CITY OF WILDOMAR CITY COUNCIL
AND WILDOMAR CEMETERY DISTRICT AGENDA

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

JUNE 12, 2013
Council Chambers
23873 Clinton Keith Road

Timothy Walker, Mayor/Chairman
Marsha Swanson, Mayor Pro Tem/Vice-Chairman
Ben Benoit, Council Member/Trustee
Bob Cashman, Council Member/Trustee
Bridgette Moore, 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 JUNE 12, 2013

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 54956.9 (d)(1) to confer with legal counsel with regard to the following matter of pending litigation: Martha Bridges and John Burkett v. City of Wildomar; Case number: MCC 1300555.

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 matter of pending litigation: City of Wildomar v. Rostai Investment Properties; Case No. MCC 1300122.

RECONVENE INTO OPEN SESSION

ANNOUNCEMENT

ADJOURN CLOSED SESSION

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

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Clinton Keith Interchange Construction Project Update

Fire Department Update

Police Quarterly Report

PUBLIC COMMENTS

This is the time when the City Council receives general public comments regarding any items or matters within the jurisdiction of the City Council 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 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 open session agenda item, 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 the desire of the City Council, the agenda can be reordered at this time.

1.0 CONSENT CALENDAR

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

1.1 Reading of Ordinances
RECOMMENDATION: Approve the reading by title only of all ordinances.

1.2 Minutes – May 8, 2013 Regular Meeting
RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.3 Minutes – May 22, 2013 Adjourned Regular Meeting
RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted.

1.4 Minutes – June 5, 2013 Adjourned Regular Meeting
RECOMMENDATION: Staff recommends that the City Council approve the Minutes as submitted

1.5 Warrant & Payroll Registers
RECOMMENDATION: Staff recommends that the City Council approve the following:

1. Warrant Register dated 05-02-13 in the amount of $36,166.09;
2. Warrant Register dated 05-09-13 in the amount of $534,862.58;
3. Warrant Register dated 05-16-13 in the amount of $761,797.43
4. Warrant Register dated 05-23-13 in the amount of $708,594.63;
5. Warrant Register dated 05-23-13 in the amount of $161.22; and
6. Payroll Register dated 06-05-13 in the amount of $45,255.97.

1.6 Treasurer's Report

RECOMMENDATION: Staff recommends that the City Council approve the Treasurer's Report for April, 2013.

1.7 Purchasing Ordinance Amendment - Contracts for Services

RECOMMENDATION: Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 78
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 3.28 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO CONTRACTING FOR SERVICES

2.0 PUBLIC HEARINGS

There are no items scheduled.

3.0 GENERAL BUSINESS

3.1 City of Wildomar Draft Housing Element Update (2013-2021)

RECOMMENDATION: The Planning Commission recommends that the City Council receive public input on the draft 2013-2021 Housing Element and authorize Staff to submit the document to the California Department of Housing and Community Development (HCD) for their 60-day review.

3.2 Notice of Intent to Establish Service Area Charges for FY 2013-14

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

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2013/2014

3.3 <u>Landscaping and Lighting Maintenance District No. 89-1-Consolidated and Street Lighting Zones</u>

<u>RECOMMENDATION:</u> Staff recommends that the City Council:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING PREPARATION OF THE ENGINEER'S REPORT REGARDING THE PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2013-14 WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, AND 90, AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

2. Adopt a Resolution entitled:

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, AND 90, AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2013-14 SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND ORDERING NOTICE OF THE PUBLIC HEARING TO BE GIVEN CONSISTENT WITH THE LANDSCAPING AND LIGHTING ACT OF 1972

3.4 Landscaping and Lighting Maintenance District No. 89-1-Consolidated and Street Lighting Zones; Annexation Zone 181

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

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX PROPERTY TO LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C (ANNEXATION ZONE 181) AND TO LEVY ASSESSMENTS ON SUCH PROPERTY FOR FISCAL YEAR 2013-14 AND SETTING THE TIME AND PLACE OF A HEARING ON THE PROPOSED ANNEXATION AND ASSESSMENTS

CITY MANAGER REPORT

CITY ATTORNEY REPORT

COUNCIL COMMUNICATIONS

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 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 – May 8, 2013 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 05-02-13, in the amount of $370.29;
2. Warrant Register dated 05-09-13, in the amount of $30.58;
3. Warrant Register dated 05-16-13, in the amount of $1,421.02; and
4. Warrant Register dated 05-23-13, in the amount of $687.37.

4.3 Treasurer's Report

RECOMMENDATION: Staff recommends that the Board of Trustees approve the Treasurer's Report for April, 2013.

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 GENERAL BUSINESS

There are no items scheduled.

GENERAL MANAGER REPORT

CEMETERY DISTRICT COUNSEL REPORT

FUTURE AGENDA ITEMS

ADJOURN WILDOMAR CEMETERY DISTRICT

2013 City Council/Wildomar Cemetery District Regular Meeting Schedule

July 10	September 11	November 13
August 14	October 9	December 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 June 7, 2013, 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,
Library, 34303 Mission Trail Blvd.

Debbie A. Lee

Debbie A. Lee, CMC, City Clerk

ITEM #1.2

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
MAY 8, 2013

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

The closed session of May 8, 2013, of the Wildomar City Council was called to order by Mayor Walker at 5:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

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

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

PUBLIC COMMENTS

There were no speakers.

CLOSED SESSION

City Clerk Lee announced:

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 matter of pending litigation: Martha Bridges and John Burkett v. City of Wildomar; Case number: MCC 1300555.

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:
   Property: 21122 Canyon Drive, APN 367-020-006; Wildomar, CA
   Agency negotiator: Gary Nordquist and Tim D'Zmura
   Negotiating parties: Milton P & Marie O Secord Trust
   Under negotiation: Instruction to negotiator regarding price and terms of payment

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

Property: Southeast corner of Bundy Canyon Road & Orange Street, APN 367-040-038; Wildomar, CA
Agency negotiator: Gary Nordquist and Tim D'Zmura
Negotiating parties: Georgios & Diamanda Mariam Rigas & Christina Labrini Rigas et al
Under negotiation: Instruction to negotiator regarding price and terms of payment

4. 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.

At 5:32 p.m. the City Council convened into closed session with all Council Members present.

RECONVENE INTO OPEN SESSION

At 6:38 p.m. the City Council reconvened into open session, with all Council Members present.

ANNOUNCEMENT

City Attorney Jex announced there was no reportable action from closed session.

ADJOURN CLOSED SESSION

There being no further business, Mayor Walker declared the closed session meeting adjourned at 6:38 p.m.

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

The regular meeting of May 8, 2013, of the Wildomar City Council was called to order by Mayor Walker at 6:38 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

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

Staff in attendance: City Manager Nordquist, City Attorney Jex, Public Works Director D'Zmura, Planning Director Bassi, Police Sergeant Chavez, Lt. Jim Adams, Fire Chief Beach and City Clerk Lee.

The Flag Salute was led by Carey Poindexter.

PRESENTATIONS

The Clinton Keith Interchange construction project update was given.

Mayor Walker presented a Proclamation to Carey Poindexter for Asthma Awareness Month – May, 2013.

The 2013 Wildomar Queens were presented and Mayor Walker presented Certificates of Appreciation to the 2012 Queens.

Fire Chief Beach mad the AED presentation to the City. He then presented the Fire Department Update.

PUBLIC COMMENTS

Dionna Fitch, Sycamore Academy, gave an update of the school activities.

COUNCIL COMMUNICATIONS

The City Council gave updates on the activities of the various regional boards, committees, and commission.

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Councilwoman Moore, seconded by Councilman Benoit, to approve the agenda as presented.

MOTION carried, 5-0.

1.0 CONSENT CALENDAR

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

MOTION carried, 5-0.

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Minutes – April 10, 2013 Regular Meeting

Approved the Minutes as submitted.

1.3 Minutes – April 23, 2013 Special Meeting

Approved the Minutes as submitted.

1.4 Warrant & Payroll Registers

Approved the following:

1. Warrant Register dated 04-04-13 in the amount of $115,208.08;
2. Warrant Register dated 04-08-13 in the amount of $3,018.09;
3. Warrant Register dated 04-15-13 in the amount of $186,807.77;
4. Warrant Register dated 04-18-13 in the amount of $396,664.35;
5. Warrant Register dated 04-25-13 in the amount of $208,716.10; &
6. Payroll Register dated 04-30-13 in the amount of $44,661.80.

1.5 Treasurer's Report

Approved the Treasurer's Report for March, 2013.

2.0 PUBLIC HEARINGS

2.1 Oak Creek Canyon Project (Planning Application No. 11-0261) – Continued from April 23, 2013

City Clerk Lee read the title.

Ms. Miller spoke in opposition to the project.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to continue all items listed below on the Oak Creek Canyon Project (Planning Application No. 11-0261) to an adjourned regular City Council meeting of May 22, 2013:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2013 – 10
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2012031064) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT CONSISTING OF GENERAL PLAN AMENDMENT NO. 11-0261, CHANGE OF ZONE NO. 11-0261, FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 (PLANNING APPLICATION NO. 11-0261) AND TENTATIVE TRACT MAP NO. 36388

2. Adopt a Resolution entitled:

RESOLUTION NO. 2013 – 11
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 11-0261) TO: 1) AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PHASE/PLANNING AREAS NO. 9 AND 18; 2) TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (ON A PORTION OF APN: 362-080-004) TO COMMERCIAL RETAIL FOR PHASE/PLANNING AREA NO. 19 AND 3) INCREASE THE SIZE OF PHASE/PLANNING AREA NO. 19 FROM 1.0 ACRES TO 5.0 ACRES AND RELOCATE THE PHASE/PLANNING AREA TO THE SOUTHWEST CORNER OF BUNDY CANYON ROAD AND SUNSET AVENUE (ON A PORTION OF APN: 362-080-004) FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

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

ORDINANCE NO. 77
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 11-0261) TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED

RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

4. Adopt a Resolution entitled:

RESOLUTION NO. 2013 – 12
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 TO ESTABLISH SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

5. Adopt a Resolution entitled:

RESOLUTION NO. 2013 – 13
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36388 FOR THE SUBDIVISION OF APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT (WITH PRIVATE PARKS, OPEN SPACE/TRAILS, AND RECREATIONAL AMENITIES), AND ONE (1) LOT FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT SUBJECT TO CONDITIONS FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 5-0.

3.0 GENERAL BUSINESS

3.1 Great Day of Service – October 26, 2013

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

Tom Pilkington, United Methodist Church, spoke regarding the project.

A MOTION was made by Councilman Benoit, seconded by Mayor Pro

Tem Swanson, to approve the approve the Great Day of Service on October 26, 2013 in the City of Wildomar and direct Staff to be available to assist the volunteer community members coordinating and participating in the program which will repair and rehabilitate many features of the Wildomar parks on October 26, 2013.

MOTION carried, 5-0.

3.2 Purchasing Ordinance Amendment - Contracts for Services

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

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

ORDINANCE NO. 78
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 3.28 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO CONTRACTING FOR SERVICES

MOTION carried, 5-0.

3.3 Lease Agreements for Cemetery Property and Little League Equipment

City Clerk Lee read the title.

Mayor Pro Tem Swanson stated she lives within 300' of this property so she will be recuse herself from the discussion and vote.

At 7:41 p.m. Mayor Pro Tem Swanson left the dais.

City Manager Nordquist presented the staff report.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to approve Lease Agreement with Wildomar Cemetery District to lease parcels 3 and 4 (APN's 376-060-001-3 and 376-060-016-7) for recreational purposes consistent with California Health and Safety Code § 9054(b).

MOTION carried, 4-0, with Mayor Pro Tem Swanson abstaining.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to approve License Agreement with Wildomar Little League representative to use the equipment on Wildomar Cemetery parcels 3 and 4 (APN's 376-060-001-3 and 376-060-016-7).

MOTION carried, 4-0, with Mayor Pro Tem Swanson abstaining.

At 7:44 p.m. Mayor Pro Tem Swanson returned to the dais.

3.4 City Application to Use Live-Scan services

City Clerk Lee read the title.

City Manager Nordquist presented the staff report.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to adopt a Resolution entitled:

RESOLUTION NO. 2013 - 20
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, TO SUBMIT AN APPLICATION REQUESTING LIVE SCAN SERVICES

MOTION carried, 5-0.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to designate the City Clerk as the Custodian of Records for the City of Wildomar.

MOTION carried, 5-0.

CITY MANAGER REPORT

City Manager Nordquist presented the City Manager report.

CITY ATTORNEY REPORT

City Attorney Jex presented the City Attorney report.

COUNCIL COMMUNICATIONS

The City Council gave further updates on the activities of the various regional boards, committees, and commission.

FUTURE AGENDA ITEMS

*Agricultural business in Wildomar
*Parkland next to Ronald Reagan Elementary School

ADJOURN THE CITY COUNCIL

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, that at 8:04 p.m. to adjourn this City Council regular meeting to an adjourned regular meeting on May 22, 2013.

MOTION carried, 5-0.

Submitted by:

_____
Debbie A. Lee, CMC
City Clerk

Approved by:

_____
Timothy Walker
Mayor

CITY OF WILDOMAR
CITY COUNCIL ADJOURNED REGULAR MEETING MINUTES
MAY 22, 2013

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

The adjourned regular session of May 22, 2013, of the Wildomar City Council was called to order by Mayor Walker at 6:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

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

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

The Flag Salute was led by Mayor Walker.

PUBLIC COMMENTS

There were no speakers.

1.0 CONSENT CALENDAR

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to approve the Consent Calendar as presented.

MOTION carried, 5-0.

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

2.0 PUBLIC HEARINGS

2.1 Oak Creek Canyon Project (Planning Application No. 11-0261) – Continued from May 8, 2013

City Clerk Lee read the title.

Mayor Walker opened the public hearing.

City Planner Bassi presented the staff report.

City Attorney Jex spoke to the letter received from Gerard Ste. Marie, Martha Bridges and John Burkett. He also spoke to why item #6 is on the agenda.

City Clerk Lee stated letters were received by Staff.

SPEAKERS:

Rocky Jackson, Farm Property Owners Association, spoke in favor of the project.

Gary Andre, resident, with donated minutes from Sheryl Ade, spoke in opposition to the project.

Wes Fromlath, Farm Mutual Water Company, spoke in favor of the project.

Glenn Neal, Farm Mutual Water Company, spoke in favor of the project.

Larry Markham, Oak Creek Canyon project, addressed the concerns raised at the meeting.

Councilman Cashman raised questions regarding the project.

Discussion ensued with the City Council and Developer.

A MOTION was made by Councilman Benoit, seconded by Mayor Pro Tem Swanson, to adopt a Resolution, as amended, entitled:

RESOLUTION NO. 2013 – 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH# 2012031064) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT CONSISTING OF GENERAL PLAN AMENDMENT NO. 11-0261, CHANGE OF ZONE NO. 11-0261, FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 (PLANNING APPLICATION NO. 11-0261) AND TENTATIVE TRACT MAP NO. 36388

MOTION carried, 4-1, with Councilman Cashman dissenting.

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

RESOLUTION NO. 2013 – 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 11-0261) TO: 1) AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PHASE/PLANNING AREAS NO. 9 AND 18; 2) TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (ON A PORTION OF APN: 362-080-004) TO COMMERCIAL RETAIL FOR PHASE/PLANNING AREA NO. 19 AND 3) INCREASE THE SIZE OF PHASE/PLANNING AREA NO. 19 FROM 1.0 ACRES TO 5.0 ACRES AND RELOCATE THE PHASE/PLANNING AREA TO THE SOUTHWEST CORNER OF BUNDY CANYON ROAD AND SUNSET AVENUE (ON A PORTION OF APN: 362-080-004) FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 4-1, with Councilman Cashman dissenting.

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

ORDINANCE NO. 77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 11-0261) TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 4-1, with Councilman Cashman dissenting.

A MOTION was made by Councilwoman Moore, seconded by Councilman Benoit, to adopt a Resolution entitled:

RESOLUTION NO. 2013 – 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 TO ESTABLISH SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 4-1, with Councilman Cashman dissenting.

A MOTION was made by Councilwoman Moore, seconded by Councilman Benoit, to adopt a Resolution, as amended, entitled:

RESOLUTION NO. 2013 – 13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 36388 FOR THE SUBDIVISION OF APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT (WITH PRIVATE PARKS, OPEN SPACE/TRAILS, AND RECREATIONAL AMENITIES), AND ONE (1) LOT FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT SUBJECT TO CONDITIONS FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 4-1, with Councilman Cashman dissenting.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilwoman Moore, to adjourn this City Council meeting to an adjourned regular meeting on June 5, 2013.

MOTION carried, 5-0.

ADJOURNMENT

There being no further business, at 7:51 p.m. the City Council adjourned to an adjourned regular meeting on June 5, 2013.

Submitted by: Approved by:

_____	_____
Debbie A. Lee, CMC	Timothy Walker
City Clerk	Mayor

CITY OF WILDOMAR
CITY COUNCIL ADJOURNED REGULAR MEETING MINUTES
JUNE 5, 2013

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

The adjourned regular session of June 5, 2013, of the Wildomar City Council was called to order by Mayor Walker at 6:30 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California and Marriott Paris Rive Conference Room, 17 Blvd Saint Jacques, Paris, France.

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

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

The Flag Salute was led by Mayor Walker.

City Attorney Jex advised a closed session item needs to be added to the end of the agenda. The item came to Staff's attention after the posting of the agenda and action needs to be taken before the next regular meeting of the Council.

A MOTION was made by Councilwoman Moore, seconded by Councilman Benoit, to add the item to the agenda.

MOTION carried, 5-0, on a roll call vote.

City Attorney Jex stated the item will be "The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.9(d)(4) to confer with legal counsel with regard to one matter of potential initiation of litigation".

PUBLIC COMMENTS

Carla Farver, resident, spoke regarding traffic and pedestrian concerns at Wildomar Elementary School.

1.0 CONSENT CALENDAR

Councilman Cashman requested that item #1.2 be pulled from the Consent Calendar.

A MOTION was made by Councilman Benoit, seconded by Councilwoman Moore, to approve the Consent Calendar, with the exception of item #1.2.

MOTION carried, 5-0, on a roll call vote.

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Ordinance No. 77 Second Reading - Oak Creek Canyon Project (Planning Application No. 11-0261) – Continued from May 22, 2013

Discussion ensued regarding the project.

A MOTION was made by Mayor Pro Tem Swanson, seconded by Councilwoman Benoit, to adopt an Ordinance entitled:

ORDINANCE NO. 77

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 11-0261) TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

MOTION carried, 4-1, on a roll call vote, with Councilman Cashman dissenting.

ADDED ITEM

City Clerk Lee announced that 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 City Council convened into closed session at 6:56 p.m. with all Council Members present.

The City Council reconvened into open session at 7:03 p.m., with all Council Members present.

City Attorney Jex announced the Council gave direction to Staff and there is no reportable action.

ADJOURNMENT

There being no further business, at 7:03 p.m. Mayor Walker declared the meeting adjourned.

Submitted by:

_____
Debbie A. Lee, CMC
City Clerk

Approved by:

_____
Timothy Walker
Mayor

CITY OF WILDOMAR CITY COUNCIL
Agenda Item#1.5
CONSENT CALENDAR
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Misty V. Cheng, Controller

SUBJECT: Warrant and Payroll Registers

STAFF REPORT

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

1. Warrant Register dated May 2, 2013 in the amount of $36,166.09;
2. Warrant Register dated May 9, 2013 in the amount of $534,862.58;
3. Warrant Register dated May 16, 2013 in the amount of $761,797.43
4. Warrant Register dated May 23, 2013 in the amount of $708,594.63;
5. Warrant Register dated May 23, 2013 in the amount of $161.22;
6. Payroll Register dated June 5, 2013 in the amount of $45,255.97;

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 2012-13 Budgets.

Submitted by:
Misty V. Cheng
Finance Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:
Voucher List 5/2/2013
Voucher List 5/9/2013
Voucher List 5/16/2013
Voucher List 5/23/2013 x2

Payroll List 6/5/13

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202179	5/2/2013	000044 A&A JANITORIAL SERVICES	1937		JANITORIAL SERVICES - MARNA O'	870.00
					Total :	**870.00**
202180	5/2/2013	000008 AT&T MOBILITY	X04282013		COUNCIL MOBILE PHONE 3/21/13-4	110.33
					Total :	**110.33**
202181	5/2/2013	000028 CALPERS	42113		BENEFIT CONTRIBUTIONS 4/8/13-4	5,071.57
			43013		CITY COUNCIL/PERS SURVIVOR 4/	363.25
					Total :	**5,434.82**
202182	5/2/2013	000043 CHENG, MISTY	43013		ACCTING/B&S/ADMIN CONTRACTU	24,012.50
					Total :	**24,012.50**
202183	5/2/2013	000035 COUNTY OF RIVERSIDE, TLMA	TL0000009575		MARCH 2013 SLF COSTS	225.64
					Total :	**225.64**
202184	5/2/2013	000002 CRYSTAL CLEAN MAINTENANCE	403B		JANITORIAL SERVICES - CITY HALI	698.00
					Total :	**698.00**
202185	5/2/2013	000012 ELSINORE VALLEY MUNICIPAL, WATER	6068744		MARNA O'BRIEN COMM SVC/LAND:	233.95
					Total :	**233.95**
202186	5/2/2013	000077 EXEC-U-CARE	42213		MEDICAL INSURANCE APRIL 2013	525.65
			42213		CREDIT MEDICAL IINSURANCE F O	-83.33
					Total :	**442.32**
202187	5/2/2013	000079 LAN WAN ENTERPRISE	46657		RENEWAL OF 7 LICENSES SYMAN'	280.74
			46658		GOVT UPG-C PROTECTION SUITE	401.05
					Total :	**681.79**
202188	5/2/2013	000147 MARATHON REPROGRAPHICS	75583		112 - 11X17 COPIES OF WILDOMAF	33.09
					Total :	**33.09**
202189	5/2/2013	000178 MORALES, JANET	43013		MILEAGE REIMBURSEMENT APRIL	24.63
					Total :	**24.63**
202190	5/2/2013	000085 OFFICE DEPOT	2586484001		CITY CLERK DATE STAMP DATER 8	88.51

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202190	5/2/2013	000085 000085 OFFICE DEPOT	(Continued)		Total :	88.51
202191	5/2/2013	000006 WELLS FARGO PAYMENT REMITTANCE,	041713		CALSENSE SOFTWARE UPDATE	1,053.52
			31413		BUILDING & SAFETY SUPPLIES	29.15
			32013		FIRE STATION EXPENSE	45.63
			32013		FIRE STATION EXPENSES	45.00
			32113		NON-DEPARTMENTAL OFFICE SUP	142.30
			32613		MEETING WITH MAGGIE SLEEPER	34.62
			32613		CITY COUNCIL DEPT SUPPLIES	21.60
			32713A		BUILDING & SAFETY SUPPLIES	36.68
			32713B		NON-DEPARTMENTAL OFFICE SUP	181.97
			40113A		CITY COUNCIL TRAVEL - BEN BENC	299.30
			40113B		CITY COUNCIL TRAVEL - TIMOTHY	299.30
			40313		NON-DEPARTMENTAL CONFERENC	48.37
			40713A		NON-DEPARTMENTAL SUPPLIES - I	38.19
			40713B		VERIZON WIRELESS ACCT	30.08
			40813		NON-DEPARTMENTAL SUPPLIES - (	84.87
			40813A		BUILDING & SAFETY SUPPLIES	51.21
			40813B		NON-DEPARTMENTAL OFFICE SUP	139.58
			40913A		BUILDING & SAFETY SUPPLIES	66.92
			40913B		CODE ENFORCEMENT SUPPLIES	22.16
			41013		MEETINGS/CONFERENCE SUPPLIE	11.47
			41013A		NON-DEPARTMENTAL SUPPLIES - I	60.00
			41013B		NON-DEPARTMENTAL SUPPLIES - I	43.12
			41013C		NON-DEPARTMENTAL SUPPLIES - I	15.96
			41113		PAYPAL FLOW PRO FOR EDEN PEF	59.95
			41213		NON-DEPARTMENTAL SUPPLIES - I	26.99
			41313		FIRE STATION EXPENSE	89.29
			41313		ONLINE QUICKBOOKS SUBS	23.97
			41513		NON-DEPARTMENTAL SUPPLIES - (	68.03
			41513A		ADMIN SUPPLIES	23.98
			41513B		NON-DEPARTMENTAL OFFICE SUP	89.30
			41613		TRAVEL	128.00
					Total :	3,310.51

13 Vouchers for bank code : wf

Bank total : 36,166.09

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202193	5/9/2013	000254 ACEC CA	10122		2013 PUBLICATIONS - PLANNING D	15.50
					Total :	**15.50**
202194	5/9/2013	000318 COLGAN CONSULTING CORPORATION	11		DEVELOPMENT IMPACT FEE STUD	5,510.00
					Total :	**5,510.00**
202195	5/9/2013	000036 DATAQUICK	B1-2162902		CODE ENFORCEMENT - SOFTWAR	150.00
					Total :	**150.00**
202196	5/9/2013	000022 EDISON	43013		WILDOMAR CITY LAMP ELECTRICA	987.03
			50213A		ZONE 73 ELECTRICAL 4/1/13-5/1/13	58.30
			50213B		CSA 103 ELECTRICAL - PALOMAR 4	39.08
					Total :	**1,084.41**
202197	5/9/2013	000012 ELSINORE VALLEY MUNICIPAL, WATER	6068740		WATER SERVICES LMD ZONE 52 3/	84.83
			6068741		WATER SERVICES LMD ZONE 29 3/	64.83
			6068742		WATER SERVICES LMD ZONE 3 3/1	162.96
			6068743		WATER SERVICES LMD ZONE 71 3/	88.13
			6075879		WATER SERVICES LMD ZONE 3 3/1	193.26
			6075880		WATER SERVICES LMD ZONE 3 3/1	395.47
			6075881		WATER SERVICES LMD ZONE 3 3/1	538.48
			6079171		WATER SERVICES LMD ZONE 42 3/	209.88
			6079172		WATER SERVICES LMD ZONE 42 3/	112.93
			6079173		WATER SERVICES LMD ZONE 42 3/	160.02
			6082492		WATER SERVICES LMD ZONE 3 3/2	312.94
			6082493		WATER SERVICES LMD ZONE 230 :	49.90
			6082494		WATER SERVICES LMD ZONE 3 3/2	100.78
			6082495		WATER SERVICES LMD ZONE 51 3/	67.39
			6082496		WATER SERVICES LMD ZONE 3 3/2	489.04
			6082497		WATER SERVICES LMD ZONE 3 3/2	139.42
			6082498		WATER SERVICES LMD ZONE 30 3/	263.95
			6082499		WATER SERVICES LMD ZONE 3 3/2	176.98
			6082500		WATER SERVICES CERVA 1/24/13-4	293.33
			6082501		WATER SERVICES CERVA 1/24/13-4	461.41
			6085761		WATER SERVICES LMD ZONE 3 3/2	220.56

Bank code : wf

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
202197	5/9/2013	000012	000012 ELSINORE VALLEY MUNICIPAL, WA (Continued)			Total :	**4,586.49**
202198	5/9/2013	000533	HABECK, PAUL	50813		DEVELOPERS DEPOSIT REFUND C	589.93
						Total :	**589.93**
202199	5/9/2013	000534	HUBBARD LAW FIRM TRUST ACCOUNT	50813		JUDGEMENT FOR KIM'S INTEREST	350,000.00
						Total :	**350,000.00**
202200	5/9/2013	000016	INNOVATIVE DOCUMENT SOLUTIONS	128741		CONTRACT COPIER SERVICES 4/1	790.30
						Total :	**790.30**
202201	5/9/2013	000072	INTERWEST CONSULTING GROUP	14484-A		HARDWARE/SOFTWARE - COUNCI	450.12
						Total :	**450.12**
202202	5/9/2013	000079	LAN WAN ENTERPRISE	46715		WILDOMAR MAINTENANCE CONTF	1,200.00
						Total :	**1,200.00**
202203	5/9/2013	000042	PV MAINTENANCE, INC.	005-145	0000061	PUBLIC WORKS CONTRACTUAL SI	24,121.76
						Total :	**24,121.76**
202204	5/9/2013	000535	RILEY, JOSEPH D	50813		DEVELOPER DEPOSIT REFUND OF	1,547.24
						Total :	**1,547.24**
202205	5/9/2013	000149	RIVERSIDE COUNTY EXECUTIVE, OFFIC	1213-09WIL		ANIMAL SHELTER SHELTERING SR	13,363.40
				2013/4-30		ANIMAL SHELTER MISC EXPENSES	853.13
						Total :	**14,216.53**
202206	5/9/2013	000401	SOUTHERN CALIFORNIA EDISON	50813		JUDGEMENT FOR SCE PORTION O	26,000.00
						Total :	**26,000.00**
202207	5/9/2013	000464	SOUTHWEST HEALTHCARE SYSTEM	*001		POLICE DEPT EXAM 4/22/13 CASE	900.00
						Total :	**900.00**
202208	5/9/2013	000435	STRATA OAK, LLC C/O STRATA, EQUITY	50113		CITY HALL MONTHLY RENT MAY 20	10,147.65
						Total :	**10,147.65**
202209	5/9/2013	000020	VERIZON	42213		FIOS INTERNET SERVICE 4/22/13-5	129.99
						Total :	**129.99**

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202210	5/9/2013	000131 WESTERN RIVERSIDE COUNTY, RCA	50613		MSHCP MITIGATION FEES: APRIL 2	38,760.00
					Total :	38,760.00
202211	5/9/2013	000202 WILDOMAR INDUSTRIAL PARK, LP	50813		DEVELOPER DEPOSIT REFUND OF	1,424.66
					Total :	1,424.66
202212	5/9/2013	000055 WRCOG	50613		TUMF FEES APRIL 2013	53,238.00
					Total :	53,238.00
20 Vouchers for bank code : wf					Bank total :	534,862.58
20 Vouchers in this report					Total vouchers :	534,862.58

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202217	5/16/2013	000033 AMERICAN FORENSIC NURSES	63043		BLOOD DRAW (9)	369.72
					Total :	**369.72**
202218	5/16/2013	000080 BURKE, WILLIAMS AND SORENSON,, LL	166150		LEGAL FEES APRIL 2013	85,283.51
					Total :	**85,283.51**
202219	5/16/2013	000028 CALPERS	966B		MEDICAL PREMIUM MAY 2013	11,308.47
					Total :	**11,308.47**
202220	5/16/2013	000028 CALPERS	50513		PERS BENEFIT CONTRIBUTIONS 4.	5,122.35
					Total :	**5,122.35**
202221	5/16/2013	000068 COUNTY OF RIVERSIDE, FIRE DEPARTM	231492		FIRE PROTECTION SERVICES 1/1/	492,114.88
					Total :	**492,114.88**
202222	5/16/2013	000054 DEPARTMENT OF TRANSPORTATION	SL130839		SIGNALS & LIGHTING JANUARY 20	1,456.68
					Total :	**1,456.68**
202223	5/16/2013	000022 EDISON	50713A		CSA 22 - ELECTRICAL 4/1/13-5/1/13	2,992.98
			50713B		CSA 103 - ELECTRICAL 4/1/13-5/1/1	13,019.23
			50713C		WILDOMAR CITY LAMPS 4/1/13-5/1/	72.63
			50813		CSA 142 - ELECTRICAL 4/1/13-5/1/1	1,922.04
					Total :	**18,006.88**
202224	5/16/2013	000018 ONTRAC	7685564		SHIPPING COSTS	17.95
					Total :	**17.95**
202225	5/16/2013	000052 PAL OFFICE PRODUCTS	12528		DOCUGARD STANDARD BUSINESS	45.82
					Total :	**45.82**
202226	5/16/2013	000185 PITNEY BOWES	591725		POSTAGE METER RENTAL 6/16/13-	97.20
					Total :	**97.20**
202227	5/16/2013	000415 RIVERSIDE COUNTY FLOOD CONTROL,	FC0000013736		FY 12/13 SANTA MARGARITA NPDE	138,179.49
					Total :	**138,179.49**
202228	5/16/2013	000047 RIVERSIDE COUNTY, SHERIFF'S DEPAR	SH0000021313		JAIL ACCESS FEE JAN 2013-MARCI	9,115.68

Bank code : wf

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
202228	5/16/2013	000047	000047 RIVERSIDE COUNTY, SHERIFF'S DE (Continued)			Total :	9,115.68
202229	5/16/2013	000020	VERIZON	50113A		OFFICE TELEPHONE CHARGES 5/1	638.18
				50113B		TELEPHONE CHARGES 5/1/13-5/31	40.62
						Total :	678.80

13 Vouchers for bank code : wf — Bank total : 761,797.43

13 Vouchers in this report — Total vouchers : 761,797.43

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202235	5/23/2013	000312 ADAME LANDSCAPE, INC.	51303	0000035	MONTHLY LANDSCAPE MAINTENAI	125.00
					Total :	125.00
202236	5/23/2013	000031 AFLAC, REMITTANCE PROCESSING, CE	622313		CITY COUNCIL & CITY CLERK MED	475.45
					Total :	475.45
202237	5/23/2013	000008 AT&T MOBILITY	X05202013		COUNCIL MOBILE PHONE 4/13/13-5	77.22
					Total :	77.22
202238	5/23/2013	000028 CALPERS	993B		MEDICAL PREMIUMS JUNE 2013	11,308.47
					Total :	11,308.47
202239	5/23/2013	000183 CASHMAN, BOB	51713		REFUND OF UNUSED FUNDS FROI	163.47
					Total :	163.47
202240	5/23/2013	000501 DEPARTMENT OF FORESTRY AND, FIRE	113101		REIMBURSEMENT FOR 3 DAY CRE	677.88
					Total :	677.88
202241	5/23/2013	000019 DEVINE, ROBERT	51613		PLANNING COMMISSION MEETING	300.00
					Total :	300.00
202242	5/23/2013	000027 DIRECT TV	20460783141		CABLE SERVICES - CITY HALL 05/1	94.99
					Total :	94.99
202243	5/23/2013	000022 EDISON	51613		WILDOMAR CITY LAMPS 4/12/13-5/	2,154.29
					Total :	2,154.29
202244	5/23/2013	000077 EXEC-U-CARE	51713		MEDICAL INSURANCE CITY COUNC	104.34
					Total :	104.34
202245	5/23/2013	000024 GUARDIAN	51513		DENTAL & VISION BENEFITS - JUNI	1,514.32
					Total :	1,514.32
202246	5/23/2013	000499 INLAND EMPIRE LANDSCAPE INC	6010	0000078	LANDSCAPE MAINTENANCE ZONE	1,194.01
			6025	0000078	LANDSCAPE MAINTENANCE ZONE	169.17
			6026	0000078	LANDSCAPE MAINTENANCE ZONE	850.17
			6027	0000078	LANDSCAPE MAINTENANCE ZONE	185.17

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202246	5/23/2013	000499 INLAND EMPIRE LANDSCAPE INC	(Continued)			
			6028	0000078	LANDSCAPE MAINTENANCE ZONE	171.87
			6029	0000078	LANDSCAPE MAINTENANCE ZONE	2,822.92
					Total :	5,393.31
202247	5/23/2013	000072 INTERWEST CONSULTING GROUP	14484		PROFESSIONAL SERVICES MARCH	132,707.74
					Total :	132,707.74
202248	5/23/2013	000538 K A MANAGEMENT INC	52113		REFUND - CHARGED IN ERROR RE	196.50
					Total :	196.50
202249	5/23/2013	000065 KAZMIER, MICHAEL	51613		PLANNING COMMISSION MEETING	225.00
					Total :	225.00
202250	5/23/2013	000222 LANGWORTHY, VERONICA	51613		PLANNING COMMISSION MEETING	225.00
					Total :	225.00
202251	5/23/2013	000113 LEAGUE OF CALIFORNIA CITIES	1457		RIVERSIDE DIVISION MEETING - S\	50.00
					Total :	50.00
202252	5/23/2013	000512 MILLER, MITCH	51713		REFUND OF UNUSED FUNDS FROI	163.47
					Total :	163.47
202253	5/23/2013	000431 MOORE, BRIDGETTE	51713		REFUND OF UNUSED FUNDS FROI	163.47
					Total :	163.47
202254	5/23/2013	000084 MUNISERVICES, LLC	0000030730		SALES AND USE TAX REPORTING :	7,221.73
					Total :	7,221.73
202255	5/23/2013	000047 RIVERSIDE COUNTY, SHERIFF'S DEPAR	SH0000021106		CONTRACT LAW ENFORCEMENT 1	163,774.45
			SH0000021267		CONTRACT LAW ENFORCEMENT 2	177,706.32
			SH0000021393		CONTRACT LAW ENFORCEMENT 3	189,536.30
					Total :	531,017.07
202256	5/23/2013	000223 SMITH, STAN	51613		PLANNING COMMISSION MEETING	300.00
					Total :	300.00
202257	5/23/2013	000435 STRATA OAK, LLC C/O STRATA, EQUITY	60113		CITY HALL MONTHLY LEASE - JUNE	10,147.65

Bank code : wf

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
202257	5/23/2013	000435	000435 STRATA OAK, LLC C/O STRATA, EQL (Continued)				
						Total :	10,147.65
202258	5/23/2013	000539	SWANN, BOBBY	51613		PLANNING COMMISSION MEETING	225.00
						Total :	225.00
202259	5/23/2013	000498	VAN DYKE LANDSCAPE ARCHITECTS	18443	0000077	LANDSCAPE FIELD INSPECTIONS	1,522.64
						Total :	1,522.64
202260	5/23/2013	000020	VERIZON	50713		COUNCIL CHAMBERS TELEPHONE	40.62
						Total :	40.62
202261	5/23/2013	000540	WESTERN RIVERSIDE COUNCIL, OF GC	6432		SPONSORSHIP OF WRCOG'S 22ND	2,000.00
						Total :	2,000.00

27 Vouchers for bank code : wf — Bank total : 708,594.63

27 Vouchers in this report — Total vouchers : 708,594.63

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202262	5/23/2013	000536 ON LOCATION	Ref000004681		Permit Cancel	161.22
					Total :	161.22

1 Vouchers for bank code : wf

Bank total : 161.22

1 Vouchers in this report

Total vouchers : 161.22

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202267	5/30/2013	000541 BARE, DEBRA	52313		CPR/FIRST AID CLASS CANCELLEI	50.00
					Total :	**50.00**
202268	5/30/2013	000188 CALIFORNIA MUNICIPAL, STATISTICS, IN	12091704		DIRECT AND OVERLAPPING DEBT	450.00
					Total :	**450.00**
202269	5/30/2013	000028 CALPERS	51913		BENEFIT CONTRIBUTIONS 5/6/13-5	5,122.35
					Total :	**5,122.35**
202270	5/30/2013	000320 COUNTY OF RIVERSIDE EDA	52913		REIMBURSEMENT FOR CONDEMN,	197,527.00
					Total :	**197,527.00**
202271	5/30/2013	000002 CRYSTAL CLEAN MAINTENANCE	503B		JANITORIAL SERVICES - CITY HALI	698.00
					Total :	**698.00**
202272	5/30/2013	000022 EDISON	51713		ELECTRICAL SERVICE 3/28/13-5/16	882.96
					Total :	**882.96**
202273	5/30/2013	000012 ELSINORE VALLEY MUNICIPAL, WATER	6110050		WATER SERVICES LMD ZONE 52 4	33.40
			6110051		WATER SERVICES LMD ZONE 29 4,	47.64
			6110052		WATER SERVICES LMD ZONE 3 4/1	130.51
			6110053		WATER SERVICES LMD ZONE 71 4,	111.07
			6110054		WATER SERVICES MARNA O'BRIEN	186.03
					Total :	**508.65**
202274	5/30/2013	000542 LAKESHORE HOMES & DEVELOPMENT	52913		UNUSED PROJECT FUNDS - DEPO	2,532.09
					Total :	**2,532.09**
202275	5/30/2013	000147 MARATHON REPROGRAPHICS	76075		3 SETS/8ORIG;3PRINTS/1ORIG DO	31.65
					Total :	**31.65**
202276	5/30/2013	000543 SOLAR WEST ELECTRIC INC	52913		UNUSED PROJECT FUNDS - DEPO	252.27
					Total :	**252.27**
202277	5/30/2013	000006 WELLS FARGO PAYMENT REMITTANCE,	1181533307		CITY COUNCIL DATA PLAN BEN BE	30.08
			12-220272		MOWER BATTERY	33.48
			42113		NON-DEPARTMENTAL DEPT SUPPI	52.85

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202277	5/30/2013	000006 WELLS FARGO PAYMENT REMITTANCE,	(Continued)			
			42113		ADMIN SUPPLIES LABEL MACHINE	174.39
			42313		OFFICE SUPPLIES	133.93
			42613		CITY CLERK TRAVEL - LONG BEAC	319.90
			43013		SW DISASTER MEETING SUPPLIES	29.28
			50113		SW DISASTER MEETING SUPPLIES	15.45
			50113		BUILDING & SAFETY STAMP	53.99
			50213		NON-DEPARTMENTAL - BATTERIES	9.70
			50613		NON-DEPARTMENTAL CONFERENC	54.44
			50613		DOOR CHIME FOR FRONT COUNTI	19.43
			50813		CITY COUNCIL MEETING 5/8 FOOD	110.00
			5113		GARAGE & OFFICE SUPPLIES	95.63
			51313		NON-DEPARTMENTAL SUPPLIES - I	82.13
			51313		PLANNING & NON-DEPARTMENTAL	91.77
			51313		PAYFLOW PAYPAL	59.95
			51313		INTUIT QB ONLINE	23.97
			51613		CITY CLERK SUPPLIES - USPS MAI	10.35
			51813		FIRE STATION EXPENSES - ACE HA	63.70
			51813		FIRESTATION EXPENSES - AUTOAI	351.63
			52013		CITY CLERK SUPPLIES - RIVERSID	6.60
			52013		NON-DEPARTMENTAL SUPPLIES - '	44.50
					Total :	1,867.15

11 Vouchers for bank code : wf — Bank total : 209,922.12

11 Vouchers in this report — Total vouchers : 209,922.12

City of Wildomar
Payroll Warrant Register
June 5, 2013

ACH Date	Payee	Description	Amount
5/10/2013	Payroll People	4/20-5/3/13	22,075.80
5/24/2013	Payroll People	5/4-5/17/13	22,135.52
6/3/2013	Payroll People	5/1-5/28/13	1,044.65
		TOTAL	45,255.97

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.6
CONSENT CALENDAR
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Misty V. Cheng, Controller

SUBJECT: Treasurer's Report

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council approve the Treasurer's Report for April, 2013.

