:48PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205541	12/3/2015	000304 JOE A. GONSALVES & SON	25738		DEC 2015 CONTRACTUAL LEGISLATIVE ADVOCAC	3,000.00
Total :						3,000.00
205542	12/3/2015	000661 JOHNSON, ROCHELLE	12/3/2015		11/20/15-12/04/15 ACCOUNTING CONTRACTUAL	3,600.00
Total :						3,600.00
205543	12/3/2015	000748 LSA ASSOCIATES, INC.	141464		PROF SVC FOR WILDOMAR GROVE PARK EIR THR	4,992.50
			141512		PROF SVC FOR BAXTER VILLAGE EIR THROUGH	1,296.74
Total :						6,289.24
205544	12/3/2015	000083 LSL CPAS	16274	0000145	2015 GOVT FIN AUDIT / 2015 MEASURE Z PAR	13,067.00
Total :						13,067.00
205545	12/3/2015	000599 MV CHENG & ASSOCIATES INC	11/30/2015		NOV 2015 CONTRACTUAL ADMIN SVC	3,667.50
Total :						3,667.50
205546	12/3/2015	000186 RIGHTWAY	98468		11/19/15-12/16/15 WINDSONG PARK	174.10
Total :						174.10
205547	12/3/2015	000790 SPARKLETTS	112115		THROUGH 11/19/15 DRINKING WATER - CITY H	31.32
Total :						31.32
205548	12/3/2015	000895 SYCAMORE ACADEMY	120115		REFUND OF CASH PERFORMANCE BOND FOR EP15	100,000.00
Total :						100,000.00
205549	12/3/2015	000215 THE PRESS-ENTERPRISE	10111971		PUBLIC NOTICE - MONTE VISTA TTM 32024	105.60
			10111974		PUBLIC NOTICE - BEAZER HOMES TTM 31667	105.60
			10111977		PUBLIC NOTICE - RHOADES TTM 31896	105.60
Total :						316.80
19 Vouchers for bank code : wf						Bank total : 162,614.06
19 Vouchers in this report						Total vouchers : 162,614.06

Voucher List
City of Wildomar

12/10/2015 5:47:39PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205558	12/10/2015	000660 ACCOUNTEMPS	44516271		WE 11//27/15 ACCTING CONTRACTUAL SVCS	521.42
					Total :	521.42
205559	12/10/2015	000007 ANIMAL FRIENDS OF THE VALLEY,, INC.	OCT.2015		OCT 2015 ANIMAL CONTROL SERVICE	5,600.00
					Total :	5,600.00
205560	12/10/2015	000554 AT & T	112815		TELEPHONE LONG DIST P/E 11/28/15	37.58
					Total :	37.58
205561	12/10/2015	000902 BERGERABAM INC	313068		SIDEWALK IMPROVE CONTRACTUAL THRU 11/20/	7,645.00
					Total :	7,645.00
205562	12/10/2015	000034 BIO-TOX LABORATORIES	31316 31364		RC SHERIFF - LAB SERVICES RC SHERIFF - LAB SERVICES	288.00 78.00
					Total :	366.00
205563	12/10/2015	000903 CC CONSTRUCTION & ASSOCIATES	102715		REFUND OF UNUSED DEPOSIT FUNDS	539.35
					Total :	539.35
205564	12/10/2015	000785 CORELOGIC SOLUTIONS, LLC	81634893		NOV 2015 CODE ENFORCEMENT SOFTWARE	166.00
					Total :	166.00
205565	12/10/2015	000011 CR&R INC.	284100 284132		11/09/15 DUMP 40 YD BOX & DISPOSAL FEE 12/1/15 4 YD BOX - BASEBALL FIELD	527.56 145.30
					Total :	672.86
205566	12/10/2015	000058 DEPARTMENT OF JUSTICE	134262		OCT 2015 POLICE BLOOD ALCOHOL	175.00
					Total :	175.00
205567	12/10/2015	000022 EDISON	112115 120115A 120115B 120215A		9/28/15 - 11/01/15 ELECTRIC 10/28/15-11/30/15 ELECTRIC - BASEBALL FI 10/28/15-11/30/15 ELECTRIC - 21400 PALOM 11/01/15-12/01/15 ELECTRIC - CSA 103 PAL	993.99 48.74 121.82 40.78

Voucher List
City of Wildomar

12/10/2015 5:47:39PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205567	12/10/2015	000022 EDISON	(Continued) 120215B		11/01/15-12/01/15 ELECTRIC - CITY LAMPS	94.73
Total :						1,300.06
205568	12/10/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER DISTF	77040936		10/12/15-11/10/15 WATER ZONE 42 LOC 03 M	126.32
			7740935		10/12/15-11/10/15 WATER ZONE 42 LOC 01 M	335.70
			7740937		10/12/15-11/10/15 WATER ZONE 42 LOC 02 M	197.27
			7747486		10/15/15-11/13/15 WATER ZONE 3 LOC 23 M1	484.00
			7747487		10/15/15-11/13/15 WATER ZONE 30 LOC 2	71.47
			7747488		10/15/15-11/13/15 WATER ZONE 3 LOC 49 M1	75.30
			7747489		10/15/15-11/13/15 WATER ZONE 51 LOC 1	87.15
			7747490		10/15/15-11/13/15 WATER BASEBALL FIELD	859.68
			7747491		10/15/15-11/13/15 WATER WINDSONG PARK	579.77
			7747492		10/15/15-11/13/15 WATER ZONE 3 LOC 29 M1	213.73
			7747493		10/15/15-11/13/15 WATER ZONE 3 LOC 29 M2	141.61
			7747494		10/15/15-11/13/15 WATER ZONE 30 LOC 1	194.31
			7747495		10/15/15-11/13/15 WATER ZONE 3 LOC 42 &	161.65
			7747496		10/15/15-11/13/15 WATER 22450 1/2 CERVER	178.91
			7747497		10/15/15-11/13/15 WATER 22450 CERVERA	584.44
			7747498		10/15/15-11/13/15 WATER ZONE 62 - 22933	162.03
			7750832		10/16/15-11/16/15 WATER ZONE 3 LOC 35 M1	116.06
Total :						4,569.40

Voucher List
City of Wildomar

12/10/2015 5:47:39PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205569	12/10/2015	000016 INNOVATIVE DOCUMENT SOLUTIONS	162370		11/1/15-11/30/15 CONTRACT COPIER SVC MAI	463.97
					Total :	463.97
205570	12/10/2015	000113 LEAGUE OF CALIFORNIA CITIES	102895		2016 LOCAL STREETS & ROADS NEEDS ASSESSM	400.00
					Total :	400.00
205571	12/10/2015	000113 LEAGUE OF CALIFORNIA CITIES	1821		RIVERSIDE COUNTY DIV MEETING 11/09/15	125.00
					Total :	125.00
205572	12/10/2015	000147 MARATHON REPROGRAPHICS	98159		WILDOMAR MDP CIP 023	31.59
					Total :	31.59
205573	12/10/2015	000649 MINT PRINT MEDIA	950		BANNER FOR BREAKFAST WITH SANTA	51.84
					Total :	51.84
205574	12/10/2015	000018 ONTRAC	8329743		PROJECT RELATED SHIPPING	53.58
					Total :	53.58
205575	12/10/2015	000778 PARSONS TRANSPORTATION GRP INC	1511A618		PROF SVC AGREEMENT FOR TUMF #11 9/26/15-	43,559.04
					Total :	43,559.04
205576	12/10/2015	000526 PRINT POSTAL	12537		BREAKFAST WITH SANTA 2015	340.20
					Total :	340.20
205577	12/10/2015	000186 RIGHTWAY	120115		BREAKFAST WITH SANTA 2015	209.90
					Total :	209.90
205578	12/10/2015	000047 RIVERSIDE COUNTY, SHERIFF'S DEPARTMEN	SH0000027211		CONTRACT LAW ENFORCEMENT SEPT 2015	187,568.98
					Total :	187,568.98
205579	12/10/2015	000215 THE PRESS-ENTERPRISE	10114383		PUBLIC NOTICE - CFD 2013-1	116.00
					Total :	116.00
205580	12/10/2015	000020 VERIZON	112215		11/22/15-12/21/15 FIOS INTERNET CHARGES	169.99

Voucher List
City of Wildomar

12/10/2015 5:47:39PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205580	12/10/2015	000020 000020 VERIZON			(Continued)	Total : 169.99
205581	12/10/2015	000437 VERIZON WIRELESS	9756010307		11/23/15-12/22/15 DATA INTERNET CHARGE	158.54
			9756010308		11/23/15-12/22/15 DATA INTERNET CHARGE	76.02
						Total : 234.56
205582	12/10/2015	000139 WILDOMAR CHAMBER OF COMMERCE	581		DEC 2015 CHAMBER MONTHLY BREAKFAST	48.00
						Total : 48.00
25 Vouchers for bank code : wf						Bank total : 254,965.32
25 Vouchers in this report						Total vouchers : 254,965.32

12/10/2015 2:56:15PM

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205550	12/10/2015	000006 WELLS FARGO PAYMENT REMITTANCE, GEN	102215		NON-DEPT DEPT SUPPLIES	38.84
			102415		2015 TRUNK OR TREAT MARNA O'BRIEN - CAND	121.94
			102415		2015 TRUNK OR TREAT MARNA O'BRIEN - AWAR	100.00
			102415		TRUNK OR TREAT 2015 DEPT SUPPLIES	30.00
			102415		TRUNK OR TREAT 2015 DEPT SUPPLIES	83.57
			102415B		TRUNK OR TREAT 2015 DEPT SUPPLIES	35.00
			102815		PARKS MANAGEMENT TRAINING - GROUNDSKEEPE	1,500.00
			102915		2015 STATE OF RIVERSIDE COUNTY	350.00
			111015		ALIEXPRESS - SUPPLIES	85.00
			111015		2015 STATE OF RIVERSIDE COUNTY - PLANNIN	50.00
			111215		STORAGE UNITS	410.00
			112115		INTERNET SVCE - BLDG	62.99
			142		FIRE STATION EXPENSES	41.02
			18		STAFF MEETING	45.57
			219714		NOTARY CFD 2013-1	90.00
			239019		CEMETERY EMER RADIO SUPPLIES	33.92
			3693		PEST CONTROL - MARNA OBRIEN PARK	150.00
			3696		PEST CONTROL - CEMETERY	150.00
			44946307		BLDG & SAFETY PAYPAL ONLINE	59.95
			4832		TIRES - RIDING MOWER	73.42
			564.38		NON-DEPARTMENTAL OFFICE SUPPLIES	564.38
			79885421		NON DEPARTMENTAL DEPT SUPPLIES	37.80
			801075267		OFC OF EMER MGMT DEPT SUPPLIES	107.31
			801075417		NON-DEPARTMENTAL DEPT SUPPLIES	36.55
			802568066		CITY CLERK AND NON-DEPT OFFICE SUPPLIES	121.32
			802568197		ADMIN AND NON-DEPT SUPPLIES	83.33
			805377511		ADMIN DEPT SUPPLIES	48.91
			805926660		OFFICE SUPPLIES	191.83
			805927362		NON-DEPARTMENTAL DEPT SUPPLIES	316.08

Voucher List
City of Wildomar

12/10/2015 2:56:15PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
205550	12/10/2015	000006 WELLS FARGO PAYMENT REMITTANCE, CEN	(Continued) 806525343		NON-DEPARTMENTAL OFFICE SUPPLIES	185.04	
			8423		GAS - LAWN EQUIPMENT	58.00	
			899103591108		CEMETERY EMER RADIO SUPPLIES	29.64	
			9585034		CEMETERY EMER RADIO SUPPLIES	83.91	
			998		COUNCIL MEETING - CLOSED SESSION SUPPLIE	81.00	
			IN15-12367		NAME PLATE - JOHN LLOYD	44.06	
			W496682404		NON-DEPARTMENTAL DEPT SUPPLIES	158.76	
					Total :	5,659.14	
205551	12/10/2015	000006 WELLS FARGO PAYMENT REMITTANCE, CEN	102215		TRUNK OR TREAT 2015 DEPT SUPPLIES	4.32	
			102215		TRUNK OR TREAT 2015 DEPT SUPPLIES	6.47	
			2		MOUNTING OF MOWER TIRES	20.00	
			6044259		NON-DEPARTMENTAL DEPT SUPPLIES	22.90	
					Total :	53.69	
2 Vouchers for bank code : wf						Bank total :	5,712.83
2 Vouchers in this report						Total vouchers :	5,712.83

Voucher List
City of Wildomar

12/17/2015 4:34:38PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205585	12/17/2015	000031 AFLAC, REMITTANCE PROCESSING, CENTER	55423		DEC 2015 MEDICAL INSURANCE BENEFIT	1,335.94
					Total :	1,335.94
205586	12/17/2015	000760 ARMADACARE, ATTN: ULTIMATE HEALTH	46615		JAN 2016 PREMIUM AND RENEWAL FEE	3,346.00
					Total :	3,346.00
205587	12/17/2015	000080 BURKE, WILLIAMS AND SORENSON,, LLP	194589 195488		OCT 2015 LEGAL FEES NOV 2015 LEGAL FEES	51,353.00 56,248.85
					Total :	107,601.85
205588	12/17/2015	000028 CALPERS	121115		11/28/15-12/11/15 BENEFIT CONTRIBUTIONS	5,174.32
					Total :	5,174.32
205589	12/17/2015	000037 DATA TICKET, INC.	66891 67030		NOV 2015 CODE ENF CITATION PROCESSING NOV 2015 DAILY CITE PROCESSING	200.00 150.00
					Total :	350.00
205590	12/17/2015	000022 EDISON	120915A 120915B 120915C 120915D 120915E 120915F 121015		7/1/15-12/1/15 ELECTRIC - WILDOMAR CITY 11/1/15-12/1/15 ELECTRIC - WILDOMAR CITY 11/1/15-12/1/15 ELECTRIC - WILDOMAR CITY 11/1/15-12/1/15 ELECTRIC - CSA 22 10/14/15-12/1/15 ELECTRIC - CSA 103 11/1/15-12/1/15 ELECTRIC - WILDOMAR CITY 11/1/15-12/1/15 ELECTRIC - CSA 142	145.96 201.62 57.98 3,125.68 13,900.96 13.72 1,980.33
					Total :	19,426.25
205591	12/17/2015	000638 FIRST CARBON SOLUTIONS /, MICHAEL BRAN	64597		EIR FOR SIENNA APT PROJ 8/29/15-10/30/15	9,068.75
					Total :	9,068.75
205592	12/17/2015	000854 GOVERNMENT STAFFING SVCS INC, DBA MU	126161		11/30/15-12/13/15 ACCOUNTANT CONTRACTUAL	4,400.00

Voucher List
City of Wildomar

12/17/2015 4:34:38PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205592	12/17/2015	000854	000854		GOVERNMENT STAFFING SVCS INC, DB, (Continued)	Total : 4,400.00
205593	12/17/2015	000499	8741		INLAND EMPIRE LANDSCAPE INC NOV 2015 LANDSCP MAINTENANCE	8,577.94 Total : 8,577.94
205594	12/17/2015	000661	12/17/2015		JOHNSON, ROCHELLE 12/05/15-12/17/15 ACCOUNTING CONTRACTUAL	3,600.00 Total : 3,600.00
205595	12/17/2015	000870	60215		KOEHLER, ROBERT REFUND OF UNUSED DEPOSIT FUND - VOID/RE-	592.68 Total : 592.68
205596	12/17/2015	000147	98335		MARATHON REPROGRAPHICS WILDOMAR MDP CIP 023	206.06 Total : 206.06
205597	12/17/2015	000018	8337620		ONTRAC PROJECT RELATED SHIPPING COSTS	28.72 Total : 28.72
205598	12/17/2015	000149	2015/12-10		RIVERSIDE COUNTY EXECUTIVE, OFFICE ANIMAL SHELTER MISC EXPENSES P/E 12/10/1	997.47 Total : 997.47
205599	12/17/2015	000853	CW1215E		SEMILLA LANDSCAPE CORPORATION PARK MAINT - MARNA OBRIEN RESTROOM HING	325.00 Total : 325.00
205600	12/17/2015	000749	102081881 102081908 102081914		VANTAGEPOINT TRANSFER AGENTS, 307207 ICMA-RC REMITTANCE ICMA-RC REMITTANCE ICMA-RC REMITTANCE	1,010.00 1,010.00 1,010.00 Total : 3,030.00
205601	12/17/2015	000020	120115A 120115B		VERIZON 12/1/15-12/31/15 OFFICE TELEPHONE CHARGE 12/1/15-12/31/15 TELEPHONE CHARGES	372.55 47.97 Total : 420.52
205602	12/17/2015	000131	121415		WESTERN RIVERSIDE COUNTY, RCA NOVEMBER 2015 MSHCP MITIGATION	23,424.00 Total : 23,424.00

Voucher List
City of Wildomar

12/17/2015 4:34:38PM

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>
205603	12/17/2015	000055 WRCOG	121415		NOVEMBER 2015 TUMF FEES	106,476.00
					Total :	106,476.00
19 Vouchers for bank code : wf						Bank total : 298,381.50
19 Vouchers in this report						Total vouchers : 298,381.50

Voucher List
City of Wildomar

12/21/2015 2:48:06PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205604	12/21/2015	000789 MONTEITH, PETER J & KAY	103115		CODE ENFORCEMENT REFUND FTB CASE #14792	5,116.00

Total : 5,116.00

1 Vouchers for bank code : wf

Bank total : 5,116.00

1 Vouchers in this report

Total vouchers : 5,116.00

Voucher List
City of Wildomar

12/23/2015 3:15:07PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205612	12/23/2015	000660 ACCOUNTEMPS	44596382		WE 12/04/15 ACCTING CONTRACTUAL SVCS	471.98
			44642024		WE 12/11/15 ACCTING CONTRACTUAL SVCS	413.54
					Total :	885.52
205613	12/23/2015	000008 AT&T MOBILITY	X12202015		12/13/15-1/12/16 COUNCIL MOBILE PHONE	80.37
					Total :	80.37
205614	12/23/2015	000684 COMMON GROUND ELECTRICAL TECH	010-86		REMOVE PHOTOCCELL - REPROGRAM TIMER - WIN	113.37
					Total :	113.37
205615	12/23/2015	000027 DIRECT TV	27372408611		12/12/15-1/11/16 CABLE SERVICES - CITY H	110.98
					Total :	110.98
205616	12/23/2015	000685 GREAT AMERICA FINANCIAL SERVIC	18012561		2 CANON COPIER SYSTEMS - DEC 2015	405.01
					Total :	405.01
205617	12/23/2015	000748 LSA ASSOCIATES, INC.	142163		PROF SVC FOR BAXTER VILLAGE EIR THROUGH	2,796.74
					Total :	2,796.74
205618	12/23/2015	000042 PV MAINTENANCE, INC.	005-176		NOV 2015 CITYWIDE MAINT CONTRACTUAL SVC.	25,624.98
			005-176A		NOV 2015 SPECIAL PROJ - SANDBAG EVENT	5,757.02
			005-176B		NOV 2015 SPECIAL PROJ PRELIPP & CENTRAL	3,565.00
			005-176C		NOV 2015 SPECIAL PROJ RAIL FENCE REPAIR	1,987.25
					Total :	36,934.25
205619	12/23/2015	000905 RABINOVICH, OMRI & CATALINA	102215		REFUND OF UNUSED DEPOSIT FUNDS	941.83
					Total :	941.83
205620	12/23/2015	000853 SEMILLA LANDSCAPE CORPORATION	CW1215	0000146	EXTENTION OF EMERGENCY PURCHASE ORDER (O	4,500.00

Voucher List
City of Wildomar

12/23/2015 3:15:07PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205620	12/23/2015	000853	000853 SEMILLA LANDSCAPE CORPORATION	(Continued)		Total : 4,500.00
205621	12/23/2015	000435	STRATA OAK, LLC C/O STRATA, EQUITY GROU	10116	JAN 2016 CITY HALL MONTHLY LEASE	22,735.18
						Total : 22,735.18
205622	12/23/2015	000020	VERIZON	120715	12/7/15-1/6/16 TELEPHONE CHARGES	47.97
						Total : 47.97
205623	12/23/2015	000055	WRCOG	6990	FY 15/16 WRCOG MEMBER DUES	4,297.51
						Total : 4,297.51
12 Vouchers for bank code : wf						Bank total : 73,848.73
12 Vouchers in this report						Total vouchers : 73,848.73

Voucher List
City of Wildomar

12/30/2015 9:25:14AM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205624	12/30/2015	000660 ACCOUNTEMP	44672720		WE 12/18/15 ACCTING CONTRACTUAL SVCS	647.28
					Total :	647.28
205625	12/30/2015	000902 BERGERABAM INC	313290		SIDEWALK IMPROVE CONTRACTUAL THRU 12/18/	3,260.00
					Total :	3,260.00
205626	12/30/2015	000028 CALPERS	122515		12/12/15-12/25/15 BENEFIT CONTRIBUTIONS	5,174.32
					Total :	5,174.32
205627	12/30/2015	000028 CALPERS	113015		NOV 2015 CITY COUNCIL BENEFIT CONTRIBUTI	294.35
					Total :	294.35
205628	12/30/2015	000493 COAST RECREATION, INC.	10656A		MARNA O'BRIEN & WINDSONG PARK SUPPLIES	787.93
					Total :	787.93
205629	12/30/2015	000035 COUNTY OF RIVERSIDE, TLMA	10656TL0000012004		NOV 2015 SLF COSTS FY16	313.20
					Total :	313.20
205630	12/30/2015	000002 CRYSTAL CLEAN MAINTENANCE	1203D		DEC 2015 JANITORIAL SERVICES - CITY HALL	998.00
					Total :	998.00
205631	12/30/2015	000022 EDISON	121815 121915		11/16/15-12/16/15 ELECTRIC 11/18/15-12/18/15 WILDOMAR 31160 CK LS3	4,955.61 15.41
					Total :	4,971.02
205632	12/30/2015	000072 INTERWEST CONSULTING GROUP	24527		OCT 2015 CONTRACTUAL SVC	168,791.90
					Total :	168,791.90
205633	12/30/2015	000072 INTERWEST CONSULTING GROUP	24736		NOV 2015 CONTRACTUAL SVC	139,287.04
					Total :	139,287.04
205634	12/30/2015	000661 JOHNSON, ROCHELLE	12/29/2015		12/18/15-12/31/15 ACCOUNTING CONTRACTUAL	3,150.00

Voucher List
City of Wildomar

12/30/2015 9:25:14AM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205634	12/30/2015	000661 000661 JOHNSON, ROCHELLE			(Continued)	Total : 3,150.00
205635	12/30/2015	000778 PARSONS TRANSPORTATION GRP INC	1512A676		PROF SVC AGREEMENT FOR TUMF #12 10/31/15	27,863.05 Total : 27,863.05
205636	12/30/2015	000186 RIGHTWAY	112044		12/17/15-1/13/16 WINDSONG PARK	174.10 Total : 174.10
205637	12/30/2015	000790 SPARKLETTS	121915		THROUGH 12/17/15 DRINKING WATER - CITY H	32.09 Total : 32.09
205638	12/30/2015	000558 URS CORPORATION	37670119		5/2/15-7/31/15 CLINTON KEITH ROAD PS&E	14,476.58
			37670144		7/04/15-7/31/15 PALOMAR STREET WIDENING	522.08
			37670394		8/01/15-10/02/15 CLINTON KEITH ROAD PS&E	1,453.69
					Total :	16,452.35
15 Vouchers for bank code : wf						Bank total : 372,196.63
15 Vouchers in this report						Total vouchers : 372,196.63

City of Wildomar
Payroll Warrant Register
1/1/2016

<u>ACH Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
12/17/2015	Payroll People	10/31/2015-11/13/2015	31,270.28
12/30/2015	Payroll People	11/14/2015-11/27/2015	31,506.59
12/30/2015	Payroll People	11/01/2015-11/30/2015	1,556.51
		TOTAL	<u>64,333.38</u>

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.4
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Mayor and City Council Members
FROM: James Riley, Finance Director
PREPARED BY: Rochelle Johnson, Acting Accounting Manager
SUBJECT: Treasurer's Report

STAFF REPORT

RECOMMENDATION:

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

DISCUSSION:

Attached is the Treasurer's Report for Cash and Investments for the month of November, 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
November 2015**

CITY CASH

ACCOUNT	INSTITUTION	BALANCE	RATE
All	WELLS FARGO	\$ 4,714,617.64	0.00%
	TOTAL	\$ 4,714,617.64	

ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	WELLS FARGO	\$ 4,714,617.64	\$ 1,198,080.15	\$ (1,655,696.99)	\$ 4,257,000.80	0.000%
	TOTAL	\$ 4,714,617.64	\$ 1,198,080.15	\$ (1,655,696.99)	\$ 4,257,000.80	

CITY INVESTMENT

ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
LOCAL AGENCY INVESTMENT FUND	\$ 1,551,154.19	\$ 1,551,154.19	\$ 1,551,154.19	100.00%	0	0.374%
TOTAL	\$ 1,551,154.19	\$ 1,551,154.19	\$ 1,551,154.19	100.00%		

- TOTAL CASH AND INVESTMENT \$ 6,265,771.83

CITY INVESTMENT

ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
LOCAL AGENCY INVESTMENT FUNDS	\$ 1,551,154.19	\$ 0.00	\$ 0.00	\$ 1,551,154.19	0.374%
TOTAL	\$ 1,551,154.19	\$ 0.00	\$ 0.00	\$ 1,551,154.19	

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.