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of April 2013.

FISCAL IMPACT:
None

Submitted by:
Misty V. Cheng
Controller

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:
Treasurer's Report

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

April 2013

CITY CASH

FUND	ACCOUNT	INSTITUTION	BALANCE	RATE
All	All	WELLS FARGO	$ 5,933,768.03	0.00%
		TOTAL	$ 5,933,768.03	

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 7,216,637.24	$ 1,292,865.06	$ (2,575,734.27)	$ 5,933,768.03	0.000%
		TOTAL	$ 7,216,637.24	$ 1,292,865.06	$ (2,575,734.27)	$ 5,933,768.03	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
All	LOCAL AGENCY INVESTMENT FUND	$ 1,541,228.20	$ 1,541,228.20	$ 1,541,228.20	100.00%	0	0.264%
	TOTAL	$ 1,541,228.20	$ 1,541,228.20	$ 1,541,228.20	100.00%		

CITY - TOTAL CASH AND INVESTMENT $ 7,474,996.23

CITY INVESTMENT

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
All	LOCAL AGENCY INVESTMENT FUNDS	$ 1,540,155.70	$ 1,072.50	$ 0.00	$ 1,541,228.20	0.264%
	TOTAL	$ 1,540,155.70	$ 1,072.50	$ 0.00	$ 1,541,228.20	

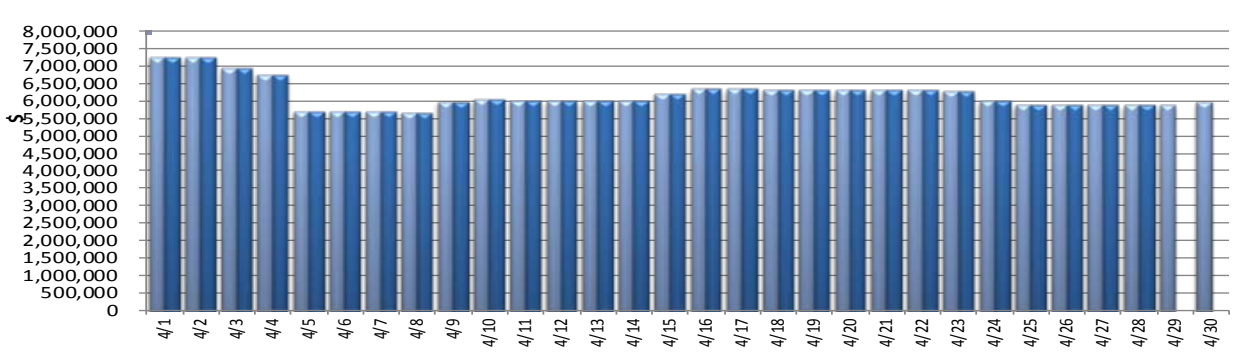
In compliance with the California Code Section 53646, as the Director of Finance/ City Treasurer of the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months and that all investments 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.

Misty V. Cheng
Controller

Date

April 2013

Daily Cash Balance
All Funds Checking Only
Pool Report Balance



Fiscal Year	*Ending Balance*	*Monthly Net Activity*
Jan 2012	3,459,306	
Feb 2012	2,106,711	(1,352,595)
Mar 2012	2,102,433	(4,279)
Apr 2012	3,052,012	949,579
May 2012	5,602,180	2,550,168
June 2012	4,566,993	(1,035,187)
July 2012	4,200,028	(366,965)
August 2012	4,109,986	(90,042)
Sept 2012	4,225,751	115,764
Oct 2012	3,856,256	(369,494)
Nov 2012	3,865,806	9,550
Dec 2012	8,485,880	4,620,074
Jan 2013	8,278,187	(207,693)
Feb 2013	6,821,316	(1,456,871)
Mar 2013	7,216,637	395,321
Apr 2013	5,933,768	(1,282,869)

April 2013

Date	*Ending Balance In Whole $*	Net Change from Prior Day
4/1	7,213,963	-
4/2	7,222,230	8,267
4/3	6,912,800	(309,430)
4/4	6,736,311	(176,488)
4/5	5,669,187	(1,067,125)
4/6	5,669,187	-
4/7	5,669,187	-
4/8	5,648,401	(20,785)
4/9	5,948,452	300,051
4/10	6,019,255	70,803
4/11	5,994,016	(25,240)
4/12	5,973,550	(20,466)
4/13	5,973,550	-
4/14	5,973,550	-
4/15	6,193,187	219,637
4/16	6,328,982	135,795
4/17	6,330,350	1,368
4/18	6,312,769	(17,581)
4/19	6,281,655	(31,114)
4/20	6,281,655	-
4/21	6,281,655	-
4/22	6,274,598	(7,057)
4/23	6,270,144	(4,454)
4/24	5,976,933	(293,211)
4/25	5,854,121	(122,812)
4/26	5,856,535	2,414
4/27	5,856,535	-
4/28	5,856,535	-
4/29	5,851,819	(4,717)
4/30	5,933,768	81,949

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.7
CONSENT CALENDAR
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Gary Nordquist, City Manager

SUBJECT: Ordinance No. 78 Second Reading – Purchasing Ordinance Amendment

STAFF REPORT

RECOMMENDATION
Staff recommends that the City Council adopt an Ordinance entitled:

ORDINANCE NO. 78
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 3.28 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO CONTRACTING FOR SERVICES

DISCUSSION

The City Council approved the first reading of Ordinance No. 78 at the May 8, 2013 City Council meeting. This Ordinance pertains to contracting for services.

At this time it would be appropriate for the City Council to adopt Ordinance No. 78.

FISCAL IMPACT:
None.

Submitted & Approved by:
Gary Nordquist
City Manager

ORDINANCE NO. 78

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING CHAPTER 3.28 OF THE WILDOMAR MUNICIPAL CODE PERTAINING TO CONTRACTING FOR SERVICES

WHEREAS, Chapter 3.28 of the Wildomar Municipal Code contains procedures for contracting for consulting and professional services; and,

WHEREAS, this Chapter authorizes the City Manager to execute contracts for consulting and professional services that do not exceed $50,000 in value without having to take the contract to the Council for prior approval; and,

WHEREAS, Section 3.28.010 ("Purpose") states that consultant contracts include any contract that is not a contract for a Public Project or a purchase of supplies and equipment; and,

WHEREAS, the City desires to clarify the provisions of Chapter 3.28 with respect to contracts for services other than professional services and the procedures that apply to contracting for various types of professional services; and,

WHEREAS, this Ordinance is not a project under CEQA because there is no potential for a direct or indirectly physical impact on the environment.

THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES ORDAIN AS FOLLOWS:

SECTION 1: Amendment of Chapter 3.28. Chapter 3.28 of the Wildomar Municipal Code is hereby amended to read as follows.

"CHAPTER 3.28 CONTRACTS FOR SERVICES

3.28.010 Definitions

3.28.020 Contracts of $50,000 or less

3.28.030 Contracts over $50,000

3.28.040 Discretionary process

3.28.050 Amendments after award

§ 3.28.010 DEFINITIONS.

OTHER SERVICES. Services that are not Professional Services.

PROFESSIONAL SERVICES. Services that involve the exercise of professional discretion and independent judgment based on advanced or specialized knowledge, expertise or training gained by formal study or experience. Professional services include, but are not limited to, services provided by appraisers, attorneys, instructors, insurance advisors, those professions listed in Government Code Section 4526, and other specialized consultants.

SERVICES. The furnishing of labor, time or effort by a contractor.

§ 3.28.020 CONTRACTS OF $50,000 OR LESS.

(A) The City Manager, or his or her designee, shall be empowered to contract for Professional or Other Services without the necessity of competitive bid, without notice of competitive bid, and without City Council approval of the contract if the total fee for services and materials under the contract is fifty thousand dollars ($50,000.00) or less. The total fee must include all reasonably foreseeable costs and work under the proposed contract. Except as allowed under Section 3.28.030(F), the proposed contract must include any reasonably related work on the same project, and larger contracts shall not be divided into smaller contracts, divided among multiple contractors, or divided by any other method intended to avoid competitive bidding under Section 3.28.030. The City Manager may designate a person or persons to exercise any authority granted to him or her by this Chapter 3.28.

(B) Contracts for architectural, landscape architectural, engineering, environmental, land surveying, or construction project management services, as defined by California Government Code Sections 4525 and 4526, shall be awarded on the basis of demonstrated competence and qualification for the type of services required, and at fair and reasonable prices.

(C) Contractors may submit statements of qualifications and expressions of interest in providing services to the City, whether in response to a Request for Qualifications issued by the City or not. The City may specify a uniform format for statements of qualifications. Statements of qualifications may be project specific or may be for multiple projects which occur during a time period not exceeding one three calendar years. Statements of qualifications shall be maintained by the City Clerk's office, consistent with the City's document retention policies. A copy of any Request for Proposals for services issued pursuant to Section 3.24.030 shall be provided to each person or firm that has a current statement of qualification on file with the City for work relevant to the Request for Proposals.

§ 3.28.030 CONTRACTS OVER $50,000.

A contract for Professional or Other Services valued over fifty thousand dollars ($50,000.00) must be entered into by use of competitive sealed proposals. Proposals for the contract shall be solicited through a Request for Proposals.

(A) Public Notice. Public notice of the Request for Proposals shall be given in the same manner as provided in Section 3.24.110(A) (Formal Contract Procedure, Notice

inviting bids). A copy of the Request for Proposals shall be provided to each person or firm that has a current statement of qualification on file with the City for work relevant to the Request for Proposals.

(B) Receipt of Proposals and Release as Public Records. Proposals shall be received and opened in a method that avoids disclosure of contents to competing proposers until after award of the contract or final rejection of all proposals. The Request for Proposals must state that after award of the contract or final rejection of all proposals, all responses become public records subject to disclosure. A copy of each proposal received shall be retained by the City Clerk as required by the City's document retention policies, and shall be open for public inspection after award of the contract or final rejection of all proposals.

(C) Evaluation Factors. The Request for Proposals shall state the relative importance of evaluation factors, including price.

(D) Evaluation of Proposals. After the due date for proposals, the City Manager or his/her designee shall evaluate the proposals and may contact any proposer for clarification of a proposal, to solicit additional information, or for purposes of interviewing. The City Manager or his/her designee may choose to contact all, some, or none of the responding proposers after the proposals are submitted to the City.

(E) Award. The contract shall be awarded to the responsible proposer whose proposal conforms to the Request for Proposals and is determined to be the most advantageous to the City, taking into consideration the evaluation factors set forth in the Request for Proposals and price. The City Manager shall prepare and place in the contract file maintained by the City Clerk's office a written report detailing the basis on which the recommendation for award of contract is made. For contracts entered into pursuant to this section, the City Manager shall submit a report of the proposals to the City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall approve or disapprove the recommendation and award the contract. Contracts for architectural, landscape architectural, engineering, environmental, land surveying, or construction project management services, as defined by California Government Code Sections 4525 and 4526, shall be awarded on the basis of demonstrated competence and qualification for the type of services required, and at fair and reasonable prices.

(F) Interim Urgency Contracts. The City Manager may execute a contract for Professional or Other Services without the necessity of competitive bid, without notice of competitive bid, and without City Council approval of the contract if the following criteria are satisfied:

1. There is an immediate need for the Professional or Other Services to protect the public health, safety or welfare.

2. The contract term is only for so long as is reasonably necessary for the Professional or Other Services to be provided while the City conducts the competitive bidding process required by this Section.

§ 3.28.050 DISCRETIONARY PROCESS.

Except where it would conflict with state law, the City Council or City Manager, as applicable, may dispense with any or all of this Chapter's procedures when they deem in their discretion it would be advantageous to the City to do so.

§ 3.28.060 AMENDMENTS AFTER AWARD.

In instances where the City effects a necessary change in the project during the course of performance of the contract, the compensation may be adjusted by mutual written agreement in a reasonable amount. The reasonable amount shall reflect and compensate the contractor for the amount of work to be performed that is changed from the scope of work previously agreed to by both parties. For contracts approved pursuant to Section 3.28.020, the City Manager may approve one or more amendments to compensation if the total amount of the compensation under the contract will not exceed $50,000. The City Council shall approve all amendments to compensation for contracts approved pursuant to Section 3.28.030, and for amendments to compensation for contracts approved pursuant to Section 3.28.020 that would cause the total compensation to exceed $50,000."

Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Effective Date. This ordinance shall take effect 30 days after its passage by the City Council.

Publication. The City Clerk shall cause this ordinance to be published or posted in accordance with Government Code section 36933.

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013.

_____
Timothy Walker
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Matthew C. Bassi, Planning Director
Jennifer Gastelum, Housing Manager

SUBJECT: City of Wildomar Draft Housing Element Update (2013-2021)

STAFF REPORT

RECOMMENDATION

The Planning Commission recommends that the City Council receive public input on the draft 2013-2021 Housing Element and authorize staff to submit the document to the California Department of Housing and Community Development (HCD) for their 60-day review.

BACKGROUND

The Planning Commission reviewed the draft 2013-2021 Housing Element at its public meeting of May 15, 2013. While the Planning Commission's review of the draft housing element was not a pubic hearing, staff did place a notice in the Californian notifying the general public of this meeting. After staff's presentation, there were no comments from the public. In addition, no written comments were received. The Planning Commission voted 5 – 0 to forward the draft housing element to the City Council for review and consideration.

DISCUSSION

The Housing Element is one of seven mandatory elements of the General Plan, as required by California Government Code Section 65302. It is the only element that requires review by a state agency (HCD) and a finding of substantive compliance with state law to maintain eligibility for state housing and community development grant programs. State law requires each city and county to update its housing element at least once every five years.

In the 2006-2014 planning period the City drafted a 4th round Housing Element but the document was never adopted. The City decided to address of the 4th round and 5th round Housing Element requirements in the 5th round update which started in January 2013. The 4th round draft Housing Element that was reviewed by the Planning Commission is very similar to the 5th round update with the addition of a new vacant land inventory to address the fifth round regional housing allocation (RHNA) for both planning periods.

Document Layout and Content:
The format and layout of the Draft Housing Element utilizes the basic style provided by the State of California for the preparation of housing elements. The Housing Element is divided into two sections: 1) the Housing Policy document and 2) the Housing Needs Assessment (Appendix A).

The primary areas of discussion within the Policy document are as follows:

- *Introduction:* This section of the document establishes the basic structure of the element and provides a review of the basic purpose and intent of the Housing Element.

- *Housing Goals, Policies and Programs:* This section of the document is the core policy section of the Housing Element. This section lays out the General Plan Goals, Policies and Programs that the City will use to guide its efforts during the planning horizon (2013 – 2021).

The primary areas of discussion within the Housing Needs Assessment (Appendix A) are as follows.

- *Public Participation*: This section provides a summary of the workshop that was held in April 17, 2013 to discuss the Housing Element and all the organizations contacted to gain input about the Housing Element.

- *Review of Previous Housing Element*: The City of Wildomar incorporated July 1, 2008. At that time, City Council, by adoption of the Resolution 08-01, adopted the Riverside County General Plan which included the Housing Element. Because the City did not adopt the 4th round Housing Element, the current draft 2006-2021 Housing Element will be the first Housing Element prepared and adopted after the City's incorporation. The City is not required to review the Housing Element it adopted by Resolution No. 08-01.

- *Community Profile:* This section of the document begins the primary data component of the document. This section evaluates the City's demographic profile, establishes housing demand, evaluates the existing housing stocks in the City, and provides information on housing affordability, cost of housing acquisition and identifies special needs in the community.

- *Housing Opportunities and Resources and Unaccomodated Need*: This section evaluates the City's land inventory to assess how the City's land inventory addresses the demand for housing.

    - Per state law, if a jurisdiction does not have a certified housing element and fails to rezone or identify sufficient sites for affordable housing in its fourth housing element cycle, the jurisdiction will be required to carry over any leftover housing units in the first year of the fifth round housing element cycle. This would be in addition to meeting its assigned housing units for the fifth housing element cycle.

- To meet the City's fourth round land inventory the City needed to amend its Land Use Map to re-designate approximately 16 acres of land from medium high density residential (MHDR) to highest density residential (HHDR) which would allow for additional capacity to meet the city's lower income RHNA.

- Because the Housing Element was not adopted and the redesignation of land from MHDR to HHDR was not completed, the City now has an unaccommodated need of 364 units for lower-income that will be carried over to the City's 5th cycle RHNA and will require the City to rezone enough high density land to accommodate 364 units from the 4th round as well as 1,036 units of lower-income units to meet the 5th round RHNA. City staff is in the process of identifying the sites to be rezoned.

- *Housing Constraints*: This section of the document identifies and discusses the real and potential impediments to the development or acquisition of housing within the City. This section also sets forth and describes those areas of State law that deal with special housing needs groups and identifies those subject areas where the State has preempted local agency control on housing issues (e.g. farm worker housing, emergency shelters, etc.).

CEQA Review

The draft Housing Element being submitted to HCD for the 60-day review does not require environmental review. However, staff must prepare an environmental analysis when the Housing Element and Zoning Ordinance Amendments is formally reviewed by the Planning Commission and City Council. Staff has already begun work on the Environmental Impact Report (EIR). The Notice of Preparation (NOP) period recently concluded (June 3), and staff received five (5) comments that will be folded in the Draft EIR. Staff also held an EIR Scoping meeting on May 20, 2013. A copy of the NOP materials is provided in Attachment B.

Programs with Timelines

The following is a list of proposed implementation programs from the draft Housing Element that will require staff to prepare several amendments to the Zoning Ordinance as part of the formal adoption of the Housing Element in late 2013.

Programs	Time Frame
PROGRAM H-1.1 - General Plan Land Use Change: The City will amend its General Plan Land Use/Zoning maps to redesignate/rezone sites 22, 23, 24, and 25 (a total of 25.96 acres - refer to Figure HNA-1 on page HNA-33 of the Housing Element for locations) to the Highest Density Residential (HHDR) land use designation and R-4 (Planned Residential) zoning designation. An amendment to Table LU-4 in the General Plan will be prepared to allow up to 30 units to the acre by right for these MUPA sites. The	December 2013

City will also create a Mixed-Use Overlay zone that will be applied to the 21 sites already having the MUPA land use designation. The Mixed-Use Overlay zoning will require that at least 30% of any individual MUPA site be developed with multi-family residential. This concept will allow the City to meet its RHNA numbers without any additional zone changes beyond the four sites.	
PROGRAM H-9.1 - Density Bonus: In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with State Density Bonus Law.	December 2013
PROGRAM H-13.1 - Extremely Low-Income Households: The City will amend the Zoning Ordinance Permit to allow single-room occupancy units (SROs) to be permitted in the Planned Residential (R-4) and Residential Incentive (R-6) zones with a Conditional Use Permit.	December 2013
PROGRAM H-10.1 - Second Units: The City will amend the Zoning Ordinance to permit secondary dwelling units via a ministerial action (by right) in all single family residential zones.	December 2013
PROGRAM H-13.2 - Farm-workers: The City will amend its Zoning Ordinance to allow for farmworker housing in the A-1, A-2, and R-A zones by right.	December 2013
PROGRAM H-13.3 - Reasonable Accommodation: The City will amend the Zoning Ordinance to develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request.	December 2013
PROGRAM H-13.4 - Residential Care Facilities: The City will amend the Zoning Ordinance to allow residential care facilities of six or few persons in all residential zones.	December 2013
PROGRAM H-16.1 - Emergency Shelters: The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to transit and services.	December 2013
PROGRAM 16.2 - Transitional and Supportive Housing: The City will amend the Zoning Ordinance to allow these housing types in all residential zones in compliance with SB 2.	December 2013

Next Steps:

Upon authorization by the City Council at tonight's meeting, staff will submit the Draft 2013-2021 Housing Element to HCD the following day on June 13, 2013. This will begin HCD's 60-day review period. At the end of the 60-day review period (or sooner hopefully), HCD will send the City a letter with their findings and possible requested revisions. The final Housing Element, Environmental Impact Report (EIR) and Zoning Ordinance Amendments (refer to table above) will then be presented to the Planning Commission and City Council for adoption as part of the public hearing process tentatively scheduled for November and December 2013, respectively.

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

Attachments:

A. Draft Housing Element Document
B. Housing Element NOP Material (information only)

ATTACHMENT A

Draft Housing Element Document

CITY OF WILDOMAR

HOUSING ELEMENT

PUBLIC REVIEW DRAFT

APRIL 2013

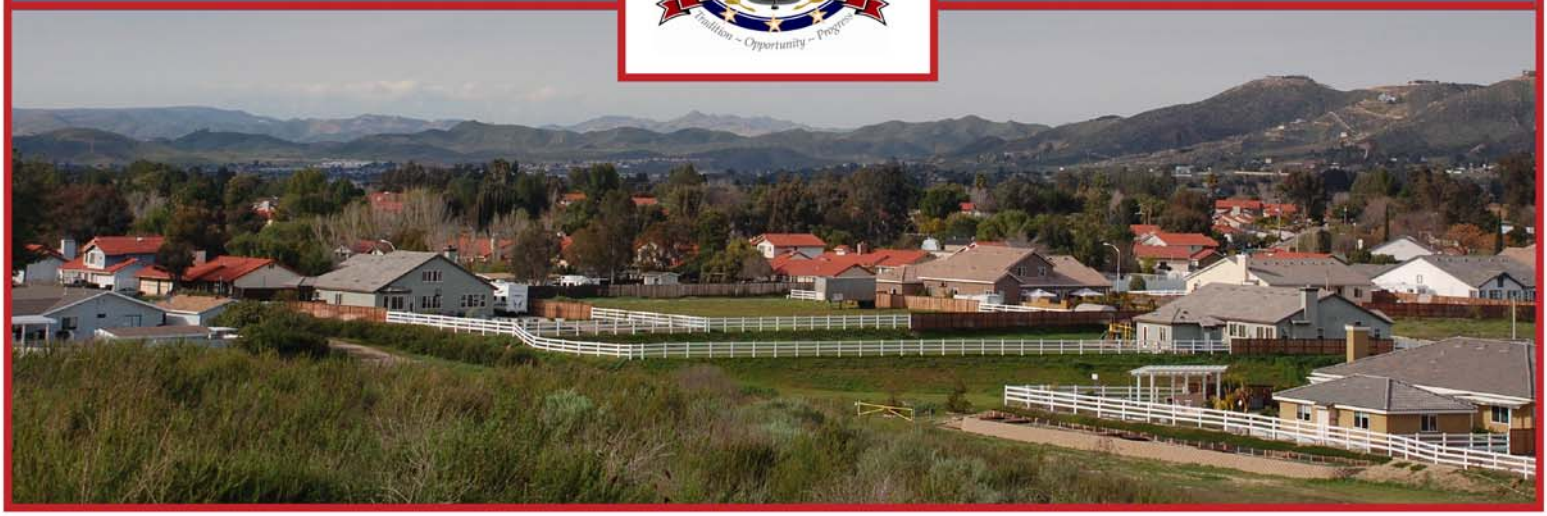


TABLE OF CONTENTS

Introduction **1**
Purpose 1
General Plan Consistency 2
Regional Housing Needs Allocation 2
Housing Goals, Policies, and Programs **4**
Adequate Housing 4
Governmental Constraints 8
Special Needs Groups 10
Conservation and Improvement of Housing Stock 14
Equal Housing Opportunities 16
Energy Conservation 18
Quantified Objectives **19**

APPENDICES

Appendix A – Housing Needs Assessment

Appendix A-1 – Fee Schedule

INTRODUCTION

The City of Wildomar's Housing Element identifies and establishes the City's policies with respect to meeting the needs of existing and future residents in the city. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goal of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Wildomar.

PURPOSE

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends
- The City's fair share of the regional housing needs
- Household characteristics
- An inventory of land suitable for residential development
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- Special housing needs
- Opportunities for energy conservation
- Publicly assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Wildomar.

GENERAL PLAN CONSISTENCY

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Wildomar General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain General Plan consistency.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

REGIONAL HOUSING NEEDS ALLOCATION

The first step in addressing state housing needs is the Regional Housing Needs Plan, which is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan for Riverside County is developed by the Southern California Association of Governments (SCAG) and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The Regional Housing Needs Plan allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element.

The City of Wildomar incorporated on July 1, 2008, which was after the final RHNA had been distributed by SCAG, for the 2006-2014 planning period. Therefore, the City had to work with Riverside County, the Western Riverside Council of Governments, and SCAG to agree on an appropriate portion of the County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period, as shown in **Table H-1**.

The 1,471 units must be accommodated in this Housing Element in addition to the City's RHNA for the current planning period (2014-2021). Please refer to Table HNA-22 in the Housing Needs Assessment for a full analysis. **Table H-2** below shows the City's 5th round RHNA.

TABLE H-1: 2006–2014 REGIONAL HOUSING NEED

Income Category	Income Range*	2006–2014 RHNA
Extremely Low	$0–$20,000	174
Very Low	$20,001–$33,350	175
Low	$33,351–$53,350	241
Moderate	$53,351–$75,000	272
Above Moderate	$75,001 or more	609
Total	**–**	**1,471**

Source: SCAG, October 2011
**Based on a four-person household.*

TABLE H-2: 2014–2021 REGIONAL HOUSING NEED

Income Category	Income Range*	2014–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total	**--**	**2,535**

Source: SCAG, October 2012
**Based on a four-person household.*

HOUSING GOALS, POLICIES, AND PROGRAMS

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the City's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population.

GOAL H-1: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all economic segments of the population.

ADEQUATE HOUSING

POLICY H-1: **Ensure there is a sufficient supply of multi-family and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA).**

PROGRAM H-1.1: General Plan Land Use Change to Provide for Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see **Table HNA-25** in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R 4 zoning to allow for at least 30 units to the acre by right.

All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e. setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.

In addition, the City is creating a mixed-use overlay zone to apply to 21 sites within the inventory. The mixed-use overlay will have a 30% residential requirement.

Responsible Agency: Planning Department

Time Frame: By December 2013

Funding Source: General Fund

PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding Source: General Fund, developer fees

POLICY H-2: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for two projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-3: Establish and maintain accurate planning and demographic data using GIS (geographic information systems).

PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of

vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.

Responsible Agency: Planning Department

Time Frame: Update the Land Inventory on an annual basis

Funding Source: General Fund

PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.

Responsible Agency: Planning Department

Time Frame: Annually

Funding Source: General Fund

POLICY H-4: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.

Responsible Agency: Planning Department

Time Frame: Ongoing as projects are processed through the Planning Department

Funding Source: Utilize public financing tools when available, including but not limited to multi-family revenue bonds, the CDBG Housing Loan Fund, and HOME funds, to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans), and other available financing.

PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports.

Responsible Agency: Planning and Building Department

Time Frame: Ongoing, as developers approach the City for assistance

Funding Source: General Fund

PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).

Responsible Agency: Planning, Public Works, and Building and Safety Departments

Time Frame: Ongoing, as applications are processed through the Planning and Building and Safety Departments

Funding Source: General Fund

POLICY H-5: To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.

PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.

Responsible Agency: Planning Department

Time Frame: Apply for HOME funds annually

Funding Source: HOME funds, other funding sources

GOAL H-2: Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

GOVERNMENTAL CONSTRAINTS

POLICY H-6: Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

PROGRAM H-6.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).

Responsible Agency: Planning Department

Time Frame: Annually, starting in April 2014

Funding Source: General Fund

POLICY H-7: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

PROGRAM H-7.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Responsible Agency: Planning Department

Time Frame: Annually, starting December 2014

Funding Source: General Fund

PROGRAM H-7.2: Building Code. As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

Responsible Agency: Building and Safety Department

Time Frame: As new uniform codes are adopted

Funding Source: General Fund

POLICY H-8: Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.

PROGRAM H-8.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.

Responsible Agency: Planning and Public Works Departments

Time Frame: As projects are proposed to the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-9: Grant density bonuses to encourage the development of affordable housing.

PROGRAM H-9.1: Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013

Funding Source: General Fund

POLICY H-10: Allow for the development of secondary housing units as an affordable housing option.

PROGRAM H-10.1: Second Units. In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department

Funding Source: General Fund

GOAL H-3: Address the housing needs of special needs population groups.

SPECIAL NEEDS GROUPS

POLICY H-11: Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate-income households or special needs housing.

PROGRAM H-11.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multi-family housing assistance programs, HCD Multi-family Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-12: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including, and take all actions necessary to expedite processing of such projects.

Responsible Agency: Planning Department

Time Frame: As projects are approved through the Planning Department

Funding Source: General Fund

POLICY H-13: Promote the development of special housing needs, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.

PROGRAM H-13.1: Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.

Responsible Agency: Planning Department

Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers

Funding Source: General Fund

PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply by December 2013

Funding Source: General Fund

PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.

The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Comply with SB 520 by December 2013

Funding Source: General Fund

POLICY H-14: Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit.

PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child care center with affordable, multi-family housing developments or nearby major residential subdivisions.

Responsible Agency: Planning Department

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-15: Participate regionally in addressing homeless issues.

PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Responsible Agency: Planning Department

Time Frame: Meet with neighboring cities and the County annually to discuss homeless issues

Funding Source: General Fund

POLICY H-16: Allow transitional and supportive housing and emergency/homeless shelters in appropriate zoning districts.

PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management

- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Responsible Agency: Planning Department

Time Frame: Comply with SB 2 by December 2013

Funding Source: General Fund

GOAL H-4: Conserve and improve the condition of the housing stock, particularly affordable housing.

CONSERVATION AND IMPROVEMENT OF HOUSING STOCK

POLICY H-17: Pursue all available federal and state funds to establish a housing rehabilitation program.

PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds.

Responsible Agency: Planning Department

Time Frame: Starting in 2014, annually apply for HOME funds as Notices of Funding Availability are released

Funding Source: HOME

POLICY H-18: Concentrate rehabilitation assistance and code enforcement efforts in areas which have a concentration of older and/or substandard residential structures.

PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.

Responsible Agency: Building and Safety and Code Enforcement Departments

Time Frame: Ongoing

Funding Source: General Fund

POLICY H-19: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.

Responsible Agency: Planning Department

Time Frame: Annually monitor starting October 2014

Funding: General Fund

GOAL H-5: Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, or gender.

EQUAL HOUSING OPPORTUNITIES

POLICY H-20: Continue to support fair housing laws and organizations that provide fair housing information and enforcement.

PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; assign a point person and post a link to the website by December 2013

Funding Source: General Fund

POLICY H-21: Support state and federal mandates for fair housing practices in both public and private housing developments.

PROGRAM H-21.1: Fair Housing Education. The City will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.

Responsible Agency: Fair Housing Council of Riverside County, Planning Department

Time Frame: Ongoing; post a link to the website by December 2013

Funding Source: General Fund

POLICY H-22: Support programs that offer low- and moderate-income households the opportunity for homeownership.

PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.

Responsible Agency: County of Riverside Economic Development Agency, Planning Department

Time Frame: Ongoing

Funding Source: General Fund

PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.

Responsible Agency: Planning Department

Time Frame: Consider applying for funding annually to establish a program

Funding Source: HOME funds

PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.

Responsible Agency: Administration and Planning Departments

Time Frame: Annually or as funding is available; consider applying for funding to establish a program.

Funding Source: Neighborhood Stabilization Program funding

POLICY H-23: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior

housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.

Responsible Agency: Planning Department

Time Frame: Ongoing as opportunities arise

Funding Source: HOME, CDBG

GOAL H-6: Conserve energy in the development of new housing and the rehabilitation of existing housing.

ENERGY CONSERVATION

POLICY H-24: Encourage the use of energy conservation features in residential construction and remodeling.

PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.

Responsible Agency: Planning and Building Department, SCE, SoCalGas

Time Frame: Ongoing as programs are available

Funding Source: SCE and SoCalGas funding sources

PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state-mandated green building standards.

Responsible Agency: Building Department

Time Frame: Annually

Funding Source: General Fund

PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Responsible Agency: Building Department

Time Frame: Ongoing

Funding Source: General Fund

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level as illustrated in Table H-3.

- The **Construction** objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the Housing Element given the locality's land resources, constraints, and proposed programs. This objective includes both the 5th round RHNA allocation as well as the unaccommodated need for the 4th round housing element identified for the city. The 4th round unaccommodated need is described in further detail in the Housing Needs Assessment.

- The **Rehabilitation** objective refers to the number of existing units expected to be rehabilitated during the Housing Element planning period.

- The **Conservation/Preservation** objective refers to the preservation of the existing affordable housing stock throughout the Housing Element planning period.

TABLE H-3: QUANTIFIED OBJECTIVES SUMMARY

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (Fair Share Allocation)[1]	484	486	604	461	1,038	3,073
Rehabilitation[2]	0	3	3	0	0	6
Conservation/Preservation[3]	0	0	175	0	0	175
Total	**484**	**489**	**782**	**461**	**1,038**	**3,254**

Source: City of Wildomar, March 2013
1. Includes the 4th round unaccommodated need for each income category
[2] Based on the amount of CDBG funding the City anticipates obtaining over the next five years.
[3] There is currently one affordable project but it is not at risk of converting until August 2030.

APPENDIX A – HOUSING NEEDS ASSESSMENT

TABLE OF CONTENTS

Public Participation **1**
Evaluation of the Previous Housing Element **3**
Community Profile **4**
Population Characteristics 4
Household Characteristics 6
Employment By Industry 11
Housing Stock Characteristics 11
Special Needs Groups 17
Analysis of At-Risk Housing 21
Housing Opportunities and Resources **23**
Regional Housing Need 23
Availability of Land 24
Financial Resources 39
Opportunities for Energy Conservation 41
Constraints **44**
Governmental Constraints 44
Non-Governmental Constraints 61

LIST OF TABLES

TABLE HNA-1: Population Growth 4
TABLE HNA-2: Age Characteristics 5
TABLE HNA-3: Race and Ethnicity 6
TABLE HNA-4: Household Characteristics 6
TABLE HNA-5: Overcrowded Households 7
TABLE HNA-6: Maximum Household Income by Household Size, 2013 8
TABLE HNA-7: Household Income, 2010 9
TABLE HNA-8: Cost Burdens for All Households, 2005–2009 10
TABLE HNA-9: Total Households Overpaying by Income, 2008–2010 10
TABLE HNA-10: Occupations by Industry, 2010 11
TABLE HNA-11: Housing Units by Housing Type 12
TABLE HNA-12: Housing Tenure 12
TABLE HNA-13: Occupancy Status of Housing Stock 13
TABLE HNA-14: Age of Housing Stock 14
TABLE HNA-15: Median Sales Prices, 2013 15
TABLE HNA-16: Median Rental Cost by Housing Type, 2013 15
TABLE HNA-17: Housing Affordability by Income Level (based on a Four-person Household) 16
TABLE HNA-18: Developmentally Disabled Residents, by Age 18
TABLE HNA-19: Homeless Shelter Resources 20

TABLE HNA-20: Assisted Units Inventory 21
TABLE HNA-21: Regional Housing Need, 2014–2021 23
TABLE HNA-22: Unaccommodated Need From the 2006–2014 Planning Period 25
TABLE HNA-23: Sites For Redesignation 26
TABLE HNA-24: Comparison of Regional Housing Need and Residential Sites 27
TABLE HNA-25: Land Inventory 27
TABLE HNA-26: Energy Conservation Programs 42
TABLE HNA-27: General Plan Land Use Designations 45
TABLE HNA-28: Residential Zoning Districts 46
TABLE HNA-29: Residential Compatibility Matrix 47
TABLE HNA-30: Residential Zoning Criteria 48
TABLE HNA-31: Residential Parking Requirements 49
TABLE HNA-32: Housing Types Permitted By Zone 51
TABLE HNA-33: Local Development Processing TimeLines 55
TABLE HNA-34: Typical Processing Procedures by Project Type 56
TABLE HNA-35: Proportion of Fee in Overall Development Cost 60

LIST OF FIGURES

FIGURE HNA-1: Land Inventory Map 33
FIGURE HNA-2: Land Inventory, Detail 1 35
FIGURE HNA-3: Land Inventory, Detail 2 36
FIGURE HNA-4: Land Inventory, Detail 3 37
FIGURE HNA-5: Land Inventory, Detail 4 38

PUBLIC PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at City Hall. The draft and final Housing Element were also provided to the California Department of Housing and Community Development for review and comment.

In an effort to reach all segments of the community, the City contacted the following organizations to gain feedback on the Housing Element:

- Riverside County Child Care Consortium
- Community Action Partnership of Riverside County
- Fair Housing Council of Riverside County, Inc.
- Affordable Housing Clearinghouse
- BRIDGE Housing Corporation
- Southern California Association of Non-Profit Housing

Joint City Council/Planning Commission Meetings

November 2, 2011 – City staff conducted a joint City Council/Planning Commission workshop on November 2, 2011. The housing element consultant made a presentation that included an overview of the update process, an outline of state housing law, and a description of the required components of the Housing Element. At the conclusion of the presentation, Council members and Commissioners discussed housing concerns in the city and potential changes or additions to policies and programs. General questions and comments about the Housing Element process were received and addressed at the meeting. Copies of the presentation were provided to city residents who requested copies.

December 7, 2011 – City staff presented the draft Housing Element to the City Council and Planning Commission on December 7, 2011, for input and approval to submit the Housing Element to the State for review. A copy of the Housing Element was made available on the City's website. Notice of all public workshops and hearings was provided to the City's list of interested parties, which included representatives of low-income and special needs groups, nonprofit and for-profit housing developers, community organizations, and other governmental agencies.

Planning Commission Study Session

April 17, 2013 – The City held a Planning Commission study session/Housing Element public workshop on April 17, 2013, at 6:30 p.m. at City Hall. The meeting was noticed in the paper and on the City's website. The Planning Commissioners and City staff, as well as several residents and landowners, attended. The meeting started with a brief presentation made by the consultant. The presentation included a summary of housing element state law requirements, identification of new laws that affect this Housing Element, a summary of demographic information from the 2010 Census, and a listing of the City's current Housing Element goals, policies, and programs.

Following the presentation was a question and answer session on the RHNA process and timelines for bringing the draft Housing Element forward as well as the rezone process. There were no comments from the residents and landowners in attendance.

Comments Received

The City has not received any comments to date.

Public Hearings

Language will be added once hearings have been held.

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The City of Wildomar incorporated July 1, 2008 and adopted the Riverside County Housing Element at that time. The City did not adopt a new 4th round Housing Element after incorporation and, therefore has not completed a review of previous.

COMMUNITY PROFILE

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is on identifying the need for housing according to income level as well as by special needs groups.

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2000 and 2010 Census, 2008–2010 American Community Survey, Department of Finance, Southern California Association of Governments, and Western Riverside Council of Governments, as well as from other sources.

POPULATION CHARACTERISTICS

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

POPULATION TRENDS

Between 2000 and 2010, Wildomar's population more than doubled in size, with population growth at 57.1%. Riverside County as a whole grew by about a third (29.4%) (see **Table HNA-1**).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2000	2010	Total	Percentage
Wildomar	13,810	32,176	18,366	57.1%
Riverside County	1,545,387	2,189,641	644,254	29.4%

Source: 2000 and 2010 Census

AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

The age distribution for the City of Wildomar and Riverside County is presented in **Table HNA-2**. According to the 2010 Census, in the City of Wildomar a little more than half (53.9%) of the population is working age, between 20 and 59 years of age, and about one-third (31.1%) of the population is school age or below, between 0 and 19 years of age. The population 60 years and over represents the remaining percentage of 14.9%. When compared to Riverside County, the age distribution is similar, although Wildomar had a slightly lower percentage of persons over the age of 60.

TABLE HNA-2: AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups*								
		0–9	10–19	20–29	30–39	40–49	50–59	60–69	70–79	80 and over
Wildomar	34.6	14.5%	16.6%	13.4%	12.4%	14.7%	13.4%	7.6%	4.4%	2.9%
Riverside County	33.7	15.0%	16.7%	13.6%	12.9%	13.8%	11.6%	8.1%	5.1%	3.2%

Source: 2010 Census

** Due to rounding, totals may not equal 100%.*

RACE AND ETHNICITY

As shown in **Table HNA-3**, the largest racial group in Wildomar in 2010 identified themselves as white (53.6%). Riverside County as a whole had a significantly lower percentage, 39.7%, in the white racial group. There was about a 10% difference in the Hispanic population: 35.3% in Wildomar and 45.5% in Riverside County as a whole.

TABLE HNA-3: RACE AND ETHNICITY

Jurisdiction	Race/Ethnicity of Population						
	White	African American	American Indian/Alaska Native	Asian	Hawaiian/Pacific Islander	Other	Hispanic
Wildomar	53.6%	3.0%	0.6%	4.3%	0.2%	3.0%	35.3%
Riverside County	39.7%	6.0%	0.5%	5.8%	0.3%	2.4%	45.5%

Source: 2010 Census
** Due to rounding, totals may not equal 100%.*

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLDS TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table HNA-4 displays household composition as reported by the 2010 Census. In the City of Wildomar, families comprised 78.1% of all households, of which 37.7% have children under 18 years of age. Riverside County as a whole has a slightly lower percentage of families (74.4%) and almost the same percentage of families with children under 18 years of age (37.5%).

TABLE HNA-4: HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families With Children Under 18	Non-Family
Wildomar	9,992	3.22	78.1%	37.7%	21.9%
Riverside County	686,260	3.14	74.4%	37.5%	25.6%

Source: 2010 Census

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The US Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2008–2010 American Community Survey and as shown in **Table HNA-5**, 2.9% of Wildomar's owner-occupied households were overcrowded and 0.6% were severely overcrowded, as compared to the county as a whole with 4.4% of the households overcrowded and 1.1% severely overcrowded. In renter-occupied households, 4.8% of Wildomar households were overcrowded and 0.8% were severely overcrowded, as compared to the county with 13.1% overcrowded and 4.0% severely overcrowded.

TABLE HNA-5: OVERCROWDED HOUSEHOLDS

	Owner Households		Renter Households		Total Households	
Household Size	**Number**	**Percentage**	**Number**	**Percentage**	**Number**	**Percentage**
City of Wildomar						
Less than 1.00	7,031	97.1%	2,376	95.2%	9,407	96.6%
1.01–1.50	166	2.3%	100	4.0%	266	2.7%
1.51 or more	47	0.6%	21	0.8%	68	0.7%
Wildomar Total	***7,244***	***100.0%***	***2,497***	***100.0%***	***9,741***	***100.0%***
Riverside County						
Less than 1.00	436,707	95.5%	182,416	87.0%	619,123	92.8%
1.01–1.50	15,684	3.4%	19,048	9.1%	34,732	5.2%
1.51 or more	5,086	1.1%	8,292	4.0%	13,378	2.0%
Riverside County Total	***457,477***	**100.0%**	***209,756***	**100.0%**	***667,233***	**100.0%**

Source: 2008–2010 American Community Survey
** Based on occupied housing units.*

HOUSEHOLD INCOME

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Wildomar. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Riverside County, the area median income (AMI) for a family of four in 2013 is $65,000.

- Extremely Low Income — Up to 30% of AMI ($0–$20,100)
- Very Low Income — 31–50% of AMI ($20,101–$33,500)
- Low Income — 51–80% of AMI ($33,501–$53,600)
- Moderate Income — 81–120% of AMI ($53,601–$78,000)
- Above Moderate Income — Above 120% of AMI ($78,001 or more)

Table HNA-6 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2013

Income	Household Size							
Category	1	2	3	4	5	6	7	8
Extremely Low	$14,100	$16,100	$18,100	$20,100	$21,750	$23,350	$24,950	$26,550
Very Low	$23,450	$26,800	$30,150	$33,500	$36,200	$38,900	$41,550	$44,250
Low	$37,550	$42,900	$48,250	$53,600	$57,900	$62,200	$66,500	$70,800
Median	$45,500	$52,000	$58,500	**$65,000**	$70,200	$75,400	$80,600	$85,800
Moderate	$54,600	$62,400	$70,200	$78,000	$84,250	$90,500	$96,700	$102,950

Source: Department of Housing and Community Development 2013

HOUSEHOLD INCOME

Table HNA-7 provides a summary of households in Wildomar according to the 2008–2010 American Community Survey. The highest percentage of households (18.8%) earns between $50,000 and $74,999.

TABLE HNA-7: HOUSEHOLD INCOME, 2010

Annual Income	Number	Percentage
Less than $14,999	633	6.5%
$15,000 to $24,999	894	9.2%
$25,000 to $34,999	1,489	15.3%
$35,000 to $49,999	962	9.9%
$50,000 to $74,999	1,830	18.8%
$75,000 to $99,999	1,386	14.2%
$100,000 to $149,999	1,554	16.0%
$150,000 to $199,999	609	6.3%
$200,000 or more	384	3.9%

Source: 2008–2010 American Community Survey

EXTREMELY LOW-INCOME HOUSEHOLDS

In 2013, the median income for a household of four in Riverside County was $65,000. Households that earn 30% or less than the county's median income are considered "extremely low-income." To estimate the number of households in this income category, the City looked at the total number of households that fell into the extremely low-income range, which was $0–$20,100 (based on a household of four in 2013). Because the income ranges in the Census do not correspond identically with the extremely low-income range, the City looked at the number of households earning less than $24,999. Using data from the 2008–2010 American Community Survey, it was determined that there are approximately 1,527 (16% of all households) existing extremely low-income households in Wildomar. Of those, 802 (8% of all households) are owner-occupied households and 703 (7% of all households) are renter-occupied households.

OVERPAYMENT

State and federal housing law defines overpayment (or cost burdened) as a household paying more than 30% of gross income for housing expenses. Severe cost burden occurs when a household pays more than 50% of its income on housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

Table HNA-8 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying.

TABLE HNA-8: COST BURDENS FOR ALL HOUSEHOLDS, 2005–2009

	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	**280**	**385**	**665**
% Cost Burden >30%	67.9%	79.2%	74.4%
% Cost Burden >50%	58.9%	61.0%	60.2%
Household Income >30 to ≤50% MFI	**325**	**550**	**875**
% Cost Burden >30%	80.0%	55.3%	64.5%

Source: 2005–2009 Comprehensive Housing Affordability Survey

Table HNA-9 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category in the City of Wildomar. Lower-income residents (less than $19,999 a year) made up 6.5% and 15.2% of total owners and renters, respectively.

TABLE HNA-9: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2008–2010

Income Range	Owner-Occupied Housing	Renter-Occupied Housing	Total Occupied Housing
Less than $19,999	**6.5%**	**15.2%**	**8.7%**
30% or more	4.3%	15.2%	7.1%
$20,000 to $34,999	**18.4%**	**28.7%**	**21.0%**
30% or more	11.3%	28.7%	15.8%
$35,000 to $49,999	**7.2%**	**17.5%**	**9.9%**
30% or more	4.2%	17.5%	7.6%
$50,000 to $74,999	**21.2%**	**11.9%**	**18.8%**
30% or more	4.2%	5.7%	11.4%
$75,000 or more	**45.4%**	**25.8%**	**40.4%**
30% or more	16.9%	0.0%	12.6%

Source: 2008–2010 American Community Survey

EMPLOYMENT BY INDUSTRY

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Wildomar and how these patterns influence housing needs. **Table HNA-10** shows the types of industries for residents working in the City of Wildomar in 2010.

TABLE HNA-10: OCCUPATIONS BY INDUSTRY, 2010

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	76	0.5%
Construction	1,516	10.8%
Manufacturing	1,522	10.8%
Wholesale trade	446	3.2%
Retail trade	1,418	10.1%
Transportation and warehousing, and utilities	675	4.8%
Information	147	1.0%
Finance and insurance, real estate and rental and leasing	557	4.0%
Professional, scientific, management, administrative and waste management services	1,937	13.8%
Educational services, and health care and social assistance	2,499	17.8%
Arts, entertainment, recreation, accommodation, and food services	1,657	11.8%
Other services, except public administration	802	5.7%
Public administration	823	5.8%
Total civilian employed population 16 years and over	**14,075**	**100.0%**

Source: 2008–2010 American Community Survey

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Wildomar. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

HOUSING TYPE

According to the 2008–2010 American Community Survey, 68.6% of the city's housing stock comprised single-family homes and 5.5% were multi-family units, with the remaining 25.9% mobile homes/other. Riverside County had almost the same proportion of single-family homes (68.0%) but had more than twice the number of multi-family units (16.5%) (**Table HNA-11**).

TABLE HNA-11: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family Detached	7,479	68.2%	544,728	68.0%
Single-Family Attached	46	0.4%	49,678	6.2%
Multi-Family 2–4 Units	46	0.4%	36,233	4.5%
Multi-Family 5+ Units	557	5.1%	95,805	12.0%
Mobile Homes/Other*	2,837	25.9%	74,880	9.3%
Total Housing Units	**10,965**	**100.0%**	**801,324**	**100.0%**

Source: 2008–2010 American Community Survey
**Other includes boats, RV, and vans*

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. **Table HNA-12** details housing tenure in Wildomar and Riverside County according to the 2010 Census. The City of Wildomar has a slightly higher owner-occupied household percentage (73.3%) than that of Riverside County (67.4%).

TABLE HNA-12: HOUSING TENURE

Housing Tenure	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	7,329	73.3%	462,212	67.4%
Renter-Occupied Households	2,663	26.7%	224,048	32.6%

Source: 2010 Census

VACANCY RATE

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HNA-13 shows the occupancy status of the housing stock according to the 2010 Census. The City of Wildomar had a total vacancy rate of 7.5% as compared to Riverside County as a whole, which had a vacancy rate of 14.3%. According to the 2008–2010 American Community Survey, the City of Wildomar homeowner vacancy rate was 2.7% and the rental vacancy rate was 5.1%. For the county as a whole, the homeowner vacancy rate was 3.8% and the rental vacancy rate was 9.5%.

TABLE HNA-13: OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	9,992	92.5%	686,260	85.7%
Vacant	814	7.5%	114,447	14.3%
For rent	143	17.6%	23,547	20.6%
For sale	204	25.1%	18,417	16.1%
Rented/sold, not occupied	57	7.0%	4,362	3.8%
For seasonal/recreational or occasional use	90	11.1%	50,538	44.2%
All other including for migrant workers	320	39.3%	17,583	15.4%
Total Housing Units	**10,806**	**100.0%**	**800,707**	**100.0%**

Source: 2010 Census

HOUSING CONDITIONS

Housing conditions are an important indicator of quality of life in the City of Wildomar. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table HNA-14** displays the age of Wildomar's housing stock as of 2005. Among the housing stock, 51.1% of the housing units in Wildomar were built since 1990. Only 18.5% of the housing stock is over 30 years old, meaning rehabilitation needs could be relatively low. The City estimates that approximately 10% of the housing stock is in need of rehabilitation.

TABLE HNA-14: AGE OF HOUSING STOCK

Structure Built	Units	Percentage
2005 or later	1,605	14.6%
2000 to 2004	2,264	20.6%
1990 to 1999	1,740	15.9%
1980 to 1989	3,333	30.4%
1970 to 1979	1,256	11.5%
1960 to 1969	164	1.5%
1950 to 1959	329	3.0%
Prior to 1950	274	2.5%
Total Units	**10,965**	100.0%

Source: 2008–2010 American Community Survey

HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the US Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

Sales Prices

According to Trulia.com, the median sales price for homes in Wildomar as of March 2013 was $204,091 (**Table HNA-15**). This represents an increase of 2.0%, or $4,091, compared to the prior year.

TABLE HNA-15: MEDIAN SALES PRICES, 2013

Number of Bedrooms	Dec.–Feb. 2013	Year Over Year	1 Year Prior	5 Years Prior
2 bedrooms	$107,200	5.8%	$95,000	$207,000
3 bedrooms	$179,860	-3.8%	$171,500	$299,501
4 bedrooms	$238,520	+6.0%	$207,500	$337,500
All properties	**$204,091**	**+2.0%**	**$200,000**	**$335,500**

Source: Trulia.com, March 2013

Rental Prices

In March 2013, a rental survey was conducted to determine rent rates for residential units in Wildomar (**Table HNA-16**). Significantly more homes, which generally have more bedrooms, were available for rent compared to apartments. The overall average rental price at that time was $1,695. **Table HNA-16** illustrates the rental costs in Wildomar by the number of bedrooms.

TABLE HNA-16: MEDIAN RENTAL COST BY HOUSING TYPE, 2013

Housing Type	1 BR	2BR	3BR	4BR
Number of Listings	41	65	208	172
Median Price	$1,111	$1,374	$1,499	$1,795
Price Range	$670-$2,345	$975-$1,845	$1,150-$2,395	$1,595-$3,900

Source: PMC Rental Survey: hotpads.com, Trulia.com, March 2013

Housing Affordability

Table HNA-17 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in **Table HNA-17**, the maximum affordable rent is $838 monthly for a very low-income four-person household, $1,340 for a low-income household, and $1,950 for a moderate-income household. As shown in **Table HNA-16**, two- and three-bedroom units were renting at median prices of $1,374 to $1,499, respectively, and therefore are out of the affordability range for very low-income households and slightly out of the affordability range for low-income households, but within a price range for moderate-income

households. As shown in **Table HNA-16**, some units on the lower end of the price range are within reach of both very low- and low-income households.

As of February 2013, the median sales price for all single-family homes in the city was $204,091. When looking at properties by number of bedrooms, the median sales price for a four-bedroom home was $238,520; for a three-bedroom home, $179,860; and for a two-bedroom home, $107,200 (**Table HNA-15**). The maximum affordable sales price for a four-person household is $111,320 for a very low-income household, $178,590 for a low-income household, and $252,580 for a moderate-income household. This indicates that very low-, low-, and moderate-income households would be able to afford existing and newly constructed two-bedroom homes in Wildomar, but only moderate-income households would be able to afford three- and four- bedroom homes.

TABLE HNA-17: HOUSING AFFORDABILITY BY INCOME LEVEL (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level		
	Very Low	Low	Moderate
Annual Income	$33,500	$53,600	$78,000
Monthly Income	$2,792	$4,467	$6,500
Maximum Monthly Gross Rent[1]	$838	$1,340	$1,950
Maximum Purchase Price[2]	$111,320	$178,590	$252,580

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web

[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

[2] Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.6% annual interest rate.

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These "special needs" groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

SENIORS

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2010 Census, there were 3,414 seniors or 10.6% of the total population (age 65 and over) in the City of Wildomar. Riverside County as a whole had a slightly higher percentage of seniors with 13.0% of persons ages 65 and over.

Of the senior population, 2,034 seniors were householders in Wildomar, representing 20.4% of all households in the city. Of those households, approximately 22.0% were owner-occupied and 15.8% were renter-occupied. Riverside County's breakdown was similar with 26.9% and 13.9%, respectively.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and to a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The 2010 Census defines a disability as "a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business."

Based on the 2008–2010 American Community Survey, 3,235 (10.3%) persons in Wildomar and 219,271 (10.1%) persons in Riverside County had some form of disability.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table HNA-18**) from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

TABLE HNA-18: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
92595	72	35	48	2	0	157

Source: Inland Regional Center 2013.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Based on estimates from the 2010 Census, 21.6% (2,155) of Wildomar's households were large households, including 5.7% (570) that had six or more persons and 4.8% (479) that had seven or more persons.

As previously mentioned, 2,155 households in Wildomar were occupied by five or more persons. Of those, 1,484 were owner-occupied households and 671 were renter-occupied households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, health care, and other supportive services.

According to the 2010 Census, 11.8% (1,178 households) of households in the city were single-parent households.

FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical

temporary nature of farm work is not the case in Wildomar. The only work of this nature is dairy work, which goes on year-round and is not seasonal.

Based on the 2008–2010 American Community Survey and as shown in **Table HNA-10**, it is estimated that there are approximately 76 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.5% of the total population. The demand for specific farmworker housing is estimated to be very minimal if at all and therefore housing is addressed through the current housing stock and through overall programs for affordability.

HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The County of Riverside completed a Point-in-Time Homeless Count in January 2013. According to this data, there are approximately five unsheltered persons within the City of Wildomar. **Table HNA-19** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-19: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Valley Restart Shelter	Emergency	Hemet	Families	89
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Valley Restart Shelter	Permanent	Hemet	Families	32
Friends of Jefferson House	Permanent	Riverside	Substance Abuse	30
Riverside Recovery Resources	Transitional	Hemet	Substance Abuse	21
Valley Restart Shelter	Transitional	Hemet	Families	54
God's Helping Hand	Transitional	Perris	Substance Abuse	15
Friends of Jefferson House	Transitional	Riverside	Substance Abuse	30
Inland Aids Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Operation SafeHouse	Transitional	Riverside	Youth	20

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Whiteside Manor	Transitional	Riverside	Dually Diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance Abuse	122
Whiteside Manor	Transitional	Riverside	Substance Abuse/Women	21

Source: Riverside County Consolidated Plan 2004–2009

ANALYSIS OF AT-RISK HOUSING

State Housing Element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and development of programs aimed at their preservation.

INVENTORY OF AFFORDABLE UNITS

An inventory of assisted units in the City of Wildomar was compiled based on information gathered from the California Housing Partnership Corporation (**Table HNA-20**). According to the California Housing Partnership Corporation, there is one assisted property in Wildomar. This property is not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2006–2014).

TABLE HNA-20: ASSISTED UNITS INVENTORY

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Wildomar Senior Leisure Living	176	175	Senior	LIHTC	8/5/2030

Source: California Housing Partnership Corporation 2013

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Wildomar will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- Shared Housing

HOUSING OPPORTUNITIES AND RESOURCES

This section includes an evaluation of the availability of land resources, the financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

REGIONAL HOUSING NEED

The City of Wildomar falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period.

During the previous (4th) Housing Element cycle, the City of Wildomar incorporated in July of 2008 and worked with Riverside County, the Western Riverside Council of Governments (WRCOG), and SCAG to agree on the appropriate portion of Riverside County's allocation to take as its own. In October of 2011, an agreement was made that the City of Wildomar would take a total of 1,471 units for the remainder of the 2006–2014 planning period. Building permits issued since July 2008 (month of incorporation) and one approved affordable project were credited toward the City's RHNA for the 2006–2014 planning period. In October 2012, the SCAG Regional Council adopted the 5th Cycle RHNA, which assigned 2,535 units across all income categories for the City of Wildomar, as shown in **Table HNA-21.**

TABLE HNA-21: REGIONAL HOUSING NEED, 2014–2021

Income Category	2014–2021 RHNA
Extremely Low	310
Very Low	311
Low	415
Moderate	461
Above Moderate	1,038
Total	**2,535**
Source: City of Wildomar, SCAG, October 2012	

AVAILABILITY OF LAND

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. The sites listed in **Table HNA-25** are currently available and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2014–2021 planning period.

The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity for residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 80% of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100% density. For mixed-use sites, the City requires both residential and commercial uses to be developed on each site and requires that a minimum of 30% of the site capacity be utilized for residential uses. The City took a very conservative approach and assumed the minimum capacity of 30% for the purposes of determining the number of housing units that could be developed to meet the City's RHNA.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites included in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Wildomar is 30 dwelling units per acre.

Land use designations of Highest Density Residential (HHDR) and Mixed Use Planning Area (MUPA) both allow at least 30 units per acre. HHDR allows for 20–40 units per acre and MUPA allows for at least 30 units per acre. The City currently has 119.6 acres of MUPA designated land but does not currently have any land designated as HHDR.

UNACCOMMODATED NEED

In the 2006–2014 planning period, the City of Wildomar drafted a 4th round Housing Element but the document was never adopted. In the draft document, the City completed a land analysis that included a program (Program H-1.1), to amend its Land Use Map to redesignate approximately 16 acres of land from Medium High Density Residential (MHDR) to highest density residential (HHDR), which would allow for additional capacity to meet the Wildomar's lower-income RHNA.

Table HNA-22 compares the City's RHNA for the 4th round planning period to the 4th round site capacity. Because the redesignation of land from MHDR to HHDR was not completed, the City now has an unaccommodated need of 538 units for the lower-income category that will be carried over to the City's 5th cycle RHNA.

TABLE HNA-22: UNACCOMMODATED NEED FROM THE 2006–2014 PLANNING PERIOD

Income Category	4th Round RHNA	Built/Approved Credits	Remaining Allocations	4th Round Site Capacity	4th Round Unaccommodated Need
Extremely Low	174	0	174	0	174
Very Low	175	0	175	0	175
Low	241	52	189	0	189
Moderate	272	157	115	1,000	0
Above Moderate	609	78	531	5,079	0
Total	**1,297**	**287**	**1,010**	**6,079**	**538**

Source: SCAG, City of Wildomar, 2012.

REZONE/REDESIGNATION OF SITES

To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22 through 25 (sites are included in **Table HNA-23** and in **Table HNA-24** in bold), a total of 25.96 acres to the HHDR designation and with compatible zoning (R-4, R-5, or R-6) to allow for at least 30 units to the acre by right

(**Program H-1.1**). If it is determined that redesignation and rezone of any of the identified sites is not feasible, the City will identify another site or group of sites for the development of housing affordable to lower-income households.

TABLE HNA-23: SITES FOR REDESIGNATION

Site #	APN	Acreage	Zoning	New Zoning[1]	GP Designation	New GP Designation	New Capacity
22	380220002	5.06	R-R	R-4	MHDR	HHDR	**121**
23	370400009	4.99	R-R	R-4	MHDR	HHDR	**120**
24	380270013	5.91	R-R	R-4	MHDR	HHDR	**142**
25	380250003	10.00	R-R	R-4	BP	HHDR	**240**
Assuming 25.96 acres are rezoned/redesignated to allow 20-40 du/acre							

Source: City of Wildomar, December 2013
[1] These sites will be rezoned R-4 which is compatible with the HHDR designation.

SITE INVENTORY

Table HNA-23 compares the City of Wildomar's RHNA to the site inventory capacity. **Table HNA-24** provides the characteristics of the available sites for the development of single-family homes and multi-family units. **Figure HNA-1** provides a Land Inventory Map showing all the available sites within the city. **Figures HNA-2** through **HNA-5** provide a close-up of each of the four quadrants of the city, again showing the available sites. The city has many sites available for the development of housing affordable to all income levels (**Table HNA-25**). Although some of the sites listed do not include parcel-specific information, the sites with parcel-specific data provide enough capacity to meet the above moderate RHNA.

Large Sites

To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the City has the ability to provide adequate sites to accommodate its share of the region's housing needs (**Program H-1.2**).

TABLE HNA-24: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2014–2021 RHNA	4th Round Unaccommodated Need	Total Need 2014–2021	Site Inventory Capacity	(Surplus) of Potential Units
Extremely Low	310	174	484	1,721	(147)
Very Low	311	175	486		
Low	415	189	604		
Moderate	461	0	461	1,011	(550)
Above Moderate	1,038	0	1,038	5,073	(4,035)
Total	**2,535**	**538**	**3,073**	**7,805**	**(4,732)**

Source: City of Wildomar, SCAG, and WRCOG, 2013

TABLE HNA-25: LAND INVENTORY

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
Mixed Use Planning Area (mixed use 30 du/acre)							
1	376190001	R-R	MUPA	2.99	30	27	none
2	380160005	C-1/C-P	MUPA	1.74	30	16	Flood
3	380160009	C-1/C-P	MUPA	3.48	30	31	Flood
4	376410021	C-P-S	MUPA	1.60	30	14	none
5	380160006	C-1/C-P	MUPA	1.54	30	14	Flood
6	362250027	C-P-S	MUPA	4.98	30	45	none
7	380160004	C-1/C-P	MUPA	3.73	30	34	Flood
8	376410017	C-P-S	MUPA	2.40	30	22	none
9	362250001	R-R	MUPA	5.84	30	53	none
10	376190002	C-P-S	MUPA	23.92	30	215	none
11	380160007	C-1/C-P	MUPA	4.46	30	40	Flood
12	376180006	C-P-S	MUPA	1.36	30	12	none
13	367050068	R-R	MUPA	6.48	30	58	none
14	380160003	C-1/C-P	MUPA	4.83	30	44	Flood
15	367180015	C-P-S	MUPA	19.40	30	175	none
16	367180043	C-P-S	MUPA	16.14	30	145	none
17	376410016	C-P-S	MUPA	2.51	30	23	none
18	362250029	R-R	MUPA	2.63	30	24	none
19	380160008	C-1/C-P	MUPA	3.65	30	33	Flood
20	367050064	R-R	MUPA	5.84	30	53	Parking Lot and Ball Field (Church Owned)
21	376410015	C-P-S	MUPA	2.46	30	22	none
				122		**1,098**	
Highest Density Residential (20–40 du/acre)[3]							
22	380220002	R-4	HHDR	5.06	30	121	none
23	370400009	R-4	HHDR	4.99	30	120	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
24	380270013	R-4	HHDR	5.91	30	142	none
25	380250003	R-4	HHDR	10.00	30	240	none
				25.96		**623**	
Very High Density Residential (14–20 du/acre)							
26	380250033	SP ZONE	VHDR	21.15	20	338	none
27	365113013	R-R	VHDR	0.12	20	2	none
28	365052020	R-R	VHDR	0.20	20	4	none
29	365052019	R-R	VHDR	0.25	20	5	none
30	365093001	R-R	VHDR	0.10	20	2	none
31	365113014	R-R	VHDR	0.14	20	3	none
32	365052021	R-R	VHDR	0.20	20	4	none
33	365092029	R-R	VHDR	0.17	20	3	none
34	365142007	R-R	VHDR	0.15	20	3	none
35	365062011	R-R	VHDR	0.83	20	17	none
36	365053017	R-R	VHDR	0.16	20	3	none
37	365053009	R-R	VHDR	0.20	20	4	none
				24		**389**	
Medium High Density Residential (5–8 du/acre)							
38	380170012	R-R	MHDR	1.19	8	8	none
39	380290017	R-R	MHDR	2.59	8	17	none
40	380160002	R-R	MHDR	1.94	8	12	none
41	380270015	R-R	MHDR	1.32	8	8	none
42	380280009	R-R	MHDR	2.39	8	15	none
43	365161005	R-R	MHDR	0.14	8	1	none
44	380170005	R-R	MHDR	5.14	8	33	none
45	380250034	SP	MHDR	12.61	8	81	none
46	380280010	R-R	MHDR	2.38	8	15	none
47	376060028	R-R	MHDR	3.75	8	24	none
48	380170008	R-R	MHDR	2.2	8	14	none
49	380270017	R-R	MHDR	1.2	8	8	none
50	380220003	R-R	MHDR	25.9	8	166	none
51	380290026	R-R	MHDR	2.75	8	18	none
52	380170004	R-R	MHDR	1.05	8	7	none
53	366330009	R-T	MHDR	8.01	8	51	none
54	380170003	R-R	MHDR	1.25	8	8	none
55	380290016	R-R	MHDR	1.98	8	13	none
56	367110007	R-3	MHDR	7.16	8	46	none
57	367110007	R-1	MHDR	1.93	8	12	none
58	367110008	R-3	MHDR	6.27	8	40	none
59	367110008	R-1	MHDR	1.16	8	7	none
60	367110008	R-5	MHDR	1.2	8	8	none
61	366024010	R-R	MHDR	1.5	8	10	none
				97		**622**	
Medium Density Residential (2–5 du/acre)							
62	376410002	R-R	MDR	9.76	5	39	none
63	362070018	R-1	MDR	7.47	5	30	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
64	380110006	R-1	MDR	5.6	5	22	none
65	376471009	R-1	MDR	2.71	5	11	none
66	362100046	R-T	MDR	2.09	5	8	none
67	366120041	R-R	MDR	1.22	5	5	none
68	380032038	R-1	MDR	2.46	5	10	none
69	380110005	R-1	MDR	4.63	5	19	none
70	380032037	R-1	MDR	1.38	5	6	none
71	380080009	R-1	MDR	5.43	5	22	none
72	380050002	R-R	MDR	9.98	5	40	none
73	380210006	M-SC	MDR	4.79	5	19	none
74	376350007	R-R	MDR	2.51	5	10	none
75	362130002	R-T	MDR	53.16	5	213	none
76	380080008	R-1	MDR	5.27	5	21	none
77	362090015	R-1	MDR	15.6	5	62	none
78	366050003	R-R	MDR	3.79	5	15	none
79	362070001	R-1	MDR	38.29	5	153	none
80	380050011	R-1	MDR	3.23	5	13	none
81	380050012	R-R	MDR	2.77	5	11	none
82	380200001	R-R	MDR	7.5	5	30	none
83	380100006	R-1	MDR	3.33	5	13	none
84	380210015	R-1	MDR	4.85	5	19	none
85	362090009	R-1	MDR	1.14	5	5	none
86	362070013	R-1	MDR	8.98	5	36	none
87	362561045	R-1	MDR	1.44	5	6	none
88	380080015	R-R	MDR	8.26	5	33	none
89	380130002	R-1	MDR	4.15	5	17	none
90	376410003	R-R	MDR	10.05	5	40	none
91	380060008	R-5	MDR	3.45	5	14	none
92	380060008	R-1	MDR	14.34	5	57	none
93	368030043	C-1/C-P	MDR	1.35	5	5	none
94	362671036	R-1	MDR	1.16	5	5	none
95	366320028	R-R	MDR	1.37	5	5	none
96	380390040	R-1	MDR	3.26	5	13	none
97	366280032	R-R	MDR	0.56	5	2	none
98	380120002	R-1	MDR	1.96	5	8	none
99	380040025	R-R	MDR	6.67	5	27	none
100	376350005	R-R	MDR	1.9	5	8	none
101	382320019	R-1	MDR	4.7	5	19	none
102	368030033	R-R	MDR	1.03	5	4	none
103	380050001	R-R	MDR	9.29	5	37	none
104	376350019	R-R	MDR	2.79	5	11	none
105	380040012	R-R	MDR	5.51	5	22	none
106	380210004	R-1	MDR	5.25	5	21	none
107	380050006	R-R	MDR	1.52	5	6	none
108	362581030	R-1	MDR	1.3	5	5	none
109	362240033	R-R	MDR	3.64	5	15	none
110	380191022	R-1	MDR	3.48	5	14	none
111	366070007	R-R	MDR	1.86	5	7	none
112	362570052	R-1	MDR	8.65	5	35	none

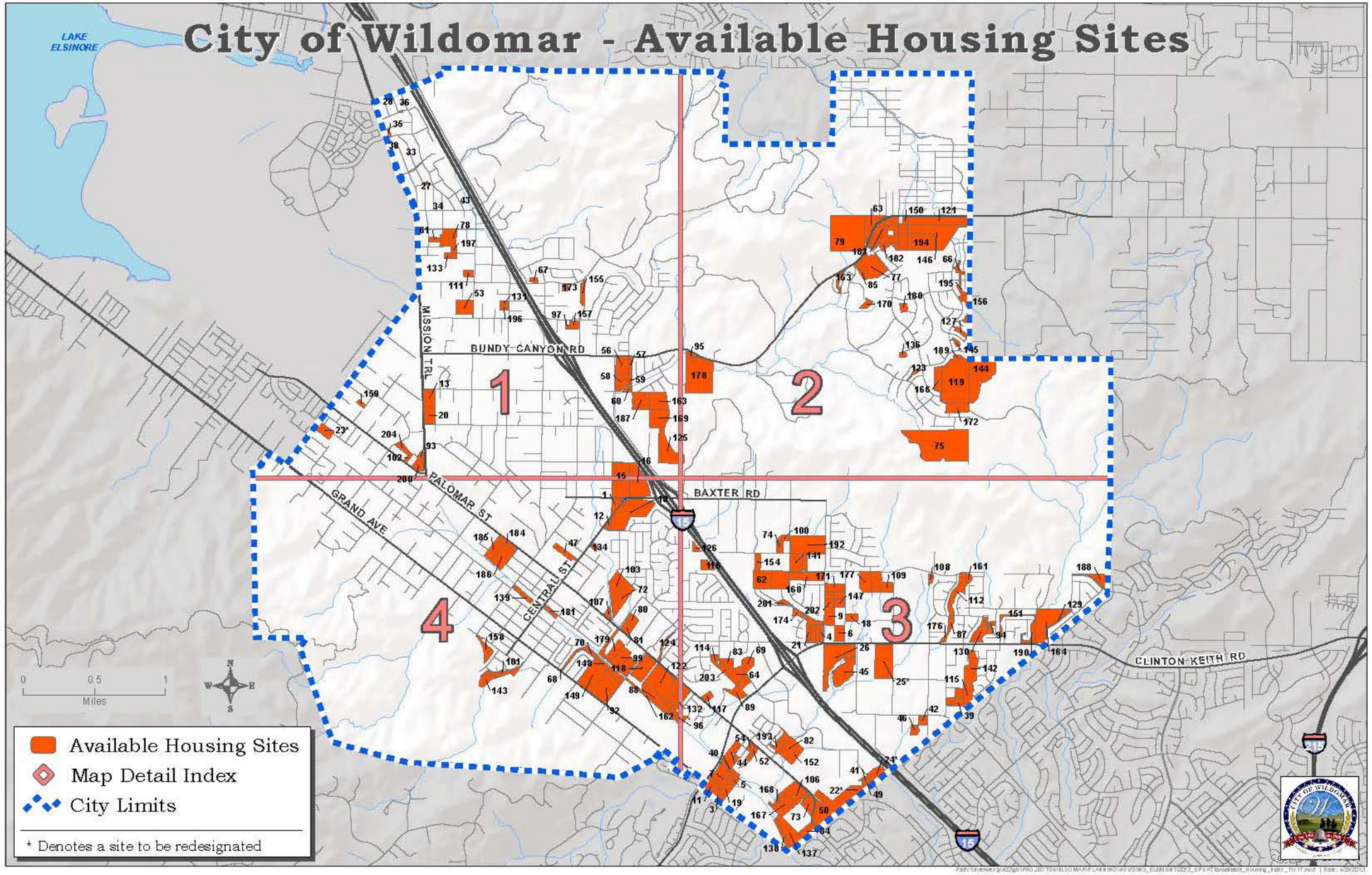
Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
113	366050002	R-R	MDR	4.65	5	19	none
114	380100004	R-1	MDR	2.15	5	9	none
115	380370034	R-1	MDR	6.93	5	28	none
116	376330017	R-R	MDR	3.3	5	13	none
117	380130009	R-R	MDR	1.99	5	8	none
118	380080013	R-1	MDR	10.5	5	42	none
119	362140040	R-T	MDR	36.62	5	146	none
120	362080009	R-1	MDR	2.65	5	11	none
121	362080004	R-1	MDR	14.23	5	57	none
122	380080014	R-1	MDR	18.85	5	75	none
123	362393011	R-T	MDR	1.02	5	4	none
124	380341049	R-5	MDR	1.76	5	7	none
125	367210018	R-R	MDR	15.34	5	61	none
126	376330003	R-R	MDR	1.37	5	5	none
127	362651038	R-T	MDR	1.88	5	8	none
128	380120001	R-1	MDR	1.81	5	7	none
129	362690022	R-5	MDR	2.31	5	9	none
130	362681040	R-1	MDR	7.82	5	31	none
131	366380016	R-R	MDR	1.19	5	5	none
132	380140001	R-1	MDR	3.54	5	14	none
133	366060029	R-R	MDR	1.24	5	5	none
134	376170001	R-R	MDR	1.07	5	4	none
135	362240005	R-R	MDR	6.58	5	26	none
136	362330024	R-T	MDR	1.21	5	5	none
137	380160018	R-1	MDR	11.28	5	45	none
138	380160018	W-1	MDR	3.61	5	14	none
139	376043027	R-R	MDR	4.04	5	16	none
140	362240031	R-1	MDR	2.53	5	10	none
141	376350017	R-R	MDR	6.89	5	28	none
142	380350035	R-1	MDR	10.3	5	41	none
143	382320017	R-R	MDR	3.73	5	15	none
144	362130015	R-T	MDR	24.34	5	97	none
145	362661021	R-T	MDR	1.09	5	4	none
146	362080012	R-1	MDR	23.21	5	93	none
147	362240032	R-1	MDR	2.57	5	10	none
148	380060007	R-5	MDR	1.59	5	6	none
149	380060007	R-1	MDR	16.62	5	66	none
150	362080007	R-1	MDR	1.12	5	4	none
151	362610027	R-1	MDR	2.08	5	8	none
152	380200002	R-R	MDR	3.62	5	14	none
153	362211029	R-T	MDR	1.82	5	7	none
154	376350010	R-R	MDR	3.22	5	13	none
155	366300001	R-R	MDR	2.98	5	12	none
156	362100056	R-T	MDR	3.59	5	14	none
157	366280022	R-1	MDR	2.34	5	9	none
158	382320018	R-1	MDR	4.31	5	17	none
159	370330017	R-R	MDR	1.03	5	4	none
160	376410020	R-R	MDR	9.06	5	36	none
161	362720048	R-1	MDR	1.82	5	7	none

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
162	380080006	R-R	MDR	1.57	5	6	none
163	367140007	R-1	MDR	9.93	5	40	none
164	362180043	R-5	MDR	18.83	5	75	none
165	380040003	R-R	MDR	2.75	5	11	none
166	362140038	R-T	MDR	5.77	5	23	none
167	380210008	R-1	MDR	9.33	5	37	none
168	380210008	W-1	MDR	1.22	5	5	none
169	367140008	R-R	MDR	10.19	5	41	none
170	362190008	R-T	MDR	1.97	5	8	none
171	362240029	R-1	MDR	4.92	5	20	none
172	362140032	R-T	MDR	6.78	5	27	none
173	366260012	R-R	MDR	1.25	5	5	none
174	376470010	R-1	MDR	1.74	5	7	none
175	362080008	R-1	MDR	4.76	5	19	none
176	362600050	R-1	MDR	1.32	5	5	none
177	362240008	R-R	MDR	6.96	5	28	none
178	367250008	R-R	MDR	29.4	5	118	none
179	380040007	R-R	MDR	5.68	5	23	none
180	362341019	R-T	MDR	1.94	5	8	none
181	376132001	R-R	MDR	1.41	5	6	none
182	362070024	R-1	MDR	4.83	5	19	none
183	362070023	R-1	MDR	8.69	5	35	none
184	368080032	R-1-11000	MDR	3.03	5	12	none
185	368080032	R-A-20000	MDR	5.19	5	21	none
186	368080032	R-1-8000	MDR	9.98	5	40	none
187	367140011	R-1	MDR	9.51	5	38	none
188	362713001	R-5	MDR	5.36	5	21	none
189	362100048	R-T	MDR	1.01	5	4	none
190	362620022	R-1	MDR	4.49	5	18	none
191	362240020	R-1	MDR	2.43	5	10	none
192	376350009	R-R	MDR	19.8	5	79	none
193	380182003	R-1	MDR	1.96	5	8	none
194	362080005	R-1	MDR	14.25	5	57	none
195	362502032	R-T	MDR	1.76	5	7	none
196	366380017	R-R	MDR	1.21	5	5	none
197	366060027	R-R	MDR	1.33	5	5	none
198	366060028	R-R	MDR	1.25	5	5	none
199	380210003	R-1	MDR	4.83	5	19	none
200	368030057	C-1/C-P	MDR	3.13	5	13	none
201	376462035	R-1	MDR	1.73	5	7	none
202	362240023	R-1	MDR	2.43	5	10	none
203	380100005	R-1	MDR	3.26	5	13	none
204	368030030	R-R	MDR	2.62	5	10	none
				857		**3,425**	
Rural Mountainous							
–	Various	various	RM	2,793.14	0.05	110	

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential[1]	Constraints[2]
Rural Residential							
–	Various	various	RR	169.51	0.02	26	
Estate Density Residential							
–	Various	various	EDR	126.76	0.5	219	
Estate Density Residential – Rural Community							
–	Various	various	EDR-RC	634.22	0.5	253	
Very Low Density Residential							
–	Various	various	VLDR	231.48	1	185	
Very Low Density Residential – Rural Community							
–	Various	various	VLD-RC	9.13	1	7	
Low Density Residential							
–	Various	various	LDR	459.64	2	735	
Low Density Residential – Rural Community							
–	Various	various	LDR-RC	71.43	2	113	

Source: City of Wildomar 2013
[1] 80% capacity is assumed for residential sites; 30% capacity is assumed for mixed-use sites.
[2.] All sites included in the land inventory have water and sewer available and unless a site constraint is listed, no constraint exists
[3] Sites have been included in this table as their proposed zoning, as noted in Table HNA-23 and Program H-1.1.