1/5/2016

James Riley
Finance Director

Date

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.5
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Mayor and City Council Members

FROM: Daniel A. York, Assistant City Manager

PREPARED: Jason Farag, Assistant Engineer

SUBJECT: Tentative Parcel Map 36080 (Wildomar Square) - Final Parcel Map Approval, Subdivision Improvement Agreement, Stormwater Management/BMP Facilities Agreement

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE PARCEL MAP
36080 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT

2. Authorize the City Manger to execute the Stormwater Management/BMP Facilities Agreement for the development's Water Quality Management Plan (WQMP).

DISCUSSION:

Final Map and Subdivision Improvement Agreement

Tentative Parcel Map 36080 (TPM 36080) was originally approved by the Planning Commission of the City of Wildomar (City) on December 17, 2008. The Planning Commission subsequently approved a revised TPM 36080 on December 3, 2014. TPM 36080 is located on the southwest corner of Clinton Keith Road and the I-15 southbound on-ramp. The City entered into a grading agreement with the developer, CK-HS Partners, LLC, a California limited liability company (Developer) on September 24, 2015 and the City has issued both a grading and transportation (haul) permit. Grading and hauling activities have commenced.

TPM 36080 is a commercial development and includes 11 parcels and the dedication of right-of-way on 5.274 acres. Dedicated right-of-way (Lot 'A') includes 0.459 acres adjacent to Clinton Keith Rd. to be dedicated for road and drainage purposes, including public utility and public services purposes. The Final Map submitted for approval by the Developer has been examined and checked for compliance with the Wildomar Municipal Code and the California Subdivision Map Act. The City Engineer has determined that the location and configuration of the lots created by this Final Map substantially comply with the Tentative Map as filed, amended and approved.

A Subdivision Improvement Agreement (Attachment B) has been completed for this project based on the City's standard Subdivision Improvement Agreement. The Subdivision Improvement Agreement (Agreement) identifies the Developer's obligations in completing their development's improvements and sets forth policies and procedures for the Developer and the City to ensure that the improvements are completed. The Agreement also provides the City with bonds/securities should the Developer fail to fulfill their obligations. Some Conditions of Approval related to Final Map recordation for this development have been satisfied. Those conditions related to Final Map recordation not satisfied have been identified in Exhibit D of the Subdivision Improvement Agreement.

Stormwater Management/BMP Facilities Agreement

This development was also required to develop a Water Quality Management Plan (WQMP). The WQMP describes how water quality impacts from the proposed development will be addressed in the post-construction stage of the development and how the project will reduce potential pollutants from entering into the City's MS4/Storm Drain System. The WQMP includes the construction of structural/post-construction Best Management Practices (BMPs) and non-structural BMPs such as activity restrictions, and educational material.

The development's proposed WQMP currently includes an underground infiltration system as a structural BMP to reduce the potential pollutants in stormwater runoff. On-site drainage is directed to the infiltration system by storm drains. The proposed design is intended to allow drainage to infiltrate into the soil to promote filtration of pollutants from stormwater/non-stormwater run-off. Drainage from greater intensity storm events may not fully infiltrate and will discharge from the infiltration system to an outlet pipe and into rip-rap. The City has not yet approved the developer's proposed WQMP as there are still outstanding comments from staff. The WQMP is currently undergoing revisions. The Developer is required to enter into a Stormwater Management/BMP Facilities Agreement (BMP Agreements) (Attachment C) for the continued maintenance of the facilities which will be included in the Final WQMP that the City will approve. Among other things, the maintenance agreement allows the City to inspect the post-construction BMPs. The agreement requires the Developer and/or future landowners (Landowners) to continue maintaining the WQMP facilities and also permits the City entrance to the property to inspect the WQMP facilities. If the Developer/Landowners have not maintained the WQMP facilities which they are required to maintain, this agreement allows the City to take whatever steps necessary to correct the deficiencies at the Developer's/Landowners' expense.

FISCAL IMPACT:

There are no fiscal impacts to the City at this time. The City will be responsible for the maintenance of the public improvements once constructed and accepted. The developer will annex into the Community Facilities District (CFD) Services to offset the City's maintenance costs of the public improvements.

In compliance with the City's NPDES/MS4 Permit, the City will be required to perform inspections of the WQMP facilities during the lifetime of the development and also receive and/or process verifications from the Developer/Landowners indicating that the WQMP facilities are being maintained. These inspection and processing activities are not paid for by the Developer/Landowners and require that the City use its own funds from the 'General Fund – Stormwater' account. If the Developer/Landowners fail to maintain the WQMP facilities and the City expends funds to maintain the WQMP facilities to ensure the City's MS4/Storm Drain System is protected, the BMP Agreement obligates the Developer/Landowners to pay the City for all associated costs incurred.

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

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

PM 36080 Resolution and Exhibit A (Final Parcel Map)
Attachment A – Aerial Image of Parcel Map 36080's Location
Attachment B – Parcel Map 36080 Subdivision Improvement Agreement
Attachment C – Parcel Map 36080 Stormwater Management/BMP Facilities Agreement

RESOLUTION NO. 2016 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, APPROVING THE FINAL MAP FOR TENTATIVE PARCEL MAP 36080
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT**

WHEREAS, the Planning Commission of the City of Wildomar (City) approved Tentative Parcel Map 36080, on December 17, 2008; and

WHEREAS, the City subsequently approved a revision to the Tentative Map on December 3, 2014; and

WHEREAS, consistent with the approved Tentative Map, CK-HS Partners, LLC, a California limited liability company, submitted to the City for approval the Final Map; and

WHEREAS, staff has reviewed the proposed Final Map and finds it to be technically correct and that all applicable final map conditions of approval have been satisfied; and

WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and a bond has been submitted to the City for the construction of the required improvements for this final map; and

WHEREAS, a Mitigated Negative Declaration was prepared for the project and certified by the City on December 17, 2008 and an addendum certified for the Tentative Map revision on December 3, 2014; and

WHEREAS, the City has determined that this Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps.

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Wildomar City Council that:

1. The location and configuration of the lots to be created by the Final Map substantially comply with the previously approved Tentative Map; and

2. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial projects, approval of final subdivision maps; and

3. The City Council of the City of Wildomar, pursuant to Government Code Section 66458, hereby approves the Final Map a copy of which is hereby attached as Exhibit A and made part of this Resolution and directs the City Manager to execute the Subdivision Improvement Agreement incorporated herein by this reference and directs the City Clerk to transmit the Final Map, Notice of Exemption, and the Agreements to the County Recorder of the County of Riverside for filing.

PASSED, APPROVED, AND ADOPTED this 13th day of January, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT 'A'

PARCEL MAP NO. 36080

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

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

PASCAL R. APOTHELOZ, L.S. 7734
DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015

FILED THIS _____ DAY OF _____
2015, AT _____ IN BOOK _____
OF PARCEL MAPS, AT PAGES _____
AT THE REQUEST OF THE CITY CLERK.
NO. _____
FEE \$ _____

LARRY W. WARD

COUNTY ASSESSOR/COUNTY CLERK-RECORDER

BY: _____, DEPUTY
SUBDIVISION GUARANTEE:
CHICAGO TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, LOT "A".

CK-HS PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

BENEFICIARY STATEMENT

NICHOLS FAMILY TRUST DATED 4/3/90 - STEVEN NICHOLS AND HARRIET NICHOLS, TRUSTEES AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 31, 2014 AS INSTRUMENT NO. 2014-0499720 BY AN ASSIGNMENT RECORDED APRIL 7, 2015 AS INSTRUMENT NO. 2015-0140139, BOTH OF OFFICIAL RECORDS.

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

NICHOLS FAMILY TRUST DATED 4/3/90 AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 13, 2015 AS INSTRUMENT NO. 2015-0199921 OF OFFICIAL RECORDS.

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

PACIFIC WESTERN BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 16, 2015 AS INSTRUMENT NO. 2015-0455440 OF OFFICIAL RECORDS.

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

NOTARY ACKNOWLEDGMENT

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 _____
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____
(NAME PRINTED)

NOTARY ACKNOWLEDGMENT

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 _____
COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____
(NAME PRINTED)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DH HOLDINGS. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

PASCAL R. APOTHELOZ _____ DATE _____
LS 7734



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 36080 AS FILED, AMENDED, AND APPROVED BY THE PLANNING COMMISSION OF WILDOMAR ON DECEMBER 17, 2008 AND DECEMBER 3, 2014, THE EXPIRATION DATE BEING DECEMBER 17, 2015. I HEREBY STATE THAT THE PARCEL MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DANIEL A. YORK _____ DATE _____
CITY ENGINEER, RCE 43212
CITY OF WILDOMAR, CALIFORNIA



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DANIEL A. YORK _____ DATE _____
CITY SURVEYOR, PLS 7962
CITY OF WILDOMAR, CALIFORNIA



CITY CLERK'S STATEMENT

THE CITY OF WILDOMAR, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES PARCEL MAP NO. 36080 AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES, AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM.

DEBBIE LEE _____ DATE _____
CITY CLERK
CITY OF WILDOMAR, CALIFORNIA

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____

DON KENT
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

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

DATE: _____

CASH OR SURETY BOND
DON KENT
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

PARCEL MAP NO. 36080

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

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

PASCAL R. APOTHELOZ, L.S. 7734
DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015

NOTARY ACKNOWLEDGMENT

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT

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 _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____, A
NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

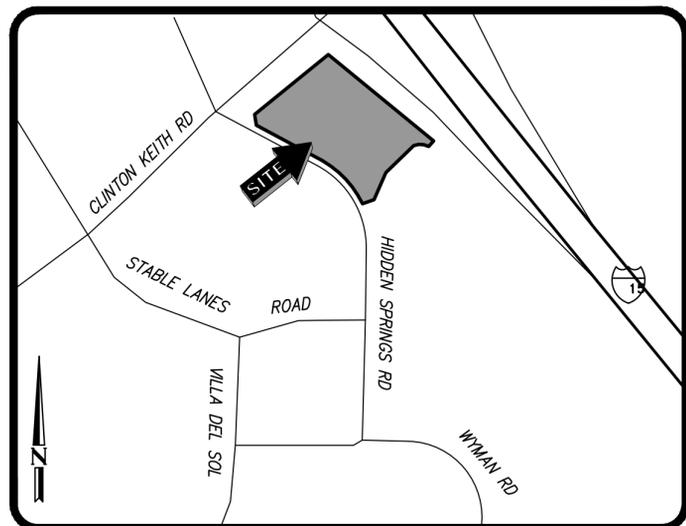
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

(NAME PRINTED)

SIGNATURE OMISSION NOTES

PURSUANT TO SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE
SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN
OMITTED:

- LION'S LAIR ENTERPRISES INC., A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC USE, INGRESS, EGRESS, ROAD AND UTILITY PURPOSES, RECORDED MAY 16, 1982 AS INSTRUMENT NO. 83760, OFFICIAL RECORDS OF SAID COUNTY.
- THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 7, 1999 AS INSTRUMENT NO. 1999-445861, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- VERIZON CALIFORNIA INC., A CORPORATION, HOLDER OF AN EASEMENT FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR COMMUNICATIONS, TELECOMMUNICATIONS, VIDEO INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 13, 2009 AS INSTRUMENT NO. 2009-0016495, OFFICIAL RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE FROM RECORD)
- THE STATE OF CALIFORNIA, A POLITICAL SUBDIVISION, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEEDS RECORDED OCTOBER 12, 2010 AS INSTRUMENT NO. 2010-0486972 AND RECORDED JULY 10, 2014 AS INSTRUMENT NO. 2014-0256090, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS, RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0412051 OF OFFICIAL RECORDS.
- THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR DITCHES OR CANALS AS DISCLOSED BY RESERVATIONS CONTAINED IN THE PATENT RECORDED MAY 5, 1914 IN BOOK 6, PAGE 304, OF PATENTS. (NOT PLOTTABLE FROM RECORD)



VICINITY MAP
NOT TO SCALE

PARCEL MAP NO. 36080

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

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

PASCAL R. APOTHELOZ, L.S. 7734
DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015

LINE	BEARING	DISTANCE	
L1	N66°24'03"E	44.32'	(43.73'R6)
L2	N83°13'51"E	32.29'	(M&R6)
L3	N74°32'03"W	39.63'	(M&R6)
L4	N39°28'13"E	25.66'	(M&R6)
L5	N56°07'09"E	100.13'	(M&R2,R7)
L6	N49°14'06"E	76.32'	(M&R7) (76.33'R2)
L7	N05°23'36"W	17.73'	(17.81'R2) (17.37'R7)
L8	N59°58'52"W	42.44'	(42.46'R2) (42.44'R7)
L9	N05°49'31"W	28.12'	(28.26'R2) (27.94'R7)
L10	N89°25'38"W	10.84'	(M&R1)
L11	N00°47'10"E	44.00'	(M&R1)
L12	N00°47'10"E	44.00'	(M&R1)
L25	N89°14'26"W	48.53'	(M&R1)
L26	N30°01'08"E	44.00'	
L27	N40°38'57"W	55.00'	
L28	N50°25'45"W	81.10'	
L29	N89°12'50"W	44.00'	
L30	N00°47'10"E	43.40'	
L31	N11°01'21"E	41.04'	

CURVE	DELTA	RADIUS	LENGTH
C1	10°14'11"	100.00'	17.87'
C2	100°14'11"	70.00'	122.46'

SEE SHEET 4 FOR
EASEMENT NOTES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE NEW CENTERLINE OF HIDDEN SPRINGS ROAD, SHOWN AS HAVING A BEARING OF N59°58'52"W ON PARCEL MAP NO. 34144, AS PER MAP FILED IN BOOK 219, PAGES 98 AND 99 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

REFERENCES

- R1= RECORD PER PARCEL MAP NO. 34144, P.M.B. 219/98-99
- R2= RECORD PER RECORD OF SURVEY FILED IN BOOK 141, PAGES 13 THROUGH 15 OF RECORD OF SURVEYS. (RECORD DISTANCES SHOWN ARE GROUND PER SAID RECORD OF SURVEY. GRID DISTANCES SHOWN ON SAID RECORD OF SURVEY CAN BE OBTAINED BY MULTIPLYING THE RECORD GROUND DISTANCES SHOWN HEREON BY AN AVERAGE COMBINATION FACTOR OF 1.00009319)
- R3= RECORD OF SURVEY FILED IN BOOK 81, PAGE 26 OF RECORD OF SURVEYS.
- R4= PARCEL MAP NO. 9637, P.M.B. 58/1-5.
- R5= RECORD PER CALTRANS MONUMENTATION MAP NO. 443025 AND AS FILED WITH THE RIVERSIDE COUNTY SURVEYOR'S OFFICE AS 205-1.
- R6= RECORD PER LOT LINE ADJUSTMENT NO. 5270 RECORDED MARCH 06, 2008 AS DOCUMENT NO. 2008-0109866 OF OFFICIAL RECORDS.
- R7= RECORD PER EASEMENT RECORDED OCTOBER 12, 2010 AS DOCUMENT NO. 2010-0486972 OF OFFICIAL RECORDS.
- R8= P.M.B. 61/20

ACCEPTED AS 88' WIDE R/W OF HIDDEN SPRINGS ROAD, ESTABLISHED PER R4, R8, INST. NOS. 2001-241243, 2001-579865 AND 2001-579866, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY.

NEW CENTERLINE OF HIDDEN SPRINGS ROAD EST. 44.00 FEET EASTERLY OF THE WESTERLY LINE OF PARCEL 10.

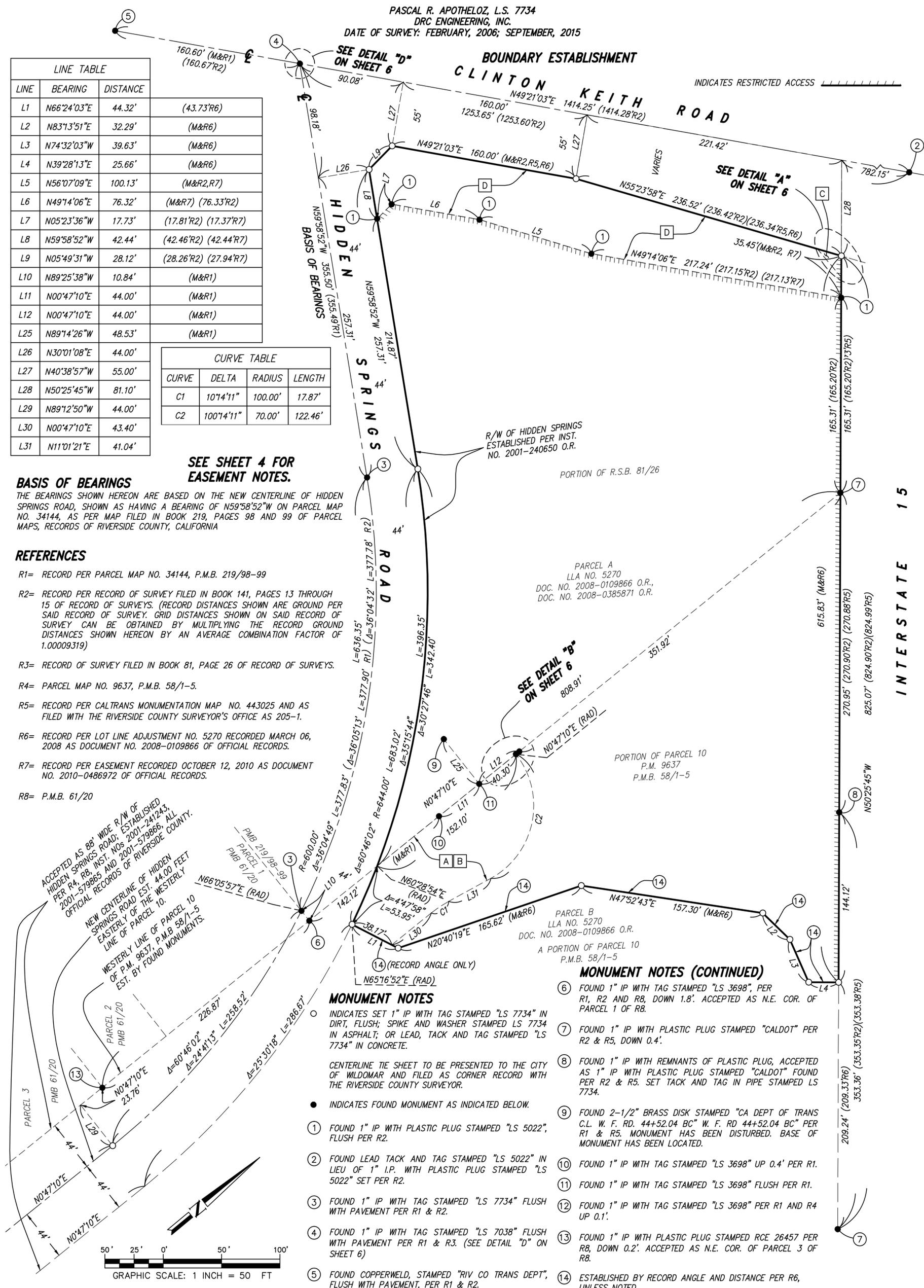
WESTERLY LINE OF PARCEL 10 OF P.M. 9637, P.M.B. 58/1-5 EST. BY FOUND MONUMENTS.

MONUMENT NOTES

- INDICATES SET 1" IP WITH TAG STAMPED "LS 7734" IN DIRT, FLUSH; SPIKE AND WASHER STAMPED LS 7734 IN ASPHALT; OR LEAD, TACK AND TAG STAMPED "LS 7734" IN CONCRETE.
- CENTERLINE TIE SHEET TO BE PRESENTED TO THE CITY OF WILDOMAR AND FILED AS CORNER RECORD WITH THE RIVERSIDE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS INDICATED BELOW.
- 1 FOUND 1" IP WITH PLASTIC PLUG STAMPED "LS 5022", FLUSH PER R2.
- 2 FOUND LEAD TACK AND TAG STAMPED "LS 5022" IN LIEU OF 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5022" SET PER R2.
- 3 FOUND 1" IP WITH TAG STAMPED "LS 7734" FLUSH WITH PAVEMENT PER R1 & R2.
- 4 FOUND 1" IP WITH TAG STAMPED "LS 7038" FLUSH WITH PAVEMENT PER R1 & R3. (SEE DETAIL "D" ON SHEET 6)
- 5 FOUND COPPERWELD, STAMPED "RIV CO TRANS DEPT", FLUSH WITH PAVEMENT, PER R1 & R2.

MONUMENT NOTES (CONTINUED)

- 6 FOUND 1" IP WITH TAG STAMPED "LS 3698", PER R1, R2 AND R8, DOWN 1.8'. ACCEPTED AS N.E. COR. OF PARCEL 1 OF R8.
- 7 FOUND 1" IP WITH PLASTIC PLUG STAMPED "CALDOT" PER R2 & R5, DOWN 0.4'.
- 8 FOUND 1" IP WITH REMNANTS OF PLASTIC PLUG, ACCEPTED AS 1" IP WITH PLASTIC PLUG STAMPED "CALDOT" FOUND PER R2 & R5. SET TACK AND TAG IN PIPE STAMPED LS 7734.
- 9 FOUND 2-1/2" BRASS DISK STAMPED "CA DEPT OF TRANS C.L. W. F. RD. 44+52.04 BC" W. F. RD 44+52.04 BC" PER R1 & R5. MONUMENT HAS BEEN DISTURBED. BASE OF MONUMENT HAS BEEN LOCATED.
- 10 FOUND 1" IP WITH TAG STAMPED "LS 3698" UP 0.4' PER R1.
- 11 FOUND 1" IP WITH TAG STAMPED "LS 3698" FLUSH PER R1.
- 12 FOUND 1" IP WITH TAG STAMPED "LS 3698" PER R1 AND R4 UP 0.1'.
- 13 FOUND 1" IP WITH PLASTIC PLUG STAMPED RCE 26457 PER R8, DOWN 0.2'. ACCEPTED AS N.E. COR. OF PARCEL 3 OF R8.
- 14 ESTABLISHED BY RECORD ANGLE AND DISTANCE PER R6, UNLESS NOTED.



INTERSTATE 15

PARCEL MAP NO. 36080

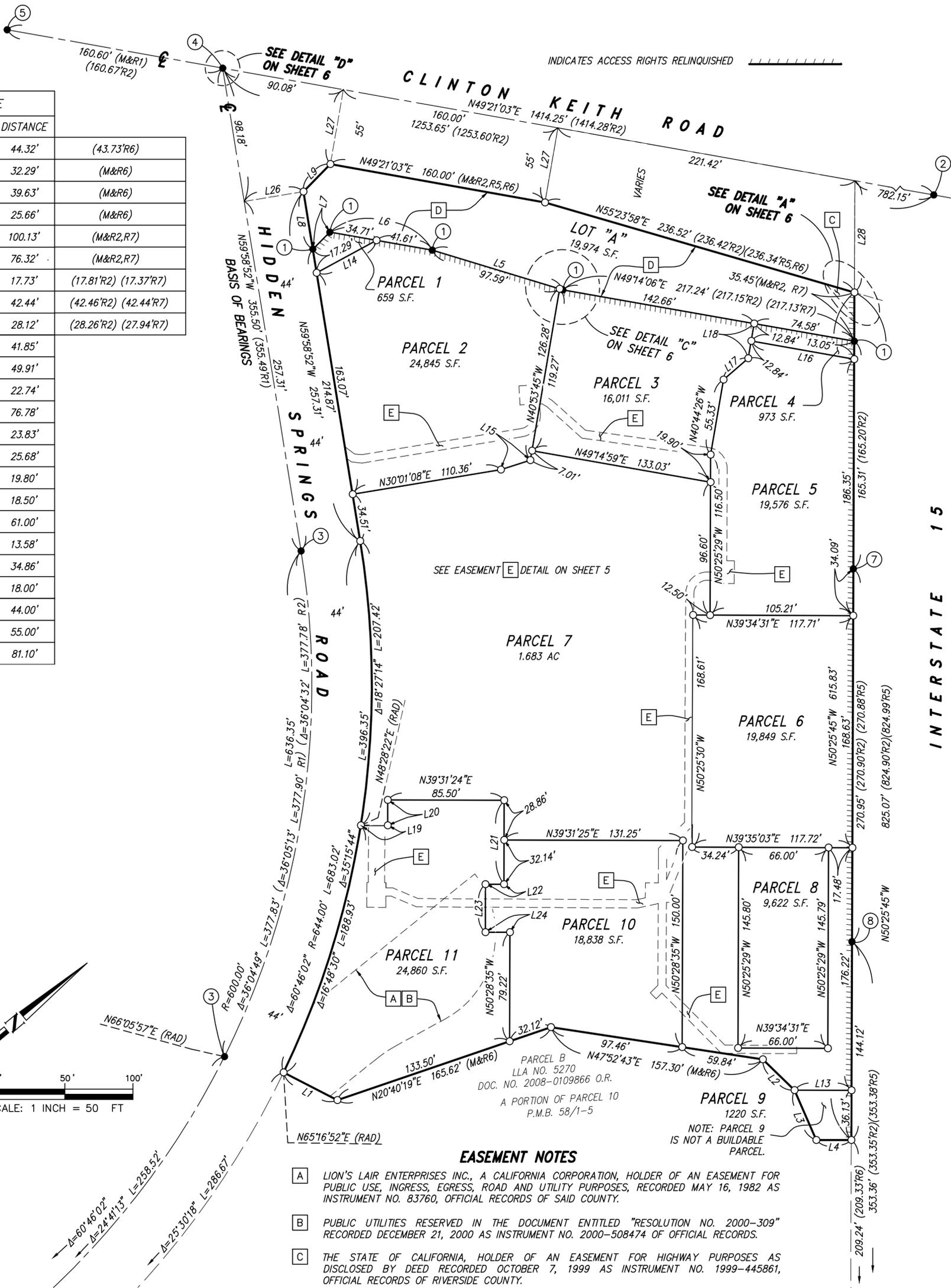
IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

PASCAL R. APOTHELOZ, L.S. 7734
DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N66°24'03"E	44.32'	(43.73'R6)
L2	N83°13'51"E	32.29'	(M&R6)
L3	N74°32'03"W	39.63'	(M&R6)
L4	N39°28'13"E	25.66'	(M&R6)
L5	N56°07'09"E	100.13'	(M&R2,R7)
L6	N49°14'06"E	76.32'	(M&R2,R7)
L7	N05°23'36"W	17.73'	(17.81'R2) (17.37'R7)
L8	N59°58'52"W	42.44'	(42.46'R2) (42.44'R7)
L9	N05°49'31"W	28.12'	(28.26'R2) (27.94'R7)
L13	N39°34'15"E	41.85'	
L14	N11°09'05"E	49.91'	
L15	N21°49'45"E	22.74'	
L16	N49°15'21"E	76.78'	
L17	N01°12'27"W	23.83'	
L18	N40°44'26"W	25.68'	
L19	N39°31'24"E	19.80'	
L20	N50°28'36"W	18.50'	
L21	N50°28'36"W	61.00'	
L22	N39°31'25"E	13.58'	
L23	N50°28'35"W	34.86'	
L24	N39°31'25"E	18.00'	
L26	N30°01'08"E	44.00'	
L27	N40°38'57"W	55.00'	
L28	N50°25'45"W	81.10'	



EASEMENT NOTES

- A LION'S LAIR ENTERPRISES INC., A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC USE, INGRESS, EGRESS, ROAD AND UTILITY PURPOSES, RECORDED MAY 16, 1982 AS INSTRUMENT NO. 83760, OFFICIAL RECORDS OF SAID COUNTY.
- B PUBLIC UTILITIES RESERVED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2000-309" RECORDED DECEMBER 21, 2000 AS INSTRUMENT NO. 2000-508474 OF OFFICIAL RECORDS.
- C THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 7, 1999 AS INSTRUMENT NO. 1999-445861, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- D THE STATE OF CALIFORNIA, A POLITICAL SUBDIVISION, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEEDS RECORDED OCTOBER 12, 2010 AS INSTRUMENT NO. 2010-0486972 AND RECORDED JULY 10, 2014 AS INSTRUMENT NO. 2014-0256090, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- E SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS, RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0412051 OF OFFICIAL RECORDS.

SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES

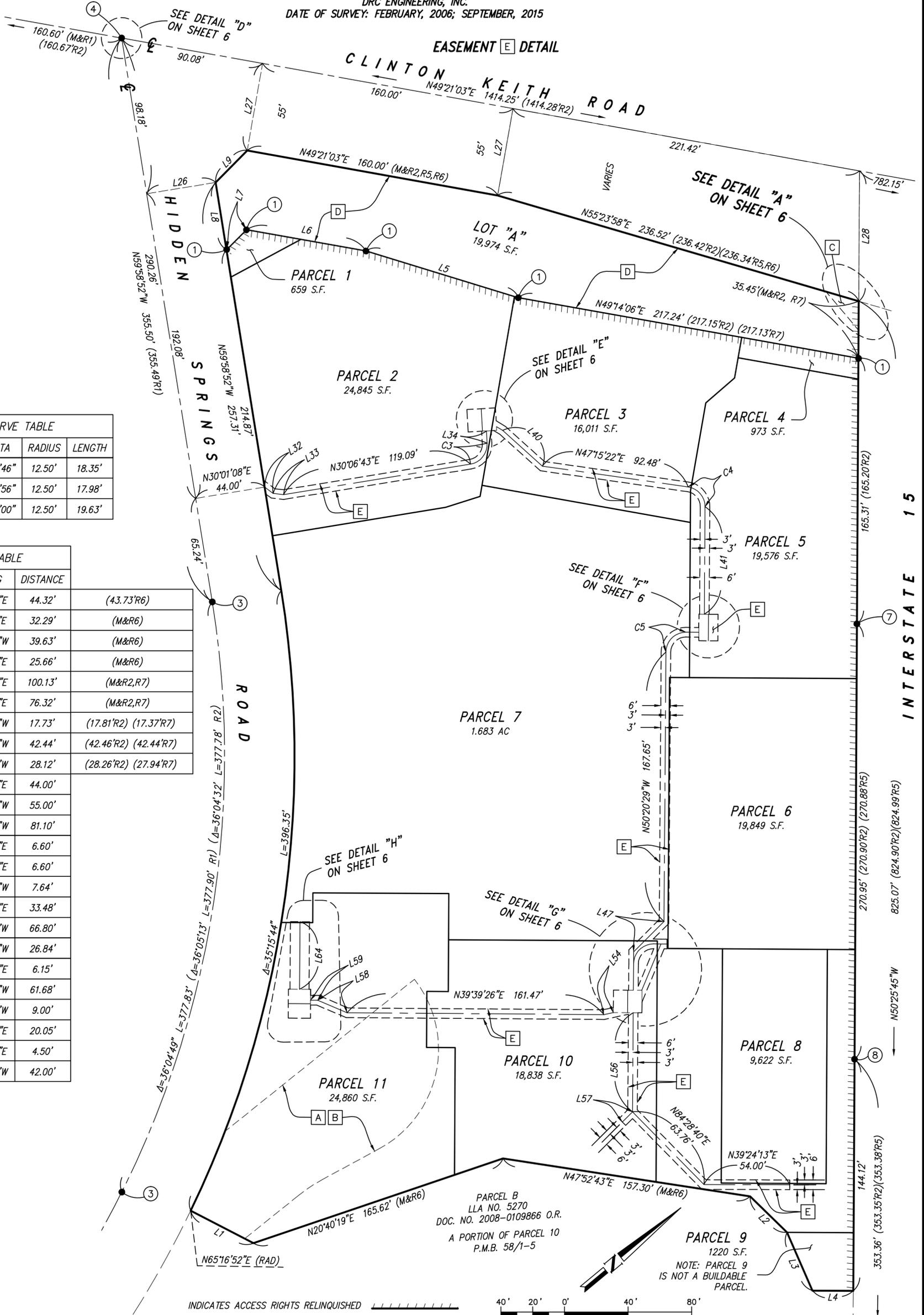
PARCEL MAP NO. 36080

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

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
 RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

PASCAL R. APOTHELOZ, L.S. 7734
 DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	84°05'46"	12.50'	18.35'
C4	82°23'56"	12.50'	17.98'
C5	90°00'00"	12.50'	19.63'

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N66°24'03"E	44.32'	(43.73'R6)
L2	N83°13'51"E	32.29'	(M&R6)
L3	N74°32'03"W	39.63'	(M&R6)
L4	N39°28'13"E	25.66'	(M&R6)
L5	N56°07'09"E	100.13'	(M&R2,R7)
L6	N49°14'06"E	76.32'	(M&R2,R7)
L7	N05°23'36"W	17.73'	(17.81'R2) (17.37'R7)
L8	N59°58'52"W	42.44'	(42.46'R2) (42.44'R7)
L9	N05°49'31"W	28.12'	(28.26'R2) (27.94'R7)
L26	N30°01'08"E	44.00'	
L27	N40°38'57"W	55.00'	
L28	N50°25'45"W	81.10'	
L32	N76°03'16"E	6.60'	
L33	N45°25'34"E	6.60'	
L34	N53°59'02"W	7.64'	
L40	N80°55'27"E	33.48'	
L41	N50°20'41"W	66.80'	
L47	N05°20'45"W	26.84'	
L54	N27°25'22"E	6.15'	
L56	N50°20'29"W	61.68'	
L57	N05°21'33"W	9.00'	
L58	N62°09'26"E	20.05'	
L59	N39°39'31"E	4.50'	
L64	N50°20'14"W	42.00'	

SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES
 SEE SHEET 4 FOR EASEMENT NOTES

PARCEL MAP NO. 36080

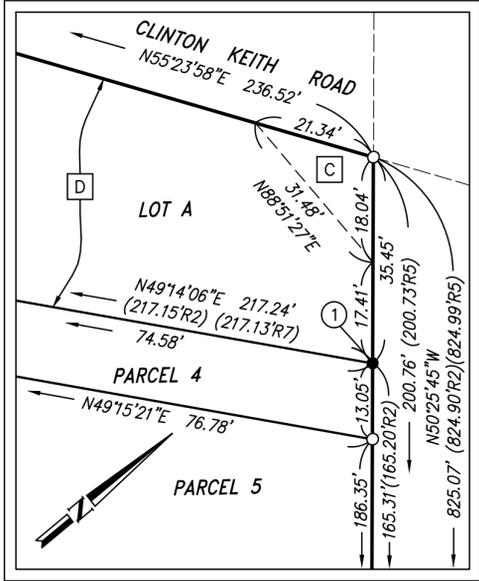
IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 5270
RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS

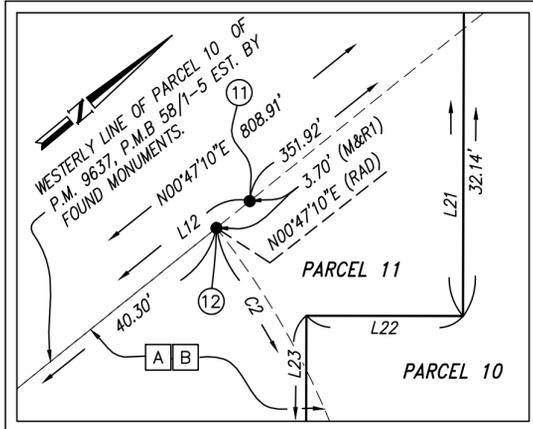
PASCAL R. APOTHELOZ, L.S. 7734
DRC ENGINEERING, INC.

DATE OF SURVEY: FEBRUARY, 2006; SEPTEMBER, 2015

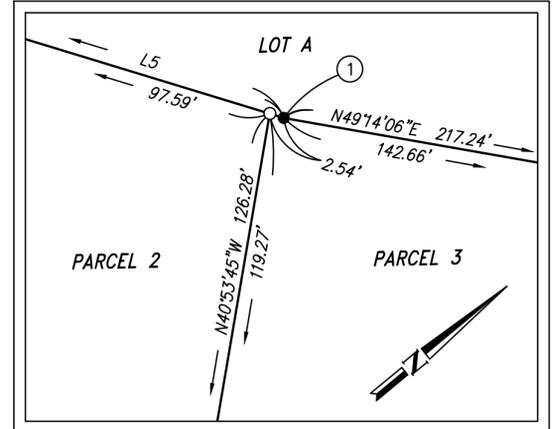
DETAIL "A" (SEE SHEET 5)
NOT TO SCALE



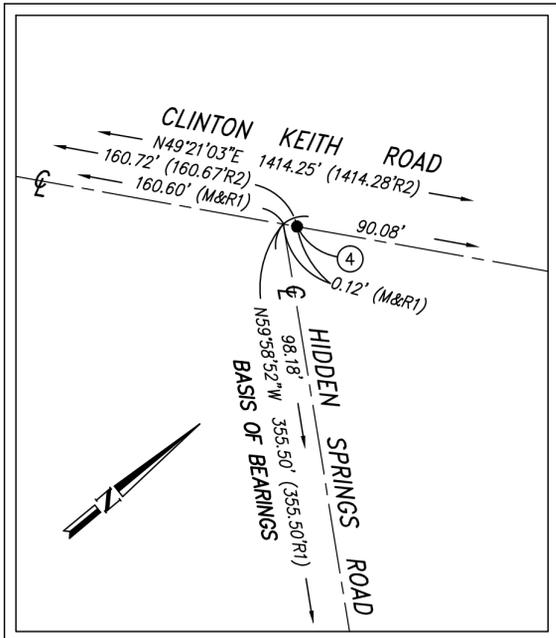
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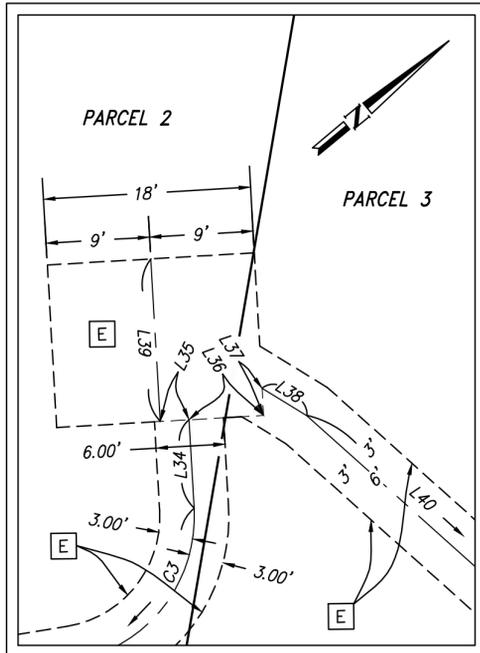
DETAIL "C" (SEE SHEET 4)
NOT TO SCALE



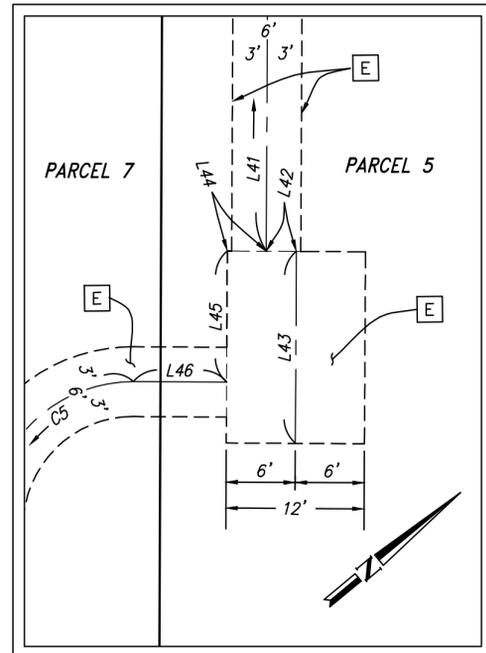
DETAIL "D" (SEE SHEETS 3, 4 AND 5)
NOT TO SCALE



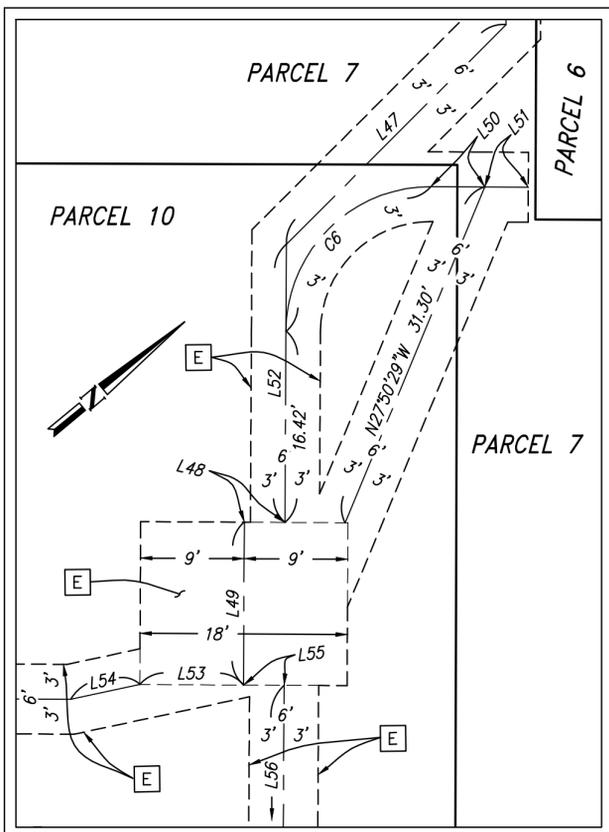
DETAIL "E" (SEE SHEET 5)
NOT TO SCALE



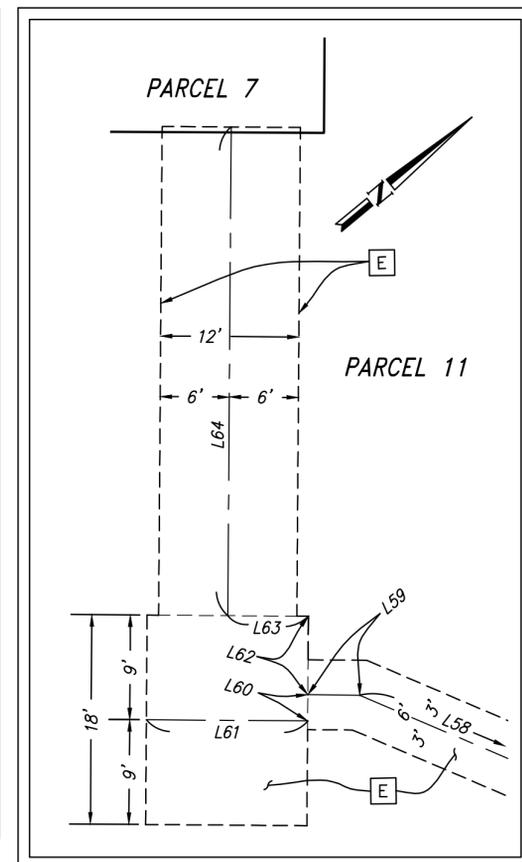
DETAIL "F" (SEE SHEET 5)
NOT TO SCALE



DETAIL "G" (SEE SHEET 5)
NOT TO SCALE



DETAIL "H" (SEE SHEET 5)
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L5	N56°07'09"E	100.13'
L21	N50°28'36"W	61.00'
L22	N39°31'25"E	13.58'
L23	N50°28'35"W	34.86'
L34	N53°59'02"W	7.64'
L35	N36°00'58"E	2.50'
L36	N36°00'58"E	6.50'
L37	N53°59'02"W	2.33'
L38	N70°29'52"E	4.52'
L39	N53°59'02"W	14.00'
L40	N80°55'27"E	33.48'
L41	N50°20'41"W	66.80'
L42	N39°39'31"E	2.62'
L43	N50°20'29"W	16.50'
L44	N39°39'31"E	3.38'
L45	N50°20'29"W	11.27'
L46	N39°39'31"E	8.10'
L47	N05°20'45"W	26.84'
L48	N39°39'31"E	3.53'
L49	N50°20'29"W	14.00'
L50	N39°39'15"E	4.70'
L51	N39°39'15"E	3.78'
L52	N50°20'29"W	23.90'
L53	N39°39'31"E	9.00'
L54	N27°25'22"E	6.15'
L55	N39°39'31"E	3.53'
L56	N50°20'29"W	61.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L58	N62°09'26"E	20.05'
L59	N39°39'31"E	4.50'
L60	N50°20'14"W	2.25'
L61	N39°39'46"E	14.00'
L62	N50°20'14"W	6.75'
L63	N39°39'46"E	7.00'
L64	N50°20'14"W	42.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	100°14'11"	70.00'	122.46'
C3	84°05'46"	12.50'	18.35'
C4	82°23'56"	12.50'	17.98'
C5	90°00'00"	12.50'	19.63'
C6	89°59'45"	12.50'	19.63'

ATTACHMENT A



Figure 1 - Aerial Image of Tentative Parcel Map 36080 (parcel area, approximate, highlighted in pink)

ATTACHMENT B

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:**

(Document exempt from recording fees
pursuant to Cal. Gov. Code § 27383)

CITY OF WILDOMAR
Attn: City Clerk
23873 Clinton Keith Rd., Suite 111
Wildomar, California 92595

THIS SPACE FOR RECORDER'S USE ONLY

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL PARCEL MAP 36080

By and Between

**THE CITY OF WILDOMAR,
a municipal corporation**

and

**CK-HS PARTNERS, LLC,
a California limited liability company**

DATED 1-5-2016, (2016)

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL PARCEL MAP 36080

This Subdivision Improvement Agreement (“Agreement”) is entered into as of this ____ day of _____, 20__ by and between the City of Wildomar, a municipal corporation (“City”) and CK-HS Partners, LLC, a California limited liability company (“Developer”). City and Developer are sometimes hereinafter individually referred to as “Party” and hereinafter collectively referred to as the “Parties.”

RECITALS

A. Developer has submitted to City an application for approval of a final parcel map for real property located within City, a legal description of which is attached hereto as Exhibit “A”. The parcel map is identified in City records as Parcel Map No. 36080. On April 22, 2008, the Riverside County Board of Supervisors conditionally approved Parcel Map No. 36080 and on December 3, 2014 the City conditionally approved a revision of Parcel Map No. 36080.

B. Developer has not completed all of the work or made all of the Public Improvements required by the Subdivision Map Act (Government Code sections 66410 *et seq.*), (“Map Act”) the City Ordinances, the conditions of approval for Parcel Map No. 36080, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

C. Pursuant to City Ordinances and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the Public Improvements and the furnishing of the security therefor, acceptable to the City Engineer and City Attorney, for Parcel Map No. 36080.

D. City has authority to enter into this Subdivision Improvement Agreement pursuant to Government Code Sections 66499 – 66499.10.

E. Pursuant to Government Code Section 66499, Developer’s execution of this Agreement and the provision of the security are made in consideration of City’s approval of the final map for Parcel Map No. 36080.

DEFINED TERMS

“*Developer*” shall mean CK-HS Partners, LLC, a California limited liability company. The term “Developer” shall also include all assignees, to the extent permitted under this Agreement, of the rights and obligations of Developer under this Agreement, and any successor-in-interest to Developer having a legal and/or equitable interest in the Property.

“*Estimated Costs*” shall mean the City Engineer’s approximation of the actual cost to construct the Public Improvements, including the replacement cost for all landscaping.