FIGURE HNA-1: LAND INVENTORY MAP



This page intentionally left blank

FIGURE HNA-2: LAND INVENTORY, DETAIL 1

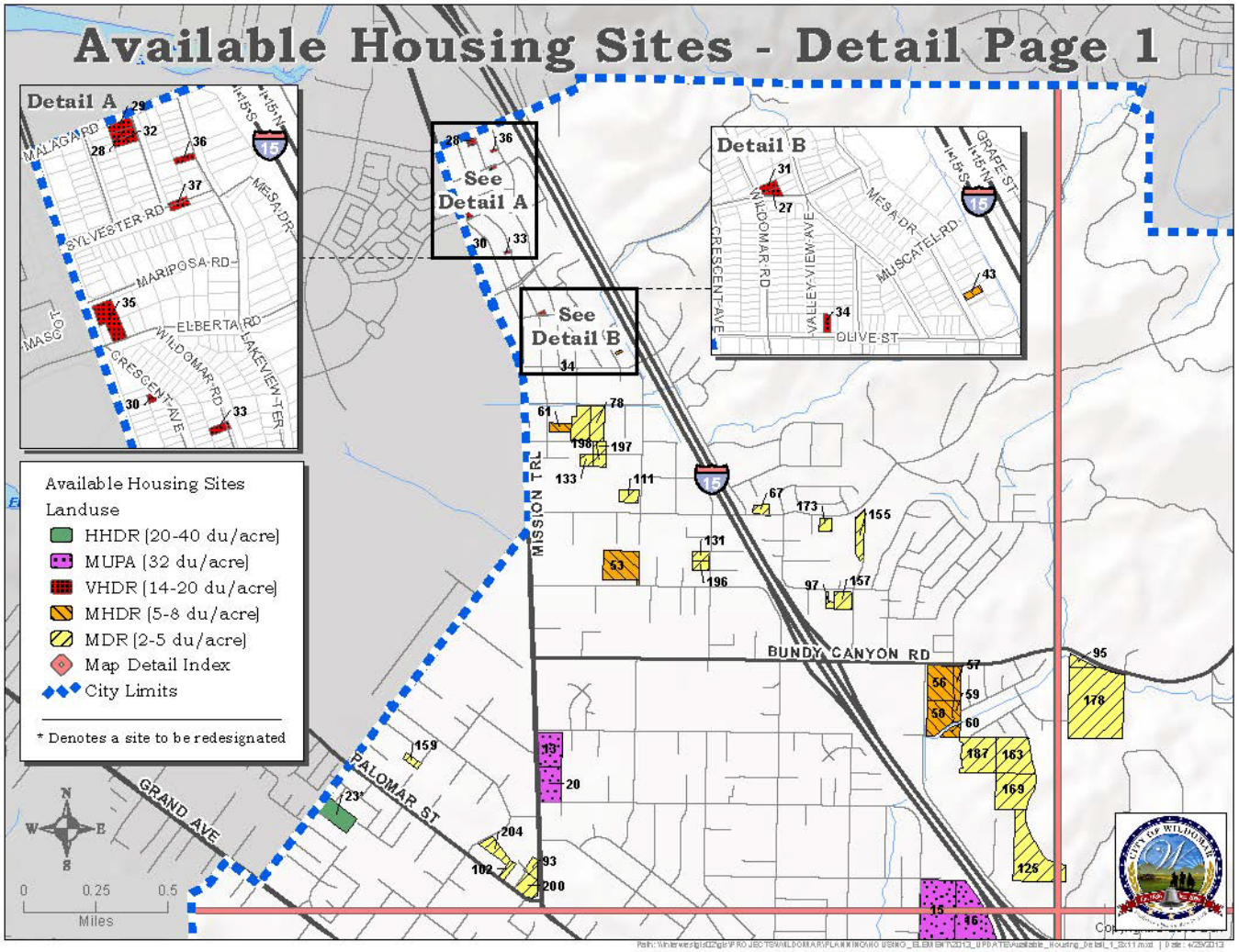


FIGURE HNA-3: LAND INVENTORY, DETAIL 2

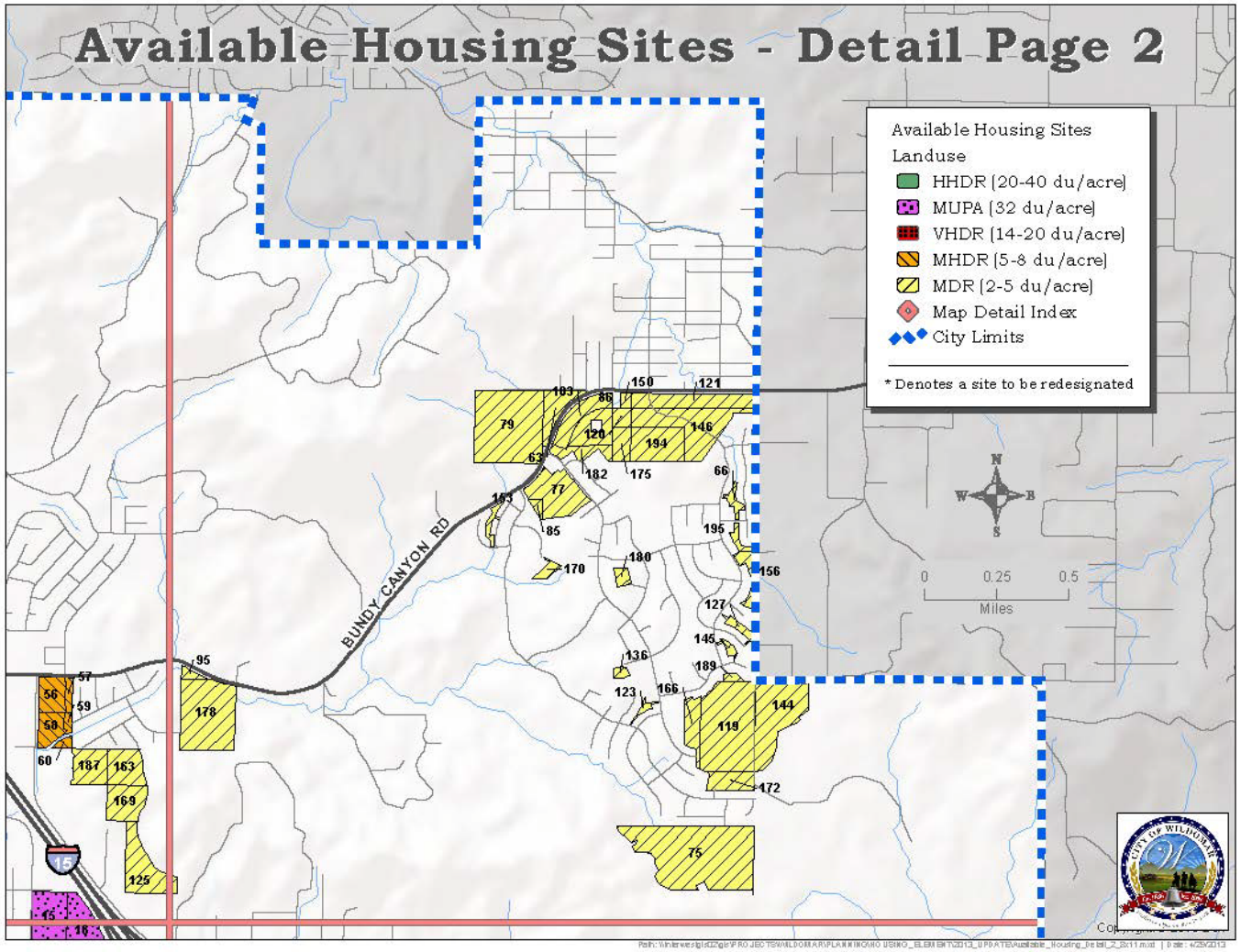


FIGURE HNA-4: LAND INVENTORY, DETAIL 3

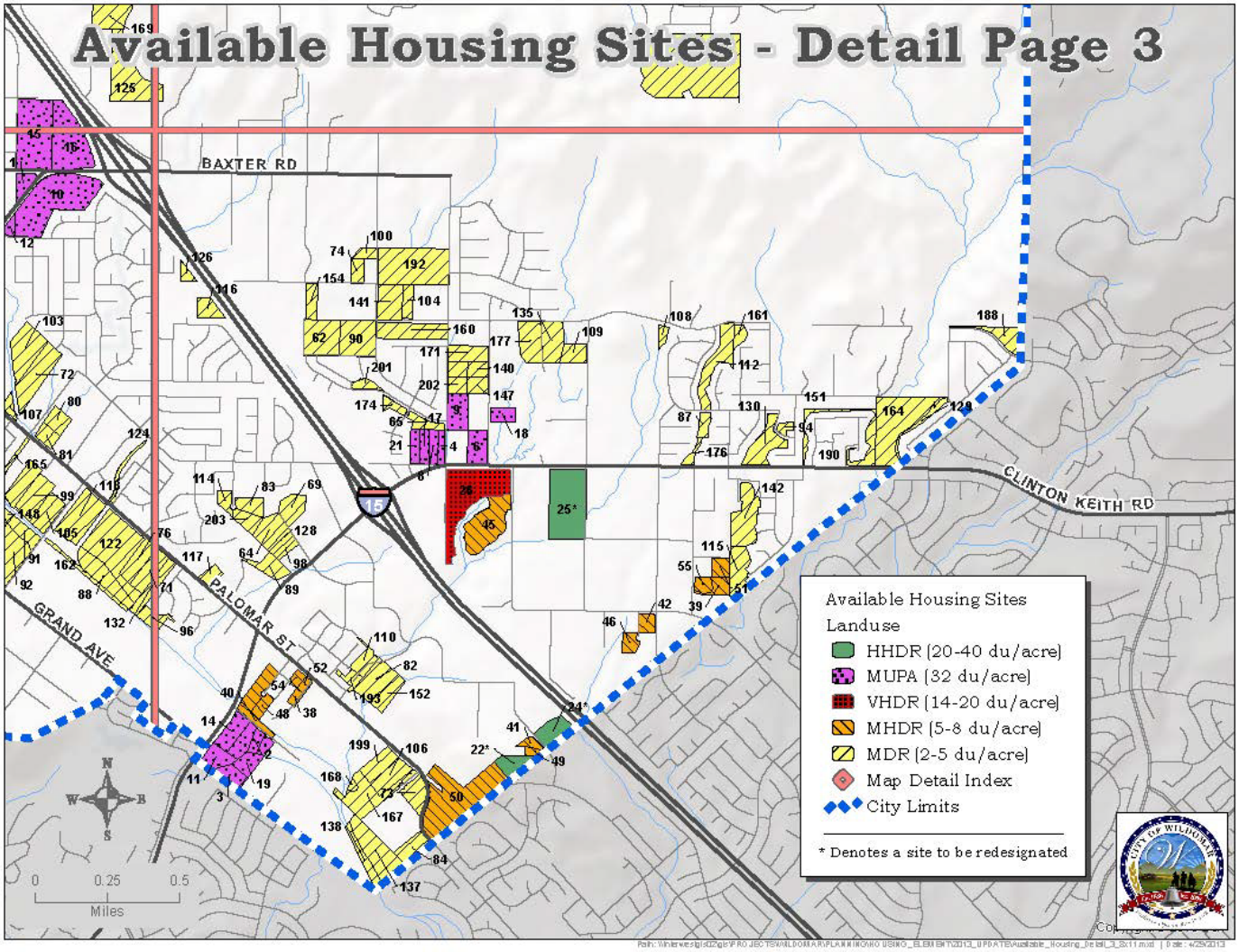
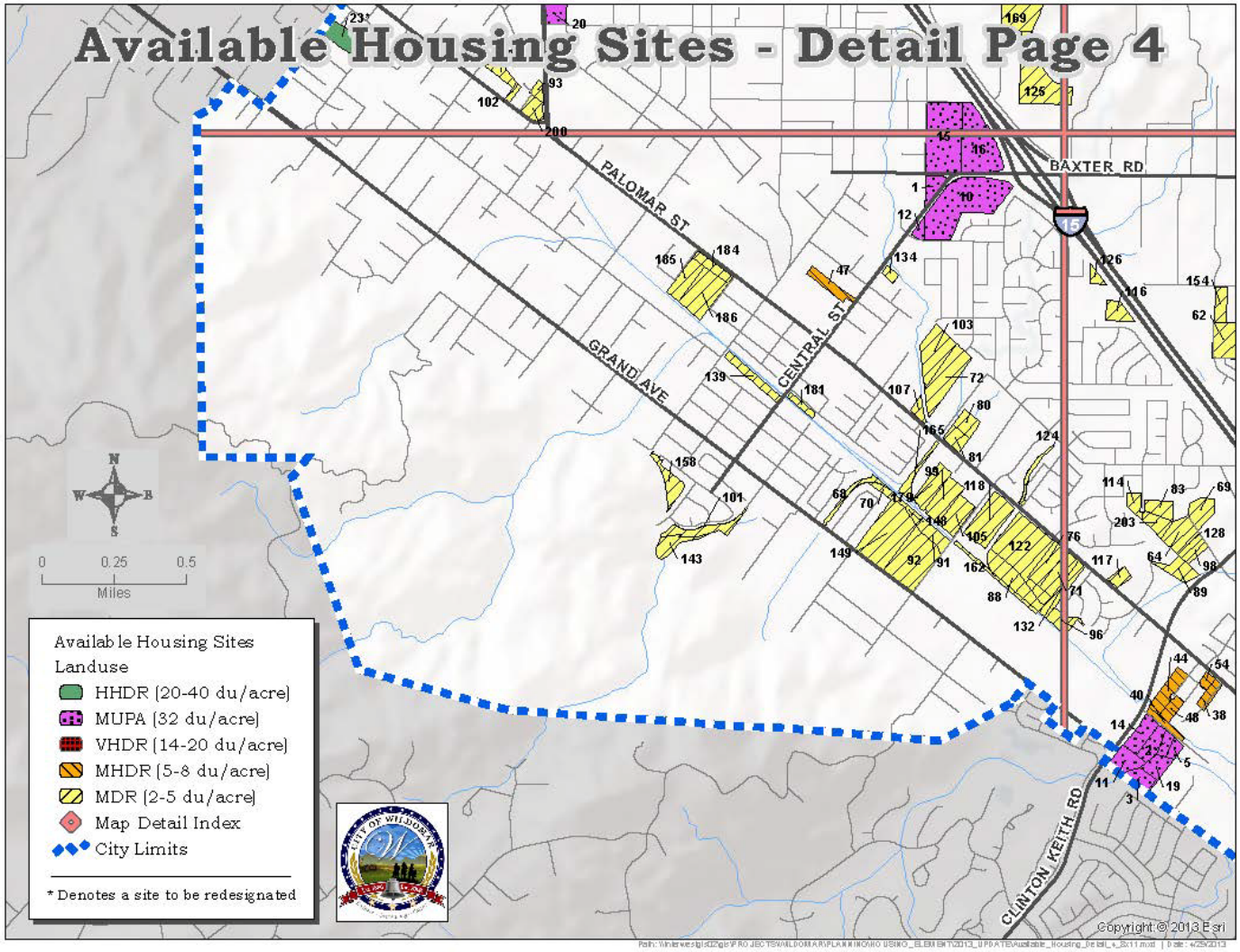


FIGURE HNA-5: LAND INVENTORY, DETAIL 4



FINANCIAL RESOURCES

The following is a list of federal programs the City is looking to explore.

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the county area median income. The City of Wildomar is now an entitlement city and receives an annual allocation of funding.

HOME Investment Partnership – HOME funding is a flexible grant program that is awarded on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) – LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies). Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would

assure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the fair market rent or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a voluntary sale) to a priority purchaser for a 12-month option period or to other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months or to other qualified buyers for an additional three months (a mandatory sale) and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

STATE PROGRAMS

California Housing Finance Agency Multiple Rental Housing Programs – This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20–150 units.

Low Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

LOCAL PROGRAMS

Nonprofit Entities – Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only the rent but also utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. **Table HNA-26** summarizes available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

TABLE HNA-26: ENERGY CONSERVATION PROGRAMS

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.		
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	Energy conservation Multi-family rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Community Facilities Loans	Provides loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities.	Community facilities Infrastructure/public works	Rural Housing Service
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rehabilitation Construction Preservation of affordable housing Energy conservation	Rural Housing Service
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans. Direct, forgivable loans to assist development of projects involving multiple-ownership units, including single-family subdivisions.	Acquisition Energy conservation Infrastructure development New construction single-family	HCD

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	Energy conservation Rehabilitation and repair	California Department of Community Services and Development
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) The Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weatherstripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	Financial assistance Energy conservation	California Department of Community Services and Development
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. Neighborhood Reinvestment Group provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	Rehabilitation Energy conservation Community services/facilities	Neighborhood Reinvestment Group
Weatherization Program	Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weatherstripping, water heater wrap, insulation of various home components, and financial assistance.	Weatherization rehabilitation	Southern California Gas, DOE, WEER, LIHEAP

Source: City of Wildomar 2011

CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provisions for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

LAND USE CONTROLS

General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the housing element.

Table HNA-27 shows the residential General Plan land use designations for the City of Wildomar. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family development.

TABLE HNA-27: GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses One single-family residence allowed
RR	Rural Residential	5 ac min.	Single-family residences Allows limited animal-keeping and agricultural uses
RM	Rural Mountainous	10 ac min.	Single-family residential uses Allows limited animal-keeping, agriculture, recreational uses
RD	Rural Desert	10 ac min.	Single-family residential Allows limited animal-keeping, agriculture, recreational uses
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences Limited agriculture, intensive equestrian, and animal-keeping
MDR	Medium Density Residential	2–5 du/ac	Single-family detached and attached residences Limited agriculture and animal-keeping is permitted
MHDR	Medium High Density Residential	5–8 du/ac	Single-family attached and detached residences
HDR	High Density Residential	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes
VHDR	Very High Density Residential	14–20 du/ac	Single-family attached residences and multi-family dwellings
HHDR	Highest Density Residential	20–40 du/ac	Multi-family dwellings, includes apartments and condominiums; multi-storied (3+) structures are allowed.
MUPA	Mixed Use Planning Area	32 du/are	The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: City of Wildomar 2011

Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HNA-28**).

TABLE HNA-28: RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
R-1	One-Family Dwelling	One-family dwellings, mobile homes on permanent foundations, mobile home parks
R-1A	One-Family Dwelling Mountain Resort	One-family dwellings, mobile home parks, planned residential developments
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-2A	Limited Multiple Family Dwelling	One-family dwelling, multiple-family dwellings, two-family dwellings, mobile home parks, apartment houses, planned residential developments
R-3	General Residential	One-family dwellings, multiple-family dwellings, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-3A	Village Tourist Residential	One-family dwellings, apartments, hotels, RV parks, bungalow courts, planned residential developments
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, mobile home parks, multiple-family dwellings, planned residential developments, apartments
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, labor camps
R-A	Residential Agriculture	One-family dwellings, mobile homes on permanent foundations, agricultural mobile homes, mobile home parks
R-D	Regulated Development Areas	One-family dwellings, apartment houses and hotels, mobile home parks, two-family dwellings, multiple-family dwellings, bungalow courts, boarding and rooming houses, congregate care facilities, RV parks, agricultural mobile homes
R-R R-R-O	Rural Residential	One-family dwellings, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential developments
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, mobile homes, mobile home parks, mobile home subdivisions
R-T-R	Mobile Home Subdivision – Rural	One-family dwellings, mobile homes
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses

Source: City of Wildomar Zoning Ordinance
Note: Density established by the Wildomar General Plan Land Use Map

Table HNA-29 shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Wildomar is determined by the land use designation and not the zoning.

TABLE HNA-29: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District
LDR	R-R
MDR	R-1, R-2, R-3, R-4
MHDR	R-2, R-3, R-4, R-6
HDR	R-3, R-4, R-6
VHDR	R-3, R-4, R-6
HHDR	R-3, R-4, R-6

Source: City of Wildomar 2011

DEVELOPMENT STANDARDS

The City of Wildomar regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards summarized in **Table HNA-30**.

TABLE HNA-30: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	–	5,000
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft		60 ft	40 ft	–	–
Frontage					60 ft				–	–
Minimum Lot Depth	150 ft	150 ft	150 ft		100 ft		100 ft	80 ft	–	–
Setbacks										
Front	20 ft	20 ft	20 ft		20 ft	20 ft	10 ft	20 ft	50 ft	
Side – Interior	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Side – Street	5 ft	10 ft			10%	10%	5 ft	5 ft	50 ft	10
Rear	10 ft	10 ft			10 ft	10 ft		10 ft	50 ft	–
Separation	–	–	–	–	–	15 ft/20 ft	–	–	2 0ft	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/3 stories	40 ft/3 stories	50 ft	40 ft	50 ft	35 ft

Source: Wildomar Zoning Ordinance
Note: Please see the Zoning Ordinance for specific footnotes regarding this table. Also, a blank in the table means there is no specified standard.
There are no minimum lot coverage requirements.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Ordinance establishes residential parking standards as summarized in **Table HNA-31**.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Program H-4.3**)

TABLE HNA-31: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit
Multi-Family	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit
Planned Residential Development	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit
Senior Housing	Same as single- and multi-family requirements
Mobile Home Parks	2 spaces/unit*

Source: City of Wildomar 2011
**Spaces may be tandem but must provide one guest space for every eight mobile home spaces.*

Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City of Wildomar has included **Program H-9.1** to comply with state law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-32** below summarizes the permitted housing types by zone.

TABLE HNA-32: HOUSING TYPES PERMITTED BY ZONE

Land Use	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4	R-5	R-6	R-D	SP	A-1	A-P	A-2	A-D
Apartment Houses						PP	PP	PP	CUP			P		PP	PP	A				
Boarding, Rooming, Lodging Houses						PP		PP	PP						PP	A				
Congregate Care/Residential Facility	PUP	PUP	PUP	PUP	PUP	PP/ CUP	PP	PUP	PUP	PUP	PUP		PUP	PP	A	PUP	PUP	PUP	PUP	
Dwellings – Agricultural Mobile Home	PP	PP			P										P	A	PP	PP	PP	PP
Dwellings – Multiple, Apartment						PP	PP	PP	CUP			P		PP	PP	A				
Dwellings – One Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Farm Labor Camp	CUP	CUP														A	CUP		CUP	
Migrant Agricultural Workers Mobile Home Park	CUP	CUP														A				
Mobile Home – Single Family	P	P	P	P	P	P	P	PP	P	P	P	P		PP	P	A	P	P	P	P
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	CUP	A	CUP			
Planned Residential Development	P	P	P	P	P	P	P	P	P			P		PP		A				
Second Dwelling Units	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			SUP	A	SUP	SUP	SUP	SUP

Source: City of Wildomar Zoning Ordinance
CUP = conditional use permit, P = permitted, PP = plot plan, PUP = public use permit, SUP = second dwelling unit permit, A = allowed

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

New legislation (SB 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City's Zoning Ordinance currently classifies emergency/transitional shelters with more than six beds as a congregate or group facility, and they are implicitly included as such in the Zoning Ordinance. Shelters or transitional housing with more than six beds are subject to a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Program H-16.1 states that the City will amend the Zoning Ordinance to allow for emergency shelters by right in the Industrial Park (I-P) zone. Currently there are approximately 83.38 acres (16 parcels ranging in size from 2 to 20 acres with a majority of the parcels being 2–5 acres) of vacant land available which would allow adequate capacity for the provision of an emergency shelter.

These vacant sites are close to services and future transit as development occurs. The sites surrounding these available parcels are mainly business park type uses, service commercial and light manufacturing companies (there is no heavy hazardous manufacturing). There are also such uses as an indoor golfing range, a hospital, medical office buildings, and even a few residential units.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and which is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, the City will (1) add the current definition of transitional housing and supportive housing as stated in this document, and (2) list these as permitted uses within residential zones.

Program H-16.2 will address the changes to the City's Zoning Ordinance required to be in compliance with the legislation regarding supportive and transitional housing.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Program H-13.1 states that the City will update its Zoning Ordinance to define and allow for single-room occupancy units in the Planned Residential (R-4) and Residential Incentive (R-6) zones. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.

Congregate Care Residential Facilities

Heath and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, congregate care residential facilities are allowable uses in most zones with a public use permit. The City has included **Program H-13.4** to allow for group homes (six or fewer persons) no differently than other by-right single-family homes and for residential care facilities (seven or more persons) with a conditional use permit in the R-2 and R-3 zones.

Housing for Persons with Disabilities

The City of Wildomar incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time. However, **Programs H-13.3** and **H-13.4** have been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations** – Currently the City's Zoning Ordinance does not contain a reasonable accommodations ordinance. **Program H-13.3** states that the City will amend the Zoning Ordinance to include administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Separation requirements** – The City's Zoning Ordinance does not impose any separation requirements between group homes or residential care facilities.

- **Site planning requirements** – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

- **Definition of "family"** – The City has included **Program H-13.4** to include an updated definition of family that is consistent with current housing law.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table HNA-33,** processing times for Wildomar are relatively quick: single-family projects require three months, while multi-family projects typically require two to three months (see **Table HNA-34**). Note: Review times differ on a case-by-case basis depending on the type and the complexity of the project.

The costs associated with development project review will vary between projects. Wildomar utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development. Therefore, the City's development review process is not seen as a constraint to the development of housing.

TABLE HNA-33: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	4–6 months
Plot Plan	2–3 months
Specific Plan/Specific Plan Amendment	9–12 months
Tentative Tract Map/Parcel Map/Subdivision	4–6 months
Variance	2–3 months
Zone Change	4–6 months
General Plan Amendment	4–6 months
Environmental Documentation (EIR)	12–18 months

Source: City of Wildomar 2013

TABLE HNA-34: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Single-Family Process	Time to Complete (days or months)
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	2 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**1.5–2 months**
Multi-Family Process	**Time to Complete (days or months)**
Step 1: Entitlement/submittal of construction doc.	10-day review period
Step 2: Plan check	3–4 weeks
Step 3: Submit revised construction plans	2 weeks
Estimated Total Processing Time	**2–3 months**

Source: City of Wildomar 2011

Design Guidelines

The City of Wildomar adopted Riverside County's design guidelines upon incorporation. The purpose of design guidelines is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the character of the community. The goals and purposes of these procedures and requirements are to:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilize building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy as well as in future years.
- Encourage efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporate conveniently located neighborhood parks, trails, and open space.

In general, the guidelines were prepared to address market-rate housing developments. Because the guidelines have not been adopted by ordinance, the applicability of the guidelines to individual developments is currently subject to the discretion of the City Council.

Although their application and consequently their impact on below-market-rate housing cannot be fully determined until such time that the design guidelines are codified by ordinance, an analysis of the potential costs and impacts of the design standards are summarized below:

Discussions with the development community have identified only three items which have increased market-rate housing cost. These are:

- Tile roofs
- Masonry walls on interior lot lines
- Decorative masonry walls extending from the lot line fences or walls to the side of the houses, separating the front and back yards, called “return” walls

These discussions have revealed the following information:

- Market-rate builders virtually always install some type of tile or concrete tile roof, guidelines notwithstanding. Consequently, this requirement results in no added cost to market-rate housing, and, as stated above, does not apply to affordable housing.
- The interior masonry walls do add some additional cost to market-rate units. However, interior masonry walls have not been required on affordable housing. The builders in several situations involving market-rate housing have also had the requirement waived upon request. This added cost is not seen as an undue constraint.
- The decorative masonry return walls also add some additional cost to market-rate housing, depending on the length of the wall (which should be as little as five feet) and the type of gate material used on one side. This added cost is not seen as an undue constraint.

To facilitate the goals of the design guidelines, the City has a number of policies that may provide financial incentives, density bonuses fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households. Currently, design guidelines have had little or no effect on market-rate or affordable housing development and therefore the design guidelines are not seen as a constraint to the development of housing.

CONDITIONAL USE PERMIT PROCESS

The conditional use permit process is not required for multi-family development in the R-3, R-4, or R-6 zones.

Applicability

Whenever any section of this title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

Application

Every application for a conditional use permit shall be made in writing to the planning director on the forms provided by the planning department, shall be accompanied by the filing fee as set forth in the Municipal Code.

- Name and address of the applicant.
- Evidence that he or she is the owner of the premises involved or that he or she has written permission of the owner to make such application.
- A plot and development plan drawn in sufficient detail to clearly describe the following:
  - Physical dimensions of property and structures
  - Location of existing and proposed structures
  - Setbacks
  - Methods of circulation
  - Ingress and egress
  - Utilization of property under the requested permit
- Such additional information as shall be required by the application form.
- Dimensioned elevations, including details of proposed materials for elevations.

Public Hearing

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Chapter 17.192 of the Municipal Code, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan

amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060, or 17.280.040 of the Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth shall govern the hearing.

Conditions

A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Use of Permit

Any conditional use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. If a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the City Council, on forms provided by the Planning Department, and shall be filed with the Planning Director. Within 30 days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation, and forward the matter to the clerk, who shall place the matter on the regular agenda. An extension of time may be granted upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192 of the Municipal Code.

Revocation of Permit

Any conditional use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of the Municipal Code.

BUILDING CODES AND ENFORCEMENT

The City of Wildomar uses the 2010 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older

properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City has made one amendment to the local code, which was the inclusion of the Green Building Code in January 2011.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Like most cities, Wildomar responds to code enforcement problems largely on a complaint basis.

DEVELOPMENT FEES

Like cities throughout California, Wildomar collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications.

Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Wildomar are comparable to, and in many cases lower than, most other cities in the region.

As a means of assessing the cost that fees contribute to development in Wildomar, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table HNA-35**, development fees for a 2,000-square-foot residential project run approximately $34,426 (making up 17% of the total unit cost), and development fees for a two-unit multi-family project run approximately $57,180 for two units (making up 10.0% of the total unit cost). A full list of fees applicable to residential development is provided in **Appendix A-1**. The fees are not considered a constraint to the development of housing.

TABLE HNA-35: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family[1]	Multi-Family[2]
Total estimated fees per unit	$34,426	$57,180
Typical estimated cost of development per unit	$202,700	$284,584
Proportion of estimated fee cost to estimated overall development cost per unit	17%	20% (10% per unit)

Source: City of Wildomar 2013; Building-cost.net 2013
Note: Fees include planning, development impact, and school fees.
[1] Assumes a 2,000-square-foot home.
[2] Assumes two units, each 800 square feet.

ON- AND OFF-SITE IMPROVEMENTS

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The City requires residential project improvements to include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. The standard street section includes 60 feet of right-of way, with 40 feet dedicated for street improvements, and 10 feet on each side for sidewalk and parkway improvements. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Wildomar. The City does not impose any unusual requirements as conditions of approval for new development.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

The data indicates that in Wildomar the cost for a 7,200-square-foot lot of raw land ranges from $6,800 to $40,100 (Landwatch.com 2013), while a finished lot is valued from $42,420 to $86,500.

CONSTRUCTION COSTS

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in the Riverside County region would be calculated as follows:

Item	**Cost**
Materials	$117,583
Labor	$82,155
Equipment	$2,962
Per Home Costs, Total	**$202,700**

(Source: Building-cost.net 2013)

AVAILABILITY OF FINANCING

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County had already dropped nearly 28%, creating further problems for homeowners attempting to refinance out of risky loans.

Foreclosure activity in the Inland Empire housing market spiked during the subprime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major United States metropolitan markets in May 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98% increase over the prior year, according to RealtyTrac of Irvine. Those filings include default notices, bank repossessions, and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. May's number represents one notice for every 81 households in Riverside County.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 4.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a

potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

Earthquake risk is high in western Riverside County (which includes Wildomar), due to the presence of two of California's most active faults, the San Andreas and San Jacinto faults.

Environmental constraints were taken into account with determining the realistic capacity for sites listed in **Table HNA-23**.

Infrastructure

Wildomar Southwestern Riverside County – The Southwest Riverside County Analysis Area encompasses the cities of Wildomar, Lake Elsinore, Murrieta, and Temecula. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley.

Primary water and sewer providers include Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), Rancho California Water District, Elsinore Valley Municipal Water District, and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has enough capacity to meet the 2014–2021 regional housing need.

To comply with SB 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

APPENDIX A-1 – FEE SCHEDULE

City of Wildomar
PLANNING DEPARTMENT

APPLICATION DEPOSIT FEE SCHEDULE

SPECIAL INSTRUCTIONS:

1. When two (2) or more permits are filed concurrently, only one environmental fee is required.
2. No environmental fee is required of a project is exempt for the City of Wildomar "rules to Implement the California Environmental Quality Act (CEQA).
3. All per acre fees are based on the gross acreage for the project site.
4. Where a maximum fee is indicated, the maximum fee refers to the base fee added to any additional per lot, per acre, or other fee.
5. The "Asterisk" (*) symbol in the column indicates that an Environmental Assessment may be required for the project application (See CEQA fees).

REFUND OF FEES: NON-DEPOSIT CASES:

- Whenever an application is terminated for any reason, the Planning Department may, in accordance with the Refund Policy statement adopted by the City Council, refund unused fees paid, upon the written request of the applicant.
- If any portion of the application fees have been paid by the Planning Department to another jurisdiction, agency, or department for the performance of services related to the application, the Planning Department with bit refund any such portion of fees until the other jurisdiction, agency or department authorizes the Planning Department to do so. In the absence of such authorization, it will be the applicant's responsibility to contact the other jurisdiction, agency or department for a refund of the fees paid to it, in accordance with the Refund Policy Statement.
- The Planning Department shall retain a processing fee of $82.00 from the total amount refunded.

REFUND OF FEES: DEPOSIT-BASED CASES:

- Within 45 days of the final closure of any deposit-based case, a full refund will be processed for those cases with a balance greater than $5.00.

ABANDONED AND EXPIRED APPLICATIONS:

- In accordance wit the policy adopted by the City Council of the City of Wildomar upon incorporation, if there is no activity by an applicant on an application for more than one year and less than two years, the application is abandoned and any deposit fees remaining will be refunded.

PLANNING APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE)	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
PRE-APPLICATION REVIEW (PAR)			500				DEPOSIT BASED FEE (NOTES 8) ($2,500 submittal typical)
APPEALS (ORD. 348)	APPEAL TO: PLANNING COMMISSION OR CITY COUNCIL		964				$224 IF FIRE CONDITION APPEALED $177 IF B&S CONDITIONS APPEALED $313 IF FLOOD CONDITIONS APPEALED $565 IF TRANS. CONDITIONS APPEALED
CHANGE OF ZONE	ALL	*	3,577				DEPOSIT BASED FEE (NOTES 2, 3, 5 8)
CONDITIONAL USE PERMIT	GENERAL	*	9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	MOBILE HOME PARK	*	8,516	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	R.V. PARK	*	6,904	$7 PER LOT OR SITE			DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
EXTENSION OF TIME	COMMERCIAL WECS VARIANCE		494				SEE NOTE 5
	CUP'S & PLOT PLANS		685				
	PUBLIC USE PERMITS		632				
GENERAL PLAN AMENDMENT	GENERAL	*	7,333				DEPOSIT BASED FEE (SEE NOTE 8)
	CIRCULATION SECTION	*	8,160				DEPOSIT BASED + $250 PER RD. SEGMENT (NOTE 7
REVISED PERMITS	CUP GENERAL	*	3,806				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP MOBILE HOME PARK	*	2,791				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	CUP RV PARK	*	2,578				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN W/PUBLIC HEARING	*	1,831				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/TRANSMITTED	*	1,374				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PLOT PLAN/KENNEL- CATTERY	*	928				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP GENERAL	*	2,594				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	PUP LARGE FAMILY DAY CARE	*	746				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	VARIANCE	*	1,635				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	ACCESSORY WECS	*	1,085				DEPOSIT BASED FEE (SEE NOTE 5, 8)
	COMMERCIAL WECS	*	2,573				DEPOSIT BASED FEE (SEE NOTE 5, 8)
CERTIFICATE OF ZONING COMPLIANCE	OUTDOOR ADVERTISING		657				DEPOSIT BASED FEE (SEE NOTE 8)
PLOT PLANS	EXEMPT FROM CEQA/GOVERNMENT		3,945				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
	EXEMPT FROM CEQA/PLANNING		500				DEPOSIT BASED FEE (NOTES 5, 8)
	NOT EXEMPT FROM CEQA	*	4,698				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
PUBLIC USE PERMIT		*	7,522				DEPOSIT BASED FEE (NOTES 1, 2, 3, 4 ,5, 8)
SECOND UNIT PERMIT	GENERAL		2,975				DEPOSIT BASED FEE (NOTE 8)
	RENEWAL		26				
SETBACK ADJUSTMENT			300				DEPOSIT BASED FEE (NOTE 8)

SPECIFIC PLAN		*	18,327				DEPOSIT BASED FEE (NOTES 2, 3 8)
AMENDMENT TO SPECIFIC PLAN		*	9,164				DEPOSIT BASED FEE (NOTES 2, 3 8)
SUBSTANTIAL CONFORMANCE	ORD. 348, SEC. 18.43 CIRC.		1,116				DEPOSIT BASED FEE (NOTE 8)
	ORD. 348, SEC 18.43 UNCIRCULATED		389				DEPOSIT BASED FEE (NOTE 8)
	SPECIFIC PLANS		2,400				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL ACCESSORY WECS		568				DEPOSIT BASED FEE (NOTE 8)
TEMPORARY USE PERMIT		*	2,649				DEPOSIT BASED FEE (NOTE 8)
VARIANCE	FILED WITH CUP, PLOT PLAN	*	1,349				DEPOSIT BASED FEE (NOTE 8)
	FILED ALONE		2,574				DEPOSIT BASED FEE (NOTE 8)
WIND ENERGY CONVERSION SYSTEMS (WECS)	ACCESSORY – CEQA EXEMPT	*	1,100				DEPOSIT BASED FEE (NOTE 8)
	COMMERCIAL WECS PERMIT	*	5,637				DEPOSIT BASED FEE (NOTE 4, 8)
	NOISE STUDY		500				(DEPOSIT $500 W/ENV HEALTH)
LARGE FAMILY DAY CARE			250				ADDITIONAL $1,000 - HEARING REQ.
HAZARDOUS WASTE FACILITY SITING PERMIT		*	16,451			43	DEPOSIT BASED FEE (NOTES 5, 8)
KENNELS & CATTERIES	CLASS I		500				DEPOSIT BASED FEE (NOTE 8)
	CLASS II	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS III	*	4,698				DEPOSIT BASED FEE (NOTE 8)
	CLASS IV	*	9,547				DEPOSIT BASED FEE (NOTE 8)
CROWING FOWL PERMIT		*	213				DEPOSIT BASED FEE (NOTE 8)
TEMP. OUTDOOR EVENT	EXEMPT FROM CEQA		378				DEPOSIT BASED FEE (NOTE 8)
	NOT EXEMPT FROM CEQA	*	854				DEPOSIT BASED FEE (NOTE 8)
PRE-EXISTING NONCONFORMING USE	VERIFICATION		213				DEPOSIT BASED FEE (NOTE 8)
	EXTENSION		9,457	$5 PER LOT OR SITE			DEPOSIT BASED FEE (NOTE 8)

SUBDIVISION APPLICATIONS

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
CERTIFICATE OF LAND DIVISION COMPLIANCE	FEE PER PARCEL		500				DEPOSIT BASED FEE (NOTE 8)
	IF CONDITIONED		900				DEPOSIT BASED FEE (NOTE 8)
	WITH WAIVER OF FINAL PM		311				DEPOSIT BASED FEE (NOTE 8)
LAND DIVISION MAP	PM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	PM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase or Tract No.) sewered	*	419				DEPOSIT BASED FEE (NOTE 8)
	TM's (Per Phase of Tract no.) unsewered	*	500				DEPOSIT BASED FEE (NOTE 8)
MULTI-FAMILY TRACTS	RESIDENTIAL/CONDOS (Sewered)	*	8,698		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL/CONDOS (Unsewered)	*	8,718		77	19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (Within 2 Years)	*	6,044		243	20	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (After 2 Years)	*	6,362		77	20	DEPOSIT BASED FEE (NOTES 5, 8)
PARCEL MAPS	COMMERCIAL/INDUSTRIAL (sewered)	*	8,259	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	COMMERCIAL/INDUSTRIAL (unsewered)	*	8,155	24		19	DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (with waiver of final map)	*	5,629	96			DEPOSIT BASED FEE (NOTES 5, 8)
	RESIDENTIAL (w/out waiver of final map)	*	5,511	102			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind within 2 years)	*	1,397	77			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential within 2 years)	*	1,397	90			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (comm/ind after 2 years)	*	1,516	41			DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP (residential after 2 years)	*	1,547	104			DEPOSIT BASED FEE (NOTES 5, 8)
SINGLE FAMILY TRACTS	NOT IN R-2, R-4, R-6 ZONES (sewered)	*	8,931	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	IN R-2, R-4, R-6 ZONES	*	11,146	100		19	DEPOSIT BASED FEE (NOTES 5, 8)
	NOT IN R-2, R-4, R-6 ZONES (unsewered)	*	8,827	93		19	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (within 2 years)	*	5,702	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (within 2 years)	*	3,880	70		18	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP IN R-2 (after 2 years)	*	5,722	75		23	DEPOSIT BASED FEE (NOTES 5, 8)
	REVISED MAP NOT IN R-2 (after 2 years)	*	3,900	75		18	DEPOSIT BASED FEE (NOTES 5, 8)
VESTING MAPS	STATUTORY CONDO MAPS	*	581				$224 IF FIRE CONDITION APPEALED
	APPEALS DUE TO EXTENSION OF TIME		117				$165 IF ROAD CONDITIONS APPEALED
EXTENSION OF TIME	TRACT MAPS		332				
	PARCEL MAPS		333				
LOT LINE ADJUSTMENT			670				DEPOSIT BASED FEE (NOTE 8)
MINOR CHANGE	TRACT MAPS/TRACTS		1,084				DEPOSIT BASED FEE (NOTES 5, 8)
	PARCEL MAPS		1,046				DEPOSIT BASED FEE (NOTES 5, 8)
MERGER OF CONTIGUOUS PARCELS			400				DEPOSIT BASED FEE (NOTES 8)
REVERSION TO ACREAGE			977				DEPOSIT BASED FEE (NOTES 8)
AMENDMENT TO FINAL MAP	CONDOS/SINGLE FAMILY RES. TRACTS	*	3,052	16		9	DEPOSIT BASED FEE (NOTES 8)
	PARCEL MAPS		2,882	15		9	DEPOSIT BASED FEE (NOTES 8)
EXPIRED RECORDABLE TRACT MAPS	SINGLE FAMILY RES TRACTS	*	3,911	23		18	DEPOSIT BASED FEE (NOTES 8)
	MULTI-FAMILY RES TRACTS	*	4,094		5	19	DEPOSIT BASED FEE (NOTES 8)

	FINAL TRACT MAP	*	1,652	6			
	FINAL CONDO MAP	*	895	1		25	(MAXIMUM $2,250 PER ACRE)

OTHER APPLICATIONS/CEQA

APPLICATION OR PERMIT TYPE		EA	BASE FEE	PER LOT FEE	PER UNIT FEE	PER ACRE FEE	NOTES/OTHER FEES IF APPLICABLE
HOG RANCHES	NEW APPLICATION	*	2,014				DEPOSIT BASED FEE (NOTES 8)
	INSPECTION FEES (Less than 788 Hogs)		150				FOR 788 HOGS OR LESS
	INSPECTION FEES (More than 789 Hogs)						$19 PER 100 HOGS OVER 789
	LATE FEE		27%		19		OF INSPECTION FEE
	AMEND PERMIT - Change # of hogs/10 (A)		36				SECTION 10 (A)
	AMEND PERMIT – Increase # of hogs/10 (B)		202				SECTION 10 (B)
ALQUIST PRIOLO ACT							DEPOSIT BASED FEE (Both)
	GEOLOGIC REPT APPROVAL – ORD 547		1,200				+ $22/ACRE OVER 10 ($823 Max/acre)
	WAIVER GEOLOGIC REPT – ORD 547		140				+ $372 IF SUBMITTED TO THE STATE
ORDINANCE NO. 555	SURFACE MINING PERMIT	*	9,360				DEPOSIT BASED FEE (NOTES 5, 8)
	RECLAMATION PLANS		3,587				DEPOSIT BASED FEE (NOTES 5, 8)
	APPEAL OF PC DECISION ON SMP		398				+ $81 IF ROAD COND. ARE APPEALED
	SUBSTANTIAL CONFORMANCE		723				DEPOSIT BASED FEE (NOTE 8)
	REVISED PERMIT	*	3,231				DEPOSIT BASED FEE (NOTES 5, 8)
ORDINANCE NO. 559	TREE REMOVAL APPLICATION		260				DEPOSIT BASED FEE (NOTE 8)
ORDINANCE NO. 578	CERTIFICATE OF HISTORIC APPROPRIATENESS APPEALS		705 129				DEPOSIT BASED FEE (NOTE 8)
ARCHIVAL SEARCH FOR PLANNING INFORMATION			63/hr				$15.75 PER 1/4 HR
RESEARCH FEE FRO PLANNING INFORMATION			72/hr				$18 PER 1/4 HR
PROFESSIONAL PLANNER SERVICES			172/hr				$43 PER 1/4 HR
PROFESSIONAL GEOLOGIST SERVICES							$46 PER 1/4 HR
REVIEW OF CC&R's BY CITY ATTORNEY			418/hr				DEPOSIT BASED FEE (NOTE 8)
REVIEW OF SPECIFIC PLAN ZONING ORD BY CITY ATTORNEY			2,092				DEPOSIT BASED FEE (NOTE 8)
AGRICULTURAL PRESERVES	ESTABLISHMENT/ENLARGEMENT (APPLICANT INITIATED)		1,640				DEPOSIT BASED FEE + NON-REFUNDABLE $138 PER OWNERS PETITION $138 PER EACH CONTRACT APPROVAL
	DISESTABLISHMENT/ENLARGEMENT AG PRESERVE PURSUANT TO NOTICE OF NON-RENEWAL		1,550				DEPOSIT BASED FEE (NOTE 8)
	ESTABLISHMENT/ENLARGEMENT (CITY COUNCIL INITIATED)		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CONTRACT WITHIN ESTABLISHED PRESERVE		147				DEPOSIT BASED FEE + $138 PER CONTRACT
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (APPLICANT INITIATED)	*	1,550				DEPOSIT BASED FEE (NOTE 8)
	CANCELLATION/DIMINISHMENT OF AG PRESERVE (CITY COUNCIL INITIATED)		N/C				
	NOTICE OF NON-RENEWAL		252				DEPOSIT BASED FEE (NOTE 8)
CALIFORNIA DEPT FISH & GAME FEE	RIVERSIDE COUNTY CLERK FEE		64				
	NEGATIVE DECLARATION & MND		2,044				REQUIRES COUNTY CLERK FEE
	ENVIRONMENTAL IMPACT REPORT		2,839.25				REQUIRES COUNTY CLERK FEE
RULES TO IMPLEMENT CEQA	APPLICATION FOR GRADING PERMIT		951			6	DEPOSIT BASED FEE (NOTE 8) MAX $2,729
	APPLICATION FOR COMM. WECS		507			6	DEPOSIT BASED FEE (MAX AC. $2.201) PLUS $329 PER MW – NOTE 8)

	APPLICATION FOR TREE REMOVAL ALL OTHER APPLICATIONS		259 472			 6	DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
ENVIRONMENTAL IMPACT REPORT	SPONSOR PREPARED EIR PREVIOUSLY PREPARED EIR	*	8,439 1,936				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)
LAFCO	CATEGORICAL EXEMPTION REVIEW INITIAL STUDY	 *	80 N/C 562				
GEOLOGY CEQA	FAULT HAZARD REPORT REVIEW GEOLOGIC WAIVER LIQUEFACTION REPORT		1,200 140 1,200				DEPOSIT BASED FEE ALL (NOTE 8) PLUS $22 PER ACRE OVER 10 ACRES (MAXIMUM COMPONENT OF $823)
DEVELOPMENT AGREEMENTS		*	5,000				DEPOSIT FEE BASED + ADDITIONAL $$
SCHOOL MITIGATION PLANS	APPEALS		743				DEPOSIT BASED FEE (NOTE 8)
EXCEPTIONS TO NOISE ORD 847	EXEMPT FROM CEQA NOT EXEMPT FROM CEQA	* *	378 854				DEPOSIT BASED FEE (NOTE 8) DEPOSIT BASED FEE (NOTE 8)

NOTES:

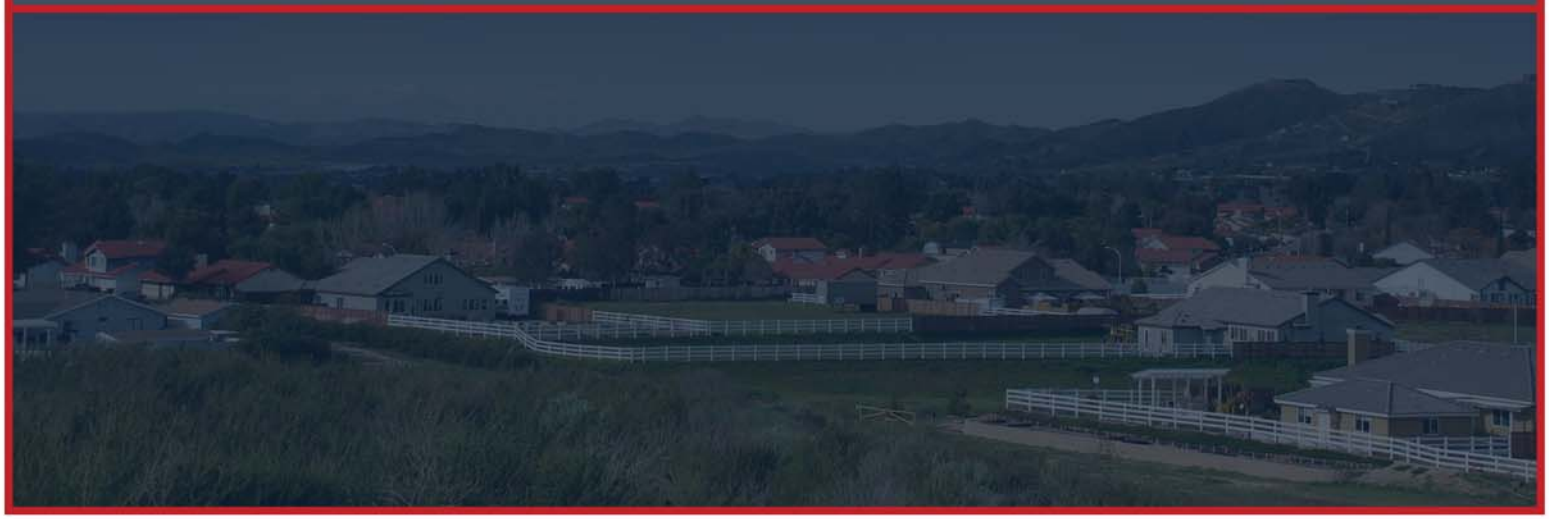
1. WHEN APPLICABLE, FLOOD CONTROL PLAN CHECK FEE - PAYABLE DIRECTLY TO FLOOD CONTROL DISTRICT.
2. WHEN APPLICABLE, ADD $750 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE – PAYABLE DIRECTLY TO RCFCD.
3. WHEN APPLICABLE, ADD $3,000 IF FLOOD CONTROL SPECIAL STUDY MINOR CASE - PAYABLE DIRECTLY TO RCFCD.
4. WHEN APPLICABLE, ADD $250 IF TRANSPORTATION PLAN CHECK (INITIAL DEPOSIT) – PAYABLE DIRECTLY TO TRANS. DEPT.
5. WHEN APPLICABLE, ADD $1,252 OR $1,811 IF TRAFFIC STUDY REQUIRED - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
6. ADD $26 PER TRACT OR UNIT NO. - PAYABLE DIRECTLY TO TRANSPORTATION DEPT.
7. MAXIMUM TOTAL OF $14,711.
8. DEPOSIT BASED FEES ARE SUBJECT TO ADDITIONAL CHARGES IF NECESSARY.