"Litigation Expenses" shall mean all costs and expenses, to the extent reasonable in amount, actually and necessarily incurred by a party in good faith in the prosecution of an action or proceeding, including, but not limited to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorneys' fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs and any other cost or expense, the award of which a court of competent jurisdiction may determine to be just and reasonable.

"Map Act" shall mean the Subdivision Map Act, Government Code Sections 66410 et seq.

"Property" shall mean the all of the real property contained within the boundaries of Parcel Map No. 36080 located in the City of Wildomar, California, as is more particularly described in the legal description and parcel diagram attached hereto and incorporated hereby by reference at Exhibit "A".

"Public Improvements" shall include, but not be limited to, all grading, roads, streets, paving, curbs and gutters, sidewalks, paseos, pathways, trails, sanitary sewers, utilities, storm drains, detention and retention basins and other drainage facilities, traffic controls, landscaping, street lights and all other facilities required to be constructed and dedicated to the City or other public entity as conditions of approval of Tentative Parcel Map No. 36080 and as shown in detail on the plans, and specifications which have been approved by the City and incorporated into Parcel Map No. 36080. The Parties agree that the Public Improvements to be completed by Developer are more specifically described in the diagram or plan attached hereto and incorporated herein by reference as Exhibit "B. Notwithstanding, Exhibit "B", Developer shall remain obligated to construct and complete all of the Public Improvements required as conditions of approval for Tentative Parcel Map 36080.

"Required Insurance" shall mean the insurance required to be maintained by Developer under Section 17.

"Security" shall mean surety bonds, lien agreement or other security approved by the City Engineer or City Attorney in the amounts and under the terms of Section 12.

"Parcel Map No 36080." shall mean the final map prepared and approved by the City for tentative parcel map no. 36080.

"Warranty" shall mean the one year period following completion of the Public Improvements by Developer and the acceptance of the Public Improvements by the City in which Developer warrants and guarantees all Public Improvements.

OPERATIVE PROVISIONS

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

1. **EFFECTIVENESS.** This Agreement shall not be effective unless and until all four (4) of the following conditions are satisfied in the order provided:

1.1 **Security.** Developer provides City with the Security of the type and in the amounts required by this Agreement;

1.2 **Final Map and Agreement Approval.** The City Council of the City ("City Council") approves the final map for Parcel Map No. 36080 and this Agreement;

1.3 **Record Agreement.** Developer and City execute the Agreement and City records this Agreement in the Recorder's Office of the County of Riverside; and

1.4 **Record Final Map.** Developer records the final map for Parcel Map No. 36080 in the Recorder's Office of the County of Riverside.

If the above described conditions are not satisfied in the order, manner and within the time provided under this Agreement, this Agreement shall automatically terminate without need of further action by either City or Developer.

2. **PUBLIC IMPROVEMENTS.** Developer shall construct or have constructed at its own cost, expense, and liability the Public Improvements, as defined herein, within the time and in the manner required under this Agreement. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. The Developer shall be responsible for the replacement, relocation, or removal of any component of any irrigation water or sewer system in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such water or sewer system. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 **Prior Partial Construction of Public Improvements.** Where construction of any Public Improvements has been partially completed prior to this Agreement, Developer agrees to complete such Public Improvements or assure their completion in accordance with this Agreement.

2.2 **Permits; Notices; Utility Statements.** Prior to commencing any work, Developer shall, at its sole cost, expense, and liability, obtain all necessary permits and approvals and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or approval issued to Developer. Prior to commencing any work, Developer shall file a written statement with the City Clerk and the City Engineer, signed by Developer and each utility which will provide utility service to the Property, attesting that Developer has made all deposits legally required by the utility for the extension and provision of utility service to the Property.

2.3 **Pre-approval of Plans and Specifications.** Developer is prohibited from commencing work on any Public Improvement until all plans and specifications for such Public Improvement have been submitted to and approved by the City Engineer, or his or her designee. Approval by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform with all other requirements and standards set forth in this Agreement.

2.4 **Quality of Work; Compliance With Laws and Codes.** The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 **Standard of Performance.** Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

2.6 **Alterations to Improvements.** All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the public interest requires alterations in the Public Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 **Other Obligations Referenced in Conditions of Tentative Map Approval.** In addition to the foregoing, Developer shall satisfy all of the conditions of approval on the tentative map for the Property. The conditions of approval which have not been satisfied prior to the date of this Agreement are identified on Exhibit "D" hereto.

3. **MAINTENANCE OF PUBLIC IMPROVEMENTS AND LANDSCAPING.** City shall not be responsible or liable for the maintenance or care of the Public Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Public Improvements until approved and accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Developer at all times prior to City's acceptance of the Public Improvements. Developer shall maintain all the Public Improvements in a state of good repair until they are completed by Developer and approved and accepted by City, and until the security for the performance of this Agreement is released. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly

prosecute its maintenance obligation under this section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance.

4. **CONSTRUCTION SCHEDULE.** Unless extended pursuant to this Section 4.1 of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements within two (2) years (twenty four (24) months) following approval of the final map for Parcel Map No. 36080.

4.1 **Extensions.** City may, in its sole and absolute discretion, provide Developer with additional time within which to complete the Public Improvements. It is understood that by providing the Security required under Section 12.0 et seq. of this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer, and waives any and all right to notice of such extension(s). Developer's acceptance of an extension of time granted by City shall constitute a waiver by Developer and its surety of all defense of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder. In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates established by City, and the sufficiency of the Security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 **Accrual of Limitations Period.** Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Developer has provided the City Engineer with written notice of Developer's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5. **GRADING.** Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of Parcel Map No. 36080 shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements, including City's grading regulations. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in Section 12.0 et seq. of this Agreement.

6. **UTILITIES.** Developer shall provide utility services, including water, sewer, power, gas, and telephone service to serve each parcel, lot, or unit of land within Parcel Map No.

36080 in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the regulations, schedules and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also provide cable television facilities to serve each parcel, lot, or unit of land in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground.

7. **FEES AND CHARGES.** Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to, all plan check, design review, engineering, inspection, and other service fees, and any impact or connection fees established by City ordinance, resolution, regulation, or policy, or as established by City relative to Parcel Map No. 36080, or as required by other governmental agencies having jurisdiction over Parcel Map No. 36080.

8. **CITY INSPECTION OF PUBLIC IMPROVEMENTS.** Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur. If the City inspector requests it, the Developer at any time before acceptance of the Public Improvements shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Developer shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City shall not be considered as direct control of the individual workmen on the job site. City's inspector shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement. The inspection of the work by City shall not relieve Developer or the contractor of any obligations to fulfill this Agreement as herein provided, and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked or accepted.

9. **ADMINISTRATIVE COSTS.** If Developer fails to construct and install all or any part of the Public Improvements within the time required by this Agreement, or if Developer fails to comply with any other obligation contained herein, Developer and its surety shall be jointly and severally liable to City for all administrative expenses, fees, and costs, including reasonable attorney's fees and costs, incurred in obtaining compliance with this Agreement or in processing any legal action or for any other remedies permitted by law.

10. **ACCEPTANCE OF IMPROVEMENTS; AS-BUILT OR RECORD DRAWINGS.** The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement.

10.1 **Developer's Notice of Completion.** Upon the total or partial acceptance of the Public Improvements by City, Developer shall file with the Recorder's Office of the County of Riverside a notice of completion for the accepted Public Improvements in accordance with Article 2 of Chapter 4 of Title 2 of Part 6 of Division 4 of the Civil Code, at which time the

accepted Public Improvements shall become the sole and exclusive property of City without payment therefor.

10.2 **City Acceptance of Public Improvements.** If Parcel Map No. 36080 was approved and recorded as a single phase map, City shall not accept any one or more of the improvements until all of the Public Improvements are completed by Developer and approved by City. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements.

10.3 **Developer's Obligation to Provide As-Built or Record Drawings.** Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11. **WARRANTY AND GUARANTEE.** Developer hereby warrants and guarantees all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City. During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty or any extension thereof. Developer's warranty obligation under this section shall survive the expiration or termination of this Agreement.

12. **SECURITY.** Prior to City's approval and execution of this Agreement, Developer shall provide City with surety bonds, a lien agreement, or another form of security acceptable to the City Attorney and City Engineer under the terms set forth below.

12.1 **Surety Bonds.** If surety bonds are provided as Security, the amount of the Security shall be based on the City Engineer's Estimated Costs. If City determines at any time prior to Developer's completion of the Public Improvements under Section 4 [Construction Schedule], in its sole and absolute discretion, that the Estimated Costs have changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance with this provision (Section 12.0 *et seq.*) shall in no way limit or modify Developer's indemnification obligation provided in Section 16.0 of this Agreement.

12.1.1 **Performance Bond.** To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Developer is in

default as set forth in Section 18.0 et seq. of this Agreement, and to secure Developer's one-year guarantee and warranty of the Public Improvements, including the maintenance of all landscaping in a vigorous and thriving condition, Developer shall provide City a faithful performance bond in the amount of One Million Four Hundred Twenty Two Thousand Five Hundred and No/100 Dollars (\$1,422,500.00), which sum shall be not less than one hundred percent (100%) of the Estimated Costs.

12.1.2 **Partial Release.** The City Council may, in its sole and absolute discretion and upon recommendation of the City Engineer, partially release a portion or portions of the Security provided under this section as the Public Improvements are accepted by City, provided that Developer is not in default on any provision of this Agreement or condition of approval for Parcel Map No. 36080, and the total remaining Security is not less than twenty-five percent (25%) of the Estimated Costs. All Security provided under this section shall be released at the end of the Warranty period, or any extension thereof as provided in Section 11.0 of this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for Parcel Map No. 36080.

12.1.3 **Labor & Material Bond.** To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City a labor and materials bond in the amount of Seven Hundred Eleven Thousand Two Hundred Fifty and No/100 Dollars (\$711,250.00), which sum shall not be less than one hundred percent (100%) of the Estimated Costs. The Security provided under this section may be released by written authorization of the City Engineer after six (6) months from the date City accepts the final Public Improvements. The amount of such Security shall be reduced by the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims.

12.1.4 **Additional Requirements.** The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VIII, be a bank or insurance company licensed to transact surety business in California, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, the Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. The Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

12.1.5 **Form of Bonds.** The evidence of the Security shall be provided on the forms set forth in Exhibit "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

12.2 **Lien Agreement.** In lieu of surety bonds, Developer may execute a lien agreement as Security for the Improvements in accordance with Wildomar Municipal Code

Section 16.56.030. The Lien Agreement shall be in the form attached hereto as Exhibit "E" and incorporated herein by this reference.

12.3 **Developer's Liability.** While no action of Developer shall be required in order for City to realize on its security under any Security instrument, Developer agrees to cooperate with City to facilitate City's realization under any Security instrument, and to take no action to prevent City from such realization under any Security instrument. Notwithstanding the giving of any Security instrument or the subsequent expiration of any Security instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Developer shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute Security as City shall require satisfying the requirements in this Section 12.

13. **MONUMENT SECURITY.** Prior to City's execution of this Agreement, to guarantee payment to the engineer or surveyor for the setting of all subdivision boundaries, lot corners, and street centerline monuments for Parcel Map No. 36080 in compliance with the applicable provisions of City's Municipal and/or Development Code ("Subdivision Monuments"), Developer shall provide City a bond in the amount of Nineteen Thousand Five Hundred and No/Dollars (\$19,500.00), which sum shall not be less than one hundred percent (100%) of the costs of setting the Subdivision Monuments as determined by the City Engineer. Said bond may be released by written authorization of the City Engineer after all required Subdivision Monuments are accepted by the City Engineer, City has received written acknowledgment of payment in full from the engineer or surveyor who set the Subdivision Monuments, and provided Developer is not in default of any provision of this Agreement or condition of approval for Parcel Map No. 36080.

14. **LIEN.** To secure the timely performance of Developer's obligations under this Agreement, including those obligations for which security has been provided pursuant to Sections 12.0 et seq. and 13.0 of this Agreement, Developer hereby creates in favor of City a lien against all portions of the Property not dedicated to City or some other governmental agency for a public purpose. As to Developer's default on those obligations for which security has been provided pursuant to Sections 12.0 et seq. and 13.0 of this Agreement, City shall first attempt to collect against such security prior to exercising its rights as a contract lienholder under this section.

15. **SIGNS AND ADVERTISING.** Developer understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures. Developer hereby agrees with and consents to the summary removal by City, without notice to Developer, of all signs or other advertising structures erected, placed, or situated in violation of any City ordinance, regulation, or other requirement. Removal shall be at the expense of Developer and its surety. Developer and its surety shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

16. **INDEMNIFICATION.** Developer shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, and agents from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any

federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the gross negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify City shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, officers, employees, or agents.

17. INSURANCE.

17.1 **Types; Amounts.** Developer shall procure and maintain, and shall require its contractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than two times the specified occurrence limit.

17.1.1 **General Liability.** Developer and its contractors shall procure and maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than \$3,000,000 per occurrence for bodily injury, personal injury, and property damage.

17.1.2 **Business Automobile Liability.** Developer and its contractors shall procure and maintain business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible.

17.1.3 **Workers' Compensation.** Developer and its contractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and employers' liability insurance with limits of not less than \$1,000,000 per occurrence, at all times during which insured retains employees.

17.1.4 **Professional Liability.** For any consultant or other professional who will engineer or design the Public Improvements, liability insurance for errors and omissions with limits not less than \$1,000,000 per occurrence, shall be procured and maintained for a period of five (5) years following completion of the Public Improvements. Such insurance shall be endorsed to include contractual liability.

17.2 **Deductibles.** Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (a) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its elected officials, officers,

employees, agents, and volunteers; or (b) Developer and its contractors shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.

17.3 **Additional Insured; Separation of Insureds.** The Required Insurance shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds with respect to work performed by or on behalf of Developer or its contractors, including materials, parts, or equipment furnished in connection therewith. The Required Insurance shall contain standard separation of insured provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

17.4 **Primary Insurance; Waiver of Subrogation.** The Required Insurance shall be primary with respect to any insurance or self-insurance programs covering City, its elected officials, officers, employees, agents, and volunteers. All policies for the Required Insurance shall provide that the insurance company waives all right of recovery by way of subrogation against City in connection with any damage or harm covered by such policy.

17.5 **Certificates; Verification.** Developer and its contractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

17.6 **Term; Cancellation Notice.** Developer and its contractors shall maintain the Required Insurance for the term of this Agreement and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide that the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on 30 days' prior written notice to City.

17.7 **Insurer Rating.** Unless approved in writing by City, all Required Insurance shall be placed with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A:VIII.

18. **DEFAULT; NOTICE; REMEDIES.**

18.1 **Notice.** If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation. Developer shall commence the work required to remedy the default or violation within ten (10) days of the written demand from the City. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the demand verbally, and Developer shall commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the demand to remedy the default,

Developer and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs expenses as provided for in Section 9.0 of this Agreement.

18.2 **Failure to Remedy; City Action.** If the work required to remedy the noticed default or violation is not diligently prosecuted to a substantial completion acceptable to City within a reasonable time designated by the City, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any, or none of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Developer or its surety the full cost and expense incurred.

18.3 **Other Remedies.** No action by City pursuant to Section 18.0 *et seq.* of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

19. GENERAL PROVISIONS.

19.1 **Authority to Enter Agreement.** Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

19.2 **Cooperation; Further Acts.** The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

19.3 **Construction; References; Captions.** It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

19.4 **Notices.** All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:

City of Wildomar
Attn: City Manager
23873 Clinton Keith Rd., Suite 111
Wildomar, CA 92595

DEVELOPER:

CK-HS Partners, LLC
Attn: David Horenstein
1800 Century Park E., Ste 600
Los Angeles, CA 90067

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent provided the original is contemporaneously deposited with United States Postal Service and delivered by regular mail; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

19.5 **Amendment; Modification.** No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

19.6 **Waiver.** City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional. Developer agrees to waive, as a defense, counterclaim or set off, any and all defects, irregularities or deficiencies in the authorization, execution or performance of the Public Improvements or this Agreement, as well as the laws, rules, regulations, ordinances or resolutions of City with regards to the authorization, execution or performance of the Public Improvements or this Agreement.

19.7 **Assignment or Transfer of Agreement.** Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecatee, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement.

19.8 **Binding Effect.** Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal

representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

19.9 **No Third Party Beneficiaries.** There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

19.10 **Invalidity; Severability.** If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

19.11 **Consent to Jurisdiction and Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

19.12 **Attorneys' Fees and Costs.** If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all Litigation Expenses. Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Litigation Expenses.

19.13 **Relationship Between The Parties.** The Parties hereby mutually agree that neither this Agreement, any map related to Parcel Map No. 36080, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer or its contractors an agent or contractor of City.

19.14 **Counterparts.** This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

19.15 **Effective Date of Agreement.** This Agreement shall not become effective until the date it has been formally approved by the City and executed by the appropriate authorities of City and Developer.

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

CITY OF WILDOMAR

Gary Nordquist
City Manager

ATTEST:

Debbie A. Lee
City Clerk

APPROVED AS TO FORM

Thomas D. Jex
City Attorney

CK-HS Partners, LLC

By: 

David Horenstein
Its: MAYHEW

By: _____

Its: _____

NOTE: DEVELOPER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

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.

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ^{H.E} Los Angeles)

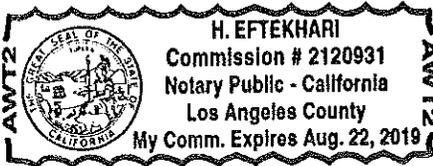
On January 5th, 2016 ^{H.E} before me, H. Eftekhari - Notary Public
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared David Horenstein
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/het/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.



H. Eftekhari
Signature of Notary Public

OPTIONAL

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

CAPACIT(IES) CLAIMED BY SIGNER(S)

Signer's Name: David Horenstein

Individual
 Corporate Officer
Manager
Title(s)

Partner(s) Limited
 General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other:

Signer is representing: Self
Name Of Person(s) Or Entity(ies)

DESCRIPTION OF ATTACHED DOCUMENT

Subdivision Improvement Agreement
Title or Type of Document

H.E 59 (Fifty-Nine)
Number Of Pages

01/05/2016
Date Of Document

Gary Nordquist, Debbie A. Lee & Thomas D.
Signer(s) Other Than Named Above

Jex

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.

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

CAPACIT(IES) CLAIMED BY SIGNER(S)

DESCRIPTION OF ATTACHED DOCUMENT

Signer's Name: _____

- Individual
- Corporate Officer

Title(s)

- Partner(s) Limited
- Attorney-In-Fact General

- Trustee(s)
- Guardian/Conservator
- Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

Title or Type of Document

Number Of Pages

Date Of Document

Signer(s) Other Than Named Above

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL MAP NO. 36080

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

BEING A PORTION OF PARCEL 10 OF PARCEL MAP NO. 9637, FILED IN BOOK 58, PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, TOGETHER WITH THE LAND DESCRIBED IN THE DOCUMENT RECORDED JULY 26, 2007 AS INSTRUMENT NO. 2007-0484230, OF OFFICIAL RECORDS, SAID COUNTY, ALSO TOGETHER WITH THE LAND DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 7, 1999, AS INSTRUMENT NO. 1999-445861 OF SAID OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 1999-445861 OF OFFICIAL RECORDS;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID INSTRUMENT NO. 1999-445861 AND SAID INSTRUMENT NO. 2007-0484230 BOTH OF OFFICIAL RECORDS AND SAID PARCEL 10, SOUTH 52° 27' 11" EAST, 615.83 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 37° 26' 47" WEST, 25.66 FEET;

THENCE NORTH 76° 33' 29" WEST, 39.63 FEET;

THENCE SOUTH 81° 12' 25" WEST, 32.29 FEET;

THENCE SOUTH 45° 51' 17" WEST, 157.30 FEET;

THENCE SOUTH 18° 38' 53" WEST, 165.62 FEET;

THENCE SOUTH 64° 22' 37" WEST, 43.75 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 2007-0720598, OF SAID OFFICIAL RECORDS, SAID LINE BEING A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 644.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 63° 16' 24" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT OF WAY OF HIDDEN SPRINGS ROAD AS DESCRIBED IN THE DOCUMENT

RECORDED MAY 31, 2001 AS INSTRUMENT NO. 2001-240650, OF OFFICIAL RECORDS, THROUGH A CENTRAL ANGLE OF 35° 19' 08", AN ARC LENGTH OF 396.97 FEET;

THENCE CONTINUING ALONG RIGHT OF WAY LINE, NORTH 62° 02' 44" WEST, 257.23 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2007-0484230 OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, NORTH 07° 53' 23" WEST, 27.94 FEET TO THE NORTHWESTERLY LINE OF SAID LAND;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47° 20' 15" EAST, 160.00 FEET;

THENCE NORTH 53° 24' 36" EAST, 236.33 FEET ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID INSTRUMENT NO. 1999-445861 OFFICIAL RECORDS TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PARCEL A ON EXHIBIT B OF LOT LINE ADJUSTMENT NO. 5270 RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008109866, OF OFFICIAL RECORDS.

APN: 380-110-046-9

EXHIBIT "B"
LIST OF PUBLIC IMPROVEMENTS
PARCEL MAP NO. 36080



CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET
AND PLAN CHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT MAP NO.
PP, CU, PU, MS OR VL NO.

36080

DATE:
IP:

Table with 3 columns: IMPROVEMENTS, FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs), MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs). Rows include Street/Drainage, Flood Control, Water, Sewer, Total, and Warranty Retention.

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do not include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).

Signature

Date



Name Typed or printed

RCE#

Exp. Date

Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

PLEASE READ INSTRUCTIONS BELOW

- 1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Wildomar Improvement Requirement Worksheet."
2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. **100% for Flood Control items.
3. For Construction items not covered by "City of Wildomar Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Wildomar Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
 STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
ROADWAY EXCAVATION				
2,972	C.Y.	1. Projects with Grading Plan Area x 0.50' (hinge point to hinge point)	\$ 20.00	\$ 59,444.44
		2. Projects without a Grading Plan Road area and side slopes to daylight Cut (c) = Fill (f) =		
	C.Y.	(a.) Excavate and Fill	\$ 0.40	\$ 0.00
	C.Y.	(b.) Excavate and Export	\$ 1.10	\$ 0.00
	C.Y.	(c.) Import and Fill	\$ 2.80	\$ 0.00
		If balance, provide (a.) only, either cut or fill If export, provide (a.)&(b.) a = fill, b = cut - fill If import, provide (a.)&(c), a = cut, c = fill - cut (Unit costs for (a), (b), & (c) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
	L.F.	Sawcut Exist. A.C. Pavement	\$ 1.00	\$ 0.00
	S.F.	Cold Plane A.C. Pavement	\$ 1.50	\$ 0.00
368	S.Y.	Grinding A.C. , in place	\$ 2.00	\$ 736.00
88	S.Y.	Remove A.C. Pavement	\$ 0.60	\$ 52.80
126	L.F.	Remove Curb and Gutter	\$ 18.00	\$ 2,268.00
30	L.F.	Remove A.C. Dike	\$ 3.00	\$ 90.00
	EA.	Relocate Mailbox	\$ 250.00	\$ 0.00
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ 0.00
	L.F.	Remove Barricade	\$ 10.00	\$ 0.00
628	TON	Asphalt Concrete (S.F.) (144 lbs/cu.ft)	\$ 90.00	\$ 56,543.40
8,726	C.Y.	Agg Base Class II (116,103S.F.)	\$ 50.00	\$ 436,291.67
	Ton	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (116,103S.F.) apply at 0.05+0.03 = 0.08 gal/SY	\$ 600.00	\$ 0.00
3,315	S.F.	AC overlay (min. 0.10') (SF)	\$ 0.90	\$ 2,983.50
535	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 8,025.00
	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ 0.00
	L.F.	Type "C" Curb	\$ 12.00	\$ 0.00
	L.F.	Type "D-1" Curb	\$ 12.00	\$ 0.00
	L.F.	Type "D" Curb	\$ 15.00	\$ 0.00
40	L.F.	A.C. Dike (6")(incl. material & labor)	\$ 8.00	\$ 320.00
	L.F.	A.C. Dike (8")(incl. material & labor)	\$ 10.00	\$ 0.00
	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 0.00
1,971	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 11,826.00
1,332	S.F.	P.C.C. Drive Approach	\$ 8.00	\$ 10,656.00
	S.F.	P.C.C. Dip Section Std. 307	\$ 6.00	\$ 0.00
1	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 2,000.00
	C.Y.	Structural Reinforcement Concrete	\$ 400.00	\$ 0.00
1	L.F.	Barricades	\$ 100.00	\$ 100.00
	L.F.	Metal Beam Guard Railing	\$ 35.00	\$ 0.00

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
 IMPROVEMENT REQUIREMENT WORKSHEET
 STREET IMPROVEMENTS

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
535	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (total length of Streets)	\$ 10.00	\$ 5,350.00
	L.F.	Chain Link Fence (6')	\$ 80.00	\$ 0.00
	L.F.	Relocate Fence	\$ 12.00	\$ 0.00
	EA.	Pipe Gate	\$ 1,000.00	\$ 0.00
	EA.	Relocate Power Pole	\$ 10,000.00	\$ 0.00
2	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 10,000.00
	EA.	Concrete Bulkhead	\$ 2,500.00	\$ 0.00
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ 0.00
	C.Y.	Cut Off Wall (Std 2')	\$ 400.00	\$ 0.00
	EA.	A. C. Overside Drain	\$ 800.00	\$ 0.00
	EA	Under Sidewalk Drain Std 309	\$ 2,000.00	\$ 0.00
	EA	Flat Outlet Drainage Structure Std 303	\$ 2,000.00	\$ 0.00
	EA	Curb Outlet Drainage Structure Std 308	\$ 2,000.00	\$ 0.00
	EA	Private Drainage Structure Std 310	\$ 500.00	\$ 0.00
	S.F.	Terrace Drain & Down Drain	\$ 6.50	\$ 0.00
	S.F.	Interceptor Drain	\$ 6.50	\$ 0.00
	C.Y.	R.C. Box Culvert	\$ 400.00	\$ 0.00
	C.Y.	Concrete Channel	\$ 200.00	\$ 0.00
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ 0.00
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ 0.00
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ 0.00
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ 0.00
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 75.00	\$ 0.00
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ 0.00
93	L.F.	18" R.C. P. Or 21" x 15" RCPA	\$ 113.00	\$ 10,509.00
	L.F.	24" R.C. P. Or 28" x 20" RCPA	\$ 115.00	\$ 0.00
	L.F.	30" R.C. P. Or 35" x 24" RCPA	\$ 153.00	\$ 0.00
	L.F.	36" R.C. P. Or 42" x 29" RCPA	\$ 90.00	\$ 0.00
	L.F.	42" R.C. P. Or 49" x 33" RCPA	\$ 100.00	\$ 0.00
	L.F.	48" R.C. P. Or 57" x 38" RCPA	\$ 235.00	\$ 0.00
	L.F.	54" R.C. P. Or 64" x 43" RCPA	\$ 130.00	\$ 0.00
	L.F.	60" R.C. P. Or 71" x 47" RCPA	\$ 150.00	\$ 0.00
	L.F.	18" C.S.P. HDPE Or Equal	\$ 40.00	\$ 0.00
	L.F.	24" C.S.P. HDPE Or Equal	\$ 50.00	\$ 0.00
	L.F.	30" C.S.P. HDPE Or Equal	\$ 60.00	\$ 0.00
	L.F.	36" C.S.P. HDPE Or Equal	\$ 70.00	\$ 0.00
	L.F.	42" C.S.P. HDPE Or Equal	\$ 80.00	\$ 0.00
	L.F.	48" C.S.P. HDPE Or Equal	\$ 100.00	\$ 0.00
	L.F.	54" C.S.P. HDPE Or Equal	\$ 110.00	\$ 0.00
	L.F.	60" C.S.P. HDPE Or Equal	\$ 120.00	\$ 0.00
	EA.	Catch Basin W=4'	\$ 2,200.00	\$ 0.00
	EA.	Catch Basin W=7'	\$ 4,000.00	\$ 0.00
1	EA.	Catch Basin W=14'	\$ 7,800.00	\$ 7,800.00
	EA.	Catch Basin W=21'	\$ 12,000.00	\$ 0.00

CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT
PLANCHECK DEPOSIT CALCULATION SHEET

PARCEL MAP OR TRACT NO. _____
 PP, CU, PU, MS OR VL NO. _____

SCH: _____ DATE: _____

IMPROVEMENT COSTS (Including Contingencies)	
I. Streets/Drainage (Line C from Street Improvement Calculations)	\$ 1030984.87
II. Water (Line C from Water Improvement Calculations)	\$ 0.00
III. Sewer (Line C from Sewer Improvement Calculations)	\$ 0.00
PLAN CHECK DEPOSIT CALCULATION	
A. Street/Drainage (% x I.) NOTE: Use 1% for TR, 6% for PM and 6.5% for PP, CU, PU, MS and VL	\$ 10309.85
B. Water and Sewer (1% x II and III.) (Do not include for Tract Maps)	\$ 0.00
C. Total Plan Check Deposit (A + B)	\$ 10309.85
SURCHARGE FEE CALCULATION	
D. Surcharge Fee (2% x C)	\$ 206.20
E. Total Plan Check Deposit and Surcharge Fee	\$ 10516.05
MINIMUM PLAN CHECK DEPOSIT REQUIREMENTS	
Note: If Plan Check Deposit calculated in "Line E" is less than the minimum as shown below, then following deposit schedule will apply, otherwise pay the full deposit.	
For TR (Schedule. A, B, C, D) and PM (Schedule. E, F, G) - minimum \$2,000	
For PM (Schedule H, I) - minimum \$2,000.00	
For PP/CU/PU/MS/VL - minimum \$2,000.00	
COMMENTS	

Board of Directors
Phil Williams, President
Harvey R. Ryan, Vice President
Andy Morris, Treasurer
George Cambero, Director
Nancy Horton, Director



General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

December 15, 2015

Attn: Matt Bassi
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

**Subject: Wildomar Springs - Bonding Letter for PIA
WO# 2015-041**

Elsinore Valley Municipal Water District has completed the plan check process for the subject project. As part of our review, the Engineer's Cost Estimate attached has been accepted and it is expected that bonding for this project will include the final estimate of \$154,554.00, for water and sewer improvements.

If there are any changes made to the plans prior to the approval of the Public Improvement Agreement and associated bonds, the District will require an updated Engineer's Cost Estimate submittal and approval.

Please reference the subject work order number with your correspondence. If you have any questions regarding the above information, please feel free to contact the Engineering Dept. at extension 6705.

Respectfully,



Imad Baiyasi
Engineering Services Supervisor

IB/cb

Enclosure: Final Engineers Cost Estimate

**Cc: Matt Bennett, City of Wildomar
Jason Farag, City of Wildomar
File**

F:\ENGIN2_Developer Projects\2015\15-041 - Wildomar Square (Wildomar Square Partners)\Correspondence\Misc. Correspondence\12-15-15 - Bonding Letter City of Wildomar - 15-041.doc



**CONSTRUCTION COST ESTIMATE
FOR WATER IMPROVEMENTS
WO# 15-041**

WATER/RW IMPROVEMENTS

Date Prepared: 12/15/2015

Project: Wildomar Square

Prepared by:

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
	LF	4" PVC Water Main	\$ 41.00	\$ -
	LF	6" PVC Water Main	45.00	-
116	LF	8" DIP Water Main	50.00	5,800.00
155	LF	10" DIP Water Main	65.00	10,075.00
	LF	16" DIP Water Main	150.00	-
	LF	18" DIP Water Main	180.00	-
	LF	20" DIP Water Main	200.00	-
	EA	4" RW Gate Valve	1,800.00	-
	EA	6" RW Gate Valve	2,000.00	-
2	EA	8" RW Gate Valve	2,200.00	4,400.00
2	EA	10" RW Gate Valve	3,000.00	6,000.00
	EA	16" Butterfly Valve	5,500.00	-
	EA	18" Butterfly Valve	6,500.00	-
	EA	20" Butterfly Valve	7,000.00	-
	EA	24" Butterfly Valve	8,500.00	-
2	EA	Fire Hydrant (6") Super	6,500.00	13,000.00
	EA	Fire Hydrant (6") Standard	5,500.00	-
	EA	Adjust Water Valve to Grade	350.00	-
	EA	Relocation of Blowoff	4,500.00	-
	EA	1" Water Service	1,100.00	-
	EA	1.5" Water Service	1,600.00	-
9	EA	2" Water Service	3,000.00	27,000.00
	EA	3" Water Service	4,500.00	-
	EA	1" Air/Vac Assembly	2,500.00	-
	EA	2" Air/Vac Assembly	4,000.00	-
	EA	4" Air/Vac Assembly	6,000.00	-
	EA	4" Blowoff	5,000.00	-
	EA	6" Blowoff	6,000.00	-
	IN/LF	Steel Casing	20.00	-
	EA	1" Sample Point	2,000.00	-
	LS	Traffic Control	N/A	-
	EA	4" DCDA	4,000.00	-
	EA	6" DCDA	5,000.00	-
	EA	8" DCDA	7,000.00	-
2	EA	10" DCDA	10,000.00	20,000.00
	EA	8" Hot Tap	8,000.00	-
4	EA	12" cut-in T	10,000.00	40,000.00
	EA	16" Hot Tap	12,000.00	-
				-
			Subtotal	126,275.00
			20% Contingency	25,255.00
			Total	\$ 151,530.00

1. Unit prices for steel or ductile iron pipeline shall be 35% greater than PVC in size 4-16 inch diameters and 20% greater than PVC in sizes 18-24 inch diameters. PVC will not be considered in sizes above 24-inch.

2. Unit prices are for average depth and normal soil conditions. Unit prices shall increase where rocky soils, excavation through rock formations or extra depth occur.



City of Wildomar
Monument Security Estimate Worksheet

Parcel Map/Tract Map No: PM. NO. 36080
 PP, CU, PU, MS OR VL No: _____
 Map Schedule: _____

Date: 12/23/2015
 City Project No: _____

Schedule "A" through "H" Maps			
Drive Time Hours to Map	Net Work Time Hours per Day	Cost per Day 10-hour Day	Cost per Monument
0.5	9	\$2,500.00*	\$300
1	8		\$342
1.5	7		\$400
2	6		\$478
Schedule "I" Maps			
Drive Time Hours to Map	Net Work Time Hours per Day	Cost per Day 10-hour Day	Cost per Monument
0.5	9	\$2,500.00*	\$600
1	8		\$685
1.5	7		\$800
2	6		\$960

Notes: *Based on a crew of one Registered Principal Engineering Technician and one Senior Engineering Technician

Total Monuments to Be Bonded 51

Cost Per Monument: \$300

Subtotal 1 (Total Monuments x Cost per Monument): \$ 15,300.00

Engineer's/Surveyor's Estimate for Preparing Centerline Tie-Sheets: \$ 1,000.00

Subtotal 2 (Subtotal 1 + Centerline Tie-Sheet Estimate): \$ 16,300.00

Total Security Amount (Subtotal 2 x 120%): \$ 19,500.00
 (total rounded to the nearest \$500)

[Signature]
 Signature

12-23-15
 Date

PASCAL R. APOTHELOZ
 Name (type or printed)

7734 12-31-17
 RCE/PLS No. Expiration Date

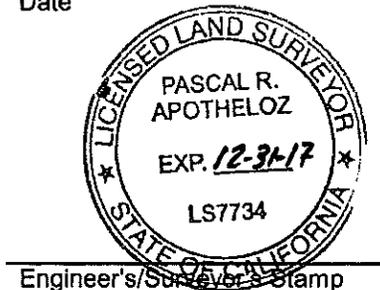


EXHIBIT "C"

SURETY BONDS AND OTHER SECURITY

PARCEL MAP NO. 36080

As evidence of understanding the provisions contained in this Agreement, and of the Developer's intent to comply with same, the Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

PERFORMANCE BOND PRINCIPAL AMOUNT: \$ 1,422,500.00

Surety: SURETEC INSURANCE COMPANY

Attorney-in-fact: MELISSA LOPEZ

Address: 15901 RED HILL AVE SUITE 100
JUSTIN CA 92780

MATERIAL AND LABOR BOND PRINCIPAL AMOUNT: \$ 711,250.00

Surety: SURETEC INSURANCE COMPANY

Attorney-in-fact: MELISSA LOPEZ

Address: 15901 RED HILL AVE SUITE 100
JUSTIN CA 92780

MONUMENT BOND PRINCIPAL AMOUNT: \$ 19,500.00

Surety: SURETEC INSURANCE COMPANY

Attorney-in-fact: MELISSA LOPEZ

Address: 15901 RED HILL AVE SUITE 100
JUSTIN CA 92780

BOND NO. 4403473
INITIAL PREMIUM: Included in cost of Performance bond.
SUBJECT TO RENEWAL

CITY OF WILDOMAR
PARCEL MAP 36080 IMPROVEMENTS
FORM OF LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Wildomar California ("City") and CK-HS Partners, LLC, a California limited liability company ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities for Parcel Map No. 36080 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated 1-5, 2016 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the Improvement Agreement providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for, or about the performance of the Public Improvements, or for any work or labor done thereon of any kind, or for amounts due under the provisions of Title 1 (commencing with section 8000) through Title 3 (commencing with section 9000) of Part 6 of Division 4 of the California Civil Code, with respect to such work or labor, that the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

NOW, THEREFORE, Principal and SureTec Insurance Company ("Surety"), a corporation organized and existing under the laws of the State of Texas, and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City and to any and all material men, persons, companies or corporations furnishing materials, provisions, and other supplies used in, upon, for or about the performance of the Public Improvements, and all persons, companies or corporations renting or hiring teams, or implements or machinery, for or contributing to the Public Improvements to be done, and all persons performing work or labor upon the same and all persons supplying both work and materials as aforesaid excepting the Principal, the sum of Seven Hundred Eleven Thousand Two Hundred Fifty and No/100 Dollars (\$711,250.00), said sum being not less than 100% of the total cost of the Public Improvements under the terms of the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Public Improvements, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 9100, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein.

As part of the obligation secured hereby, and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

This bond is executed and filed to comply with Section 66499 et seq. of the California Government Code as security for payment to contractors, subcontractors, and persons furnishing labor, materials, or equipment for construction of the Public Improvements or performance of the Improvement Agreement. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 1 (commencing with Section 8000) through Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

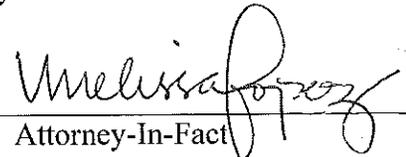
Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Tustin, CA, this 28th day of December, 2015.

CK-HS Partners, LLC, a California limited liability company
Principal

SureTec Insurance Company
Surety

By: 
Its: Managing Member

By: 
Attorney-In-Fact

DAVID HORVITZ
(print name)

Melissa Lopez, Attorney-in-Fact
(print name)

*Please see attached CA Acknowledgment
12/30/2015*

NOTE: APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPAL AND SURETY, AND A COPY OF THE POWER OF ATTORNEY TO LOCAL REPRESENTATIVES OF THE BONDING COMPANY MUST BE ATTACHED TO THIS BOND.

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 Orange)

DEC 28 2015

On _____ before me, Michele A. Fedoruk, Notary Public,

Date Here Insert Name and Title of the Officer

personally appeared Melissa Lopez

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 *Michele A. Fedoruk*
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: _____

Number of Pages: _____ 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: _____



SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Christina Johnson, Melissa Lopez

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 05/18/2017 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of October, A.D. 2015

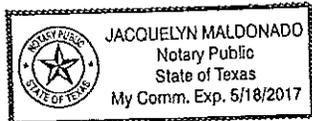
SURETEC INSURANCE COMPANY

By: [Signature]
John Knox Jr., President

State of Texas ss:
County of Harris



On this 6th day of October, A.D. 2015 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]
Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this DEC 28 2015 day of _____, A.D.

[Signature]
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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.

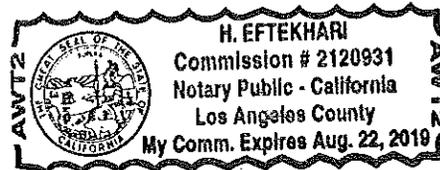
State of California

County of Los Angeles

On 12/30/2015, before me, H. Eftekhari - Notary Public personally appeared David Horenstein 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H. Eftekhari (Seal)

-----OPTIONAL INFORMATION-----

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY THE SIGNER

Form of Labor & Material Bond
(Title of document)

- Individual
- Corporate Officer
- Partner
- Attorney-In-Fact
- Trustee
- Other _____

Number of Pages 6 (Including Acknowledgment)

Document Date 12/28/2015

N/A
(Additional Information)

BOND NO. 4403473
INITIAL PREMIUM: \$28,450.00/2-year Initial
Term is Fully Earned
SUBJECT TO RENEWAL

CITY OF WILDOMAR
PARCEL MAP 36080 IMPROVEMENTS
FORM OF PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Wildomar, California ("City") and CK-HS Partners, LLC, a California limited liability company ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities for Parcel Map No. 36080 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated 1-5, 2016 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and SureTec Insurance Company ("Surety"), a corporation organized and existing under the laws of the State of Texas, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of One Million Four Hundred Twenty Two Thousand Five Hundred and No/100 Dollars (\$1,422,500.00), said sum being not less than one hundred percent (100%) of the total cost of the Public Improvements as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents, as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

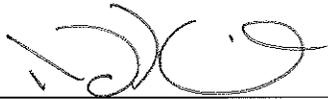
Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

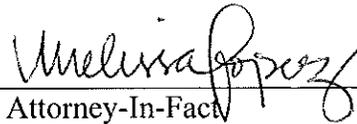
This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Tustin, CA, this 28th day of December, 2015 .

CK-HS Partners, LLC, a California limited liability company
Principal

SureTec Insurance Company
Surety

By: 
Its: Managing Member

By: 
Attorney-In-Fact

DAVID HORVITZ
(print name)

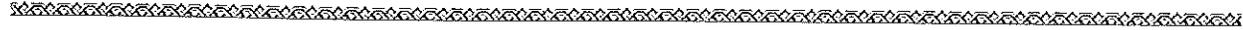
Melissa Lopez, Attorney-in-Fact
(print name)

Please see attached CA Acknowledgment, 12/30/2015

NOTE: APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPAL AND SURETY, AND A COPY OF THE POWER OF ATTORNEY TO LOCAL REPRESENTATIVES OF THE BONDING COMPANY MUST BE ATTACHED TO THIS BOND.

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 Orange)

On DEC 28 2015 before me, Michele A. Fedoruk, Notary Public

Date Here Insert Name and Title of the Officer

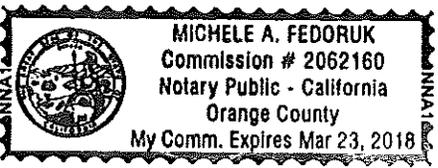
personally appeared Melissa Lopez

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 *Michele A. Fedoruk*
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: _____

Number of Pages: _____ 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: _____

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Christina Johnson, Melissa Lopez

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 05/18/2017 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

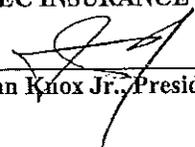
Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of October, A.D. 2015

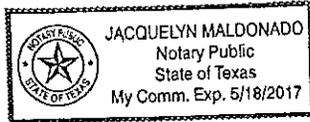
SURETEC INSURANCE COMPANY

By: 
John Knox Jr., President



State of Texas ss:
County of Harris

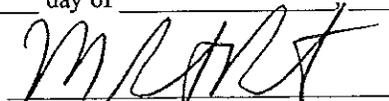
On this 6th day of October, A.D. 2015 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this DEC 28 2015 day of _____, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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.

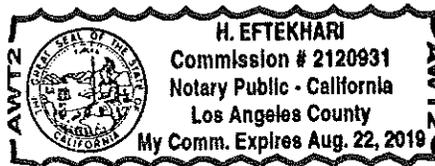
State of California

County of Los Angeles

On 12/30/2015, before me, H. Eftekhari - Notary Public personally appeared David Horenstein 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H. Eftekhari (Seal)

-----OPTIONAL INFORMATION-----

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY THE SIGNER

Form of Performance Bond
(Title of document)

- Individual
- Corporate Officer
- Partner
- Attorney-In-Fact
- Trustee
- Other _____

Number of Pages 5 (Including Acknowledgment)

Document Date 12/28/2015

N/A
(Additional Information)

Bond No. 4403474
Premium: \$390.00 /2-year Initial
Term is Fully Earned.

BOND FOR SECURITY OF INSTALLATION OF MONUMENTS

WHEREAS, the City Council of the City of Wildomar, State of California and CK-HS Partners, LLC, a California limited liability company, (hereinafter designated as "Principal") have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement identified as project 36080 is hereby referred to and made a part hereof; and

WHEREAS, Said Principal is required under the terms of said agreement to furnish a bond for the installation of monuments pursuant to said agreement;

NOW, THEREFORE, We, CK-HS Partners, LLC, a California limited liability company the Principal and SureTec Insurance Company as Surety, are held and firmly bound unto the City of Wildomar, hereinafter called "The City", in the penal sum of Nineteen Thousand Five Hundred Dollars and 00/100 DOLLARS (\$19,500.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally firmly by these presents.

The condition of this obligation is such that if the above bound Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Christina Johnson, Melissa Lopez

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 05/18/2017 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

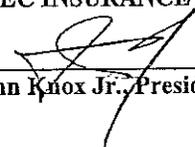
Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of October, A.D. 2015

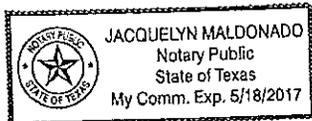
SURETEC INSURANCE COMPANY

By: 
John Knox Jr., President

State of Texas ss:
County of Harris



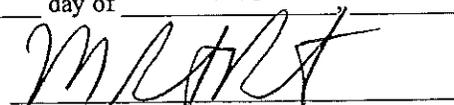
On this 6th day of October, A.D. 2015 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Jacquelyn Maldonado, Notary Public
My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this DEC 28 2015 day of _____, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

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 Orange)

On DEC 28 2015 before me, Michele A. Fedoruk, Notary Public,

Date Here Insert Name and Title of the Officer

personally appeared Melissa Lopez

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 *Michele A. Fedoruk*
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: _____

Number of Pages: _____ 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 "C"

SURETY BONDS AND OTHER SECURITY

PARCEL MAP NO. 36080

As evidence of understanding the provisions contained in this Agreement, and of the Developer's intent to comply with same, the Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

PERFORMANCE BOND PRINCIPAL AMOUNT: \$ 1,422,500.00

Surety: SureTec Insurance Company
Attorney-in-fact: Melissa Lopez
Address: c/o Performance Bonding Surety &
Insurance Brokerage, L.P.
15901 Red Hill Avenue, Suite 100, Tustin, CA 92780

MATERIAL AND LABOR BOND PRINCIPAL AMOUNT: \$ 711,250.00

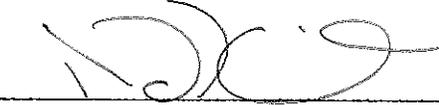
Surety: SureTec Insurance Company
Attorney-in-fact: Melissa Lopez
Address: c/o Performance Bonding Surety &
Insurance Brokerage, L.P.
15901 Red Hill Avenue, Suite 100, Tustin, CA 92780

CASH MONUMENT SECURITY: \$ 18,000.00 *Bond amount \$19,500.00*
Amount deposited per Cash Receipt No. _____ Date: _____

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on 28th day of December, 2015.

Developer:

CK-HS Partners, LLC, a California limited liability company

By: 

ITS MANAGER

Title

Please see attached CA Acknowledgment: 12/30/15

Surety:

SureTec Insurance Company

By: 

Melissa Lopez

, Attorney-In-Fact

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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.