FEE CALCULATION METHODOLOGY

_____		_____		_____		_____		_____		_____
BASE FEE	+	[PER LOT FEE X # OF LOTS]	+	[ACREAGE FEE X # OF ACRES]	=	SUBTOTAL	X	1.020	=	TOTAL FEE

PREPARED BY

PMC®



ATTACHMENT B

Housing Element NOP Material

NOTICE OF PREPARATION

AND

NOTICE OF PUBLIC SCOPING MEETING

Date: May 2, 2013

To: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations (Local Distribution List)
Affected Property Owners
(see attached distribution list)

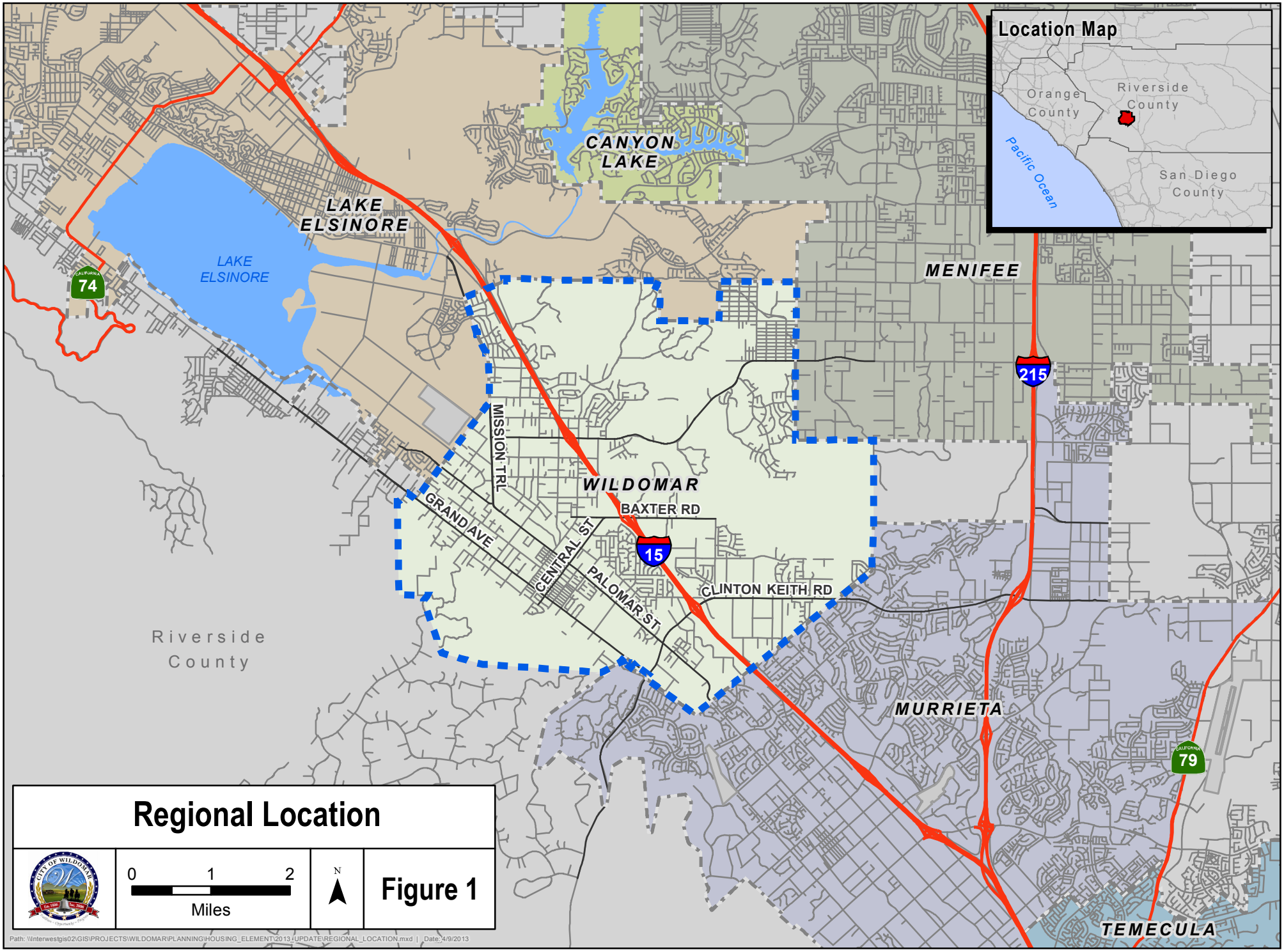
Subject: Notice of Preparation (NOP) of the City of Wildomar 2014–2021 Housing Element Update and Environmental Impact Report (EIR) and Notice of Public Scoping Meeting for the Proposed Project.

Lead Agency: City of Wildomar

Contact: Matthew C. Bassi, Planning Director

Project Title: 2014–2021 Housing Element Update and EIR

Project Location: The City of Wildomar is located in Riverside County. Wildomar encompasses approximately 24.3 square miles, or 15,571.8 acres, generally bounded by rural residential uses to the west, the City of Lake Elsinore to the north and northwest, the City of Murrieta to the south and southeast, and the City of Menifee to the east, with Interstate 15 (I-15) bisecting the city (**Figure 1**). The US Census Bureau estimated the 2011 population of Wildomar at 32,922. The city is located on the Wildomar, Murrieta, and Romoland USGS 7.5-Minute Quad Maps, 33˚37'30" North, 117˚15'20" West.


Location Map
Orange County
Riverside County
San Diego County
Pacific Ocean
CANYON LAKE
LAKE ELSINORE
LAKE ELSINORE
MENIFEE
WILDOMAR
MISSION TRL
GRAND AVE
CENTRAL ST
PALOMAR ST
BAXTER RD
CLINTON KEITH RD
MURRIETA
TEMECULA
Riverside County
74
215
15
79
Regional Location
0 1 2
Miles
N
Figure 1
Path: \\Interwestgis02\GIS\PROJECTS\WILDOMAR\PLANNING\HOUSING_ELEMENT\2013_UPDATE\REGIONAL_LOCATION.mxd | Date: 4/9/2013

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Wildomar, as lead agency, will prepare an Environmental Impact Report (EIR) for the 2014–2021 Housing Element update (proposed project; project). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Wildomar (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The City is soliciting your comments on the scope of the environmental analysis. This will allow your input to be taken into consideration during the evaluation of the environmental impacts of the 2014–2021 Housing Element update to be addressed in the EIR. A description of the proposed project and project location, a location map, and preliminary identification of the potential environmental effects are contained in this NOP. If your agency is a responsible agency as defined in Section 15381 of the CEQA Guidelines, your agency will need to use the EIR prepared by the City of Wildomar when considering your permit or other approval for action.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is 30 days starting on **May 2, 2013 and ending on June 3, 2013**. **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to CEQA Guidelines Section 15082(b).** The City welcomes public input during this review period. In the event no response or request for additional time is received by any responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response. Please send your written responses to Matthew C. Bassi, Planning Director, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Responses must include the name of a contact person at your agency or organization.

PROJECT DESCRIPTION

Introduction

California Government Code Section 65302(c) mandates that each city shall include a housing element in its general plan. The housing element is required to identify and analyze existing and projected housing needs, and include statements of the city's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. State law (Government Code Sections 65580–65589) mandates the content of the City's Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to demonstrate adequate housing resources to meet the assigned Regional Housing Needs Allocation for all housing categories, but especially housing for very low-income and low-income housing.

Project Background

The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to the Southern California Association of Governments (SCAG), which in turn allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The housing needs are assigned based on household income groupings over the planning period for each specific jurisdiction's housing element.

In the 2006- 2014 planning period the City of Wildomar drafted a 4th round Housing Element but the document was never adopted. In that draft document, the City completed a vacant land survey/analysis and determined the need to change the General Plan land use designation and Zoning for approximately 16 acres of land from Medium High Density Residential (MHDR) to Highest Density Residential (HHDR). The change in land use and zoning was intended to meet the City's lower income RHNA. Because the rezoning did not occur, the City has an un-accommodated need of 364 units for lower income that is now added to the 2014-2021 RHNA allocation.

Table 1. 2014–2021 Regional Housing Needs Allocation (RHNA)

Income Category	Income Range*	2014–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Un-accommodated Need from 2006-2014 Housing Element		**364**
Subtotal Very Low- and Low-Income Units		***1,400***
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total		**2,899**

Source: SCAG, October 2012

*Based on a four-person household

To demonstrate housing resources for the extremely low, very low-income, and low-income housing categories, HCD requires that the City provide enough vacant land to accommodate at least 1,400 units. Further, the vacant land must have a permitted use at a density of at least 30 dwelling/housing units per acre. Currently, the City of Wildomar does not have sufficient vacant land zoned to meet the need for 1,400 housing units in the extremely low, very low-income, and low-income categories as shown in **Table 1**.

The Highest Density Residential (HHDR) land use designation (for the four targeted sites) and the Mixed Use Planning Area (MUPA) land use designation (for the targeted 21 sites) will both allow a density of 30 dwelling/housing units per acre. As stated in the General Plan, the HHDR designated land allows between 20 and 40 units per acre. The General Plan does not establish a density range for MUPA

designated land, thus, density is assumed to be similar to that of the HHDR designation. The City currently has approximately 122 acres of MUPA designated land but does not currently have any land designated HHDR.

Project Characteristics

The proposed project comprises the following actions by the City of Wildomar:

A. Adoption of the 2014–2021 Housing Element;
B. Adoption of an implementing Mixed Use (MU) overlay zone district for the Mixed Use Planning Area (MUPA) land use designation;
C. Land Use change and Rezoning of four parcels that total 25.96 acres from Medium High Density Residential (MHDR)/Business Park (BP) to Highest Density Residential (HHDR) and from Rural Residential (R-R) to Planned Residential (R-4), respectively; and
D. Other zoning text amendments to the City's Zoning Ordinance to comply with changes in state law and implementation of the Housing Element programs (See Table 4 for a summary of the changes).

A. 2014–2021 Housing Element Update

The implementation of the City's 2014–2021 Housing Element will address the projected housing needs of current and future city residents and comply with state law requiring amendment of the Housing Element (Sections 65580–65589.8 of the California Government Code). The 2014–2021 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments of the city, including housing affordable to lower-income households.

B. Mixed Use Planning Area Implementing Overlay Zone District

Table 2 shows that the City has approximately 122 acres of Mixed Use Planning Area (MUPA) designated in the Land Use Element of the General Plan (**Figure 2** and **Table 2**). As defined by the General Plan, the MUPA land use designation is intended to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreation uses or other uses are planned. The City does not have an implementing zone district, and this EIR evaluates the adoption of a Mixed Use (MU) overlay zone district that would establish development parameters for property owners within the proposed district.

Overlay zone districts provide a method of incorporating development regulations across a specified area. Overlay districts are special zones that lie on top of existing zoning districts and are designed to supplement or supersede existing zoning regulations. Overlay zone districts usually provide a higher level of regulation than those required by the existing zoning classification, but can also allow for exceptions to the underlying zone district or require less restrictive standards. If the standards of an overlay district and the underlying zoning district conflict, the standards of the overlay district take priority. An overlay district is not limited by the underlying zone district or property lines and can contain numerous properties, each with different underlying zoning.

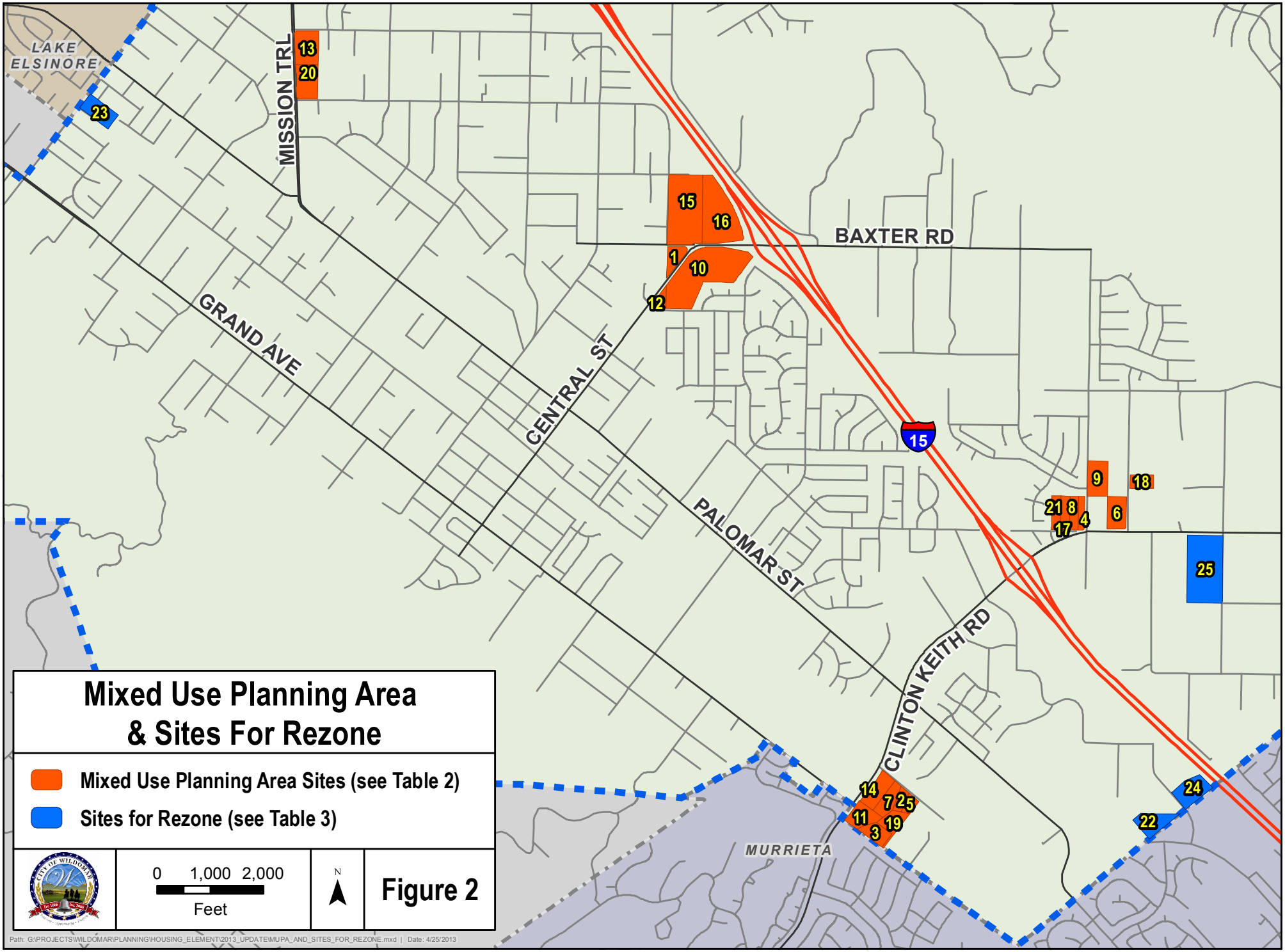

LAKE ELSINORE
MISSION TRL
GRAND AVE
CENTRAL ST
BAXTER RD
PALOMAR ST
CLINTON KEITH RD
MURRIETA
15
13
20
23
15
16
1
10
12
9
18
21
8
4
17
6
25
14
7
2
5
11
3
19
24
22
Mixed Use Planning Area & Sites For Rezone
Mixed Use Planning Area Sites (see Table 2)
Sites for Rezone (see Table 3)
0 1,000 2,000
Feet
N
Figure 2
Path: G:\PROJECTS\WILDOMAR\PLANNING\HOUSING_ELEMENT\2013_UPDATE\MUPA_AND_SITES_FOR_REZONE.mxd | Date: 4/25/2013

Table 2. Mixed Use Planning Area Designated Parcels

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	High Density Unit Potential1
Mixed Use Planning Area (mixed use 30 du/acre)						
1	376190001	R-R	MUPA	2.99	30	27
2	380160005	C-1/C-P	MUPA	1.74	30	16
3	380160009	C-1/C-P	MUPA	3.48	30	31
4	376410021	C-P-S	MUPA	1.6	30	14
5	380160006	C-1/C-P	MUPA	1.54	30	14
6	362250027	C-P-S	MUPA	4.98	30	45
7	380160004	C-1/C-P	MUPA	3.73	30	34
8	376410017	C-P-S	MUPA	2.4	30	22
9	362250001	R-R	MUPA	5.84	30	53
10	376190002	C-P-S	MUPA	23.92	30	216
11	380160007	C-1/C-P	MUPA	4.46	30	40
12	376180006	C-P-S	MUPA	1.36	30	12
13	367050068	R-R	MUPA	6.48	30	58
14	380160003	C-1/C-P	MUPA	4.83	30	43
15	367180015	C-P-S	MUPA	19.4	30	175
16	367180043	C-P-S	MUPA	16.14	30	145
17	376410016	C-P-S	MUPA	2.51	30	23
18	362250029	R-R	MUPA	2.63	30	24
19	380160008	C-1/C-P	MUPA	3.65	30	33
20	367050064	R-R	MUPA	5.84	30	53
21	376410015	C-P-S	MUPA	2.46	30	22
Totals				**121.98**		**1,097**

[1]30 percent capacity is assumed for mixed use sites

The proposed MU overlay zone district would allow for development of up to 30 units per acre and would require that at least 30 percent of the total MUPA land designated in the General Plan be developed with high-density housing. For purposes of the Housing Element and this EIR, the City is assuming that a maximum of 30 percent of the MUPA designated areas will be developed with 30 units per acre for a total of 1,097 units (**Table 2**). The City has sent letters to the property owners of each of the parcels currently designated MUPA to seek approval of the proposed overlay district. Because some of the owners may be opposed to the new MU overlay zone, and the City may elect to remove the parcels from consideration, more land would be necessary to ensure that the City has adequate land to meet the RHNA allocation.

C. General Plan Amendment and Rezone of MHDR/BP Parcels

In addition to the new MU overlay zone district, the City will also be amending the General Plan and Zoning for four parcel sites shown in **Figure 2** and listed in **Table 3**. The current General Plan land use designation for sites 22, 23, and 24 is Medium High Density Residential (MHDR), which allows between 5 and 8 units per acre. The current land use designation for site 25 is Business Park (BP), which does not allow for residential development. The proposed General Plan land use designation of Highest Density Residential (HHDR) allows 20–40 units per acre, but will be limited to 30 units per acre in the Planned Residential (R-4) zone district as amended by the proposed project. A portion (10 acres of 19.35 acres) of site 25 will be redesignated HHDR to allow for high density residential development; however, to also accommodate future retail development, the remaining portion of the site will be redesignated Commercial Retail (CR). This portion of the site is not a component of this project and therefore, not analyzed in the EIR. Additionally, only the portion of Site 25 being redesignated HHDR is depicted in **Table 3**.

Currently the properties are zoned Rural Residential (R-R), which is a zone district that does not allow multiple-family dwellings. The proposed zone district for the four parcels in **Table 1** is Planned Residential (R-4), which allows multiple-family dwellings as a permitted use (Zoning Ordinance Section 17.60.020). The R-4 zone district refers to the development standards of the General Residential (R-3) zone district that does not permit development up to 30 units to the acre. Part of site 25 (10 acres of 19.35 acres) is currently vacant housing stock. This vacant portion will be rezoned R-4 to meet the regions affordable housing needs. The remaining portion of the site will be rezoned Scenic Highway Commercial (CPS), which will allow for retail development. However, this portion of the site is not a component of this project and therefore, not analyzed in the EIR. Additionally, only the portion of site 25 being rezoned R-4 is depicted in **Table 3**. The proposed project will also change the provisions of the Planned Residential (R-4) zone district to accommodate projects up to 30 units per acre on parcels greater than 1 acre in size.

Table 3. Sites for Rezone and Land Use Changes

Site #	APN	Acreage	Current Zoning	New Zoning[1]	Current Land Use Designation	New Land Use Designation	Maximum Unit Capacity[2]	RHNA Capacity[3]
22	380220002	5.06	R-R	R-4	MHDR	HHDR	152	121
23	370400009	4.99	R-R	R-4	MHDR	HHDR	150	120
24	380270013	5.91	R-R	R-4	MHDR	HHDR	177	142
25[4]	380250003	10	R-R	R-4	BP	HHDR	300	240
Total Rezone		**25.96**					**779**	**623**

[1] These sites will be rezoned R-4, which will be compatible with the HHDR designation once provisions of the R-4 zone district are amended.

[2]The 2014-2021 Housing Element Update EIR assumes 100 percent capacity for impact analysis and full buildout potential (Maximum Unit Capacity).

[3]To meet RHNA needs, 80 percent capacity is assumed for residential sites (RHNA Capacity). This percentage factors in setbacks, street improvements, and public and private open space requirements.

[4] Only the 10 acre portion of the site used for analysis and RHNA capacity needs is included in the table. The remaining 9.35 acres is not considered in the analysis or RHNA capacity needs and therefore, the associated information for that portion of the site is not included in this table.

The combination of the MU overlay district which would allow the development of 1,097 multiple family units, and 779 units resulting from the rezoning of the sites shown in **Table 3**, results in a potential of

1,876 multiple family units. This total exceeds the RHNA need of 1,400 units as shown in **Table 1**. Additionally, assuming 80 percent development potential would still result in a total of 1,720 total units (623 rezone capacity and 1,097 multiple family units). This total also exceeds the RHNA need of 1,400 units.

D. Zoning Ordinance Amendments

The proposed project includes 16 zone text amendments to the City's existing Zoning Ordinance. A summary of the proposed Zoning Ordinance Amendments are outlined in **Table 4**.

Table 4. Zoning Ordinance Amendments

Chapter	Section	Zone District	Proposed Section Amendment	Implementing Program (Housing Element)
17.72	17.72.010(C)	C-1/C-P	To allow single-room occupancy units (SROs) as a conditionally permitted use	The City will allow single-room occupancy units (SROs) to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. (Program H-13.1)
17.120	17.120.010(A)	A-1	To add farm worker housing as a permitted use	The allowance of farm worker housing in the Light Agricultural (A-1), Heavy Agricultural (A 2), and Residential Agricultural (R-A) zones by right. (Program H-13.2).
17.128	17.128.010(A)	A-2		
17.32	17.32.010(A)	R-A		
17.32	17.32.010(F)	R-A	To define transitional and supportive use	The amendment of the Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and to allow both transitional and supportive housing types as a permitted use in all residential zones. (Program H-16.2).
17.16	17.16.010(G)	R-R		
17.24	17.24.010(F)	R-1		
17.28	17.28.010(E)	R-1-A		
17.32	17.32.010(F)	R-A		
17.36	17.36.010(D)	R-2		
17.40	17.40.010(D)	R-2A		
17.44	17.44.010(A)	R-3		
17.48	17.48.020(A)	R-3		
17.52	17.52.010(C)	R-T		
17.56	17.56.010(E)	R-T-R		
17.60	17.60.020(E)	R-4		
17.68	17.68.020(C)	R-6		
17.16	17.16.010(A)	R-R	To add transitional and supportive housing as permitted uses	
17.24	17.24.010(A)	R-1		
17.28	17.28.010(A)	R-1-A		
17.32	17.32.010(A)	R-A		
17.36	17.36.010(A)	R-2		

Chapter	Section	Zone District	Proposed Section Amendment	Implementing Program (Housing Element)
17.40	17.40.010(A)	R-2A		
17.44	17.44.010(A)	R-3		
17.48	17.48.020(A)	R-3		
17.52	17.52.010(A)	R-T		
17.56	17.56.010(A)	R-T-R		
17.60	17.60.020(A)	R-4		
17.68	17.68.020(A)	R-6		
17.16	17.16.010(A)	R-R	To add secondary dwelling units and residential care facilities with six or fewer persons as a permitted use	The allowance of secondary dwelling units via a ministerial action (by right) in all single-family residential zones. (Program H-10.1) The amendment of the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones. (Program H-13-4).
17.24	17.24.010(A)	R-1		
17.28	17.28.010(A)	R-1-A		
17.60	17.60.070(A)	R-4	To allow the development of 30 units per acre for properties larger than 1 acre in size	N/A
17.68	17.68.020(A)	R-6	To allow housing that qualifies under the state density bonus law as a permitted use.	Grant density bonuses to encourage the development of affordable housing. (Program H-9.1).
17.68	17.68.020(C)		To define density bonus law.	
17.36	17.36.010(C)	R-2	To add larger residential care facilities of seven or more persons as a conditionally permitted use.	The City will amend the Zoning Ordinance to allow larger residential care facilities of seven or more persons in the R-2, and R-3 zones with a conditional use permit. (Program H-13.4)
17.44	17.44.010(B)	R-3		

ENVIRONMENTAL IMPACTS

The City has determined that the update to the 2014–2021 Housing Element will clearly require preparation of an EIR to address all aspects of the environmental analysis resulting from the project. As a result, the City will not prepare an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines. The EIR will be prepared to evaluate the potential impacts that would result from implementation of the proposed project. The proposed project does not include a request for development, however changes to the zoning on individual properties as well as changes to the zoning text, will make it easier to develop multiple family dwellings. The EIR will address the short- and long-term effects of the changes on the environment. While much of the analysis will be at a conceptual level and will likely lead to a mitigation strategy based on policies, ordinances and programs of the City, four properties will be evaluated for specific zone changes as discussed in this NOP.

The EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified and a mitigation monitoring program will be developed as required by the CEQA Guidelines (Section 15150). The City anticipates the potential for the following significant environmental impacts:

Aesthetics: Future development would alter the existing visual character of the project sites. Potential aesthetic effects that may result from implementation of the proposed project may include changes in topography, building form, landscaping density, building height, loss/conversion of open space, generation of light/glare, and/or compatibility with existing adjacent uses. Additionally, development that could occur on the sites could alter the visual character of surrounding areas and/or obstruct existing views to, from, or through the sites.

Air Quality: Future development will generate construction-related and operational air pollution emissions. The proposed project results in the construction of multiple family dwellings and is not expected to generate significant air quality impacts. The EIR will evaluate air quality impacts associated with construction and occupancy of future dwellings.

Biological Resources: Reconnaissance level biological assessments will be made of all of the properties affected by the proposed project. As development timing and design is uncertain, the biological section will focus on compliance with the Multiple Species Habitat Conservation Plan (MSHCP) and the timing of measures to be taken before development can occur. The City anticipates that future development proposals will require additional site-specific biological assessments during the plot plan approval process. The EIR will summarize the findings of the habitat assessments for the proposed project and will identify appropriate measures to mitigate for biological resource impacts that may result from implementation of the proposed project.

Hazards and

Hazardous Materials: Future development would result in construction of residential uses that could expose additional persons to hazardous materials. The City will review published hazard materials listing sites to determine if any of the parcels affected by the project are listed. No site-specific analysis will occur and it is likely that future development projects will require site-specific investigations to ascertain the absence or presence of hazardous materials at the time of plot plan approval.

Hydrology: Development that may result from implementation of the proposed project could affect water quality through the addition of increased runoff and wastewater discharge. All of the sites affected by the proposed project are currently designated for development. The EIR will evaluate the increase, if any, in the demand for stormwater, water or wastewater services. As the City does not provide some of these services directly, the City will work with the agencies that do provide the services to determine if there may be impacts.

Land Use/Planning: The proposed Housing Element update includes Zoning Ordinance amendments that apply citywide as site-specific changes to General Plan land use categories and the City's zoning map. Proposed citywide Zoning Ordinance amendments include State-mandated updates related to density bonus, SRO units in the General Commercial (C-1/C-P) zone, and the adoption of an MU overlay zoning district that would allow multi-family development at up to 30 dwelling units per acre. The EIR will determine whether changes to the plan will result in significant impacts.

Noise: Development of the proposed project would be expected to result in short-term construction-related noise impacts, including groundborne vibration noise that could exceed established standards. Development would also be expected to result in an incremental increase in long-term noise levels from increased vehicular traffic as well as new stationary sources of noise. The EIR will identify noise-sensitive receptors that may be affected by noise generated during the construction and operation of land uses on the sites.

Population/Housing: Under state law, the Housing Element must describe how the City will accommodate its fair share of the region's new housing needs as quantified in the RHNA. Development that may result from the implementation of the proposed project would induce population growth.

Public Services: With the potential increase in housing density and an increase in the number of persons that may reside in the city, development that may occur subsequent to the Housing Element update may affect the provision of school, law enforcement, fire protection, and/or other municipal services. The EIR will include estimates of increased student demand on local schools, as well as any increase in police/fire protection service requirements.

Recreation: With the potential increase in housing density and the number of persons that may reside in the city, development that may occur subsequent to the Housing

Element update may affect the provision of park and recreational services. The EIR will include estimates of increased demand on these services and identify impacts to existing and planned levels of service.

Transportation: New residential development resulting from the implementation of the proposed project would be expected to generate increased traffic on local and regional road networks. The EIR will evaluate whether the increases in density associated with the proposed project would significantly affect local transportation services.

Utilities/ Service Systems: With the potential increase in housing density and an increase in the number of persons that may reside in the city, development that may occur subsequent to the Housing Element update may result in an increase in the provision of water services and an increase in wastewater and solid waste generated.

PUBLIC SCOPING

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The City also invites written comments.

The scoping meeting will be held at the following time and location:

Monday, May 20, 2013 from 6:00 to 7:00 p.m.
City of Wildomar, City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595

If you have further questions or require additional information, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, ext. 213, or mbassi@cityofwildomar.org.

Date: May 2, 2013

Signature: Matthew Bassi

Title: Planning Director

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: June 12, 2013

TO: Mayor and Council Members

FROM: Tim D'Zmura, Public Works Director

PREPARED: Dan York, City Engineer

SUBJECT: Notice of Intent to Establish Service Area Charges for FY 2013-14

STAFF REPORT

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

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2013/2014

BACKGROUND:
Prior to incorporation, certain parcels within the community of Wildomar were included in County Service Areas 22, 103, and 142. Upon incorporation on July 1, 2008, these parcels were detached from these County Service Areas, but the City of Wildomar retained the authority to continue to levy and collect the assessments, fees and charges associated with these County Service Areas now within the City's jurisdictional boundaries. The City is now responsible for providing the services previously provided by County Service Areas 22 (Lighting), 103 (Drainage, Landscape), 103 (Lighting), and 142 (Lighting) within the City and levying and collecting the associated charges. As such the City of Wildomar requests that the Council adopt a resolution setting a public hearing regarding the City's Service Areas for Fiscal Year 2013-14. A map of the service areas and the proposed charges are attached in Attachment A.

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

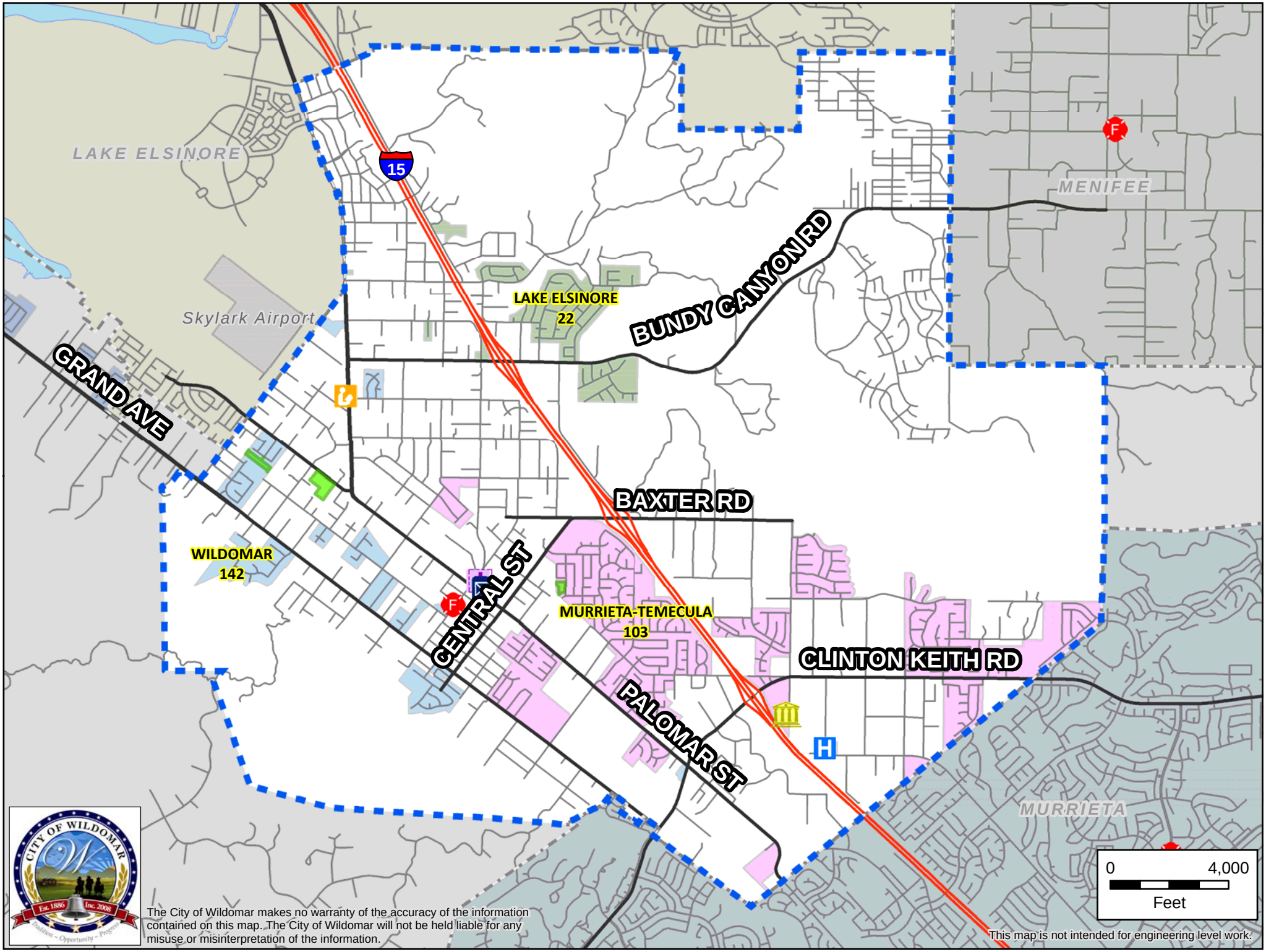
Submitted by:
Tim D'Zmura
Public Works Director

Approved by:
Gary Nordquist
City Manager

ATTACHMENTS:

A. Map and Proposed Charges
B. Resolution

ATTACHMENT A



The City of Wildomar makes no warranty of the accuracy of the information contained on this map. The City of Wildomar will not be held liable for any misuse or misinterpretation of the information.

This map is not intended for engineering level work.

CITY OF WILDOMAR

Projected CSA Levy Ranges and Projected Levy

Fund No.	CSA Name	Date Formed	Parcels	FY 2012-13 Levy	Projected FY 2013-14 Levy	Min/Max	Current FY 2012-2013 Levy	Projected FY 2013-2014 Levy	Escalates?
684642	CSA #22 STREET LIGHTS (Wildomar)	11/8/1965	885	$30,088.02	$30,413.68	Minimum	$1.76	$1.76	No/Yes
	Lake Elsinore					Maximum	$59.66	$60.84	
684643	CSA #142 STREET LIGHTS (Wildomar)	1/31/1985	516	$31,808.64	$32,893.34	Minimum	$31.50	$31.50	No/Yes
	Wildomar					Maximum	$872.08	$872.08	
684644	CSA #103 DRAINAGE-LNDSCP (Wildomar)	12/18/1973	1,078	$22,440.00	$22,520.00	Minimum	$20.00	$20.00	No
	French Valley					Maximum	$30.00	$30.00	
684645	CSA #103 STREET LIGHTS (Wildomar)	12/18/1973	3,115	$120,935.18	$123,559.64	Minimum	$28.86	$28.86	No/Yes
	French Valley					Maximum	$1,238.94	$1,263.72	

Please Note: Ranges represent parcels previously levied and may be changed as a result of actual parcels levied.