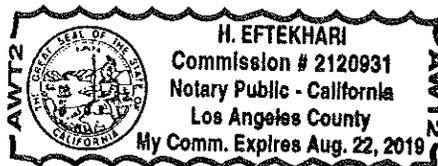
State of California

County of Los Angeles

On 12/30/2015, before me, H. Eftekhari - Notary Public personally appeared David Horenstein 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H. Eftekhari (Seal)

-----OPTIONAL INFORMATION-----

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY THE SIGNER

Bond For Security of Installation
(Title of document)

- Individual
- Corporate Officer
- Partner
- Attorney-In-Fact
- Trustee
- Other _____

Number of Pages 6 (Including Acknowledgment)

Document Date 12/28/2015

N/A
(Additional Information)

EXHIBIT "D"

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 10.Planning. 48	GENERAL CONDITIONS	USE - LANDSCAPING REVTEW/COMPL	All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section L.8.I.2. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans .	Landscaping plans will require revisions to include landscaping within Lot 'A' which is to be dedicated as right-of-way.
CUP03504R1 Condition No. 10.Trans. 6	GENERAL CONDITIONS	USE - STD INTRO 3 (ORD 460/461)	With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.	
CUP03504R1 Condition No. 10.Trans. 7	GENERAL CONDITIONS	USE - ASSESS/BENEFIT DIST 1	Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 80.Fire. 2	PRIOR TO BLDG PERMIT ISSUANCE	USE-#4-WATER PLANS	The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."	
CUP03504R1 Condition No. 80.Trans. 1	PRIOR TO BLDG PERMIT ISSUANCE	USE – TS/DESIGN	The project proponent shall be responsible for the design of modified traffic signal(s) at the intersections of: Hidden Springs Road (NS) at Clinton-Keith Road (EW) (modification) with no fee credit given for Traffic Signal Mitigation fees. The project proponent may also contribute cash-in-lieu to the County for any signal work not included in the County's Clinton Keith/I-15 Interchange Project, and said signal modifications will be included in the County's interchange project. Installation of the signals shall be per 90.TRANS.1.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 80.Trans. 2	PRIOR TO BLDG PERMIT ISSUANCE	USE - TS/GEOMETRICS	<p>The intersection of Hidden Springs Road (NS) at Clinton-Keith Road (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: One left-turn lane, one through lane, one right-turn lane</p> <p>Southbound: One left-turn lane, one shared through/right-turn lane</p> <p>Eastbound: One left-turn lane, two through lanes, one shared through/right-turn lane</p> <p>Westbound: two left-turn lanes, two through lanes, one shared through/right-turn lane</p> <p>or as approved by the Transportation Department.</p> <p>The portion of the improvements along Clinton Keith Road that are being constructed by the County's Clinton Keith/I-15 interchange shall not be required to be constructed by this project.</p> <p>Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.</p>	
CUP03504R1 Condition No. 80.Trans. 17	PRIOR TO BLDG PERMIT ISSUANCE	USE - STREETLIGHT PLAN 1	<p>A separate street light plan is required for this project.</p> <p>Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.</p>	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 80.Trans. 18	PRIOR TO BLDG PERMIT ISSUANCE	USE - LANDSCAPING COMM/IND	<p>Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.</p> <p>Landscaping plans shall be designed within Clinton Keith Road and Hidden Springs Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.</p> <p>Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlund, Transportation Department at (951) 955- 6829.</p>	Landscaping plans will require revisions to include landscaping within Lot 'A' which is to be dedicated as right-of-way.
CUP03504R1 Condition No. 90.Planning. 11	PRIOR TO BLDG FINAL INSPECTION	USE - UTILITIES UNDERGROUND	All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 90.Planning. 38	PRIOR TO BLDG FINAL TNSPECTION	USE - COMPLY W/ LNDSCP/IRR PLN	All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.	Landscaping plans will require revisions to include landscaping within Lot 'A' which is to be dedicated as right-of-way.
CUP03504R1 Condition No. 90.Trans. 1	PRIOR TO BLDG FINAL INSPECTION	USE - TS/INSTALLATI ON	The project proponent shall be responsible for the modification of the traffic signal (s) at the following locations: Hidden Springs Road (NS) at Clinton-Keith Road (EW) (modification) with no fee credit given for Traffic Signal Mitigation fees. or as approved by the Transportation Department.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 90.Trans. 2	PRIOR TO BLDG FINAL INSPECTION	USE - IMPROVE MENTS	Hidden Springs Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94. (Modified) (32' / 44')	<p>The portion of the condition of approval which has not been satisfied is included.</p> <p>The developer has chosen not to construct a portion of Hidden Springs Rd. at this time. The developer shall be required to pay a cash-in-lieu contribution for the cost of constructing the actual improvements in the future. If the developer chooses not to prepare improvement plans for the future improvements at this time, the cash-in-lieu contribution shall also include an estimate to prepare improvement plans.</p> <p>The cash-in-lieu contribution shall be in an amount based on an engineer's estimate and as accepted by the City Engineer.</p> <p>The developer shall pay the cash-in-lieu contribution prior to final occupancy permit issuance for the third building.</p>
CUP03504R1 Condition No. 90.Trans. 3	PRIOR TO BLDG FINAL INSPECTION	USE - IMP PLANS	Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 90.Trans. 6	PRIOR TO BLDG FINAL INSPECTION	USE- SIGNING& STRIPING	A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.	
CUP03504R1 Condition No. 90.Trans. 10	PRIOR TO BLDG FINAL INSPECTION	USE - STREET LIGHTS INSTALL	Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).	
CUP03504R1 Condition No. 90.Trans. 12	PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY PLAN	Electrical power, telephone, communication, treet lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.	

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
CUP03504R1 Condition No. 90.Trans. 13	PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY INSTALL	<p>lectrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.</p> <p>A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.</p>	
CUP03504R1 Condition No. 90.Trans. 14	PRIOR TO BLDG FINAL INSPECTION	USE - LANDSCAPING COMM/IND	<p>Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Clinton Keith road and Hidden Springs Road.</p> <p>Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting, Judy Watterlond, Transportation Department at (951) 955-6829 .</p>	Landscaping plans will require revisions to include landscaping within Lot 'A' which is to be dedicated as right-of-way.

EXHIBIT "D" (continued)

**LIST OF PARCEL MAP CONDITIONS
OF APPROVAL NOT SATISFIED**

Condition Number	Condition Timing	Condition Description	Condition	Notes
TPM 36080 Planning Condition No. 16	Prior to Final Map Recordation	N/A	Concurrent with the processing of a final map, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Department prior to the issuance of any grading permit for the project.	Landscaping plans will require revisions to include landscaping within Lot 'A' which is to be dedicated as right-of-way. In addition, on-site landscaping plans will require any necessary revisions to ensure the plans are consistent with the final grading plans.
TPM 36080 Public Works Condition No. 4	Prior to Final Map Recordation	N/A	Should this project lie within any assessment/benefit district, the project proponent shall, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.	
TPM 36080 Public Works Condition No. 5	Prior to Final Map Recordation	N/A	The developer shall annex into the City's Community Facility District (CFD 2013-1 Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD 2013-1 then the developer shall de-annex from said assessment/benefit district.	

ATTACHMENT C

STORMWATER MANAGEMENT/BMP
FACILITIES AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of JAN, 2016, by and between CK-HS Partners, LLC, a California limited liability company (the "Landowner"), and the City of Wildomar, a municipal corporation (the "City").

RECITALS

WHEREAS, the Landowner is the owner of certain real property described as Tentative Parcel Map 36080 (Assessor's Parcel Number (APN) 380-110-046), (the "Property").

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as Parcel Map No. 36080, as approved or to be approved by the City (the "Plan"), which is incorporated herein by reference, provides for stormwater quality treatment within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Wildomar, California, require that the Landowner, its successors and assigns, including but not limited to any homeowners association, construct and maintain stormwater management/Best Management Practices facilities (the "Facilities") on the Property.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the Facilities, including all pipes and channels built to convey stormwater to the Facilities, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that the Facilities are performing their designed functions.
3. The Landowner, its successors and assigns, shall inspect the Facilities and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the Facilities. The inspection shall cover the entire Facilities, including but not limited to berms, outlet structures, pond areas, and access roads. Deficiencies in the Facilities shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Facilities whenever the City deems necessary. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence repairs, if necessary.
5. In the event the Landowner, its successors and assigns, fails to adequately maintain the Facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and

to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the Facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair the Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

6. The Landowner, its successors and assigns, will perform the work necessary to keep the Facilities in good working order. In the event a maintenance schedule for the Facilities (including sediment removal) is contained in the Plans, Landowner will follow that schedule.

7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

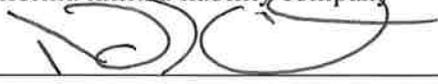
8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless, defend and indemnify from any liability whatsoever, including negligence, in the event the Facilities fail to operate properly.

9. This Agreement shall be recorded among the land records of Riverside County, California, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

CK-HS PARTNERS, LLC,
a California limited liability company

(Seal)

By:  _____

Name: David Horenstein

Title: _____

RECORD OWNERS (MUST BE NOTARIZED)

CITY OF WILDOMAR

Gary Nordquist
City Manager

Date

ATTEST

Debbie A. Lee
City Clerk

Date

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 RIVERSIDE

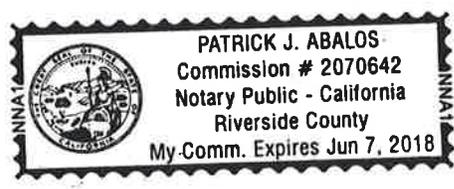
On 11/5/16 before me, Patrick J. Abalos, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David Hirschstein
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 [Handwritten Signature]
Signature of Notary Public

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 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: _____

CITY OF WILDOMAR – COUNCIL
Agenda Item #1.6
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

SUBJECT: Declare Three Vacancies on the Measure Z Oversight Advisory Committee (Bradstreet, Bundy, Johnson)

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

1. Declare three vacancies on the Measure Z Oversight Advisory Committee, for seats currently held by Scott Bradstreet, Kathleen Bundy, and Jamie Johnson; and
2. Direct the City Clerk to advertise for the vacancies.

BACKGROUND/DISCUSSION:

On November 6, 2012 Wildomar residents voted on a \$28 annual parcel tax (Measure Z) to assist in the funding of park operations and related park activities.

In March, 2014, the Council appointed Scott Bradstreet and Jamie Johnson to serve a two year term. In April, 2014, the Council appointed Kathleen Bundy to also serve a two year term.

At this time it would be appropriate to declare the scheduled vacancies and direct the City Clerk to advertise the vacancies. The applications will be given to each Council Member as they are received and the appointments will be scheduled for the regular meeting of March 9, 2014.

FISCAL IMPACT:

Minimal cost

Submitted by:
Debbie A. Lee
City Clerk

Approved by:
Gary Nordquist
City Manager

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: January 13, 2016

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. 6

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. 2016 - _____

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. 2016 - _____

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 November 12, 2015, the City Council adopted Resolution No. 2015-60, 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. 6. A public hearing was set for January 13, 2016 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 November 19, 2015, at 8:24 a.m. in Book 79, Page 9, Document No. 2015-0508229 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, Keusder Homes, Inc. and MSL Orange, LLC, property owners of one residential tract within the City (TR 36519) 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 area proposed within Annexation No. 6 will encompass 10 residential units in one tract, with a maximum annual tax of \$1,021.35 per unit, per year. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 8. The proposed total maximum tax rate for Tax Zone 8 is \$1,021.35 per unit per year. This tax rate includes a Maximum Special Tax A of \$777.35 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. Keusder Homes, Inc. and MSL Orange, LLC have agreed to the annexation into the CFD and submitted a "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 January 13, 2016.

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 \$7,773.47 for the first year of services for Special Tax A. Once developed, the Special Tax B will generate \$2,440.00 for police and fire protection services.

Submitted by:
Dan York
Assistant City Manager

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

Resolution Calling an Election
Resolution Declaring Results

RESOLUTION NO. 2016 - _____

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. 6)

WHEREAS, on February 12, 2014 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2014-07 declaring the City's intention to establish 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 set a public hearing for March 12, 2014, after which the Council adopted Resolution No. 2014-09 forming the CFD No. 2013-1 and calling a special election 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 March 12, 2014, the City Council adopted Resolution No. 2014-10 declaring 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 November 12, 2015 duly adopted Resolution No. 2015-60 (the "Resolution of Intention") declaring its intention to annex certain territory to CFD 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 January 13, 2016; and

WHEREAS, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 6 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 9, in the office of the Riverside County Recorder; and

WHEREAS, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on January 13, 2016, 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 January 13, 2016, 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 November 18, 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. 2013-1 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to 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 January 13, 2016. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 13, 2016, 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 13th day of January, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

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 1st of any year to and including the following June 30th.

“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

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

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

b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 2 is shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per Residential Unit within the Tracts is identified in Table 2 below:

TABLE 2
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 3 shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per acre within the Tracts are identified in Table 3 below:

**TABLE 3
Maximum Special Tax A Rates**

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$1,762 per Acre
2	31479	\$1,541 per Acre

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

2. Special Tax B

The Special Tax B is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax Requirement B.

a. 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**

Land Use Class	Description	Unit	Maximum Special Tax B
1	Single Family Residential	RU	\$244.00
2	Multi-Family Residential	RU	\$173.00

On each July 1, commencing on July 1, 2015 the Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by five percent (5.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2013-1, is an Exempt Property.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. The Special Tax A shall be levied for each Fiscal Year as follows:

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 8 – Annexation 6
Tract No. 36519**

Item	Description	Estimated Cost
1	Landscape and Lighting Maintenance	\$2,606
2	Graffiti, Street Sweeping, & Pavement Management	\$565
3	Drainage Maintenance	\$2,515
4	Parks and Trail Maintenance	\$1,073
5	Administration and Reserves Costs	\$1,014
Total		\$7,773

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

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	\$51.41 / 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
6	8	36519	2016-17	\$777.35 / Unit	\$244.00 / Unit	Keusder, LLC / MSL Orange, 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. 6
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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.

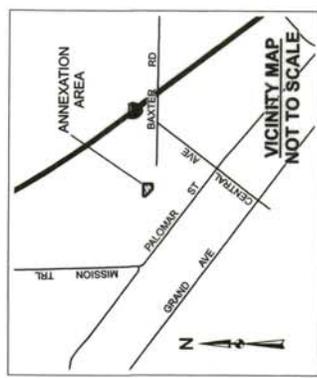
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON FEBRUARY 18, 2014, IN BOOK 76 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 65-67 AND AS INSTRUMENT NO. 2014-0062325 IN THE OFFICE OF THE COUNTY RECORDER 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 November, 2015, BY ITS RESOLUTION NO. 2015-60.

Alicia A. Lee
 CITY CLERK
 CITY OF WILDOMAR



ORANGE ST



ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
 THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDING THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2015-16.

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 14th DAY OF November, 2015.

Alicia A. Lee
 CITY CLERK
 CITY OF WILDOMAR

RECORDED THIS 19th DAY OF November, 2015 AT THE HOUR OF 8:24 O'CLOCK AM IN BOOK 76 PAGE 6 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.: 2015-0508229
 PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Yildiz*
 DEPUTY

LEGEND

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

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

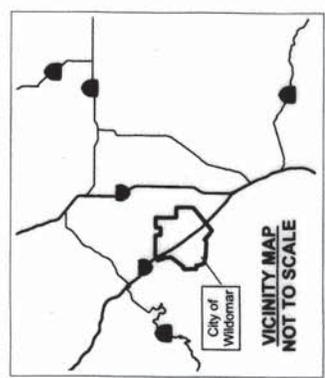
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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.

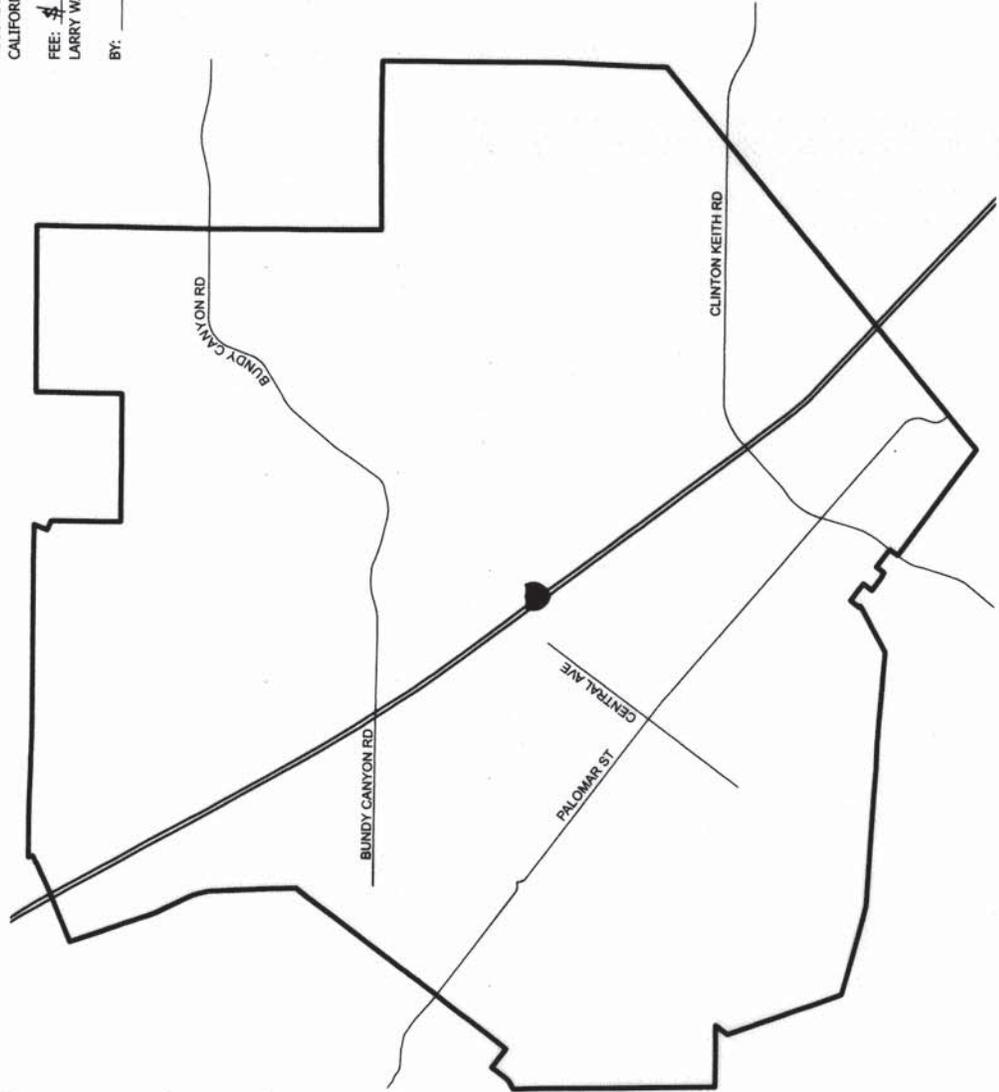
Shirani A. Shee
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,
THIS 14th DAY OF Feb., 2014

Shirani A. Shee
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 68 OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA.

BY: Larry W. Ward
DEPUTY
FEE: \$10.00 NO.: 2014-006226
LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER



EXHIBIT B

**SPECIAL TAX ELECTION
CITY OF WILDOMAR**

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 6**

(January 13, 2016)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 6 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>
Keusder Homes, Inc.	3.86	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 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 December 30, 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 January 13, 2016, 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 January 13, 2016.

Very truly yours,

Debbie A. Lee, CMC
City Clerk
City of Wildomar

EXHIBIT B

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Keusder Homes, Inc. W. Wes Keusder 3194 Airport Loop Dr., Ste C2 Costa Mesa, CA 92626	367-170-072, 367-170-073, 367-170-075, 367-170-076 367-170-077, 367-170-078 367-170-080, 367-170-081

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 6**

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

<u>SPECIAL TAX BALLOT MEASURE</u>	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 November 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 6 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__.

Keusder Homes, Inc.
A CA Corporation
By: W. Wes Keusder

Signature

Print Name

Title

EXHIBIT B

**SPECIAL TAX ELECTION
CITY OF WILDOMAR**

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 6**

(January 13, 2016)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 6 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>
MSL Orange, LLC	1.01	1

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of 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 December 30, 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 January 13, 2016, 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 January 13, 2016.

Very truly yours,

Debbie A. Lee, CMC
City Clerk
City of Wildomar

EXHIBIT B

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
MSL Orange, LLC Mike Lesle 21595 Marble Court Wildomar, CA 92595	367-170-074, 367-170-079

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 6**

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

<u>SPECIAL TAX BALLOT MEASURE</u>	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 November 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 6 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__.

MSL Orange, LLC
A CA Corporation
By: Mike Lesle

Signature

Print Name

Title

RESOLUTION NO. 2016 - _____

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. 6

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 January 13, 2016, 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 January 13, 2016, 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. 2015-60 adopted by the City Council on November 12, 2015. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 6 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 9, 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 13th day of January, 2016.

Bridgette Moore
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. 6

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 November 18, 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
Keusder Homes, Inc.	4	4		
MSL Orange, LLC	1	1		

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 _____, 2016.

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 10th day of Sept, 2015.

[NAME OF LANDOWNER] Keusden Homes

By: W. Wes Keusden

Name: W. Wes Keusden

Title: President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. 36519

OWNER'S MAILING ADDRESS:

3194 Airport Loop Dr., Ste. C2

Costa Mesa, CA 92626

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

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 13 day of September, 2015.

[NAME OF LANDOWNER] MSL Orange, LLC.

By: Mike Leslie

Name: Mike Leslie

Title: Manager

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. 36519

OWNER'S MAILING ADDRESS:

21595 Marble Court

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

**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX
TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT
(ANNEXATION NO. 6)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Wildomar on November 12, 2015 adopted its Resolution No. 2015-60, 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, January 13, 2016 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

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: January 13, 2016

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. 7

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. 2016 - _____

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. 2016 - _____

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 November 12, 2015, the City Council adopted Resolution No. 2015-61, 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. 7. A public hearing was set for January 13, 2016 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 November 19, 2015, at 8:24 a.m. in Book 79, Page 10, Document No. 2015-0508230 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, Plaza de Bundy Canyon, LLC, property owner of one commercial parcel within the City (PP 10-0222) 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. 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 area proposed within Annexation No. 7 will encompass 1 commercial parcel, with a maximum annual tax of \$7,650.78 per year, per acre. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 9. This tax zone consists of one non-residential parcel 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%. Plaza de Bundy Canyon, LLC has agreed to the annexation into the CFD and submitted a "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 January 13, 2016.

FISCAL IMPACT

The projected levy for FY 2016-17 is \$9,716.49 for the first year of services.

Submitted by:
Dan York
Assistant City Manager

Approved by:
Gary Nordquist
City Manager

Attachments:

Resolution Calling an Election

Resolution Declaring Results

RESOLUTION NO. 2016 - _____

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. 7)

WHEREAS, on February 12, 2014 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2014-07 declaring the City's intention to establish 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 set a public hearing for March 12, 2014, after which the Council adopted Resolution No. 2014-09 forming the CFD No. 2013-1 and calling a special election 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 March 12, 2014, the City Council adopted Resolution No. 2014-10 declaring 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 November 12, 2015 duly adopted Resolution No. 2015-61 (the "Resolution of Intention") declaring its intention to annex certain territory to CFD 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 January 13, 2016; and

WHEREAS, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 7 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 10, in the office of the Riverside County Recorder; and

WHEREAS, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on January 13, 2016, 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 January 13, 2016, 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 November 18, 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. 2013-1 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to 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 January 13, 2016. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 13, 2016, 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 13th day of January, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

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 1st of any year to and including the following June 30th.

“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**

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

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

b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 2 is shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per Residential Unit within the Tracts is identified in Table 2 below:

TABLE 2
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 3 shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per acre within the Tracts are identified in Table 3 below:

**TABLE 3
Maximum Special Tax A Rates**

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$1,762 per Acre
2	31479	\$1,541 per Acre

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

2. Special Tax B

The Special Tax B is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax Requirement B.

a. 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**

Land Use Class	Description	Unit	Maximum Special Tax B
1	Single Family Residential	RU	\$244.00
2	Multi-Family Residential	RU	\$173.00

On each July 1, commencing on July 1, 2015 the Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by five percent (5.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2013-1, is an Exempt Property.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. The Special Tax A shall be levied for each Fiscal Year as follows:

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 9 – Annexation 7
PP 10-0222**

Item	Description	Estimated Cost
1	Landscape and Lighting Maintenance	\$2,523
2	Graffiti, Street Sweeping, & Pavement Management	\$1,526
3	Drainage Maintenance	\$4,400
4	Administration and Reserves Costs	\$1,267
Total		\$9,716

Safety Services – Tax Zone 9 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	\$51.41 / 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
6	8	36519	2016-17	\$777.35 / Unit	\$244.00 / Unit	Keusder, LLC / MSL Orange, Inc.
7	9	PP10-0222	2016-17	\$7,650.78 / Acre	N/A	Plaza de Bundy Canyon, 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. 7 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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 November, 2015.

BY ITS RESOLUTION NO. 2015-61
Aminia A. Liu
CITY CLERK
CITY OF WILDOMAR

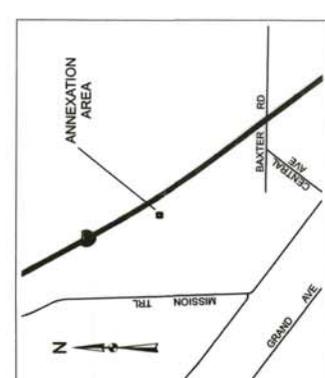
Aminia A. Liu
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 14th DAY OF November, 2015.

RECORDED THIS 19th DAY OF November, 2015 AT THE HOUR OF 2:24 O'CLOCK P.M. IN BOOK 76 PAGE 11 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: 2015-0508230
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Yunna*
DEPUTY



VICINITY MAP
NOT TO SCALE

LEGEND

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

9
XXX-XXX-XXX

ALBERT A. WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

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

NOT TO SCALE

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

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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.

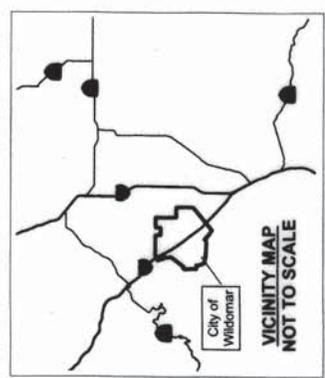
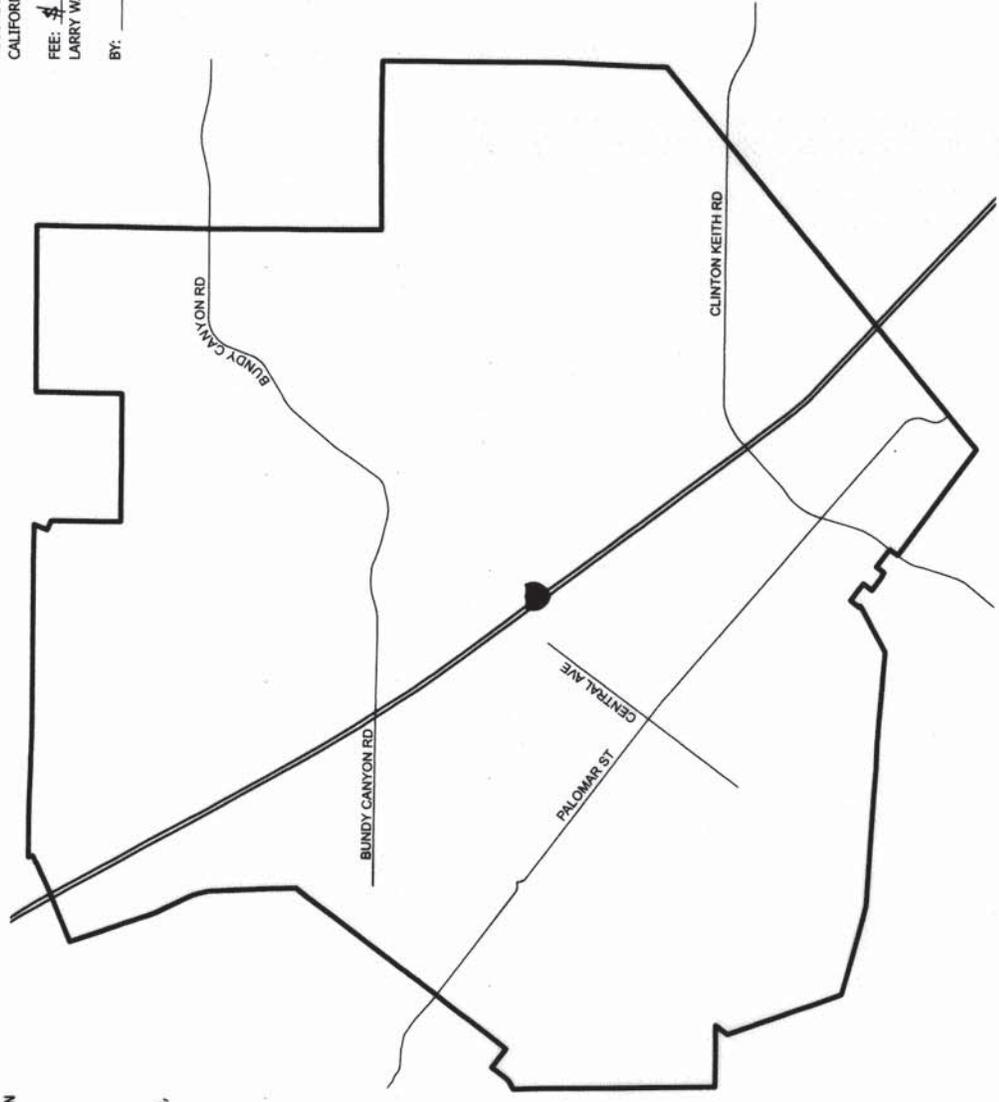
Shirley A. Lee
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,
THIS 14th DAY OF Feb., 2014

Shirley A. Lee
CITY CLERK
CITY OF WILDOMAR

RECORDED THIS 14th DAY OF FEBRUARY, 2014
AT THE HOUR OF 1:12 O'CLOCK PM IN BOOK 76
PAGE 68 OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA.

BY: Larry W. Ward
DEPUTY
FEE: \$ 10.00 NO.: 2014-006226
LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER



LEGEND
— ANNEXATION AREA BOUNDARY



NOT TO SCALE
W.O. 13-0124



EXHIBIT B

**SPECIAL TAX ELECTION
CITY OF WILDOMAR**

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 7**

(January 13, 2016)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 7 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>
Plaza de Bundy Canyon, LLC	1.27	1

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of 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 December 30, 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 January 13, 2016, 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 January 13, 2016.

Very truly yours,

Debbie A. Lee, CMC
City Clerk
City of Wildomar

EXHIBIT B

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Plaza de Bundy Canyon, LLC Attn: Onkar Sud 29142 Rockledge Drive Menifee, CA 92584	366-390-034

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 7**

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

<u>SPECIAL TAX BALLOT MEASURE</u>	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 November 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 7 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__.

Plaza de Bundy Canyon, LLC
A Limited Liability Company
By: Onkar Sud

Signature

Print Name

Title

RESOLUTION NO. 2016 - _____

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. 7

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 January 13, 2016, 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 January 13, 2016, 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. 2015-61 adopted by the City Council on November 12, 2015. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 7 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 10, 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 13th day of January, 2016.

Bridgette Moore
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. 7

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 November 18, 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
Plaza de Bundy Canyon, LLC	1	1		

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 _____, 2016.

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 2 day of Nov., 2015.

[NAME OF LANDOWNER]

By: Onice E
Name: _____
Title: _____

OWNER'S PROPERTY:

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

OWNER'S MAILING ADDRESS:

23668 Hollingsworth Dr.
Mumeta, 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

INSERT EXHIBIT A: ZONE DESCRIPTION

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

ACKNOWLEDGMENT

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.

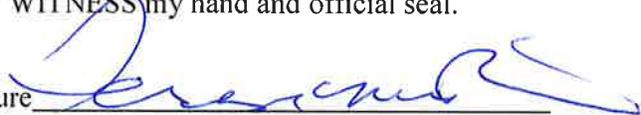
State of California)
County of Riverside

On 11/2/2015, before me, Teresa M. Rivera
(insert name of notary)

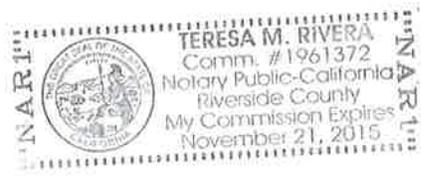
Notary Public, personally appeared Onkar Sud, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.3
PUBLIC HEARING
Meeting Date: January 13, 2016

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. 8

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council:

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

RESOLUTION NO. 2016 - _____

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 Resolution entitled:

RESOLUTION NO. 2016 - _____

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 November 12, 2015, the City Council adopted Resolution No. 2015-62, 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. 8. A public hearing was set for January 13, 2016 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 November 19, 2015, at 8:24 a.m. in Book 79, Page 11, Document No. 2015-0508231 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, Wildomar Land, LLC, property owner of one residential tract containing 60 units within the City (TR 32206) 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 area proposed within Annexation No. 8 will encompass 60 residential units in one tract, with a maximum annual tax of \$877.51 per unit, per year. The tract proposed to be annexed into CFD No. 2013-1 will be included in Tax Zone 10. The proposed total maximum tax rate for Tax Zone 10 is \$877.51 per unit per year. This tax rate includes a Maximum Special Tax A of \$633.51 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. Wildomar Land, LLC have agreed to the annexation into the CFD and submitted a "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 January 13, 2016.

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 \$38,010.00 for the first year of services for Special Tax A. Once developed, the Special Tax B will generate \$14,640.00 for police and fire protection services.

Submitted by:
Dan York
Assistant City Manager

Approved by:
Gary Nordquist
City Manager

Attachments:

Resolution Calling an Election
Resolution Declaring Results

RESOLUTION NO. 2016 - _____

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. 8)

WHEREAS, on February 12, 2014 the City Council (the "City Council") of the City of Wildomar (the "City") approved Resolution No. 2014-07 declaring the City's intention to establish 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 set a public hearing for March 12, 2014, after which the Council adopted Resolution No. 2014-09 forming the CFD No. 2013-1 and calling a special election 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 March 12, 2014, the City Council adopted Resolution No. 2014-10 declaring 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 November 12, 2015 duly adopted Resolution No. 2015-62 (the "Resolution of Intention") declaring its intention to annex certain territory to CFD 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 January 13, 2016; and

WHEREAS, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 8 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 11, in the office of the Riverside County Recorder; and

WHEREAS, pursuant to the Act and the Resolution of Intention, a noticed public hearing was convened by the City Council on January 13, 2016, 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 January 13, 2016, 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 November 18, 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. 2013-1 shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby ratifies the City Clerk's delivery of a ballot to each landowner within the territory proposed to be annexed to 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 January 13, 2016. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 13, 2016, 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 13th day of January, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

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 1st of any year to and including the following June 30th.

“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

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

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

b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 2 is shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per Residential Unit within the Tracts is identified in Table 2 below:

TABLE 2
Maximum Special Tax A Rates

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$346.00 per Residential Unit
2	31479	\$346.00 per Residential Unit

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Taxable Property is shown in Table 3 shall be specific to each Tract within the CFD. When additional property is annexed into CFD No. 2013-1, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tract or Tracts annexed. The Maximum Special Tax A for Fiscal Year 2014-2015 per acre within the Tracts are identified in Table 3 below:

**TABLE 3
Maximum Special Tax A Rates**

Tax Zone	Tracts	Maximum Special Tax A
1	32535	\$1,762 per Acre
2	31479	\$1,541 per Acre

On each July 1, commencing on July 1, 2015 the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

2. Special Tax B

The Special Tax B is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax Requirement B.

a. 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**

Land Use Class	Description	Unit	Maximum Special Tax B
1	Single Family Residential	RU	\$244.00
2	Multi-Family Residential	RU	\$173.00

On each July 1, commencing on July 1, 2015 the Maximum Special Tax B for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by five percent (5.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2013-1, is an Exempt Property.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2014-2015 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement. The Special Tax A shall be levied for each Fiscal Year as follows:

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 10 – Annexation 8
Tract No. 29476**

Item	Description	Estimated Cost
1	Landscape and Lighting Maintenance	\$15,488
2	Graffiti, Street Sweeping, & Pavement Management	\$9,198
3	Drainage Maintenance	\$3,364
4	Parks and Trail Maintenance	\$5,002
5	Administration and Reserves Costs	\$4,958
Total		\$38,010

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

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	\$51.41 / 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
6	8	36519	2016-17	\$777.35 / Unit	\$244.00 / Unit	Keusder, LLC / MSL Orange, Inc.
7	9	PP 10-0222	2016-17	\$7,650.78 / Unit	N/A	Plaza de Bundy Canyon, LLC
8	10	32206	2016-17	\$633.51 / Unit	\$244.00 / Unit	Wildomar Land, 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

City

SHEET 1 OF 1 SHEET

ANNEXATION MAP NO. 8 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) CITY OF WILDOMAR

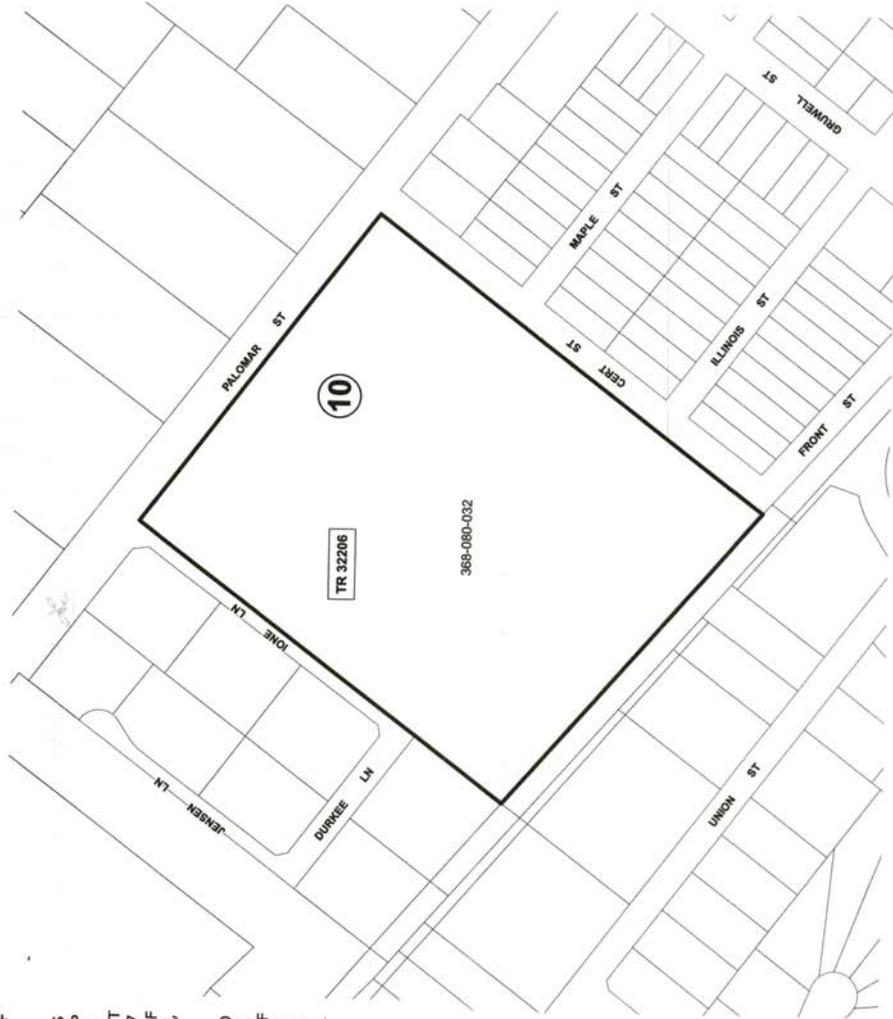
THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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 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.

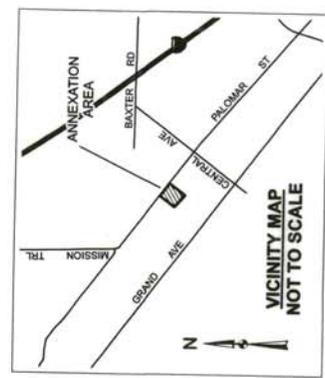
I HEREBY CERTIFY THAT THE WITHIN MAP OR AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON THE 12th DAY OF November, 2015.

BY ITS RESOLUTION NO. 2015-62
Araceli A. Lee
CITY CLERK
CITY OF WILDOMAR

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NOT TO SCALE



VICINITY MAP
NOT TO SCALE



ALBERT A. WEBB
ENGINEERING CONSULTANTS
THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON FEBRUARY 18, 2014, IN BOOK 76 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.

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 16th DAY OF November, 2015.

Araceli A. Lee
CITY CLERK
CITY OF WILDOMAR

RECORDED THIS 19th DAY OF November, 2015 AT THE HOUR OF 2:29 O'CLOCK PM IN BOOK 79 PAGE 11 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.: 2015-0508231
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: *Peter Aldana*
DEPUTY

LEGEND

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

76
68

CITY

SHEET 1 OF 1 SHEET

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

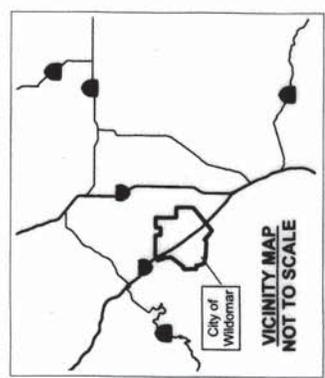
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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.

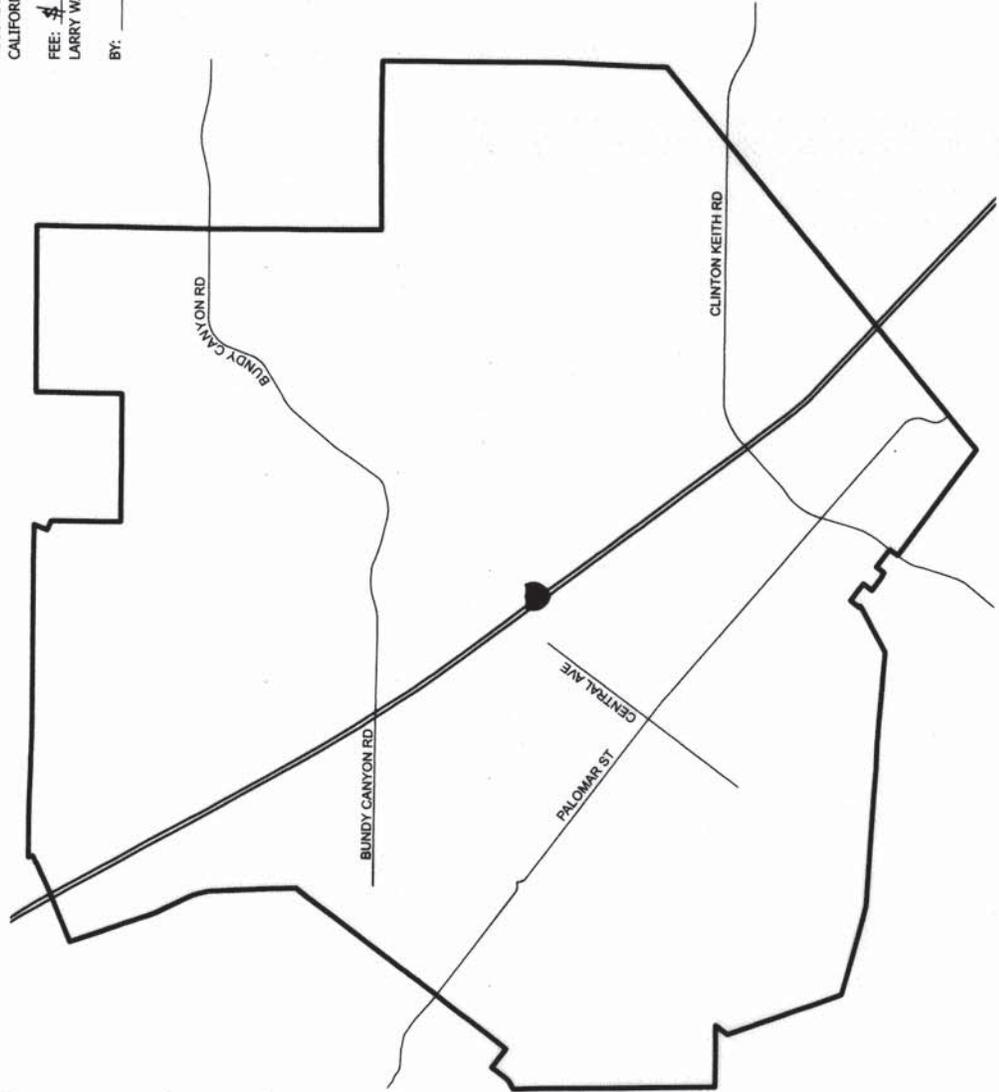
Shirani A. Shee
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR,
THIS 14th DAY OF Feb., 2014

Shirani A. Shee
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 68 OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA.

BY: Larry W. Ward
DEPUTY
FEE: \$ 10.00 NO.: 2014-006226
LARRY W. WARD, ASSESSOR, COUNTY CLERK, RECORDER



NOT TO SCALE
W.O. 13-0124



EXHIBIT B

**SPECIAL TAX ELECTION
CITY OF WILDOMAR**

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 8**

(January 13, 2016)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 8 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>
Wildomar Land, LLC	18.43	18

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 December 30, 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 January 13, 2016, 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 January 13, 2016.

Very truly yours,

Debbie A. Lee, CMC
City Clerk
City of Wildomar

EXHIBIT B

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Wildomar Land, LLC Attn: Kathleen Karahalios 1149 Pomona Road, Suite E Corona, CA 92882	368-080-032

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
ANNEXATION NO. 8**

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

<u>SPECIAL TAX BALLOT MEASURE</u>	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 November 12, 2015 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 8 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__.

Wildomar Land, LLC
A California Limited Liability Company
By: Redlands Service Corporation of Nevada
Its: Manager

Signature

Timothy L. Whetsell

Print Name

President

Title

RESOLUTION NO. 2016 - _____

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. 8

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 January 13, 2016, 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 January 13, 2016, 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. 2015-62 adopted by the City Council on November 12, 2015. The boundaries of the territory annexed are shown on the map entitled, "Annexation Map No. 8 Community Facilities District No. 2013-1 (Services)" a copy of which was recorded, on November 19, 2015, in Book 79 of Maps of Assessment and Community Facilities Districts at Page 11, 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 13th day of January, 2016.

Bridgette Moore
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. 8

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 November 18, 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
Wildomar Land, LLC	18	18		

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 _____, 2016.

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

RECEIVED

Petition Form

OCT 05 2015

**CITY OF WILDOMAR
DEVELOPMENT SERVICES**

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.

2015 IN WITNESS WHEREOF, I hereunto set my hand this 29 day of September

WILDOMAR LAND, LLC
BY: REDLANDS SERVICE CORPORATION OF NEVADA
ITS: MANAGER

See attached acknowledgment dated SEP. 29, 2015.

By: Timothy K. Whetsell
Name: TIMOTHY K. WHETSELL
Title: PRESIDENT

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. TM No. 32206

OWNER'S MAILING ADDRESS:

WILDOMAR LAND LLC
1149 POMONA RD., SUITE E
CORONA CA 92882

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

INSERT EXHIBIT A: ZONE DESCRIPTION

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

ACKNOWLEDGMENT

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 *Orange*)

On SEP. 29, 2015 before me Mehdi Zahedi, notary public Personally appeared _____

- TIMOTHY K. WHETSELL

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 _____

Mehdi Zahedi
Mehdi Zahedi, notary public



Notary Seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to person(s) relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title or type of Document _____

Request for annexation of property

APN: 368-080-032

Document Date _____

SEP. 29, 2015

Number of pages: _____

5 Pgs (including this page)

ACKNOWLEDGMENT REGARDING PROPERTY TO BE INCLUDED INTO
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)
OF THE CITY OF WILDOMAR

The developer/property owner of (Assessor's Parcel No.) 368-080-032 hereby acknowledges that:

If the landscaping, drainage, lighting and eligible public improvements within the Community Facilities District No. 2013-1 (Services) the maintenance areas of (Assessor's Parcel Nos.) 368-080-032, which is to be included in the Community Facilities District of the City of Wildomar, are completed prior to the levy and collection of special taxes upon property within said tract for the maintenance of such landscape and improvements, the developer/property owner will continue to be responsible for and will maintain the landscaping, drainage, lighting, and eligible public improvements within such maintenance areas at its sole expense, and the City will not assume responsibility for the maintenance of such landscaping, drainage, lighting and eligible public improvements until such time as the City is able to collect such special taxes to pay the costs of the maintenance of such landscaping, drainage, lighting, and eligible public improvements.