ATTACHMENT B

RESOLUTION NO. 2013 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ESTABLISHING SERVICE AREA CHARGES WITHIN THE CITY FOR FISCAL YEAR 2013/2014

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

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

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

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

NOW THEREFORE BE IT RESOLVED by the City of Wildomar Council assembled in regular session on June 12, 2013, that this Council intends to conduct a public hearing on July 17. 2013, at 6:30 p.m. in the Council Chambers of the City Council, 23873 Clinton Keith Rd, Wildomar, CA for the purposes of allowing public testimony regarding the enactment of proposed Fiscal Year 2013-14 Service Area charges (See Exhibit 'A').

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

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013.

_____
Timothy Walker
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.3
GENERAL BUSINESS
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Tim D'Zmura, Public Works Director

PREPARED: Dan York, City Engineer

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated and Street Lighting Zones

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council:

1) Adopt a Resolution entitled:

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING PREPARATION OF THE ENGINEER'S REPORT REGARDING THE PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2013-14 WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, AND 90, AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

2) Adopt a Resolution entitled:

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN ZONES 3 (LOCATIONS 7, 23, 24, 25, 29, 35, 42, 43, 45, 47, 49, AND 53), 29 (LOCATION 2), 30 (LOCATIONS 1 AND 2), 42, 51, 52, 59, 62, 67, 71, AND 90, AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2013-14 SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND ORDERING NOTICE OF THE PUBLIC HEARING TO BE GIVEN CONSISTENT WITH THE LANDSCAPING AND LIGHTING ACT OF 1972

BACKGROUND:
Pursuant to the Landscape and Lighting Act of 1972 and Article XIID of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvement shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of improvements. Only parcels that receive special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (District) maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefits and 9 street lighting zones of benefits as described in Attachment A. The annual budget for Fiscal Year 2013-14 totals $304,447.

The primary improvements provided within the District may include, but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of contractors work, coordination of irrigation schedules, backflow devices and fossil filter improvements within public right-of-ways of, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned improvements in a healthy, vigorous and satisfactory working condition.

Previously, the Riverside County Transportation/Land Development Department has completed the Engineers Report on behalf of the City. During Calendar Year 2013, the City assumed overseeing the contracts to provide maintenance and operation services to all of the LLMD 89-1-C zones from Riverside County.

This year, Wildomar staff has completed the transition of all administrative and oversight functions from Riverside County Transportation/Land Development Department regarding the LLMD 89-1-C. This includes facilitating the completion of the Engineer's Reports for LLMD 89-1-C, Volumes 1 and 2, and all relevant documentation related to the annual enrollment of the assessments.

Failure to place the levy on the tax rolls would require decreasing certain District service levels, including the closure or abandonment of the District itself.

FISCAL IMPACTS:
This item is required in order to set the July 17, 2013 public hearing; failure to do so will result in loss of District revenue for FY 2013-14 for the maintenance of landscaping, trails, fencing, fossil filters and streetlights within certain areas of the City of Wildomar.

Adoption of these resolutions will allow the City of Wildomar to collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District.

Submitted by:	Approved by:
Tim D'Zmura	Gary Nordquist
Public Works Director	City Manager

ATTACHMENTS:
Attachment A
Resolution No. 2013-___
Resolution No. 2013-___

The City of Wildomar Landscaping and Lighting Maintenance District No. 89-1 Consolidated (L&LMD No. 89-1-C) contains 11 separate zones of benefits and 9 street lighting zones of benefits:

Zone 3 Location 7 – is located on Grand Ave
Zone 3 Location 23 – is located on Palomar St and South Pasadena St
Zone 3 Location 24 – is located on Lemon St
Zone 3 Location 25 – is located on La Estrella St and Porras Rd
Zone 3 Location 29 – is located on Catt Rd, Charles St, and Palomar St
Zone 3 Location 35 – is located on Clinton Keith Rd
Zone 3 Location 42 – is located on Catt Rd
Zone 3 Location 43 – is located on Palomar St
Zone 3 Location 45 – is located on La Estrella Rd
Zone 3 Location 47 – is located on Catt Rd
Zone 3 Location 49 – is located on Grand Ave and South Pasadena St
Zone 3 Location 53 – is located on Canyon Dr and Dorof Ct
Zone 29 Location 2 – is located on Grand Ave
Zone 30 Location 1 – is located on Catt Rd and Palomar St
Zone 30 Location 2 – is located on Palomar St
Zone 42 – is located on Clinton Keith Rd, La Estrella St, Loring Rd, and Smith Ranch Rd
Zone 51 – is located on Palomar St and South Pasadena St
Zone 52 – is located on Grand Ave
Zone 59 – is located on Kevin Rd and Prielipp Rd
Zone 62 – is located on Palomar St
Zone 67 – is located on Catt Rd, Ketchum Dr, and Seattle Ridge Rd
Zone 71 – is located on Elm St and Grand Ave
Zone 90 – is located on McVicar St and Palomar St

Street Lighting Zone 18 – is located on Bundy Canyon Rd
Street Lighting Zone 26 – is located on Catt Rd and Hidden Springs Rd
Street Lighting Zone 27 – is located on Clinton Keith Rd and Elizabeth Ln
Street Lighting Zone 35 – is located on Frederick St
Street Lighting Zone 50 – is located on Clinton Keith Rd
Street Lighting Zone 70 – is located on Clinton Keith Rd and Hidden Springs Rd
Street Lighting Zone 71 – is located on Prielipp Rd
Street Lighting Zone 73 – is located on Clinton Keith Rd and Palomar St
Street Lighting Zone 88 – is located on Clinton Keith Rd and Hidden Springs Rd

Zone 3

For Fiscal Year 2013-14, there is no proposed increase in the assessment for Zone 3. The proposed assessment for Fiscal Year 2013-14 for Zone 3 of the District is $77.68 per parcel and there are 1,390 parcels.

Zone 3 was established 14 years ago with an assessment of $77.68 per parcel per year and did not establish an inflation factor. The proposed budget for Fiscal Year 2013-14 is $107,975.

Zone 29

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 29. The proposed assessment for Fiscal Year 2013-14 for Zone 29 of the District is $85.30 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012

through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 10 parcels.

Zone 29 was established 9 years ago with an assessment of $70.00 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $853.

Zone 30

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 30. The proposed assessment for Fiscal Year 2013-14 for Zone 30 of the District is $170.60 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 164 parcels.

Zone 30 was established 9 years ago with an assessment of $138.18 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $27,978.

Zone 42

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 42. The proposed assessment for Fiscal Year 2013-14 for Zone 42 of the District is $158.92 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 187 parcels.

Zone 42 was established 7 years ago with an assessment of $132.98 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $29,718.

Zone 51

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 51. The proposed assessment for Fiscal Year 2013-14 for Zone 51 of the District is $115.14 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 61 parcels.

Zone 51 was established 7 years ago with an assessment of $100.00 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $7,024.

Zone 52

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 52. The proposed assessment for Fiscal Year 2013-14 for Zone 52 of the District is $623.62 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 91 parcels.

Zone 52 was established 5 years ago with an assessment of $541.52 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $56,749.

Zone 59

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 59. The proposed assessment for Fiscal Year 2013-14 for Zone 59 of the District is $345.12 per acre. The actual rate property owners pay is based on the parcel size , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 4 parcels, which total 12.86 acres.

Zone 59 was established 6 years ago with an assessment of $299.70 per acre per year. The proposed budget for Fiscal Year 2013-14 is $4,438.

Zone 62

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 62. The proposed assessment for Fiscal Year 2013-14 for Zone 62 of the District is $134.16 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 116 parcels.

Zone 62 was established 6 years ago with an assessment of $125.20 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $15,563.

Zone 67

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 67. The proposed assessment for Fiscal Year 2013-14 for Zone 67 of the District is $148.56 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 44 parcels.

Zone 67 was established 6 years ago with an assessment of $138.64 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $6,537.

Zone 71

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 71. The proposed assessment for Fiscal Year 2013-14 for Zone 71 of the District is $65.68 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 142 parcels.

Zone 71 was established 6 years ago with an assessment of $57.04 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $9,326.

Zone 90

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Zone 90. The proposed assessment for Fiscal Year 2013-14 for Zone 90 of the District is $319.28 per parcel , based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zone, and there are 101 parcels.

Zone 90 was established 3 years ago with an assessment of $297.94 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $32,247.

Street Lighting Zone 18

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 18 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 18 of the District is $705.38 per parcel and there is 1 parcel.

Street Lighting Zone 18 was established 8 years ago with an assessment of $664.82 per parcel per year. The proposed budget for Fiscal Year 2013-14 is $705.

Street Lighting Zone 26

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 26 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 26 of the District is $100.62 per acre and there are 8 parcels, which aggregates to 9.77 acre(s).

Street Lighting Zone 26 was established 7 years ago with an assessment of $94.80 per acre per year. The proposed budget for Fiscal Year 2013-14 is $983.

Street Lighting Zone 27

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 27 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 27 of the District is $127.90 per acre and there is 1 parcel, which aggregates to 8.67 acre(s).

Street Lighting Zone 27 was established 8 years ago with an assessment of $120.56 per acre per year. The proposed budget for Fiscal Year 2013-14 is $1,109.

Street Lighting Zone 35

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 35 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 35 of the District is $44.98 per acre and there are 20 parcels, which aggregates to 4.07 acre(s).

Street Lighting Zone 35 was established 7 years ago with an assessment of $42.30 per acre per year. The proposed budget for Fiscal Year 2013-14 is $183.

Street Lighting Zone 50

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 50 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for

Street Lighting Zone 50 of the District is $36.38 per acre and there is 1 parcel, which aggregates to 7.12 acre(s).

Street Lighting Zone 50 was established 6 years ago with an assessment of $34.28 per acre per year. The proposed budget for Fiscal Year 2013-14 is $259.

Street Lighting Zone 70

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 70 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 70 of the District is $255.36 per acre and there are 4 parcels, which aggregates to 4.18 acre(s).

Street Lighting Zone 70 was established 5 years ago with an assessment of $240.72 per acre per year. The proposed budget for Fiscal Year 2013-14 is $1,067.

Street Lighting Zone 71

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 71 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 71 of the District is $28.30 per acre and there are 4 parcels, which aggregates to 12.86 acre(s).

Street Lighting Zone 71 was established 5 years ago with an assessment of $26.66 per acre per year. The proposed budget for Fiscal Year 2013-14 is $364.

Street Lighting Zone 73

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 73 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 73 of the District is $232.88 per acre and there are 2 parcels, which aggregates to 3.02 acre(s).

Street Lighting Zone 73 was established 5 years ago with an assessment of $219.04 per acre per year. The proposed budget for Fiscal Year 2013-14 is $703.

Street Lighting Zone 88

For Fiscal Year 2013-14, there is a proposed two percent (2.0%) inflationary increase in the assessment for Street Lighting Zone 88 and is consistent with the ballot proposition approved by the qualified electors when establishing said zone. The proposed assessment for Fiscal Year 2013-14 for Street Lighting Zone 88 of the District is $138.22 per acre and there is 1 parcel, which aggregates to 4.81 acre(s).

Street Lighting Zone 88 was established 3 years ago with an assessment of $130.22 per acre per year. The proposed budget for Fiscal Year 2013-14 is $665.

Fiscal Year 2013-14 Preliminary Engineer's Report

Landscaping and Lighting Maintenance District 89-1 Consolidated Volume 1

Prepared for

June 2013

ALBERT A. WEBB ASSOCIATES

Table of Contents

Section i

Engineers Statement i

Section 1

Plans and Specification 1

Section 2

Cost Estimate 2

Section 3

Assessment 9

Section 4

Proposed Assessment 10

Appendices

Appendix A: Preliminary Assessment Roll

Appendix B: Assessment Diagrams

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
3788 McCray Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

Desert Region
36951 Cook Street #103 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.3443

June 2013

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 1

TO: CITY COUNCIL
CITY OF WILDOMAR

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIIID of the California Constitution, and direction from the Wildomar City Council of Riverside County, California submitted herewith is the Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated consisting of four (4) parts as follows:

Section 1 **PLANS AND SPECIFICATION** including a general description and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded. A diagram showing the District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2013-14, is filed in the Office of the Riverside County Transportation Department. A reduced copy can be found in Appendix B.

Section 2 A **COST ESTIMATE** of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2013-14, is as set forth on the lists thereof, attached hereto.

Section 3 An **ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B. Any changes in organization for said District (i.e. annexation) is discussed in this part.

Section 4 The **PROPOSED ASSESSMENTS** A proposed assessment of the total costs and expense of the proposed improvements for Fiscal Year 2013-14 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (herein referred to as "District"); and,

WHEREAS, the Wildomar City Council, did direct the appointed Engineer to make and file an annual "Report", in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

WHEREAS, Section 22567 of said Article 4 states the "Report" shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the "Landscaping Act of 1972", do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Albert A. Webb Associates, to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 (the "Act") presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for LMD No. 89-1-C showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 89-1-C in proportion to the special benefit received;

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

SUMMARY OF ASSESSMENTS

Description	Budgeted for Fiscal Year 2013-14
Zone 3	
Total Maintenance[1] and Service[2] Costs	$99,808
Total Administrative Costs[3]	$8,167
Total Maximum Assessment	$107,975
Total Estimated Number of Parcels to be Assessed	1,390
Zone 29	
Total Maintenance[1] and Service[2] Costs	$744
Total Administrative[3] Costs	$109
Total Maximum Assessment	$853
Total Estimated Number of Parcels to be Assessed	10
Zone 30	
Total Maintenance[1] and Service[2] Costs	$26,060
Total Administrative[3] Costs	$1,918
Total Maximum Assessment	$27,978
Total Estimated Number of Parcels to be Assessed	164
Zone 42	
Total Maintenance[1] and Service[2] Costs	$27,214
Total Administrative[3] Costs	$2,504
Total Maximum Assessment	$29,718
Total Estimated Number of Parcels to be Assessed	187
Zone 51	
Total Maintenance[1] and Service[2] Costs	$6,410
Total Administrative[3] Costs	$614
Total Maximum Assessment	$7,024
Total Estimated Number of Parcels to be Assessed	61
Zone 52	
Total Maintenance[1] and Service[2] Costs	$54,888
Total Administrative[3] Costs	$1,862
Total Maximum Assessment	$56,750
Total Estimated Number of Parcels to be Assessed	91

[1] Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, fossil filters, and appurtenances and including repair, removal, replacement, providing for the life growth, health, beauty of landscaping, removal of trimmings, rubbish, debris and other solid wastes.

[2] Servicing means furnishing of energy and water to the landscaping improvements and cleaning fossil filters.

[3] Administrative Costs include administration, preparation of Engineer's Report, and County Auditor-Controller fees.

Description	Budgeted for Fiscal Year 2013-14
Zone 59	
Total Maintenance[1] and Service[2] Costs	$4,122
Total Administrative[3] Costs	$317
Total Maximum Assessment	$4,439
Total Estimated Number of Assessable Acres	12.86
Zone 62	
Total Maintenance[1] and Service[2] Costs	$14,290
Total Administrative[3] Costs	$1,274
Total Maximum Assessment	$15,564
Total Estimated Number of Parcels to be Assessed	116
Zone 67	
Total Maintenance[1] and Service[2] Costs	$6,166
Total Administrative[3] Costs	$370
Total Maximum Assessment	$6,536
Total Estimated Number of Parcels to be Assessed	44
Zone 71	
Total Maintenance[1] and Service[2] Costs	$8,459
Total Administrative[3] Costs	$868
Total Maximum Assessment	$9,327
Total Estimated Number of Parcels to be Assessed	142
Zone 90	
Total Maintenance[1] and Service[2] Costs	$31,244
Total Administrative[3] Costs	$1,004
Total Maximum Assessment	$32,248
Total Estimated Number of Parcels to be Assessed	101

[1] Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, fossil filters, and appurtenances and including repair, removal, replacement, providing for the life growth, health, beauty of landscaping, removal of trimmings, rubbish, debris and other solid wastes.

[2] Servicing means furnishing of energy and water to the landscaping improvements and cleaning fossil filters.

[3] Administrative Costs include administration, preparation of Engineer's Report, and County Auditor-Controller fees.

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C. The "CPI-U" increase for March 2013 was 1.29 percent. Annual inflation rate will be 2.0 percent for FY 2013-14.

In conclusion, it is my opinion that the assessments for Landscaping and Lighting Maintenance District No. 89-1-Consolidated have been spread in direct accordance with the benefits that each parcel receives from the items being financed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Wildomar and the Act.

_____
Tim D'Zmura
Public Works Director
City of Wildomar

Description of Improvements

Landscape Maintenance District No. 89-1-C is located throughout the County of Riverside. This "Report" provides information specific to the Zones within the boundaries of the City of Wildomar. LLMD 89-1-C maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefit and 9 street lighting zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Zone 3 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape improvements within public right-of-ways of:

Brillante Dr	**Clinton Keith Rd**	**Iodine Springs Rd**	**Porras Rd**
Canyon Dr	**David Ln**	**La Estrella St**	**Primrose Ln**
Catt Rd	**Frederick St**	**Lemon St**	**South Pasadena St**
Charles St	**Grand Ave**	**Palomar St**	**Trigg Rd**

Zone 29 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Grand Ave

Zone 30 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape, multi-purpose trails and fencing improvements within public right-of-ways of:

Catt Rd **Palomar St**

Zone 42 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of parkway landscaping and future median landscaping improvements within public right-of-ways of:

Carlton Rd	**Crossroads St**	**La Estrella St**	**Smith Ranch Rd**
Clinton Keith Rd	**Country Park Rd**	**Loring Rd**	

Zone 51 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape and multi-purpose trail improvements within public right-of-ways of:

Palomar St **South Pasadena St**

Zone 52 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape, multi-purpose trails, fencing, and fossil filter improvements within public right-of-ways of:

Big Sycamore Ct	**Crested Finch Ct**	**Red Dawn Ct**	**Sweet Nectar Rd**
Black Walnut Ct	**Fox Den Rd**	**Sheila Ln**	**Tranquil Ln**
Coopers Hawk Ct	**Grand Ave**	**Soaring Falcon Ct**	

Zone 59 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally includes the maintenance and servicing of fossil filter improvements and the provision of for streetlights within public right-of-ways of:

Kevin Rd	**Prielipp Rd**

Zone 62 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of multi-purpose trails and fossil filter improvements within public right-of-ways of:

Agape Ln	**Greyhawk Rd**	**Seattle Ridge Rd**
Delca Ln	**Palomar St**	

Zone 67 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape and fossil filter improvements within public right-of-ways of:

Agape Ln	**Catt Rd**	**Ketchum Dr**	**Seattle Ridge Rd**

Zone 71 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape improvements within public right-of-ways of:

Elm St	**Grand Ave**

Zone 90 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing of landscape, multi-purpose trail, fencing, and fossil filter improvements within public right-of-ways of:

McVicar St	**Palomar St**

The cost estimate contains each of the items specified in Section 22569 of the Landscaping and Lighting Act of 1972.

There is no proposed increase in the assessment per parcel in Zone 3 over the assessment levied for Fiscal Year 2013-14, as this zone did not institute an inflation factor when established. There is a two percent (2.0%) proposed inflationary increase in the assessment per acre or per parcel as applicable in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90 over the assessment levied for Fiscal Year 2013-14, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones.

Zone 3

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$33,083.00	$33,083.00
Water	$27,575.00	$27,575.00
Trails	$978.00	$978.00
Tree Trimming	$9,800.00	$9,800.00
Field Inspection/Management	$8,805.00	$8,805.00
Repair and Replacement	$19,567.00	$19,567.00
Subtotal Direct Costs	**$99,808.00**	**$99,808.00**
Indirect Costs		
Assessment Engineer	$2,348.00	$2,348.00
Auditor-Controller	$340.00	$340.00
Contract Administration	$5,479.00	$5,479.20
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$8,167.00**	**$8,167.20**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 3 COSTS	**$107,975.00**	**$107,975.20**

Zone 29

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$146.00	$148.92
Water	$510.00	$520.20
Trails	$28.00	$28.56
Fence	$28.00	$28.56
Field Inspection/Management	$0.00	$0.00
Repair and Replacement	$17.00	$17.34
Subtotal Direct Costs	**$729.00**	**$743.58**
Indirect Costs		
Assessment Engineer	$0.00	$0.00
Auditor-Controller	$107.00	$109.42
Contract Administration	$0.00	$0.00
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$107.00**	**$109.42**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 29 COSTS	**$836.00**	**$853.00**

Zone 30

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$9,510.00	$9,700.20
Water	$4,029.00	$4,109.58
Trails	$2,047.00	$2,087.94
Fence	$2,047.00	$2,087.94
Electricity	$218.00	$222.36
Field Inspection/Management	$1,966.00	$2,005.32
Repair and Replacement	$5,732.00	$5,846.64
Subtotal Direct Costs	**$25,549.00**	**$26,059.98**
Indirect Costs		
Assessment Engineer	$524.00	$534.48
Auditor-Controller	$134.00	$136.68
Contract Administration	$1,223.00	$1,247.26
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$1,881.00**	**$1,918.42**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 30 COSTS	**$27,430.00**	**$27,978.40**

Zone 42

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$10,891.00	$11,108.82
Water	$7,089.00	$7,230.78
Trails	$0.00	$0.00
Fence	$0.00	$0.00
Electricity	$290.00	$295.80
Field Inspection/Management	$2,610.00	$2,662.20
Repair and Replacement	$5,800.00	$5,916.00
Subtotal Direct Costs	**$26,680.00**	**$27,213.60**
Indirect Costs		
Assessment Engineer	$696.00	$709.92
Auditor-Controller	$138.00	$140.76
Contract Administration	$1,625.00	$1,653.76
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$2,459.00**	**$2,504.44**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 42 COSTS	**$29,139.00**	**$29,718.04**

Zone 51

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$2,656.00	$2,709.12
Water	$1,122.00	$1,144.44
Trails	$508.00	$518.16
Fence	$0.00	$0.00
Electricity	$61.00	$62.22
Field Inspection/Management	$549.00	$559.98
Repair and Replacement	$1,388.00	$1,415.76
Subtotal Direct Costs	**$6,284.00**	**$6,409.68**
Indirect Costs		
Assessment Engineer	$146.00	$148.92
Auditor-Controller	$116.00	$118.32
Contract Administration	$340.00	$346.62
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$602.00**	**$613.86**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 51 COSTS	**$6,886.00**	**$7,023.54**

Zone 52

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$10,573.00	$10,784.46
Water	$816.00	$832.32
Trails	$2,082.00	$2,123.64
Fence	$2,082.00	$2,123.64
Tree Trimming	$587.00	$598.74
Electricity	$213.00	$217.26
Fossil Filters	$20,819.00	$21,235.38
Field Inspection/Management	$4,694.00	$4,787.88
Repair and Replacement	$11,946.00	$12,184.92
Subtotal Direct Costs	**$53,812.00**	**$54,888.24**
Indirect Costs		
Assessment Engineer	$512.00	$522.24
Auditor-Controller	$121.00	$123.42
Contract Administration	$1,192.00	$1,215.52
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$1,825.00**	**$1,861.18**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 52 COSTS	**$55,637.00**	**$56,749.42**

Zone 59

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$0.00	$0.00
Water	$0.00	$0.00
Trails	$0.00	$0.00
Fence	$0.00	$0.00
Fossil Filters	$1,717.00	$1,751.34
Streetlights	$1,683.00	$1,716.66
Field Inspection/Management	$256.00	$261.12
Repair and Replacement	$385.00	$392.70
Subtotal Direct Costs	**$4,041.00**	**$4,121.82**
Indirect Costs		
Assessment Engineer	$61.00	$62.22
Auditor-Controller	$106.00	$108.12
Contract Administration	$144.00	$146.08
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$311.00**	**$316.42**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 59 COSTS	**$4,352.00**	**$4,438.24**

Zone 62

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$0.00	$0.00
Electricity	$0.00	$0.00
Fossil Filters	$10,203.00	$10,407.06
Streetlights	$0.00	$0.00
Field Inspection/Management	$1,523.00	$1,553.46
Repair and Replacement	$2,284.00	$2,329.68
Subtotal Direct Costs	**$14,010.00**	**$14,290.20**
Indirect Costs		
Assessment Engineer	$457.00	$466.14
Auditor-Controller	$31.00	$31.62
Contract Administration	$761.00	$774.60
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$1,249.00**	**$1,273.36**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 62 COSTS	**$15,259.00**	**$15,562.56**

Zone 67

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$1,637.00	$1,669.74
Water	$0.00	$0.00
Trails	$0.00	$0.00
Fence	$0.00	$0.00
Tree Trimming	$0.00	$0.00
Electricity	$32.00	$32.64
Fossil Filters	$2,361.00	$2,408.22
Streetlights	$0.00	$0.00
Field Inspection/Management	$598.00	$609.96
Repair and Replacement	$1,417.00	$1,445.34
Subtotal Direct Costs	**$6,045.00**	**$6,165.90**
Indirect Costs		
Assessment Engineer	$75.00	$76.50
Auditor-Controller	$113.00	$115.26
Contract Administration	$175.00	$178.98
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$363.00**	**$370.74**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 67 COSTS	**$6,408.00**	**$6,536.64**

Zone 71

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$3,719.00	$3,793.38
Water	$969.00	$988.38
Trails	$0.00	$0.00
Fence	$0.00	$0.00
Electricity	$90.00	$91.80
Field Inspection/Management	$811.00	$827.22
Repair and Replacement	$2,704.00	$2,758.08
Subtotal Direct Costs	**$8,293.00**	**$8,458.86**
Indirect Costs		
Assessment Engineer	$216.00	$220.32
Auditor-Controller	$131.00	$133.62
Contract Administration	$506.00	$513.76
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$853.00**	**$867.70**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 71 COSTS	**$9,146.00**	**$9,326.56**

Zone 90

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Landscaping	$5,596.00	$5,707.92
Water	$0.00	$0.00
Trails	$1,181.00	$1,204.62
Fence	$1,181.00	$1,204.62
Tree Trimming	$1,836.00	$1,872.72
Electricity	$107.00	$109.14
Fossil Filters	$11,810.00	$12,046.20
Streetlights	$0.00	$0.00
Field Inspection/Management	$2,543.00	$2,593.86
Repair and Replacement	$6,377.00	$6,504.54
Subtotal Direct Costs	**$30,631.00**	**$31,243.62**
Indirect Costs		
Assessment Engineer	$258.00	$263.16
Auditor-Controller	$123.00	$125.46
Contract Administration	$603.00	$615.04
Rounding	$0.00	$0.00
Subtotal Indirect Costs	**$984.00**	**$1,003.66**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 90 COSTS	**$31,615.00**	**$32,247.28**

The actual assessment and the amount of the assessment for the Fiscal Year 2013-14 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Assessment Diagram

A reduced copy of the Assessment Diagram is filed herewith are incorporated by reference in Appendix B herein and made part of this Report.

Changes in Organization

In **Zone 3** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 29** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 30** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 42** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 51** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 59** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 62** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 67** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 71** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 90** there are no changes in organization for this zone for Fiscal Year 2013-14.

Method of Apportionment

The law requires and the statutes provide that assessments, as levied pursuant to the “Landscaping and Lighting Act of 1972" be based on the benefit properties receive. The statutes do not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings.

The maintenance of landscaping, multi-purpose trails, fencing, fossil filters, and street lights provides direct and special benefit to those properties located within each of the benefit zones in Landscaping and Lighting Maintenance District No. 89-1-Consolidated. Landscaping, fossil filters, and streetlights enhance the properties within the District, improve erosion and water control; provide dust abatement; increases public safety (controls sight distance restrictions and fire hazards); improve neighborhood aesthetics and property protection; increase traffic safety by improving visibility; and provide an enhanced quality of life and sense of well being for properties within the District.

The landscape, multi-purpose trail, fence, fossil filter and streetlight improvements maintained by the District provide no general public benefit in that the properties within each benefit zone are discrete neighborhoods or communities for which the improvements were installed. The landscape, multi-purpose trail, fence, fossil filter and streetlight improvements do not extend beyond the perimeter of the boundary of each of those discrete neighborhoods or communities. It is therefore determined that all properties within the District benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per acre or per parcel basis.

Zone 3

There are one thousand three hundred ninety Equivalent Dwelling Units (EDU's) within Zone 3. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 3	$107,975.20
Total Zone 3 Assessable Parcels	1,390
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$77.68**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$77.68**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$77.68
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$77.68
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$77.68
Percentage change in the Assessment Rate	**0.0%**

Zone 29

There are ten Equivalent Dwelling Units (EDU's) within Zone 29. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 29	$853.00
Total Zone 29 Assessable Parcels	10
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$85.31**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$85.30**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$85.31
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$85.30
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$83.64
Percentage change in the Assessment Rate	**2.0%**

Zone 30

There are one hundred sixty-four Equivalent Dwelling Units (EDU's) within Zone 30. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 30	$27,978.40
Total Zone 30 Assessable Parcels	164
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$170.60**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$170.60**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$170.60
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$170.60
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$167.26
Percentage change in the Assessment Rate	**2.0%**

Zone 42

There are one hundred eighty-seven Equivalent Dwelling Units (EDU's) within Zone 42. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 42	$29,718.04
Total Zone 42 Assessable Parcels	187
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$158.92**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$158.92**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$158.92
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$158.92
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$155.80
Percentage change in the Assessment Rate	**2.0%**

Zone 51

There are sixty-one Equivalent Dwelling Units (EDU's) within Zone 51. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 51	$7,023.54
Total Zone 51 Assessable Parcels	61
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$115.14**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$115.14**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$115.14
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$115.14
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$112.88
Percentage change in the Assessment Rate	**2.0%**

Zone 52

There are ninety-one Equivalent Dwelling Units (EDU's) within Zone 52. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 52	$56,749.42
Total Zone 52 Assessable Parcels	91
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$623.63**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$623.62**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$623.63
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$623.62
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$611.41
Percentage change in the Assessment Rate	**2.0%**

Zone 59

There are 12.86 Equivalent Dwelling Units (EDU's) within Zone 59. Each acre is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 59	$4,438.24
Total Zone 59 Assessable Acres	12.86
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$345.12**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$345.12**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$345.12
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$345.12
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$338.36
Percentage change in the Assessment Rate	**2.0%**

Zone 62

There are one hundred sixteen Equivalent Dwelling Units (EDU's) within Zone 62. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 62	$15,562.56
Total Zone 62 Assessable Parcels	116
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$134.17**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$134.16**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$134.17
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$134.16
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$131.54
Percentage change in the Assessment Rate	**2.0%**

Zone 67

There are forty-four Equivalent Dwelling Units (EDU's) within Zone 67. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 67	$6,536.64
Total Zone 67 Assessable Parcels	44
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$148.56**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$148.56**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$148.56
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$148.56
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$145.65
Percentage change in the Assessment Rate	**2.0%**

Zone 71

There are one hundred forty-two Equivalent Dwelling Units (EDU's) within Zone 71. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 71	$9,326.56
Total Zone 71 Assessable Parcels	142
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$65.68**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$65.68**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$65.68
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$65.68
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$64.40
Percentage change in the Assessment Rate	**2.0%**

Zone 90

There are one hundred one Equivalent Dwelling Units (EDU's) within Zone 90. Each of these developed parcels is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 90	$32,247.28
Total Zone 90 Assessable Parcels	101
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$319.28**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$319.28**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$319.28
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$319.28
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$313.02
Percentage change in the Assessment Rate	**2.0%**

Zone 3

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	0%	$77.68	$77.68	100%
2013-14	0%	$77.68	$77.68	100%

Zone 29

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$83.64	$83.64	100%
2013-14	2%	$85.31	$85.30	100%

Zone 30

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$167.26	$167.26	100%
2013-14	2%	$170.60	$170.60	100%

Zone 42

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$155.81	$155.80	100%
2013-14	2%	$158.92	$158.92	100%

Zone 51

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$112.89	$112.88	100%
2013-14	2%	$115.14	$115.14	100%

Zone 52

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$611.41	$611.40	100%
2013-14	2%	$623.63	$623.62	100%

Zone 59

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$338.36	$338.36	100%
2013-14	2%	$345.12	$345.12	100%

Zone 62

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$131.54	$131.54	100%
2013-14	2%	$134.17	$134.16	100%

Zone 67

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$145.65	$145.64	100%
2013-14	2%	$148.56	$148.56	100%

Zone 71

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$64.40	$64.40	100%
2013-14	2%	$65.68	$65.68	100%

Zone 90

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$313.02	$313.02	100%
2013-14	2%	$319.28	$319.28	100%

Each succeeding Fiscal Year the special assessment for Zones 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C. The "CPI-U" increase for March 2013 was 1.29 percent. Annual inflation rate will be 2.0 percent for FY 2013-14.

Appendix A

Preliminary Assessment Roll

ALBERT A.
WEBB
ASSOCIATES

ZONE 3, LOCATION 7
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
80 Parcel(s)									
370441001	$77.68	370443017	$77.68						
370441002	$77.68	370451001	$77.68						
370441003	$77.68	370451002	$77.68						
370441004	$77.68	370451003	$77.68						
370441005	$77.68	370451004	$77.68						
370442001	$77.68	370451005	$77.68						
370442002	$77.68	370451006	$77.68						
370442003	$77.68	370452001	$77.68						
370442004	$77.68	370452002	$77.68						
370442005	$77.68	370452003	$77.68						
370442006	$77.68	370452004	$77.68						
370442007	$77.68	370452005	$77.68						
370442008	$77.68	370452006	$77.68						
370442009	$77.68	370452007	$77.68						
370442010	$77.68	370452008	$77.68						
370442011	$77.68	370452009	$77.68						
370442012	$77.68	370452010	$77.68						
370442013	$77.68	370452011	$77.68						
370442014	$77.68	370452012	$77.68						
370442015	$77.68	370452013	$77.68						
370442016	$77.68	370452014	$77.68						
370442017	$77.68	370452015	$77.68						
370442018	$77.68								
370442019	$77.68	**Total:**	**$6,214.40**						
370442020	$77.68								
370442021	$77.68								
370442022	$77.68								
370442023	$77.68								
370442024	$77.68								
370442025	$77.68								
370442026	$77.68								
370442027	$77.68								
370442028	$77.68								
370442029	$77.68								
370442030	$77.68								
370442031	$77.68								
370442032	$77.68								
370442033	$77.68								
370442034	$77.68								
370442035	$77.68								
370442036	$77.68								
370442037	$77.68								
370443001	$77.68								
370443002	$77.68								
370443003	$77.68								
370443004	$77.68								
370443005	$77.68								
370443006	$77.68								
370443007	$77.68								
370443008	$77.68								
370443009	$77.68								
370443010	$77.68								
370443011	$77.68								
370443012	$77.68								
370443013	$77.68								
370443014	$77.68								
370443015	$77.68								
370443016	$77.68								

ZONE 3 , LOCATION 23
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
136 Parcel(s)									
380311001	$77.68	380312034	$77.68	380322040	$77.68				
380311002	$77.68	380312035	$77.68	380322041	$77.68				
380311003	$77.68	380312036	$77.68	380322042	$77.68				
380311004	$77.68	380312037	$77.68	380322043	$77.68				
380311005	$77.68	380312038	$77.68	380322044	$77.68				
380311006	$77.68	380313001	$77.68	380322045	$77.68				
380311007	$77.68	380313002	$77.68	380322046	$77.68				
380311008	$77.68	380313003	$77.68	380322047	$77.68				
380311009	$77.68	380321001	$77.68	380322048	$77.68				
380311010	$77.68	380321002	$77.68	380322049	$77.68				
380311011	$77.68	380321003	$77.68	380322050	$77.68				
380311012	$77.68	380321004	$77.68	380322051	$77.68				
380311013	$77.68	380321005	$77.68	380322052	$77.68				
380311014	$77.68	380321006	$77.68	380322053	$77.68				
380311015	$77.68	380321007	$77.68	380322054	$77.68				
380311016	$77.68	380321008	$77.68	380322055	$77.68				
380311017	$77.68	380321009	$77.68	380322056	$77.68				
380311018	$77.68	380321010	$77.68	380322057	$77.68				
380311019	$77.68	380321011	$77.68	380322058	$77.68				
380311020	$77.68	380322001	$77.68	380322059	$77.68				
380311021	$77.68	380322002	$77.68						
380311022	$77.68	380322003	$77.68	**Total:**	**$10,564.48**				
380311023	$77.68	380322004	$77.68						
380311024	$77.68	380322005	$77.68						
380311025	$77.68	380322006	$77.68						
380312001	$77.68	380322007	$77.68						
380312002	$77.68	380322008	$77.68						
380312003	$77.68	380322009	$77.68						
380312004	$77.68	380322010	$77.68						
380312005	$77.68	380322011	$77.68						
380312006	$77.68	380322012	$77.68						
380312007	$77.68	380322013	$77.68						
380312008	$77.68	380322014	$77.68						
380312009	$77.68	380322015	$77.68						
380312010	$77.68	380322016	$77.68						
380312011	$77.68	380322017	$77.68						
380312012	$77.68	380322018	$77.68						
380312013	$77.68	380322019	$77.68						
380312014	$77.68	380322020	$77.68						
380312015	$77.68	380322021	$77.68						
380312016	$77.68	380322022	$77.68						
380312017	$77.68	380322023	$77.68						
380312018	$77.68	380322024	$77.68						
380312019	$77.68	380322025	$77.68						
380312020	$77.68	380322026	$77.68						
380312021	$77.68	380322027	$77.68						
380312022	$77.68	380322028	$77.68						
380312023	$77.68	380322029	$77.68						
380312024	$77.68	380322030	$77.68						
380312025	$77.68	380322031	$77.68						
380312026	$77.68	380322032	$77.68						
380312027	$77.68	380322033	$77.68						
380312028	$77.68	380322034	$77.68						
380312029	$77.68	380322035	$77.68						
380312030	$77.68	380322036	$77.68						
380312031	$77.68	380322037	$77.68						
380312032	$77.68	380322038	$77.68						
380312033	$77.68	380322039	$77.68						

ZONE 3 , LOCATION 24
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
89 Parcel(s)									
366491001	$77.68	366501017	$77.68						
366491002	$77.68	366502001	$77.68						
366491003	$77.68	366502002	$77.68						
366491004	$77.68	366502003	$77.68						
366491005	$77.68	366502004	$77.68						
366491006	$77.68	366502005	$77.68						
366491007	$77.68	366502006	$77.68						
366492001	$77.68	366502007	$77.68						
366492002	$77.68	366502008	$77.68						
366492003	$77.68	366502009	$77.68						
366492004	$77.68	366502010	$77.68						
366492005	$77.68	366502011	$77.68						
366492006	$77.68	366502012	$77.68						
366492007	$77.68	366502013	$77.68						
366492008	$77.68	366502014	$77.68						
366492009	$77.68	366502015	$77.68						
366492010	$77.68	366502016	$77.68						
366492011	$77.68	366502017	$77.68						
366492012	$77.68	366502018	$77.68						
366492013	$77.68	366503001	$77.68						
366492014	$77.68	366503002	$77.68						
366492015	$77.68	366503003	$77.68						
366492016	$77.68	366503004	$77.68						
366492017	$77.68	366503005	$77.68						
366492018	$77.68	366503006	$77.68						
366492019	$77.68	366503007	$77.68						
366492020	$77.68	366503008	$77.68						
366492021	$77.68	366503009	$77.68						
366492022	$77.68	366503010	$77.68						
366492023	$77.68	366503011	$77.68						
366492024	$77.68	366503012	$77.68						
366493001	$77.68								
366493002	$77.68	**Total:**	**$6,913.52**						
366493003	$77.68								
366493004	$77.68								
366493005	$77.68								
366493006	$77.68								
366493007	$77.68								
366493008	$77.68								
366493009	$77.68								
366493010	$77.68								
366493011	$77.68								
366501001	$77.68								
366501002	$77.68								
366501003	$77.68								
366501004	$77.68								
366501005	$77.68								
366501006	$77.68								
366501007	$77.68								
366501008	$77.68								
366501009	$77.68								
366501010	$77.68								
366501011	$77.68								
366501012	$77.68								
366501013	$77.68								
366501014	$77.68								
366501015	$77.68								
366501016	$77.68								

ZONE 3 , LOCATION 25
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
304 Parcel(s)		362513003	$77.68	362523004	$77.68	362533009	$77.68	362543006	$77.68
362511001	$77.68	362513004	$77.68	362523005	$77.68	362533010	$77.68	362543007	$77.68
362511002	$77.68	362513005	$77.68	362523006	$77.68	362533011	$77.68	362543008	$77.68
362511003	$77.68	362513006	$77.68	362523007	$77.68	362533012	$77.68	362543009	$77.68
362511004	$77.68	362513007	$77.68	362523008	$77.68	362533013	$77.68	362543010	$77.68
362511005	$77.68	362513008	$77.68	362523009	$77.68	362533014	$77.68	362543011	$77.68
362511006	$77.68	362513009	$77.68	362523010	$77.68	362533015	$77.68	362550001	$77.68
362511007	$77.68	362513010	$77.68	362523011	$77.68	362533016	$77.68	362550002	$77.68
362511008	$77.68	362513011	$77.68	362523012	$77.68	362533017	$77.68	362550003	$77.68
362511009	$77.68	362514001	$77.68	362523013	$77.68	362533018	$77.68	362550004	$77.68
362511010	$77.68	362514002	$77.68	362523014	$77.68	362533019	$77.68	362550005	$77.68
362512001	$77.68	362514003	$77.68	362523015	$77.68	362533020	$77.68	362550006	$77.68
362512002	$77.68	362514004	$77.68	362523016	$77.68	362533021	$77.68	362550007	$77.68
362512003	$77.68	362514005	$77.68	362531001	$77.68	362533022	$77.68	362550008	$77.68
362512004	$77.68	362514006	$77.68	362531002	$77.68	362533023	$77.68	362550009	$77.68
362512005	$77.68	362521001	$77.68	362531003	$77.68	362533024	$77.68	362550010	$77.68
362512006	$77.68	362521002	$77.68	362531004	$77.68	362533025	$77.68	362550011	$77.68
362512007	$77.68	362521003	$77.68	362531005	$77.68	362533026	$77.68	362550012	$77.68
362512008	$77.68	362521004	$77.68	362531006	$77.68	362533027	$77.68	362550013	$77.68
362512009	$77.68	362521005	$77.68	362531007	$77.68	362533028	$77.68	362550014	$77.68
362512010	$77.68	362521006	$77.68	362531008	$77.68	362533029	$77.68	362550015	$77.68
362512011	$77.68	362522001	$77.68	362531009	$77.68	362533030	$77.68	362550016	$77.68
362512012	$77.68	362522002	$77.68	362531010	$77.68	362533031	$77.68	362550017	$77.68
362512013	$77.68	362522003	$77.68	362531011	$77.68	362541001	$77.68	362550018	$77.68
362512014	$77.68	362522004	$77.68	362531012	$77.68	362541002	$77.68	362550019	$77.68
362512015	$77.68	362522005	$77.68	362531014	$77.68	362541004	$77.68	362550020	$77.68
362512016	$77.68	362522006	$77.68	362531015	$77.68	362541005	$77.68	362550021	$77.68
362512017	$77.68	362522007	$77.68	362531016	$77.68	362541006	$77.68	362550022	$77.68
362512018	$77.68	362522008	$77.68	362531017	$77.68	362541007	$77.68	362550023	$77.68
362512019	$77.68	362522009	$77.68	362531018	$77.68	362542001	$77.68	362550024	$77.68
362512020	$77.68	362522010	$77.68	362531019	$77.68	362542002	$77.68	362550025	$77.68
362512021	$77.68	362522011	$77.68	362531020	$77.68	362542003	$77.68	362550026	$77.68
362512022	$77.68	362522012	$77.68	362531021	$77.68	362542004	$77.68	362550027	$77.68
362512023	$77.68	362522013	$77.68	362531022	$77.68	362542005	$77.68	362550028	$77.68
362512024	$77.68	362522014	$77.68	362531023	$77.68	362542006	$77.68	362550029	$77.68
362512025	$77.68	362522015	$77.68	362531024	$77.68	362542007	$77.68	362550030	$77.68
362512026	$77.68	362522016	$77.68	362531025	$77.68	362542008	$77.68	362550031	$77.68
362512027	$77.68	362522017	$77.68	362531026	$77.68	362542009	$77.68	362550032	$77.68
362512028	$77.68	362522018	$77.68	362531027	$77.68	362542010	$77.68	362550033	$77.68
362512029	$77.68	362522019	$77.68	362531028	$77.68	362542011	$77.68	362550034	$77.68
362512030	$77.68	362522020	$77.68	362531029	$77.68	362542012	$77.68	362550035	$77.68
362512031	$77.68	362522021	$77.68	362531030	$77.68	362542013	$77.68	362550036	$77.68
362512032	$77.68	362522022	$77.68	362531031	$77.68	362542014	$77.68	362550037	$77.68
362512033	$77.68	362522023	$77.68	362532001	$77.68	362542015	$77.68	362550038	$77.68
362512034	$77.68	362522024	$77.68	362532002	$77.68	362542016	$77.68	362550039	$77.68
362512035	$77.68	362522025	$77.68	362532003	$77.68	362542017	$77.68	362550040	$77.68
362512036	$77.68	362522026	$77.68	362532004	$77.68	362542018	$77.68	362550041	$77.68
362512037	$77.68	362522027	$77.68	362532005	$77.68	362542019	$77.68	362550042	$77.68
362512038	$77.68	362522028	$77.68	362532006	$77.68	362542020	$77.68	362550043	$77.68
362512039	$77.68	362522029	$77.68	362532007	$77.68	362542021	$77.68	362550044	$77.68
362512040	$77.68	362522030	$77.68	362532008	$77.68	362542022	$77.68	362550045	$77.68
362512041	$77.68	362522031	$77.68	362533001	$77.68	362542023	$77.68	362550046	$77.68
362512042	$77.68	362522032	$77.68	362533002	$77.68	362542024	$77.68	362550047	$77.68
362512043	$77.68	362522033	$77.68	362533003	$77.68	362542025	$77.68	362550048	$77.68
362512044	$77.68	362522034	$77.68	362533004	$77.68	362543001	$77.68	362550049	$77.68
362512045	$77.68	362522035	$77.68	362533005	$77.68	362543002	$77.68	362550050	$77.68
362512046	$77.68	362523001	$77.68	362533006	$77.68	362543003	$77.68	362550051	$77.68
362513001	$77.68	362523002	$77.68	362533007	$77.68	362543004	$77.68	362550052	$77.68
362513002	$77.68	362523003	$77.68	362533008	$77.68	362543005	$77.68	362550053	$77.68

Total: $22,837.92

ZONE 3 , LOCATION 25 page 2
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
362550054	$77.68								
362550055	$77.68								
362550056	$77.68								
362550057	$77.68								
362550058	$77.68								
362550059	$77.68								
362550060	$77.68								
362550061	$77.68								
362550062	$77.68								
362550063	$77.68								
Total	**$776.80**								

ZONE 3 , LOCATION 29
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
66 Parcel(s)		380341041	$77.68						
380340001	$77.68	380341042	$77.68						
380340002	$77.68	380341043	$77.68						
380340003	$77.68	380341044	$77.68						
380340004	$77.68	380341045	$77.68						
380340005	$77.68	380341046	$77.68						
380340006	$77.68	380341047	$77.68						
380340007	$77.68	380341048	$77.68						
380340008	$77.68								
380340009	$77.68	**Total:**	**$5,126.88**						
380340010	$77.68								
380340011	$77.68								
380340012	$77.68								
380340013	$77.68								
380340014	$77.68								
380340015	$77.68								
380340016	$77.68								
380340017	$77.68								
380340018	$77.68								
380341001	$77.68								
380341002	$77.68								
380341003	$77.68								
380341004	$77.68								
380341005	$77.68								
380341006	$77.68								
380341007	$77.68								
380341008	$77.68								
380341009	$77.68								
380341010	$77.68								
380341011	$77.68								
380341012	$77.68								
380341013	$77.68								
380341014	$77.68								
380341015	$77.68								
380341016	$77.68								
380341017	$77.68								
380341018	$77.68								
380341019	$77.68								
380341020	$77.68								
380341021	$77.68								
380341022	$77.68								
380341023	$77.68								
380341024	$77.68								
380341025	$77.68								
380341026	$77.68								
380341027	$77.68								
380341028	$77.68								
380341029	$77.68								
380341030	$77.68								
380341031	$77.68								
380341032	$77.68								
380341033	$77.68								
380341034	$77.68								
380341035	$77.68								
380341036	$77.68								
380341037	$77.68								
380341038	$77.68								
380341039	$77.68								
380341040	$77.68								

ZONE 3 , LOCATION 35
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
144 Parcel(s)		380360006	$77.68	380370006	$77.68				
380350001	$77.68	380360007	$77.68	380370007	$77.68				
380350002	$77.68	380361001	$77.68	380370008	$77.68				
380350003	$77.68	380361002	$77.68	380370009	$77.68				
380350004	$77.68	380361003	$77.68	380370010	$77.68				
380350005	$77.68	380361004	$77.68	380370011	$77.68				
380350006	$77.68	380361005	$77.68	380370012	$77.68				
380350007	$77.68	380361006	$77.68	380370014	$77.68				
380350008	$77.68	380361007	$77.68	380370015	$77.68				
380350009	$77.68	380361008	$77.68	380370016	$77.68				
380350010	$77.68	380361009	$77.68	380370017	$77.68				
380350011	$77.68	380361010	$77.68	380370018	$77.68				
380350012	$77.68	380361011	$77.68	380370019	$77.68				
380350013	$77.68	380361012	$77.68	380370020	$77.68				
380350014	$77.68	380361013	$77.68	380370021	$77.68				
380350015	$77.68	380361014	$77.68	380370022	$77.68				
380350016	$77.68	380361015	$77.68	380370023	$77.68				
380350017	$77.68	380361016	$77.68	380370024	$77.68				
380350018	$77.68	380361017	$77.68	380370025	$77.68				
380350019	$77.68	380361018	$77.68	380370026	$77.68				
380350020	$77.68	380361019	$77.68	380370027	$77.68				
380350021	$77.68	380361020	$77.68	380370028	$77.68				
380350022	$77.68	380361021	$77.68	380370029	$77.68				
380350023	$77.68	380361022	$77.68	380370030	$77.68				
380350024	$77.68	380361023	$77.68	380370031	$77.68				
380350025	$77.68	380361024	$77.68	380370032	$77.68				
380350026	$77.68	380361025	$77.68	380370033	$77.68				
380350027	$77.68	380361026	$77.68						
380350028	$77.68	380361027	$77.68	**Total:**	**$11,185.92**				
380350029	$77.68	380361028	$77.68						
380350030	$77.68	380361029	$77.68						
380350031	$77.68	380361030	$77.68						
380350032	$77.68	380361031	$77.68						
380350033	$77.68	380361032	$77.68						
380350034	$77.68	380362001	$77.68						
380351001	$77.68	380362002	$77.68						
380351002	$77.68	380362003	$77.68						
380351003	$77.68	380362004	$77.68						
380351004	$77.68	380362005	$77.68						
380351005	$77.68	380362006	$77.68						
380351006	$77.68	380362007	$77.68						
380351007	$77.68	380362008	$77.68						
380351008	$77.68	380362009	$77.68						
380351009	$77.68	380362010	$77.68						
380351010	$77.68	380362011	$77.68						
380351011	$77.68	380362012	$77.68						
380351012	$77.68	380362013	$77.68						
380351013	$77.68	380362014	$77.68						
380351014	$77.68	380362015	$77.68						
380351015	$77.68	380362016	$77.68						
380351016	$77.68	380362017	$77.68						
380351017	$77.68	380362018	$77.68						
380351018	$77.68	380362019	$77.68						
380351019	$77.68	380362020	$77.68						
380360001	$77.68	380370001	$77.68						
380360002	$77.68	380370002	$77.68						
380360003	$77.68	380370003	$77.68						
380360004	$77.68	380370004	$77.68						
380360005	$77.68	380370005	$77.68						

ZONE 3 , LOCATION 42
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
63 Parcel(s)		376452011	$77.68						
376450001	$77.68	376452012	$77.68						
376450002	$77.68	376452013	$77.68						
376450003	$77.68	376452014	$77.68						
376450004	$77.68	376452015	$77.68						
376450005	$77.68								
376450006	$77.68	**Total:**	**$4,893.84**						
376450007	$77.68								
376450008	$77.68								
376450009	$77.68								
376450010	$77.68								
376450011	$77.68								
376450012	$77.68								
376450013	$77.68								
376450014	$77.68								
376450015	$77.68								
376450016	$77.68								
376450017	$77.68								
376450018	$77.68								
376450019	$77.68								
376450020	$77.68								
376450021	$77.68								
376450022	$77.68								
376450023	$77.68								
376450024	$77.68								
376450025	$77.68								
376450026	$77.68								
376450027	$77.68								
376450028	$77.68								
376450029	$77.68								
376450030	$77.68								
376450031	$77.68								
376450032	$77.68								
376450033	$77.68								
376450034	$77.68								
376450035	$77.68								
376450036	$77.68								
376450037	$77.68								
376450038	$77.68								
376451001	$77.68								
376451002	$77.68								
376451003	$77.68								
376451004	$77.68								
376451005	$77.68								
376451006	$77.68								
376451007	$77.68								
376451008	$77.68								
376451009	$77.68								
376451010	$77.68								
376452001	$77.68								
376452002	$77.68								
376452003	$77.68								
376452004	$77.68								
376452005	$77.68								
376452006	$77.68								
376452007	$77.68								
376452008	$77.68								
376452009	$77.68								
376452010	$77.68								

ZONE 3 , LOCATION 43
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
115 Parcel(s)		380092025	$77.68						
380090016	$77.68	380092026	$77.68						
380090017	$77.68	380380001	$77.68						
380090018	$77.68	380380002	$77.68						
380090019	$77.68	380380003	$77.68						
380090020	$77.68	380380004	$77.68						
380090021	$77.68	380380005	$77.68						
380090022	$77.68	380380006	$77.68						
380090023	$77.68	380380007	$77.68						
380090024	$77.68	380380008	$77.68						
380090025	$77.68	380380009	$77.68						
380090026	$77.68	380380010	$77.68						
380090027	$77.68	380380011	$77.68						
380090028	$77.68	380380012	$77.68						
380090029	$77.68	380380013	$77.68						
380090030	$77.68	380380014	$77.68						
380090031	$77.68	380380015	$77.68						
380090032	$77.68	380380016	$77.68						
380090033	$77.68	380380017	$77.68						
380090034	$77.68	380380018	$77.68						
380090035	$77.68	380380019	$77.68						
380090036	$77.68	380380020	$77.68						
380090037	$77.68	380380021	$77.68						
380090038	$77.68	380380022	$77.68						
380090039	$77.68	380380023	$77.68						
380090040	$77.68	380380024	$77.68						
380090041	$77.68	380380025	$77.68						
380090042	$77.68	380380026	$77.68						
380091001	$77.68	380380027	$77.68						
380091002	$77.68	380380028	$77.68						
380091003	$77.68	380380029	$77.68						
380091004	$77.68	380380030	$77.68						
380091005	$77.68	380380031	$77.68						
380091006	$77.68	380380032	$77.68						
380091007	$77.68	380380033	$77.68						
380092001	$77.68	380380034	$77.68						
380092002	$77.68	380380035	$77.68						
380092003	$77.68	380380036	$77.68						
380092004	$77.68	380380037	$77.68						
380092005	$77.68	380381001	$77.68						
380092006	$77.68	380381002	$77.68						
380092007	$77.68	380381003	$77.68						
380092008	$77.68	380381004	$77.68						
380092009	$77.68	380381005	$77.68						
380092010	$77.68	380381006	$77.68						
380092011	$77.68	380381007	$77.68						
380092012	$77.68	380381008	$77.68						
380092013	$77.68	380381009	$77.68						
380092014	$77.68	380381010	$77.68						
380092015	$77.68	380381011	$77.68						
380092016	$77.68	380381012	$77.68						
380092017	$77.68	380381013	$77.68						
380092018	$77.68	380381014	$77.68						
380092019	$77.68	380381015	$77.68						
380092020	$77.68	380381016	$77.68						
380092021	$77.68	380381017	$77.68						
380092022	$77.68	380381018	$77.68						
380092023	$77.68								
380092024	$77.68	**Total:**	**$8,933.20**						

ZONE 3 , LOCATION 45
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
134 Parcel(s)		362701005	$77.68	362711021	$77.68				
362690001	$77.68	362701006	$77.68	362712001	$77.68				
362690002	$77.68	362701007	$77.68	362712002	$77.68				
362690003	$77.68	362701008	$77.68	362712003	$77.68				
362690004	$77.68	362701009	$77.68	362712004	$77.68				
362690005	$77.68	362701010	$77.68	362712005	$77.68				
362690006	$77.68	362702001	$77.68	362712006	$77.68				
362690007	$77.68	362702002	$77.68	362712007	$77.68				
362690008	$77.68	362702003	$77.68	362712008	$77.68				
362690009	$77.68	362702004	$77.68	362712009	$77.68				
362690010	$77.68	362702005	$77.68	362712010	$77.68				
362690011	$77.68	362702006	$77.68	362712011	$77.68				
362690012	$77.68	362702007	$77.68	362712012	$77.68				
362690013	$77.68	362702008	$77.68	362712013	$77.68				
362690014	$77.68	362702009	$77.68	362712014	$77.68				
362690015	$77.68	362702010	$77.68	362712015	$77.68				
362690016	$77.68	362702011	$77.68	362712016	$77.68				
362690017	$77.68	362702012	$77.68						
362690018	$77.68	362702013	$77.68	**Total:**	**$10,409.12**				
362690019	$77.68	362702014	$77.68						
362690020	$77.68	362702015	$77.68						
362690021	$77.68	362702016	$77.68						
362691001	$77.68	362702017	$77.68						
362691002	$77.68	362702018	$77.68						
362691003	$77.68	362702019	$77.68						
362691004	$77.68	362710001	$77.68						
362691005	$77.68	362710002	$77.68						
362691006	$77.68	362710003	$77.68						
362691007	$77.68	362710004	$77.68						
362691008	$77.68	362710005	$77.68						
362691009	$77.68	362710006	$77.68						
362691010	$77.68	362710007	$77.68						
362691011	$77.68	362710008	$77.68						
362691012	$77.68	362710009	$77.68						
362691013	$77.68	362710010	$77.68						
362691014	$77.68	362710011	$77.68						
362691015	$77.68	362710012	$77.68						
362691016	$77.68	362710013	$77.68						
362691017	$77.68	362710014	$77.68						
362700001	$77.68	362711001	$77.68						
362700002	$77.68	362711002	$77.68						
362700003	$77.68	362711003	$77.68						
362700004	$77.68	362711004	$77.68						
362700005	$77.68	362711005	$77.68						
362700006	$77.68	362711006	$77.68						
362700007	$77.68	362711007	$77.68						
362700008	$77.68	362711008	$77.68						
362700009	$77.68	362711009	$77.68						
362700010	$77.68	362711010	$77.68						
362700011	$77.68	362711011	$77.68						
362700012	$77.68	362711012	$77.68						
362700013	$77.68	362711013	$77.68						
362700014	$77.68	362711014	$77.68						
362700015	$77.68	362711015	$77.68						
362700016	$77.68	362711016	$77.68						
362701001	$77.68	362711017	$77.68						
362701002	$77.68	362711018	$77.68						
362701003	$77.68	362711019	$77.68						
362701004	$77.68	362711020	$77.68						

ZONE 3 , LOCATION 47
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
78 Parcel(s)		376431025	$77.68						
376430001	$77.68	376431026	$77.68						
376430002	$77.68	376431027	$77.68						
376430003	$77.68	376431028	$77.68						
376430004	$77.68	376431029	$77.68						
376430005	$77.68	376431030	$77.68						
376430006	$77.68	376431031	$77.68						
376430007	$77.68	376431032	$77.68						
376430008	$77.68	376431033	$77.68						
376430009	$77.68	376431034	$77.68						
376430010	$77.68	376431035	$77.68						
376430011	$77.68	376431036	$77.68						
376430012	$77.68	376431037	$77.68						
376430013	$77.68	376431038	$77.68						
376430014	$77.68	376431039	$77.68						
376430015	$77.68	376431040	$77.68						
376430016	$77.68	376431041	$77.68						
376430017	$77.68	376431042	$77.68						
376430018	$77.68	376431043	$77.68						
376430019	$77.68	376431044	$77.68						
376430020	$77.68								
376430021	$77.68	**Total:**	**$6,059.04**						
376430022	$77.68								
376430023	$77.68								
376430024	$77.68								
376430025	$77.68								
376430026	$77.68								
376430027	$77.68								
376430028	$77.68								
376430029	$77.68								
376430030	$77.68								
376430031	$77.68								
376430032	$77.68								
376430033	$77.68								
376430034	$77.68								
376431001	$77.68								
376431002	$77.68								
376431003	$77.68								
376431004	$77.68								
376431005	$77.68								
376431006	$77.68								
376431007	$77.68								
376431008	$77.68								
376431009	$77.68								
376431010	$77.68								
376431011	$77.68								
376431012	$77.68								
376431013	$77.68								
376431014	$77.68								
376431015	$77.68								
376431016	$77.68								
376431017	$77.68								
376431018	$77.68								
376431019	$77.68								
376431020	$77.68								
376431021	$77.68								
376431022	$77.68								
376431023	$77.68								
376431024	$77.68								

ZONE 3 , LOCATION 49
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
131 Parcels		380023009	$77.68	380032021	$77.68				
380021001	$77.68	380023010	$77.68	380032022	$77.68				
380021002	$77.68	380023011	$77.68	380032023	$77.68				
380021003	$77.68	380023012	$77.68	380032024	$77.68				
380021004	$77.68	380023013	$77.68	380032025	$77.68				
380021005	$77.68	380023014	$77.68	380032026	$77.68				
380021006	$77.68	380023015	$77.68	380032027	$77.68				
380021007	$77.68	380023016	$77.68	380032028	$77.68				
380021008	$77.68	380023017	$77.68	380032029	$77.68				
380021009	$77.68	380023018	$77.68	380032030	$77.68				
380021010	$77.68	380023019	$77.68	380032031	$77.68				
380021011	$77.68	380023020	$77.68	380032032	$77.68				
380021012	$77.68	380023021	$77.68	380032033	$77.68				
380021013	$77.68	380023022	$77.68	380032034	$77.68				
380021014	$77.68	380031001	$77.68						
380021015	$77.68	380031002	$77.68	**Total:**	**$10,176.08**				
380021016	$77.68	380031003	$77.68						
380021018	$77.68	380031004	$77.68						
380021019	$77.68	380031005	$77.68						
380021020	$77.68	380031006	$77.68						
380021021	$77.68	380031007	$77.68						
380021022	$77.68	380031008	$77.68						
380021023	$77.68	380031009	$77.68						
380021024	$77.68	380031010	$77.68						
380021025	$77.68	380031011	$77.68						
380021026	$77.68	380031012	$77.68						
380021027	$77.68	380031013	$77.68						
380021028	$77.68	380031014	$77.68						
380021029	$77.68	380031015	$77.68						
380021030	$77.68	380031016	$77.68						
380021031	$77.68	380031017	$77.68						
380021032	$77.68	380031018	$77.68						
380021033	$77.68	380031019	$77.68						
380021034	$77.68	380031020	$77.68						
380022001	$77.68	380031021	$77.68						
380022002	$77.68	380031022	$77.68						
380022003	$77.68	380031023	$77.68						
380022004	$77.68	380031024	$77.68						
380022005	$77.68	380031025	$77.68						
380022006	$77.68	380032001	$77.68						
380022007	$77.68	380032002	$77.68						
380022008	$77.68	380032003	$77.68						
380022009	$77.68	380032004	$77.68						
380022010	$77.68	380032005	$77.68						
380022011	$77.68	380032006	$77.68						
380022012	$77.68	380032007	$77.68						
380022013	$77.68	380032008	$77.68						
380022014	$77.68	380032009	$77.68						
380022015	$77.68	380032010	$77.68						
380022016	$77.68	380032011	$77.68						
380022017	$77.68	380032012	$77.68						
308023001	$77.68	380032013	$77.68						
380023002	$77.68	380032014	$77.68						
452023003	$77.68	380032015	$77.68						
524023004	$77.68	380032016	$77.68						
596023005	$77.68	380032017	$77.68						
668023006	$77.68	380032018	$77.68						
740023007	$77.68	380032019	$77.68						
812023008	$77.68	380032020	$77.68						

ZONE 3 , LOCATION 53
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
50 Parcel(s)									
367490001	$77.68								
367490002	$77.68								
367490003	$77.68								
367490004	$77.68								
367490005	$77.68								
367490006	$77.68								
367490007	$77.68								
367490008	$77.68								
367490009	$77.68								
367490010	$77.68								
367490011	$77.68								
367490012	$77.68								
367490013	$77.68								
367490014	$77.68								
367490015	$77.68								
367490016	$77.68								
367490017	$77.68								
367490018	$77.68								
367490019	$77.68								
367490020	$77.68								
367490021	$77.68								
367490022	$77.68								
367490023	$77.68								
367490024	$77.68								
367490025	$77.68								
367490026	$77.68								
367490027	$77.68								
367490028	$77.68								
367490029	$77.68								
367490030	$77.68								
367490031	$77.68								
367490032	$77.68								
367491001	$77.68								
367491002	$77.68								
367491003	$77.68								
367491004	$77.68								
367491005	$77.68								
367491006	$77.68								
367491007	$77.68								
367491008	$77.68								
367491009	$77.68								
367491010	$77.68								
367491011	$77.68								
367491012	$77.68								
367491015	$77.68								
367491016	$77.68								
367491017	$77.68								
367491018	$77.68								
367491020	$77.68								
367491021	$77.68								

Total: $3,884.00

ZONE 29 , LOCATION 2
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
10 Parcel(s)									
368272016	$85.30								
368272017	$85.30								
368272018	$85.30								
368272019	$85.30								
368272020	$85.30								
368272021	$85.30								
368272022	$85.30								
368272023	$85.30								
368272024	$85.30								
368272025	$85.30								
Total:	**$853.00**								

ZONE 30 , LOCATION 1
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
78 Parcel(s)		380331011	$170.60						
380330001	$170.60	380331012	$170.60						
380330002	$170.60	380331013	$170.60						
380330003	$170.60	380331014	$170.60						
380330004	$170.60	380331015	$170.60						
380330005	$170.60	380331016	$170.60						
380330006	$170.60	380331017	$170.60						
380330007	$170.60	380331018	$170.60						
380330008	$170.60	380331019	$170.60						
380330009	$170.60	380331020	$170.60						
380330010	$170.60	380331021	$170.60						
380330011	$170.60	380331022	$170.60						
380330012	$170.60	380331023	$170.60						
380330013	$170.60	380331024	$170.60						
380330014	$170.60	380331025	$170.60						
380330015	$170.60	380331026	$170.60						
380330016	$170.60	380331027	$170.60						
380330017	$170.60	380331028	$170.60						
380330018	$170.60	380331029	$170.60						
380330019	$170.60	380331030	$170.60						
380330020	$170.60								
380330021	$170.60	**Total:**	**$13,306.80**						
380330022	$170.60								
380330023	$170.60								
380330024	$170.60								
380330025	$170.60								
380330026	$170.60								
380330027	$170.60								
380330028	$170.60								
380330029	$170.60								
380330030	$170.60								
380330031	$170.60								
380330032	$170.60								
380330033	$170.60								
380330034	$170.60								
380330035	$170.60								
380330036	$170.60								
380330037	$170.60								
380330038	$170.60								
380330039	$170.60								
380330040	$170.60								
380330041	$170.60								
380330042	$170.60								
380330043	$170.60								
380330044	$170.60								
380330045	$170.60								
380330046	$170.60								
380330047	$170.60								
380330048	$170.60								
380331001	$170.60								
380331002	$170.60								
380331003	$170.60								
380331004	$170.60								
380331005	$170.60								
380331006	$170.60								
380331007	$170.60								
380331008	$170.60								
380331009	$170.60								
380331010	$170.60								

ZONE 30 , LOCATION 2
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
86 Parcel(s)		380400015	$170.60						
380390001	$170.60	380400016	$170.60						
380390002	$170.60	380400017	$170.60						
380390003	$170.60	380400018	$170.60						
380390004	$170.60	380400019	$170.60						
380390005	$170.60	380400020	$170.60						
380390006	$170.60	380400021	$170.60						
380390007	$170.60	380400022	$170.60						
380390008	$170.60	380400023	$170.60						
380390009	$170.60	380401001	$170.60						
380390010	$170.60	380401002	$170.60						
380390011	$170.60	380401003	$170.60						
380390012	$170.60	380401004	$170.60						
380390013	$170.60	380401005	$170.60						
380390014	$170.60	380401006	$170.60						
380390015	$170.60	380401007	$170.60						
380390016	$170.60	380401008	$170.60						
380390017	$170.60	380401009	$170.60						
380390018	$170.60	380401010	$170.60						
380390019	$170.60	380401011	$170.60						
380390020	$170.60	380401012	$170.60						
380390021	$170.60	380401013	$170.60						
380390022	$170.60	380401014	$170.60						
380390023	$170.60	380401015	$170.60						
380390024	$170.60	380401016	$170.60						
380390026	$170.60	380401017	$170.60						
380390027	$170.60	380401018	$170.60						
380390028	$170.60	380401019	$170.60						
380390029	$170.60								
380390030	$170.60	**Total:**	**$14,671.60**						
380390031	$170.60								
380390032	$170.60								
380390033	$170.60								
380390034	$170.60								
380390035	$170.60								
380390036	$170.60								
380390037	$170.60								
380390038	$170.60								
380390039	$170.60								
380390041	$170.60								
380391001	$170.60								
380391002	$170.60								
380391003	$170.60								
380391004	$170.60								
380391005	$170.60								
380400001	$170.60								
380400002	$170.60								
380400003	$170.60								
380400004	$170.60								
380400005	$170.60								
380400006	$170.60								
380400007	$170.60								
380400008	$170.60								
380400009	$170.60								
380400010	$170.60								
380400011	$170.60								
380400012	$170.60								
380400013	$170.60								
380400014	$170.60								

ZONE 42
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
187 Parcel(s)		362680012	$158.92	362720014	$158.92	362722006	$158.92		
362670001	$158.92	362680013	$158.92	362720015	$158.92	362722007	$158.92		
362670002	$158.92	362680014	$158.92	362720016	$158.92	362722008	$158.92		
362670003	$158.92	362680015	$158.92	362720017	$158.92	362722009	$158.92		
362670004	$158.92	362680016	$158.92	362720018	$158.92	362722010	$158.92		
362671001	$158.92	362680017	$158.92	362720019	$158.92	362722011	$158.92		
362671002	$158.92	362680018	$158.92	362720020	$158.92	362722012	$158.92		
362671003	$158.92	362680019	$158.92	362720021	$158.92	362722013	$158.92		
362671004	$158.92	362680020	$158.92	362720022	$158.92	362722014	$158.92		
362671005	$158.92	362681001	$158.92	362720023	$158.92	362722015	$158.92		
362671006	$158.92	362681002	$158.92	362720024	$158.92	362722016	$158.92		
362671007	$158.92	362681003	$158.92	362720025	$158.92				
362671008	$158.92	362681004	$158.92	362720026	$158.92	**Total**	**$29,718.04**		
362671009	$158.92	362681005	$158.92	362720027	$158.92				
362671010	$158.92	362681006	$158.92	362720028	$158.92				
362671011	$158.92	362681007	$158.92	362720029	$158.92				
362671012	$158.92	362681008	$158.92	362720030	$158.92				
362671013	$158.92	362681009	$158.92	362720031	$158.92				
362671014	$158.92	362681010	$158.92	362720032	$158.92				
362671015	$158.92	362681012	$158.92	362720033	$158.92				
362671016	$158.92	362681013	$158.92	362720034	$158.92				
362671017	$158.92	362681014	$158.92	362720035	$158.92				
362671018	$158.92	362681015	$158.92	362720036	$158.92				
362671019	$158.92	362681016	$158.92	362720037	$158.92				
362671020	$158.92	362681017	$158.92	362720038	$158.92				
362671021	$158.92	362681018	$158.92	362720039	$158.92				
362671022	$158.92	362681019	$158.92	362720040	$158.92				
362671023	$158.92	362681020	$158.92	362720041	$158.92				
362671024	$158.92	362681021	$158.92	362720042	$158.92				
362671025	$158.92	362681022	$158.92	362720043	$158.92				
362671026	$158.92	362681023	$158.92	362720044	$158.92				
362671027	$158.92	362681024	$158.92	362720045	$158.92				
362671028	$158.92	362681025	$158.92	362720046	$158.92				
362671029	$158.92	362681026	$158.92	362720047	$158.92				
362671030	$158.92	362681027	$158.92	362721001	$158.92				
362671031	$158.92	362681028	$158.92	362721002	$158.92				
362671032	$158.92	362681029	$158.92	362721003	$158.92				
362671033	$158.92	362681030	$158.92	362721004	$158.92				
362672001	$158.92	362681031	$158.92	362721005	$158.92				
362672002	$158.92	362681032	$158.92	362721006	$158.92				
362672003	$158.92	362681033	$158.92	362721007	$158.92				
362672004	$158.92	362681034	$158.92	362721008	$158.92				
362672005	$158.92	362681035	$158.92	362721009	$158.92				
362672006	$158.92	362681036	$158.92	362721010	$158.92				
362672007	$158.92	362681037	$158.92	362721011	$158.92				
362672008	$158.92	362681038	$158.92	362721012	$158.92				
362672009	$158.92	362720001	$158.92	362721013	$158.92				
362672010	$158.92	362720002	$158.92	362721014	$158.92				
362680001	$158.92	362720003	$158.92	362721015	$158.92				
362680002	$158.92	362720004	$158.92	362721016	$158.92				
362680003	$158.92	362720005	$158.92	362721017	$158.92				
362680004	$158.92	362720006	$158.92	362721018	$158.92				
362680005	$158.92	362720007	$158.92	362721019	$158.92				
362680006	$158.92	362720008	$158.92	362721020	$158.92				
362680007	$158.92	362720009	$158.92	362722001	$158.92				
362680008	$158.92	362720010	$158.92	362722002	$158.92				
362680009	$158.92	362720011	$158.92	362722003	$158.92				
362680010	$158.92	362720012	$158.92	362722004	$158.92				
362680011	$158.92	362720013	$158.92	362722005	$158.92				

ZONE 51
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
61 Parcel(s)									
376440001	$115.14	376441004	$115.14						
376440002	$115.14	376441005	$115.14						
376440003	$115.14	376441006	$115.14						
376440004	$115.14								
376440005	$115.14	**Total:**	**$7,023.54**						
376440006	$115.14								
376440007	$115.14								
376440008	$115.14								
376440009	$115.14								
376440010	$115.14								
376440011	$115.14								
376440012	$115.14								
376440013	$115.14								
376440014	$115.14								
376440015	$115.14								
376440016	$115.14								
376440017	$115.14								
376440018	$115.14								
376440019	$115.14								
376440020	$115.14								
376440021	$115.14								
376440022	$115.14								
376440023	$115.14								
376440024	$115.14								
376440025	$115.14								
376440026	$115.14								
376440027	$115.14								
376440028	$115.14								
376440029	$115.14								
376440030	$115.14								
376440031	$115.14								
376440032	$115.14								
376440033	$115.14								
376440034	$115.14								
376440035	$115.14								
376440036	$115.14								
376440037	$115.14								
376440038	$115.14								
376440039	$115.14								
376440040	$115.14								
376440041	$115.14								
376440042	$115.14								
376440043	$115.14								
376440044	$115.14								
376440045	$115.14								
376440046	$115.14								
376440047	$115.14								
376440048	$115.14								
376440049	$115.14								
376440050	$115.14								
376440051	$115.14								
376440052	$115.14								
376440053	$115.14								
376440054	$115.14								
376440055	$115.14								
376441001	$115.14								
376441002	$115.14								
376441003	$115.14								

ZONE 52
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
91 Parcel(s)		382430005	$623.62						
382410001	$623.62	382430006	$623.62						
382410002	$623.62	382430007	$623.62						
382410003	$623.62	382430008	$623.62						
382410004	$623.62	382430009	$623.62						
382410005	$623.62	382430010	$623.62						
382411002	$623.62	382431003	$623.62						
382411003	$623.62	382431004	$623.62						
382411004	$623.62	382431005	$623.62						
382411005	$623.62	382431006	$623.62						
382411006	$623.62	382431007	$623.62						
382411007	$623.62	382431008	$623.62						
382411008	$623.62	382431009	$623.62						
382411009	$623.62	382431010	$623.62						
382411010	$623.62	382431011	$623.62						
382411011	$623.62	382431012	$623.62						
382411012	$623.62	382431013	$623.62						
382411013	$623.62	382431014	$623.62						
382411016	$623.62	382431016	$623.62						
382411017	$623.62	382440001	$623.62						
382411018	$623.62	382440002	$623.62						
382411019	$623.62	382440003	$623.62						
382411020	$623.62	382440004	$623.62						
382411021	$623.62	382440005	$623.62						
382411022	$623.62	382440006	$623.62						
382411023	$623.62	382440007	$623.62						
382411024	$623.62	382440008	$623.62						
382411025	$623.62	382440009	$623.62						
382420001	$623.62	382440010	$623.62						
382420002	$623.62	382440011	$623.62						
382420003	$623.62	382440012	$623.62						
382420004	$623.62	382440013	$623.62						
382420005	$623.62	382440014	$623.62						
382420006	$623.62								
382420007	$623.62	**Total:**	**$56,749.42**						
382420008	$623.62								
382420009	$623.62								
382420010	$623.62								
382420011	$623.62								
382420012	$623.62								
382420013	$623.62								
382421001	$623.62								
382421002	$623.62								
382421003	$623.62								
382421004	$623.62								
382421005	$623.62								
382421006	$623.62								
382421007	$623.62								
382421008	$623.62								
382421009	$623.62								
382421010	$623.62								
382421011	$623.62								
382421012	$623.62								
382421013	$623.62								
382421014	$623.62								
382430001	$623.62								
382430002	$623.62								
382430003	$623.62								
382430004	$623.62								

ZONE 59
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT
4 Parcel(s)		
380260033	2.70	$931.82
380260034	2.72	$938.73
380260035	4.18	$1,442.60
380260036	3.26	$1,125.09
Total:	**12.86**	**$4,438.24**

ZONE 62
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
116 Parcel(s)		380092025	$134.16						
380090016	$134.16	380092026	$134.16						
380090017	$134.16	380380001	$134.16						
380090018	$134.16	380380002	$134.16						
380090019	$134.16	380380003	$134.16						
380090020	$134.16	380380004	$134.16						
380090021	$134.16	380380005	$134.16						
380090022	$134.16	380380006	$134.16						
380090023	$134.16	380380007	$134.16						
380090024	$134.16	380380008	$134.16						
380090025	$134.16	380380009	$134.16						
380090026	$134.16	380380010	$134.16						
380090027	$134.16	380380011	$134.16						
380090028	$134.16	380380012	$134.16						
380090029	$134.16	380380013	$134.16						
380090030	$134.16	380380014	$134.16						
380090031	$134.16	380380015	$134.16						
380090032	$134.16	380380016	$134.16						
380090033	$134.16	380380017	$134.16						
380090034	$134.16	380380018	$134.16						
380090035	$134.16	380380019	$134.16						
380090036	$134.16	380380020	$134.16						
380090037	$134.16	380380021	$134.16						
380090038	$134.16	380380022	$134.16						
380090039	$134.16	380380023	$134.16						
380090040	$134.16	380380024	$134.16						
380090041	$134.16	380380025	$134.16						
380090042	$134.16	380380026	$134.16						
380091001	$134.16	380380027	$134.16						
380091002	$134.16	380380028	$134.16						
380091003	$134.16	380380029	$134.16						
380091004	$134.16	380380030	$134.16						
380091005	$134.16	380380031	$134.16						
380091006	$134.16	380380032	$134.16						
380091007	$134.16	380380033	$134.16						
380092001	$134.16	380380034	$134.16						
380092002	$134.16	380380035	$134.16						
380092003	$134.16	380380036	$134.16						
380092004	$134.16	380380037	$134.16						
380092005	$134.16	380380038	$134.16						
380092006	$134.16	380381001	$134.16						
380092007	$134.16	380381002	$134.16						
380092008	$134.16	380381003	$134.16						
380092009	$134.16	380381004	$134.16						
380092010	$134.16	380381005	$134.16						
380092011	$134.16	380381006	$134.16						
380092012	$134.16	380381007	$134.16						
380092013	$134.16	380381008	$134.16						
380092014	$134.16	380381009	$134.16						
380092015	$134.16	380381010	$134.16						
380092016	$134.16	380381011	$134.16						
380092017	$134.16	380381012	$134.16						
380092018	$134.16	380381013	$134.16						
380092019	$134.16	380381014	$134.16						
380092020	$134.16	380381015	$134.16						
380092021	$134.16	380381016	$134.16						
380092022	$134.16	380381017	$134.16						
380092023	$134.16	380381018	$134.16						
380092024	$134.16								
		Total:	**$15,562.56**						

ZONE 67
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
44 Parcel(s)									
380410001	$148.56								
380410002	$148.56								
380410003	$148.56								
380410004	$148.56								
380410005	$148.56								
380410006	$148.56								
380410007	$148.56								
380410008	$148.56								
380410009	$148.56								
380410010	$148.56								
380410011	$148.56								
380410012	$148.56								
380410013	$148.56								
380410014	$148.56								
380410015	$148.56								
380410016	$148.56								
380410017	$148.56								
380410018	$148.56								
380410019	$148.56								
380411001	$148.56								
380411002	$148.56								
380411003	$148.56								
380411004	$148.56								
380411005	$148.56								
380411006	$148.56								
380411007	$148.56								
380411008	$148.56								
380411009	$148.56								
380411010	$148.56								
380411011	$148.56								
380411012	$148.56								
380411013	$148.56								
380411014	$148.56								
380411015	$148.56								
380411016	$148.56								
380411017	$148.56								
380411018	$148.56								
380411019	$148.56								
380411020	$148.56								
380411021	$148.56								
380411022	$148.56								
380411023	$148.56								
380411024	$148.56								
380411025	$148.56								
Total:	**$6,536.64**								

ZONE 71
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
142 Parcel(s)		382250005	$65.68	382260016	$65.68				
382240006	$65.68	382250006	$65.68	382260017	$65.68				
382240007	$65.68	382250007	$65.68	382260018	$65.68				
382240008	$65.68	382250008	$65.68	382260019	$65.68				
382240009	$65.68	382250009	$65.68	382260020	$65.68				
382240010	$65.68	382250010	$65.68	382260021	$65.68				
382240011	$65.68	382250011	$65.68	382261001	$65.68				
382240012	$65.68	382250012	$65.68	382261002	$65.68				
382240013	$65.68	382250013	$65.68	382261003	$65.68				
382240014	$65.68	382250014	$65.68	382261004	$65.68				
382240015	$65.68	382250015	$65.68	382261005	$65.68				
382240016	$65.68	382250016	$65.68	382261006	$65.68				
382240017	$65.68	382250017	$65.68	382261007	$65.68				
382240018	$65.68	382250018	$65.68	382261008	$65.68				
382240019	$65.68	382250019	$65.68	382261009	$65.68				
382240020	$65.68	382250021	$65.68	382261010	$65.68				
382240021	$65.68	382250022	$65.68	382261011	$65.68				
382240022	$65.68	382250023	$65.68	382261012	$65.68				
382240023	$65.68	382250024	$65.68	382261013	$65.68				
382240024	$65.68	382250025	$65.68	382261014	$65.68				
382240025	$65.68	382250026	$65.68	382261015	$65.68				
382240026	$65.68	382250027	$65.68	382261016	$65.68				
382240027	$65.68	382250028	$65.68	382261017	$65.68				
382240028	$65.68	382250029	$65.68	382261018	$65.68				
382240029	$65.68	382251001	$65.68	382261019	$65.68				
382240030	$65.68	382251002	$65.68						
382240031	$65.68	382251003	$65.68	**Total:**	**$9,326.56**				
382240032	$65.68	382251004	$65.68						
382240033	$65.68	382251005	$65.68						
382241001	$65.68	382251006	$65.68						
382241002	$65.68	382251007	$65.68						
382241003	$65.68	382251008	$65.68						
382241004	$65.68	382251009	$65.68						
382241005	$65.68	382251010	$65.68						
382241006	$65.68	382251011	$65.68						
382241007	$65.68	382251012	$65.68						
382241008	$65.68	382251013	$65.68						
382241009	$65.68	382251014	$65.68						
382241010	$65.68	382251015	$65.68						
382242001	$65.68	382251016	$65.68						
382242002	$65.68	382251017	$65.68						
382242003	$65.68	382251018	$65.68						
382242004	$65.68	382251019	$65.68						
382242005	$65.68	382251020	$65.68						
382242006	$65.68	382251021	$65.68						
382242007	$65.68	382251022	$65.68						
382242008	$65.68	382251023	$65.68						
382242009	$65.68	382251024	$65.68						
382242010	$65.68	382260005	$65.68						
382242011	$65.68	382260006	$65.68						
382242012	$65.68	382260007	$65.68						
382242013	$65.68	382260008	$65.68						
382242014	$65.68	382260009	$65.68						
382242015	$65.68	382260010	$65.68						
382242016	$65.68	382260011	$65.68						
382242017	$65.68	382260012	$65.68						
382242018	$65.68	382260013	$65.68						
382250003	$65.68	382260014	$65.68						
382250004	$65.68	382260015	$65.68						

ZONE 90
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT	APN	ASSMT
2 Parcel(s)									
380080013	$12,132.64								
380080014	$20,114.64								
Total:	**$32,247.28**								

Appendix B

Assessment Diagrams

ALBERT A.
WEBB
ASSOCIATES

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 7

PORTION OF SECTION 28, T.6S., R.4W.