DATED:

9/29/15

OWNER(S): WILDOMAR LAND LLC
By: REDLANDS SERVICE CORPORATION OF NEVADA
ITS MANAGER

TIMOTHY K WHITSELL
(Print Name)

Timothy K WhitSELL
(Signature)

PRESIDENT
(Title)

RECEIVED

OCT 05 2015

CITY OF WILDOMAR
DEVELOPMENT SERVICES

(Print Name)

(Signature)

(Title)

See attached acknowledgment dated SEP. 29, 2015

ACKNOWLEDGMENT

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 *Orange*)

On SEP. 29, 2015 before me Mehdi Zahedi, notary public Personally appeared _____

- TIMOTHY K. WHETSELL -

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 _____

Mehdi Zahedi
Mehdi Zahedi, notary public



Notary Seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to person(s) relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title or type of Document _____

acknowledgment regarding Property to be
included into Community facilities District No. 2013-1
APN: 368-D&D-032

Document Date SEP. 29, 2015

Number of pages: 2 PGS (including this page)

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: January 13, 2016

TO: Mayor and Council Members

FROM: Dan York, Assistant City Manager

SUBJECT: Ordinance Levying Special Taxes Within Community Facilities District No. 2013-1 (Services)

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN
COMMUNITY FACILITIES DISTRICT NO. 2013-1 (SERVICES)

BACKGROUND:

On February 12, 2014, the City Council adopted Resolution No. 2014-07, a Resolution of Intention to form Community Facilities District No. 2013-1 (Services) of the City of Wildomar (the “CFD”), pursuant to the provisions of the “Mello-Roos Community Facilities Act of 1982” (the “Act”). On March 12, 2014, the City Council held a public hearing on the establishment of the CFD, as required by the Act, and adopted Resolutions No. 2014-09 forming the CFD and calling a special election within the CFD on the proposition of levying a special tax within the CFD (the “Resolution of Formation”) and Resolution No. 2014-10 declaring the results of the special election approving the levy of the special tax within the CFD. Subsequently, the City Council has approved eight annexations of additional properties into the CFD.

ANALYSIS:

After a CFD is formed and the election is held authorizing the levy of the special taxes within the CFD, the legislative body may, by ordinance, levy of the special taxes within the CFD. The rate and method of apportionment for the special tax provides that on March 1 of each year, every parcel for which a building permit has been issued within the boundaries of the CFD will be subject to the special taxes for the ensuing fiscal year. Therefore, it is recommended that the City Council adopt the attached Ordinance formally levying the special taxes within the CFD.

FISCAL IMPACT

The individual property owners in the CFD will be responsible for annual payments of special taxes.

Submitted by:
Dan York
Assistant City Manager
Public Works Director/City Engineer

Approved by:
Gary Nordquist
City Manager

Attachments:

Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, LEVYING SPECIAL TAXES
WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1
(SERVICES)**

WHEREAS, on February 12, 2014, the City Council of the City of Wildomar adopted Resolution No. 2014-07 declaring its intention to establish a Community Facilities District and to authorize the levy of special taxes” stating its intention to establish the City of Wildomar Community Facilities District No. 2013-1 (Services) (the “Community Facilities District”), pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), to finance certain Community Facilities (the “Facilities”);

WHEREAS, on March 12, 2014, the City Council held a noticed public hearing on the establishment of the Community Facilities District, as required by the Act, and adopted Resolutions No. 2014-09 forming the Community Facilities District, authorizing the levy of special taxes within the Community Facilities District, and calling a special election within the Community Facilities District on the proposition of levying a special tax within the Community Facilities District (the “Resolution of Formation”) and Resolution No. 2014-10 declaring the results of the special election.

NOW, THEREFORE, the City Council of the City of Wildomar ordains as follows:

SECTION 1. By the passage of this Ordinance, the City Council hereby authorizes and levies special taxes within the Community Facilities District pursuant to Sections 53328 and 53340 of the Act, at the rate and in accordance with the method of apportionment set forth in the Rate and Method of Apportionment approved in the Resolution of Formation, and in any subsequent Rates and Methods of Apportionment approved for territories annexed into the Community Facilities District (the “Rates and Methods of Apportionment”). The special taxes are hereby levied commencing in fiscal year 2015-16 and in each fiscal year thereafter.

SECTION 2. The Public Works Director of the City is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the Community Facilities District, in the manner and as provided in the Rates and Methods of Apportionment.

SECTION 3. Properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes, to the extent set forth in the Rates and Methods of Apportionment. In no event shall the special taxes be levied on any parcel within the District in excess of the maximum tax specified in the Rates and Methods of Apportionment.

SECTION 4. All of the collections of the special tax shall be used as provided for in the Act, the Rates and Methods of Apportionment and the Resolution of Formation.

SECTION 5. The special taxes shall be collected from time to time as necessary to meet the financial obligations of the Community Facilities District on the secured real property tax roll in the same manner as ordinary *ad valorem* taxes are collected. The special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for *ad valorem* taxes. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Riverside and to otherwise take all actions necessary in order to effect proper billing and collection of the special tax, so that the special tax shall be levied and collected in sufficient amounts and at the times necessary to satisfy the financial obligations of the Community Facilities District in each fiscal year.

Notwithstanding the foregoing, the Finance Director of the City may collect one or more installments of the special taxes by means of direct billing by the Community Facilities District of the property owners within the Community Facilities District if, in the judgment of the Finance Director, such means of collection will reduce the burden of administering the Community Facilities District or is otherwise appropriate in the circumstances. In such event, the special taxes shall become delinquent if not paid when due as set forth in any such respective billing to the property owners.

SECTION 6. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed and adopted this Ordinance and each and every provision hereof, irrespective of the fact that any one or more of said sections, subsections, sentences, clauses, phrases or words may be declared invalid.

SECTION 7. The City clerk shall certify to the passage of this Ordinance; shall enter the same in the book of original Ordinances of the City; shall make a minute of the passage and adoption thereof in the record of the proceedings of the City Council at which the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption hereof, cause a summary thereof to be published in a newspaper of general circulation, as defined in Government Code Section 6008, for the City of Wildomar. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: January 13, 2016

TO: Mayor and City Council Members

FROM: Parks Subcommittee Members Moore and Swanson

PREPARED BY: Gary Nordquist, City Manager

SUBJECT: Wildomar Little League Proposal for Ball Field Modifications at Marna O'Brien Park

STAFF REPORT

RECOMMENDATION:

The Parks Subcommittee recommends that the City Council review the Wildomar Little League Baseball 50/70 field conversion proposed Scope of Work and provide direction to City staff for implementation of the proposal or specific components of the proposal.

BACKGROUND:

The Wildomar Little League Baseball organization approached City Staff with a request to modify one of the ball field diamonds at Marna O'Brien Park. Specially, the ball field diamond furthest to the back of the park was preferred by the organization to be converted into an infield with dimensions of 70 feet between bases (currently has 45 foot base paths) and would like to install a 7" raised pitcher's mound 50 feet from the existing home plate. This type of larger infield would attract players who, because of age (over 12 years old) are no longer accommodated within the existing Little League Baseball age divisions.

Wildomar Little League Baseball has enjoyed an increasing level of participation from the local youth and would like to continue to provide opportunities as the existing ball players enter their teen years. To accommodate this category of senior league players, the traditional Little League field size is too small and the high school fields are too large with the 90 foot base paths.

Modifying an existing field at Marna O'Brien park would meet the leagues needs in providing a location for baseball practice, league games and possible regional tournaments. Neighboring cities are providing this type and sized field and are host to numerous local teams competing in regional leagues. It would be Wildomar Little League's desire to join such a league representing the community.

Wildomar Little League has proposed to furnish the necessary materials and provide the volunteer labor to construct the base path and pitcher's mound improvements. Wildomar Little League has also requested to use the City's storage room adjacent the Snack Bar, during the league season to store such equipment as water hoses, small tractor for dragging the infield, bases and other minor equipment.

DISCUSSION:

On January 6, 2016, the parks subcommittee discussed the proposed scope of work and mentioned the following conditions for the City Council to consider prior to directing City staff to arrange the requested modifications.

1. Recommends that all field improvements (base path extension and pitcher's mound construction) will be provided by the Little League organization, at no cost to the City and will be inspected by a City approved and/or provided park facility inspector prior to any play .
2. Recommends that Wildomar Little League Baseball assume all liability for organized play at the field and provide sufficient insurance to address any property and other related damages.
3. Recommends that Wildomar Little League Baseball work with City staff to review the need for additional screening or netting to prevent foul balls or overthrows from damaging nearby private property and share the costs of such improvements if deemed necessary for continued play.
4. Recommends that Wildomar Little League Baseball obtain their own temporary storage facility for their equipment, similar to their storage facilities at the existing Little League fields and like those currently used by the softball league at Marna O'Brien Park and not have access to the City maintenance/equipment storage room adjacent to the snack bar.
5. Recommends that Wildomar Little League Baseball maintain the field and prepare the grounds for safe play prior to any organized use.

These conditions/concepts have been discussed with representatives of the Wildomar Little League Baseball organization at the Parks Sub-committee meeting conducted Wednesday January 6, 2016. Should a satisfactory arrangement be concluded with this proposal, the Little League organization would like to start work as soon as possible as the league season is planned to start this spring.

FISCAL IMPACT:

Possible cost for approved park facility inspector to review the improvement, screening or netting and support structures with estimated costs to be provided during the presentation to the City Council.

Submitted & Approved by:
Gary Nordquist
City Manager

ATTACHMENT:
Little League Proposed Scope of Work

SCOPE of WORK

Date: December 29, 2015

Project Name: Wildomar Little League Baseball 50/70 Field Conversion

Project Company: Wildomar Little League

Project Manager: Tod Shores (cell 951-970-0357, email tshores@sanjacinto.k12.ca.us)

S.O.W. Preparer: Tod Shores

Effective Date: Immediately after approval

Summary of Project: The Wildomar Little League Board members and volunteers will utilize the existing south western field located at Marna O'Brien Park and add modifications to the infield field to broaden the scope of use from its now current condition.

Situation: The city of Wildomar does not have any fields that are of regulation to keep the children playing baseball once they reach the age of twelve years of age. The only alternative is to travel outside of the city limits to neighboring cities that do offer this level of play.

Feature: If approved, the city of Wildomar will be able to provide all levels of play in different divisions utilizing one field versus the current condition of attracting only a younger level of play.

Advantage: The broad range that this field will offer will help maintain the interest in baseball to children of young teenager age, prevent them from going to neighboring cities for baseball, and will directly support the Forty Developmental Assets directly associated with supporting our youth.

Benefit: An engaged, happy, and a more fit youth. The field will also be utilized off season by local and invite the play of baseball vs. not being active.

Project Goals: To complete the in-field conversion within a week-end.

Problems or issues that need to be tackled:

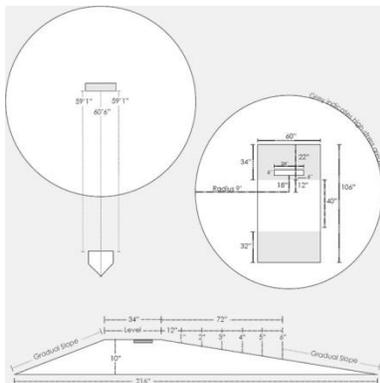
- Gaining unsupervised access to water.
- The need for out-of-bound nets for left and right lateral limits.

Project Approach Plan:

Placement of Bases: The home plate currently exists and will be utilized. The remaining bases will be measured at seventy feet. A post hole will be dug approximately twenty-four inches deep. The hole will then be filled with a half of bag of quick dry cement with a standard ground anchor positioned center and below the field surface one half inch. With the exception of home plate, the bases will only be utilized for practice and games and be off the field during non play time.



Building the pitching mound: A pitching mound or pitching rubber does not currently exist. The mound will be constructed utilizing approximately one and a half yards of clay, and the template/placement of a pitchers rubber fifty feet from home plate. As pictured, the full diameter is approximately nine feet with a gradual slope of six inches. The pitchers rubber is a permanent fixture within the mound and not removed.



Placement of a small metal storage container: The storage container would be large enough to house three removable bases, wagon, 48" field rake, water hose, metal link field drag, and possibly a small mowing tractor. The ideal situation would be the consideration to utilize the building facility attached to the snack bar to store the field support gear.

Tasks:

Base Placement.

- **Person responsible:** Tod Shores
- **Equipment needed:** Post hole digger, wheel barrel, two bags of cement, spade shovel, water hose (water access), tape measure, base ground anchor, safety glasses.

Pitching Mound:

- **Person responsible:** Tod Shores
- **Equipment needed:** yard and a half of clay, wheel barrel, spade shovel, water hose (water access), snap line, tape measure, pitching rubber.

Schedule: To be completed in two days.

Team Members: Tod Shores, and volunteers.

Contractor/Subcontractor: None

Reporting: The city will be notified if any milestones are not completed within the two days specified to complete the work. Otherwise, a report of completion of the project will be reported to the appropriate city officials.

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.3
GENERAL BUSINESS
Meeting Date: January 13, 2016

TO: Mayor and City Council Members

FROM: Parks Subcommittee Members Moore and Swanson

PREPARED BY: Gary Nordquist, City Manager

SUBJECT: 2016 Special Events and Recreation Program Dates

STAFF REPORT

RECOMMENDATION:

The Parks Subcommittee recommends that the City Council approve the special events and recreation programs calendar through December, 2016.

BACKGROUND/DISCUSSION:

On January 6, 2016, the Parks Subcommittee discussed and approved the following special events to recommend to the City Council:

Date	Day	Event	Time	Where	Funding
2/20/16	Sat	Canstruction Event- Ace Hardware	TBD	Ace Parking Lot	Pending
3/19/16	Sat	Eggstravaganza	9-11am	Marna O'Brien Park	Approved
4/16/16	Sat	Ultimate BBQ Showdown	8-4pm	Marna O'Brien Park	Approved
4/30/16	Sat	Movie Night	7-10pm	Marna O'Brien Park	Approved
5/14/16	Sat	Movie Night (Animal (Gimme) Shelter ? – Snack Bar Host)	7-10 pm	Marna O'Brien Park	Approved
5/28/16, 6/4/16 or 7/2/16	Sat	Movie in the Park (VFW? – Snack Bar Host)	7-10pm	Windsong Park	Approved
6/4/2016	Sat	National Trails Day Event	TBD	Marna O'Brien Park – City Trail	Approved
6/11/2016	Sat	Bicycle Safety	9am – 2pm	Marna O'Brien Park	Approved
6/25-26/16	Sat- Sun	Camp Out in the Park	5pm-9am	Marna O'Brien Park	Approved
7/9/16 or 7/16/16	Sat	City Birthday Celebration (Car Show/Movie)	5-10pm	Marna O'Brien Park	Approved
7/23/16 or 7/30/16	Sat	Wildomar Night At the Diamond	6pm	Storm Stadium	Pending

8/6/16	Sat	Concert in the Park (Beatles Night)	6-10pm	Marna O'Brien Park	Pending
8/20/16	Sat	Drive In Movie in the Park (Little League?- Snack Bar Host)	7-10pm	Little League Parking Lot	Pending
9/10/16	Sat	Concert in the Park	6-10pm	Marna O'Brien Park	Approved
9/TBD/16	Sat	Astronomy Night	6-10pm	Marna O'Brien Park	Pending
10/22/16	Sat	Trunk or Treat	6-8pm	Marna O'Brien Park	Pending
12/10/16	Sat	Breakfast with Santa	8-11am	Fire Station 61	Pending

Funding for these events was approved as part of the City's Biennial Budget Program for Fiscal Year 2015-16 on June 24, 2015. Events planned after June 30, 2016 will be recommended for funding as part of the Fiscal Year 2016-17 budget request to the City Council in June 2016.

In addition to these City Events, staff will prepare a calendar of City and Community Events (other organizations) and post it on the City website and with means of advertisement for residents ease of use during the year.

FISCAL IMPACTS:

None at this time.

Submitted & Approved by:
 Gary Nordquist
 City Manager

**WILDOMAR CEMETERY DISTRICT
REGULAR MEETING MINUTES
DECEMBER 9, 2015**

CALL TO ORDER

The regular session of December 9, 2015, of the Wildomar Cemetery District Board of Trustees was called to order by Chairman Benoit at 9:11 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

Vice Chair Moore stated the Eagle Scout project is coming along at the Cemetery.

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 – November 12, 2015 Regular Meeting

Approved the Minutes as submitted.

4.2 Warrant Register

Approved the following:

1. Warrant Register dated 11-05-2015, in the amount of \$2,104.43;
2. Warrant Register dated 11-12-2015, in the amount of \$622.15;
3. Warrant Register dated 11-19-2015, in the amount of \$951.82; &
4. Warrant Register dated 11-25-2015, in the amount of \$497.72.

4.3 Treasurer's Report

Approved the Treasurer's Report for October, 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 9:14 p.m.

Submitted by:

Approved by:

Debbie A. Lee, CMC
Clerk of the Board

Bridgette Moore
Chair

WILDOMAR CEMETERY DISTRICT
Agenda Item #4.2
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Chairman and Board of Trustees
FROM: James Riley, Finance Director
PREPARED BY: Rochelle Johnson, Acting Accounting Manager
SUBJECT: Warrant Register

STAFF REPORT

RECOMMENDATION:

Staff recommends that the Board of Trustees approve the following:

1. Warrant Register dated 12-03-2015, in the amount of \$2,052.95;
2. Warrant Register dated 12-10-2015, in the amount of \$873.91;
3. Warrant Register dated 12-17-2015, in the amount of \$956.98;
4. Warrant Register dated 12-23-2015, in the amount of \$2,622.16 &
5. Warrant Register dated 12-30-2015, in the amount of \$534.54.

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 12/03/2015
Voucher List 12/10/2015
Voucher List 12/17/2015
Voucher List 12/23/2015
Voucher List 12/30/2015

Voucher List
City of Wildomar

12/03/2015 2:52:42PM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
205526	12/3/2015	000028 CALPERS	1896B		DEC 2015 CEMETERY RETIREE PREMIUM	340.56	
					Total :	340.56	
205527	12/3/2015	000367 CINTAS CORPORATION	55191205 55193835		STAFF UNIFORM MAINTENANCE STAFF UNIFORM MAINTENANCE	42.72 42.72	
					Total :	85.44	
205528	12/3/2015	000608 DEJONG, PETER	111815 120215		CEMETERY DRINKING WATER CEMETERY DRINKING WATER	6.25 12.25	
					Total :	18.50	
205529	12/3/2015	000012 ELSINORE VALLEY MUNICIPAL, WATER DISTF	7745925		10/15/15-11/13/15 CEMETERY WATER SERVICE	895.07	
					Total :	895.07	
205530	12/3/2015	000631 LABOR READY	20367757 20383150		11/14/15-11/20/15 CEMETERY LABOR 11/07/15-11/13/15 CEMETERY LABOR	588.95 124.43	
					Total :	713.38	
5 Vouchers for bank code : wf						Bank total :	2,052.95
5 Vouchers in this report						Total vouchers :	2,052.95

Voucher List
City of Wildomar

12/10/2015 3:22:40PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
205552	12/10/2015	000367 CINTAS CORPORATION	55196496		STAFF UNIFORM MAINTENANCE	42.72	
					Total :	42.72	
205553	12/10/2015	000011 CR&R INC.	283994		DEC 2015 WASTE SERVICES - 3 YD COMMERCIA	129.54	
					Total :	129.54	
205554	12/10/2015	000379 HOME DEPOT CREDIT SERVICES	1024694		CEMETERY MAINTENANCE SUPPLIES	69.12	
					Total :	69.12	
205555	12/10/2015	000631 LABOR READY	20396993 20405435		CEMETERY LABOR 11/21/15-11/27/15	381.58	
					CEMETERY LABOR 11/14/15-11/20/15	161.78	
					Total :	543.36	
205556	12/10/2015	000186 RIGHTWAY	99319		CEMETERY RESTROOM MAINT/SVC 11/27/15-12/	87.90	
					Total :	87.90	
205557	12/10/2015	000020 VERIZON	111915		CEMETERY VOICE/INTERNET SERVICES 11/19/1	1.27	
					Total :	1.27	
6 Vouchers for bank code : wf						Bank total :	873.91
6 Vouchers in this report						Total vouchers :	873.91

Voucher List
City of Wildomar

12/17/2015 2:06:33PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
205583	12/17/2015	000631 LABOR READY	20415719		11/28/15-12/04/15 CEMETERY LABOR	850.29	
					Total :	850.29	
205584	12/17/2015	000094 STAUFFERS LAWN EQUIPMENT	244476		CEMETERY DEPARTMENTAL SUPPLIES	106.69	
					Total :	106.69	
2 Vouchers for bank code : wf						Bank total :	956.98
2 Vouchers in this report						Total vouchers :	956.98

Voucher List
City of Wildomar

12/23/2015 2:40:53PM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
205605	12/23/2015	000028 CALPERS	1918B		JAN 2016 CEMETERY RETIREE PREMIUM	367.55	
					Total :	367.55	
205606	12/23/2015	000367 CINTAS CORPORATION	55199125 55201803		STAFF UNIFORM MAINTENANCE STAFF UNIFORM MAINTENANCE	42.72 42.72	
					Total :	85.44	
205607	12/23/2015	000608 DEJONG, PETER	121615		CEMETERY DRINKING WATER	6.25	
					Total :	6.25	
205608	12/23/2015	000483 EATON BROTHERS CORP.	41658		LIFETIME VASE, BRONZE COLOR/24	1,029.74	
					Total :	1,029.74	
205609	12/23/2015	000904 EMERGENCY RESPONSE SYSTEMS INC	17604		1/1/16-3/31/16 CEMETERY ALARM MONITORING	60.00	
					Total :	60.00	
205610	12/23/2015	000631 LABOR READY	20437683		12/05/15-12/11/15 CEMETERY LABOR	800.52	
					Total :	800.52	
205611	12/23/2015	000094 STAUFFERS LAWN EQUIPMENT	244905 245048 245330		CEMETERY DEPARTMENTAL SUPPLIES CEMETERY DEPARTMENTAL SUPPLIES CEMETERY DEPARTMENTAL SUPPLIES	24.49 103.63 144.54	
					Total :	272.66	
7 Vouchers for bank code : wf						Bank total :	2,622.16
7 Vouchers in this report						Total vouchers :	2,622.16

Voucher List
City of Wildomar

12/30/2015 9:45:45AM

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
205642	12/30/2015	000367 CINTAS CORPORATION	55204420		STAFF UNIFORM MAINTENANCE	42.72
					Total :	42.72
205643	12/30/2015	000631 LABOR READY	20462262		12/12/15-12/18/15 CEMETERY LABOR	373.29
					Total :	373.29
205644	12/30/2015	000020 VERIZON	121915		12/19/15-1/18/16 CEMETERY VOICE/INTERNET	118.53
					Total :	118.53
3 Vouchers for bank code : wf						Bank total : 534.54
3 Vouchers in this report						Total vouchers : 534.54

WILDOMAR CEMETERY DISTRICT
Agenda Item #4.3
CONSENT CALENDAR
Meeting Date: January 13, 2016

TO: Mayor and City Council Members
FROM: James R. Riley, CPA, Finance Director
PREPARED BY: Rochelle Johnson, Acting Accounting Manager
SUBJECT: Treasurer's Report

STAFF REPORT

RECOMMENDATION:

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

DISCUSSION:

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

FISCAL IMPACT:

None at this time.

Submitted by:
James R. Riley, CPA
Finance Director

Approved by:
Gary Nordquist
General Manager

ATTACHMENTS:

Treasurer's Report

**WILDOMAR CEMETERY DISTRICT
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
November 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>125,425.95</u>	\$ <u>125,425.95</u>	\$ <u>125,425.95</u>	<u>100.00%</u>	<u>0</u>	<u>0.000%</u>
TOTAL	\$ <u>125,425.95</u>	\$ <u>125,425.95</u>	\$ <u>125,425.95</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>125,812.60</u>	\$ _____	\$ <u>(386.65)</u>	\$ <u>125,425.95</u>	0.000%	
TOTAL	\$ <u>125,812.60</u>	\$ <u>-</u>	\$ <u>(386.65)</u>	\$ <u>125,425.95</u>		
TOTAL INVESTMENT	\$ <u>125,425.95</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>12/28/2015</u>
James A. Riley, CPA Finance Director	Date