TRACT MAP NO. 23111-1 - 80 PARCELS

CITY OF WILDOMAR

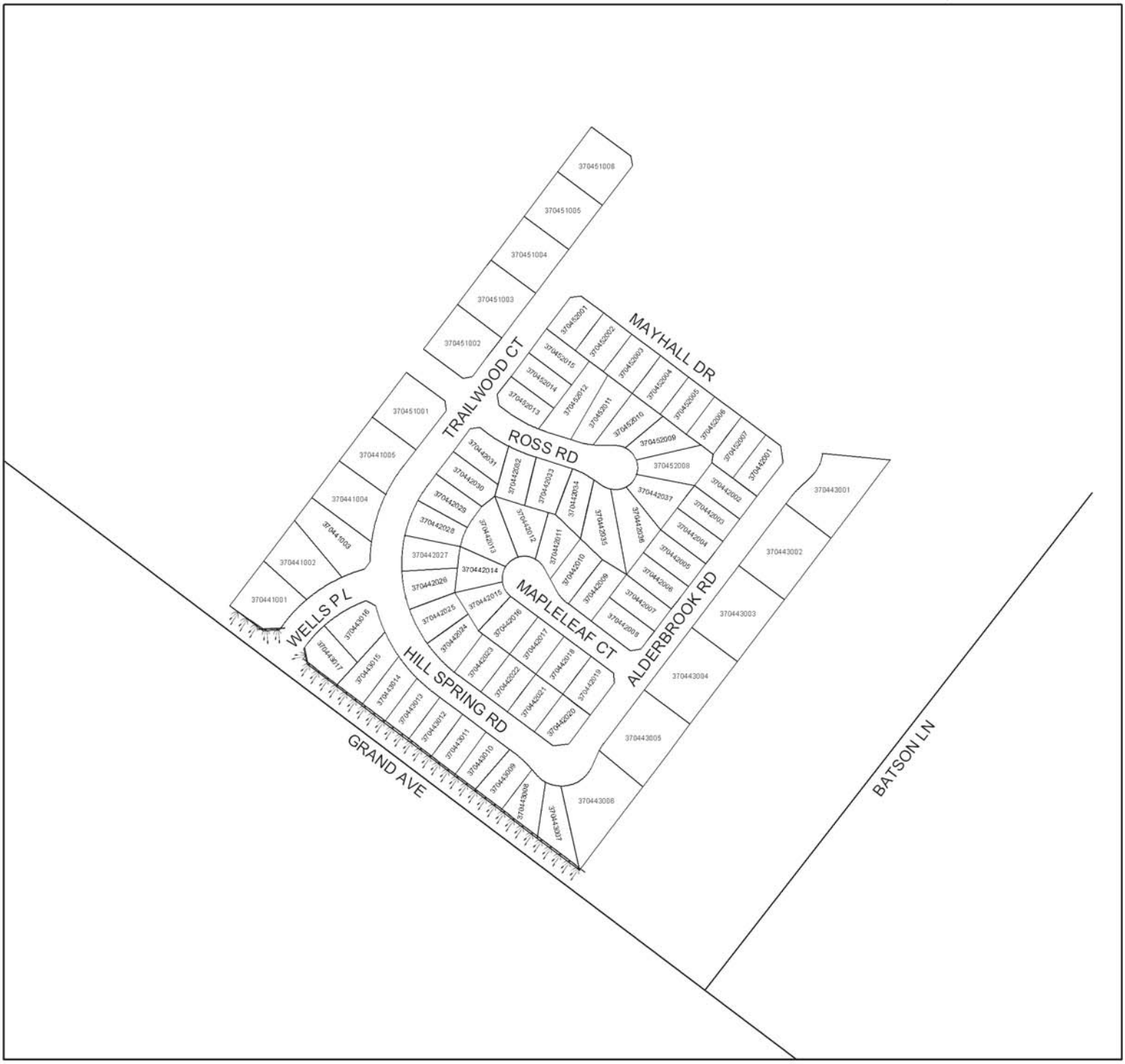
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 23

PORTION OF SECTION 35, T.6S., R.4W. AND SECTION 2, T.7S, R.4W.

TRACT MAP NO. 28586 - 136 PARCELS

CITY OF WILDOMAR

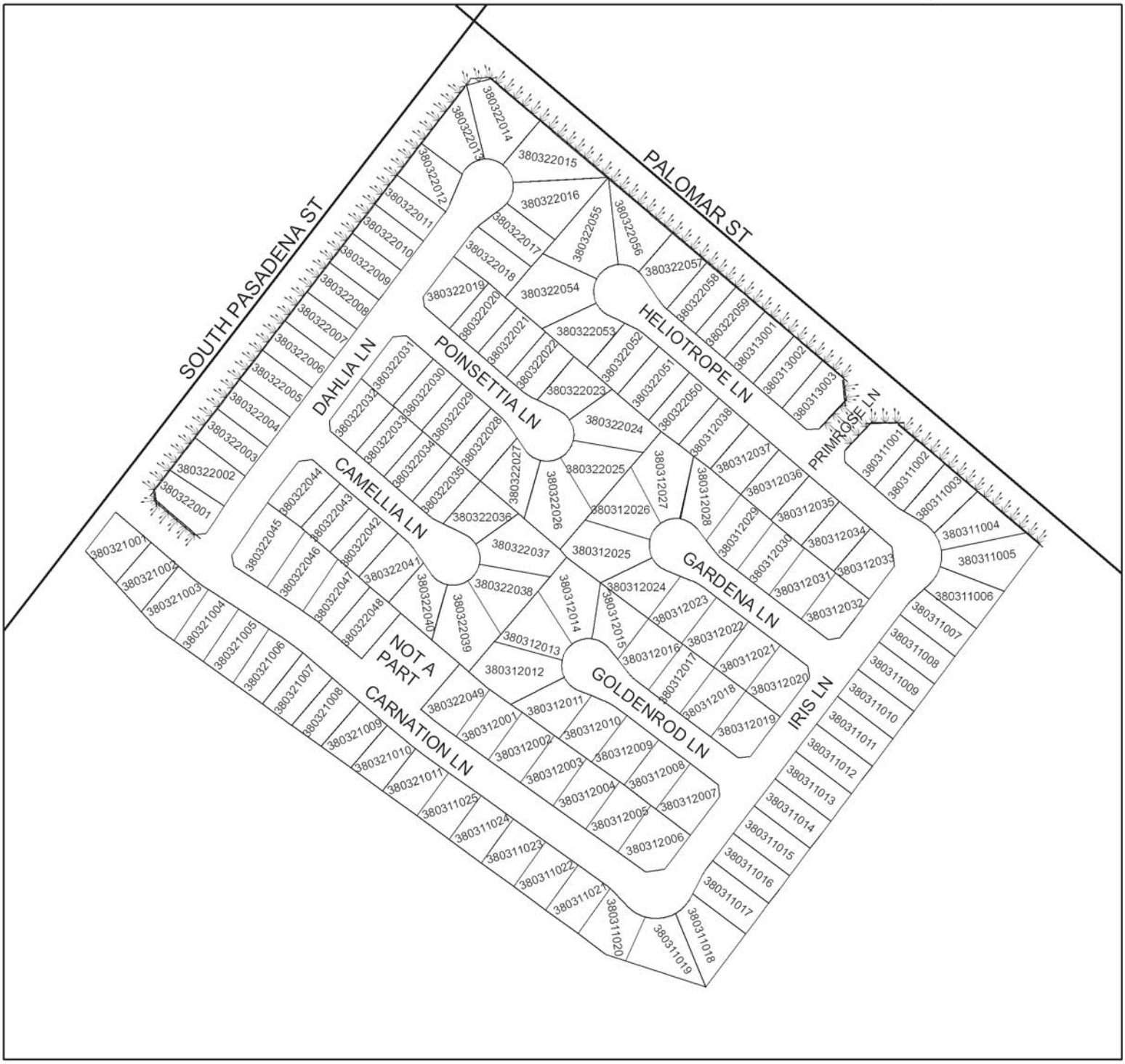
N

250 125 0 Feet

1 inch = 250 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 24

PORTION OF SECTION 23, T.6S., R.4W.

TRACT MAP NO. 27620 - 89 PARCELS

CITY OF WILDOMAR

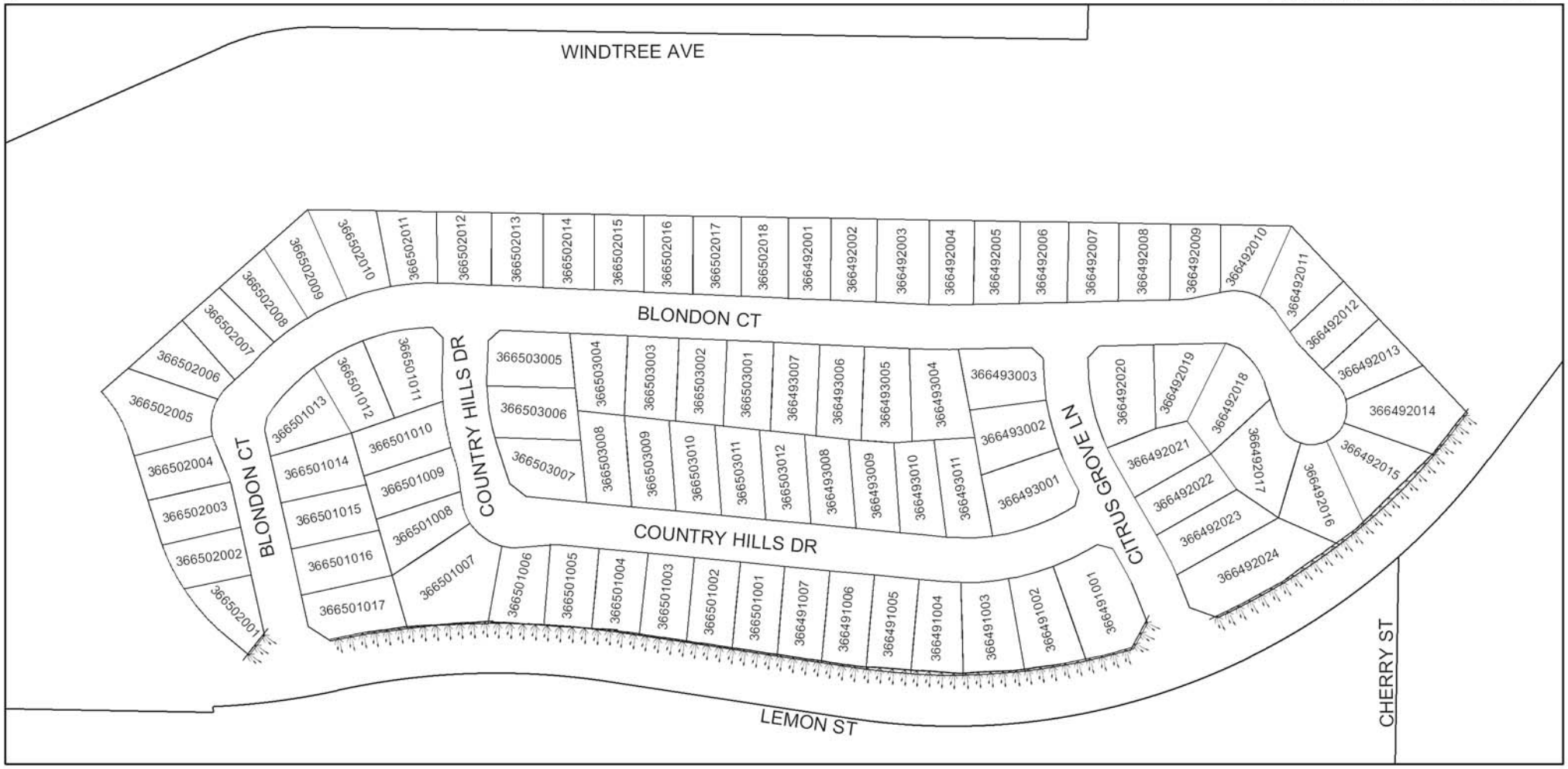
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 25

PORTION OF SECTION 31, T.6S., R.3W.

TRACT MAP NO. 23310 - 304 PARCELS

CITY OF WILDOMAR

N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 29

PORTION OF SECTION 35, T.6S., R.4W. & SECTION 2, T.7S., R.4W.

TRACT MAP NO. 30304 - 66 PARCELS

CITY OF WILDOMAR

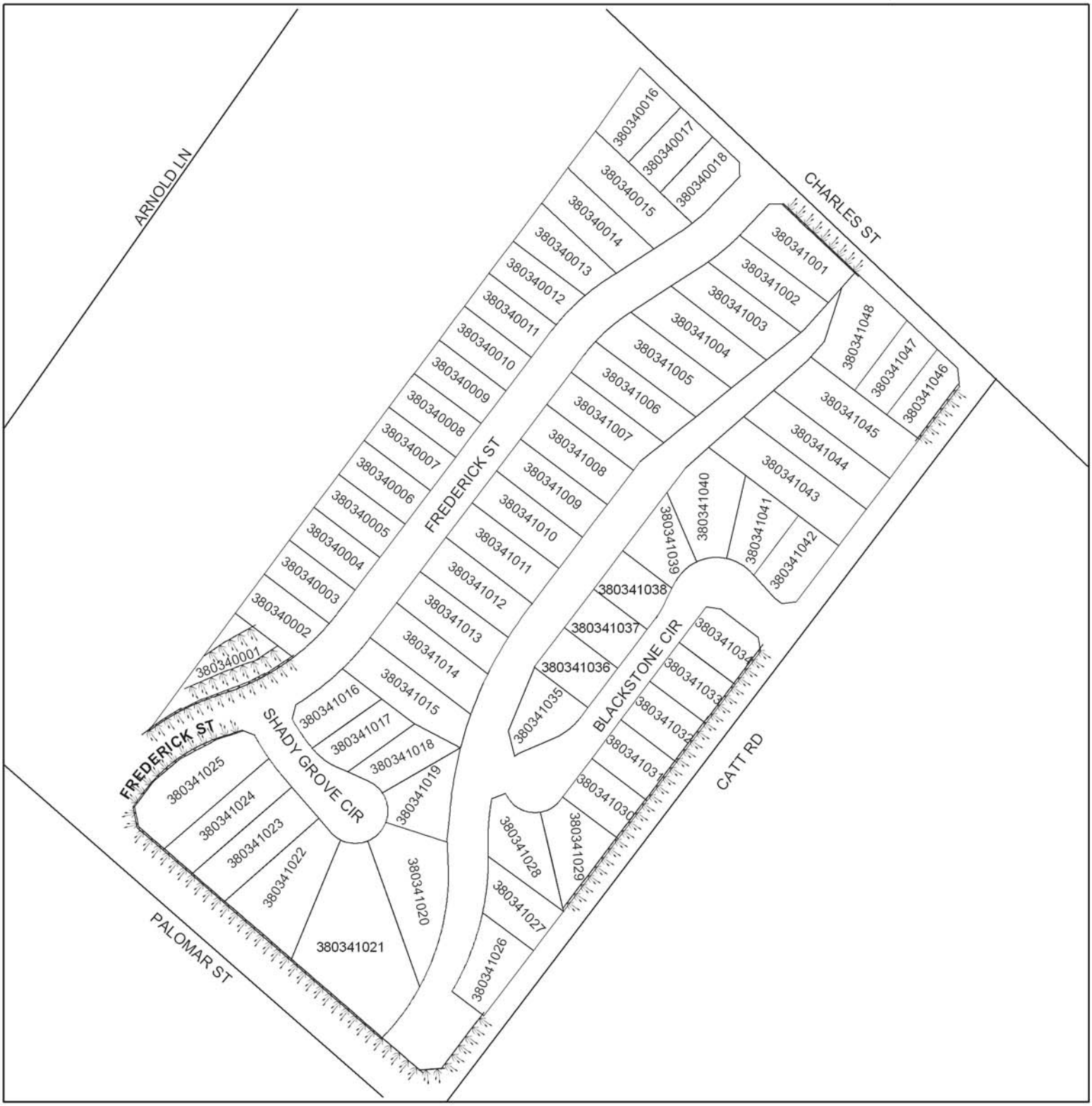
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 35

PORTION OF SECTION 5, T.7S., R.3W.

TRACT MAP NO. 29607 - 144 PARCELS

CITY OF WILDOMAR

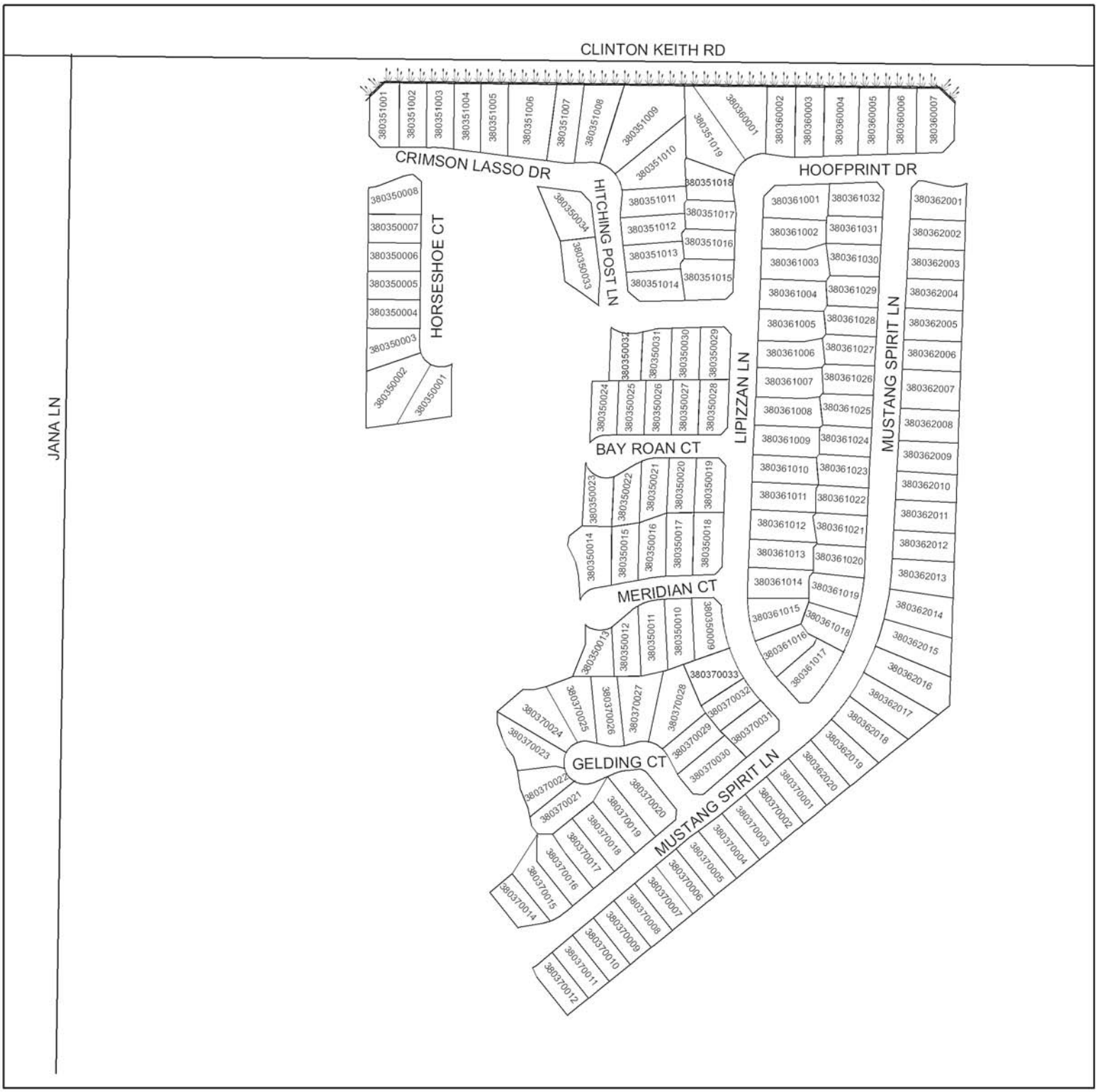
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 42

PORTION OF SECTION 36, T.6S., R.4W.

TRACT MAP NO. 31499 - 63 PARCELS

CITY OF WILDOMAR

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 43

PORTION OF SECTION 1, T.7S., R.4W.

TRACT MAP NO. 31353 - 115 PARCELS

CITY OF WILDOMAR

N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 45

PORTION OF SECTION 23, T.6S., R.3W.

TRACT MAP NO. 22948 - 134 PARCELS

CITY OF WILDOMAR

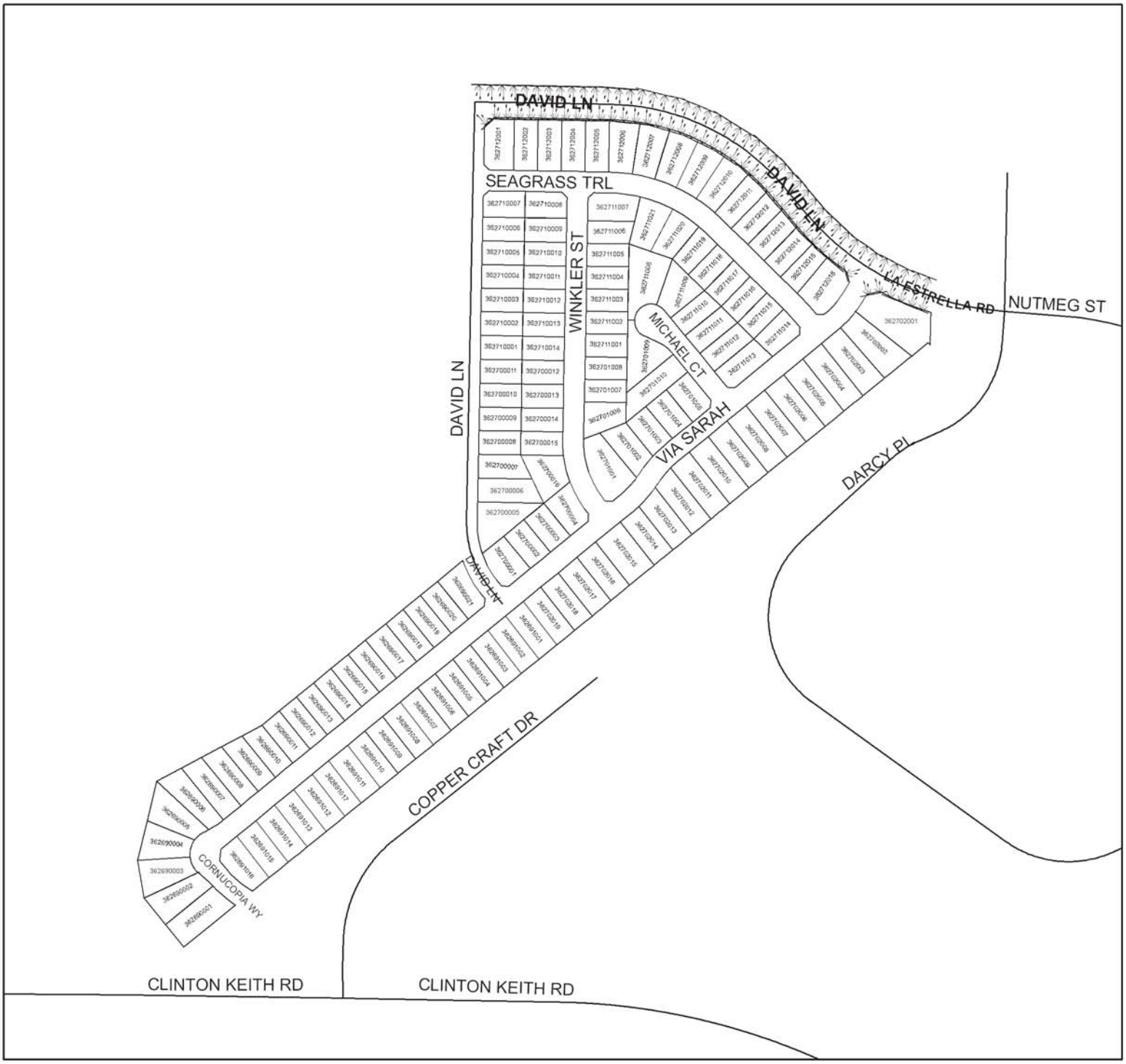
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 47

PORTION OF SECTION 36, T.6S., R.4W.

TRACT MAP NO. 31331 - 78 PARCELS

CITY OF WILDOMAR

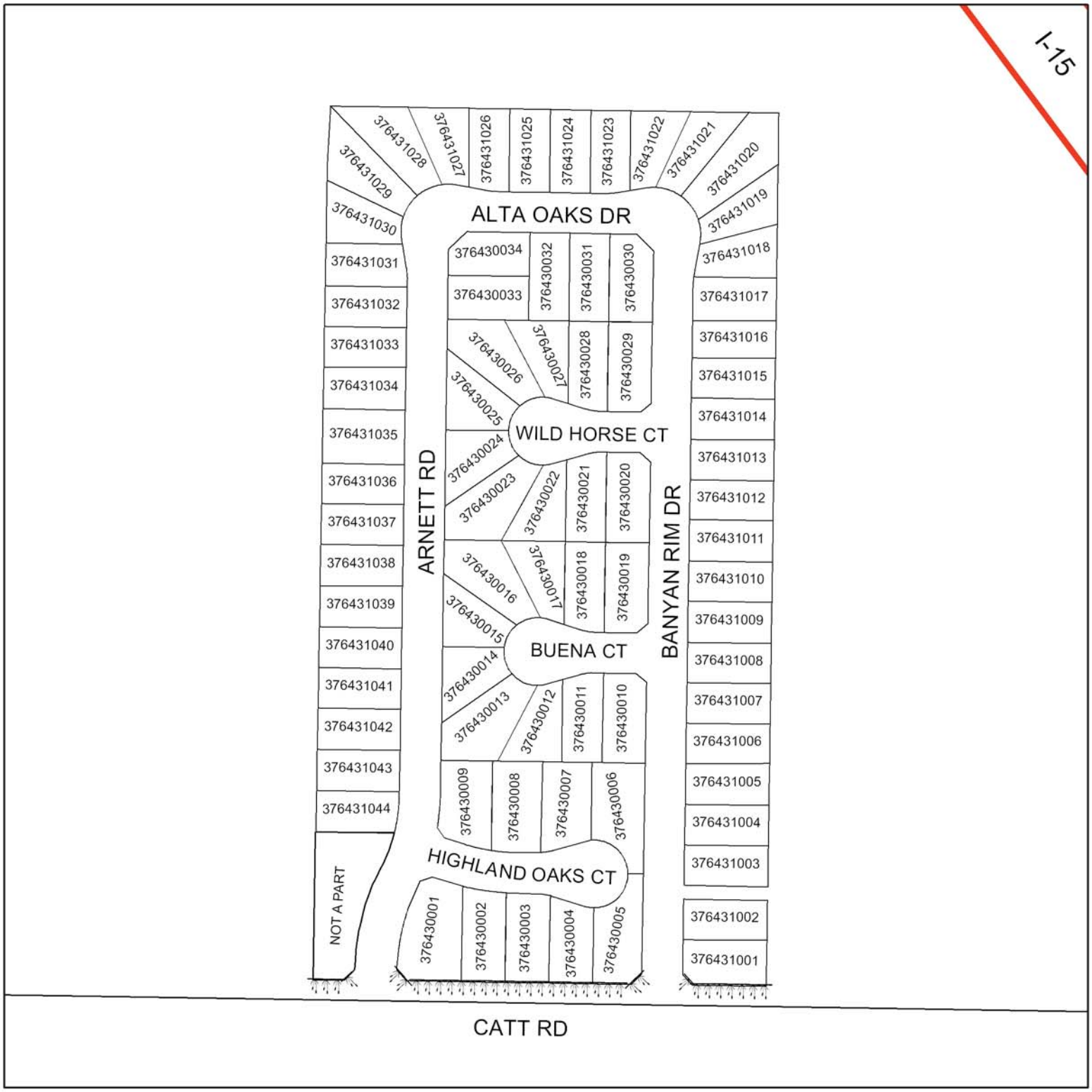
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 49

PORTION OF SECTION 2, T.7S., R.4W.

TRACT MAP NO. 28516 - 131 PARCELS

CITY OF WILDOMAR

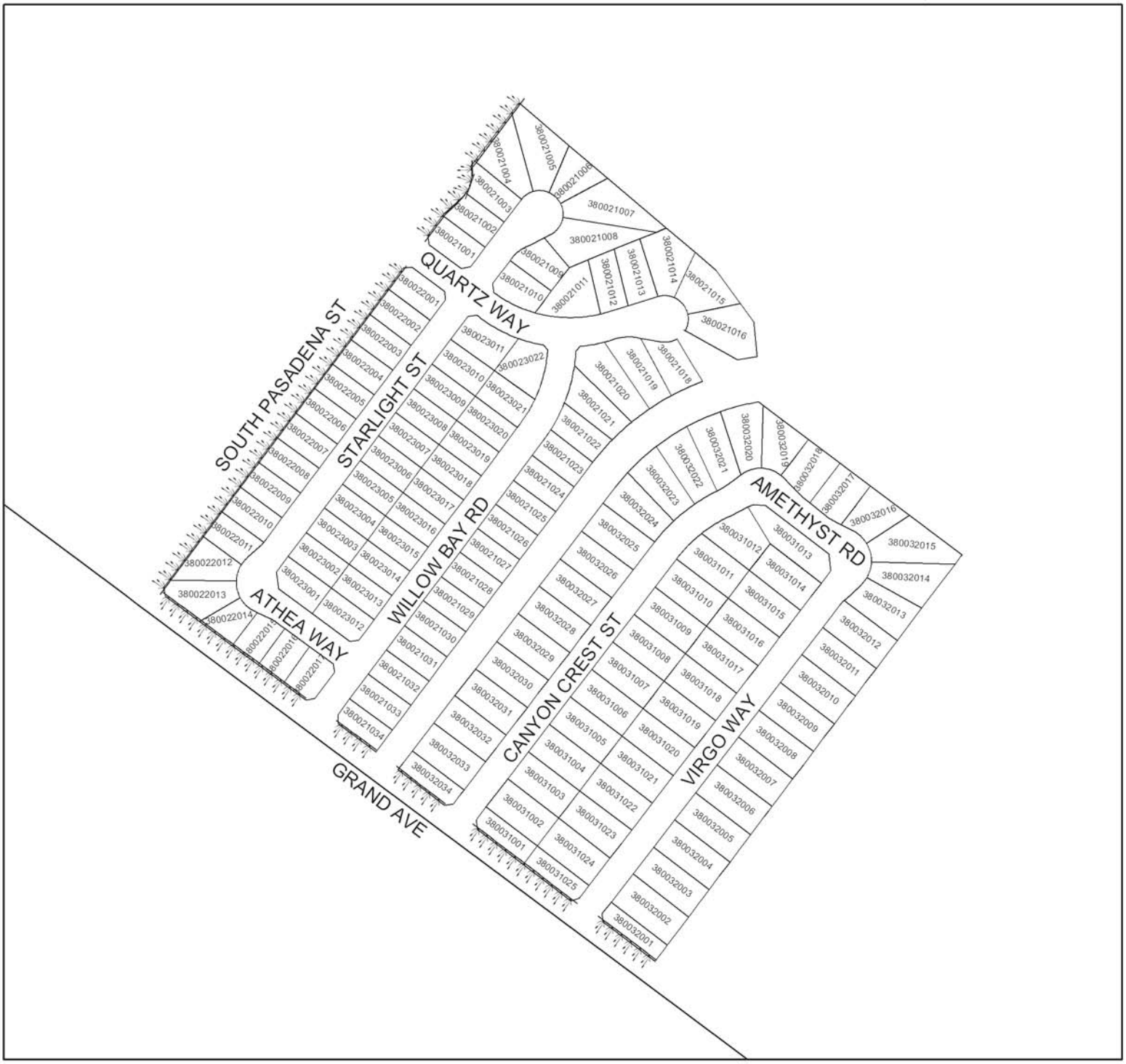
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 3, LOCATION 53

PORTION OF SECTION 27, T.6S., R.4W.

TRACT MAP NO. 31345 - 50 PARCELS

CITY OF WILDOMAR

N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 29 LOCATION 2

PORTION OF SECTION 34, T.6S., R.4W.
TRACT MAP NO. 29511 - 10 PARCELS

CITY OF WILDOMAR

N

100 50 0 Feet

1 inch = 100 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 30 LOCATION 1

PORTION OF SECTION 35 & 36, T.6S., R.4W.

TRACT MAP NO. 29029 - 78 PARCELS

CITY OF WILDOMAR

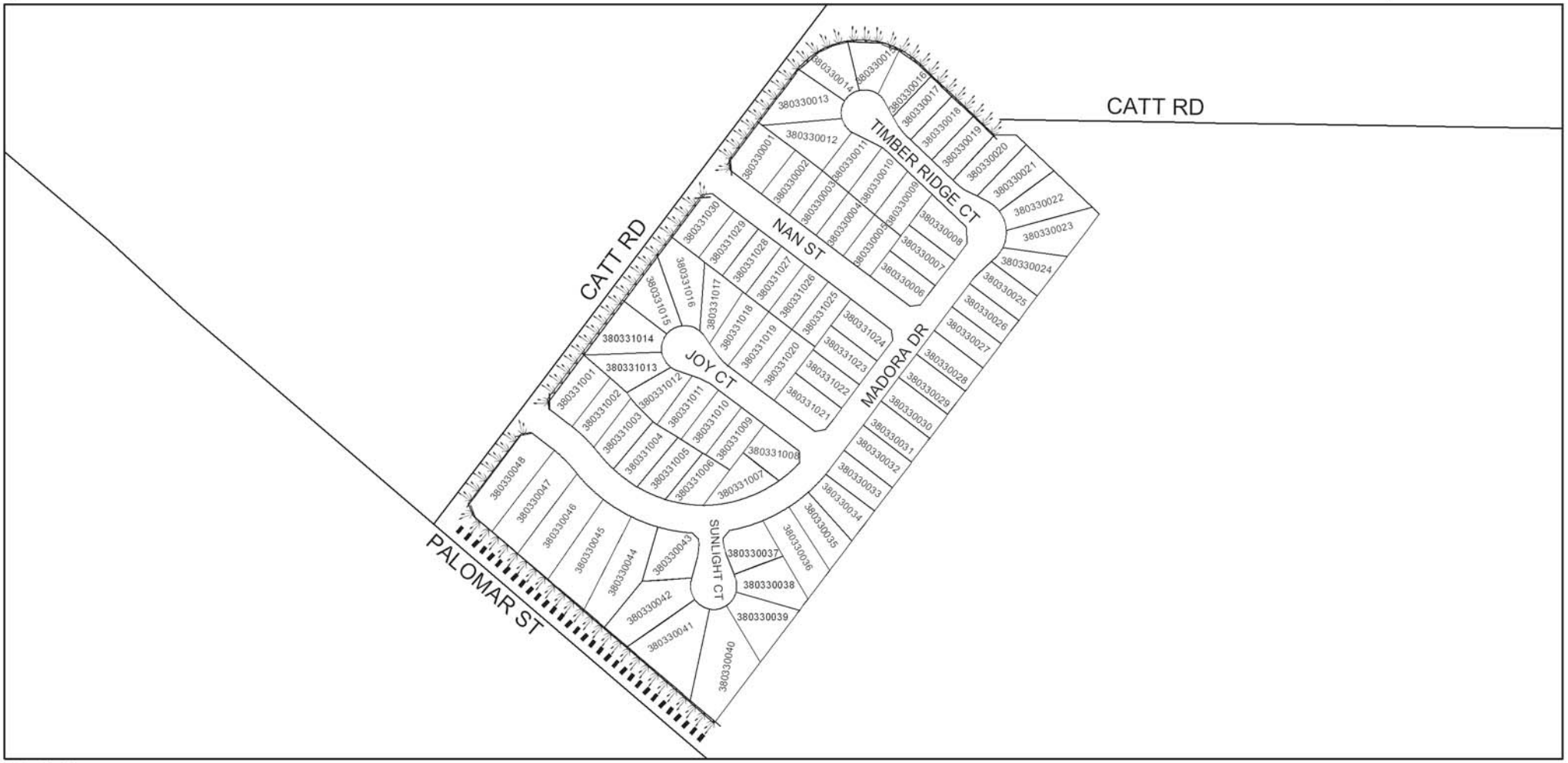
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 30 LOCATION 2

PORTION OF SECTION 1, T.7S., R.4W.

TRACT MAP NOS. 30839 & 30939 - 86 PARCELS

CITY OF WILDOMAR

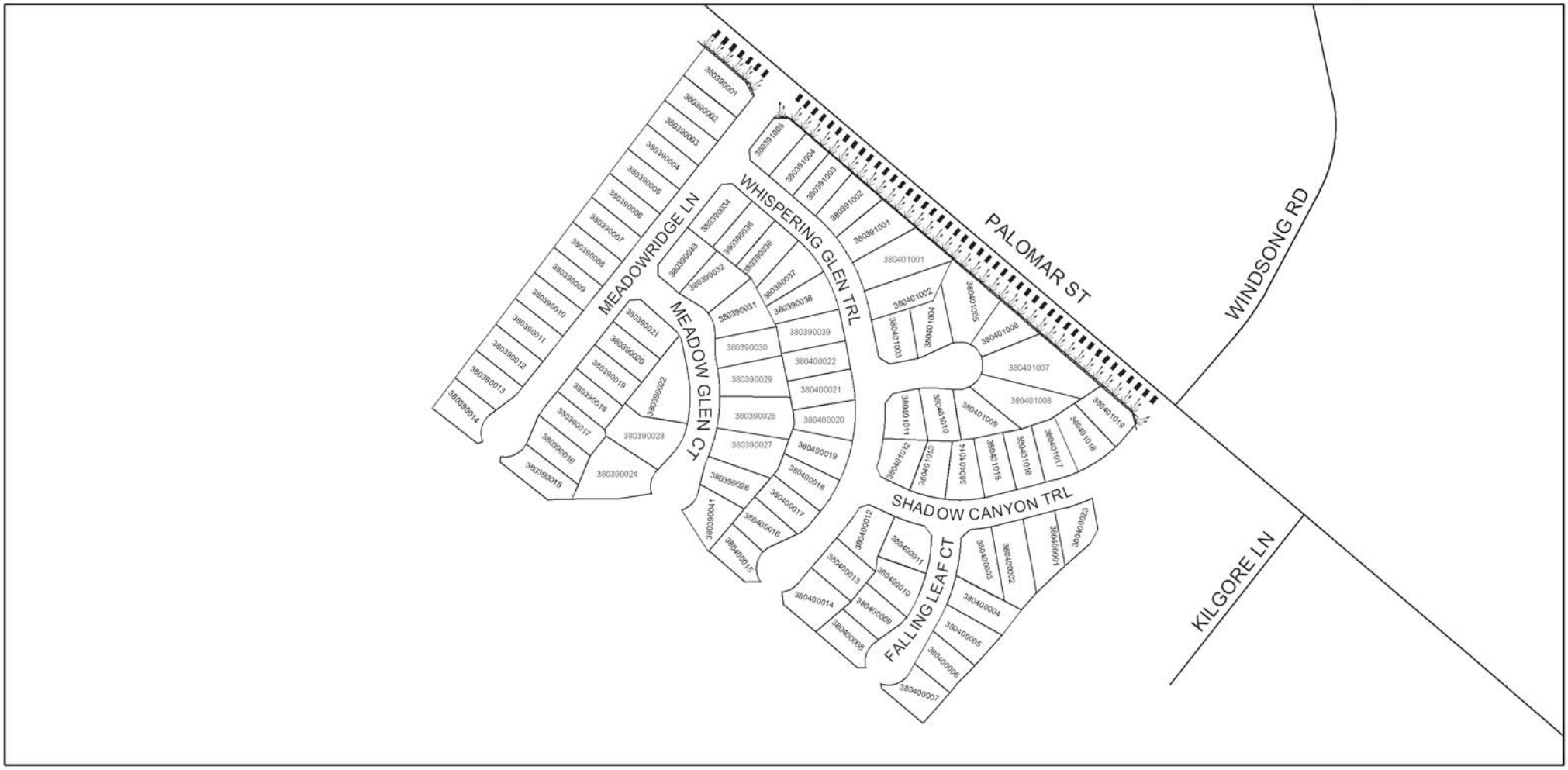
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 42

PORTION OF SECTION 32, T.6S., R.3W.

TRACT MAP NOS. 30656 & 30734 - 187 PARCELS

CITY OF WILDOMAR

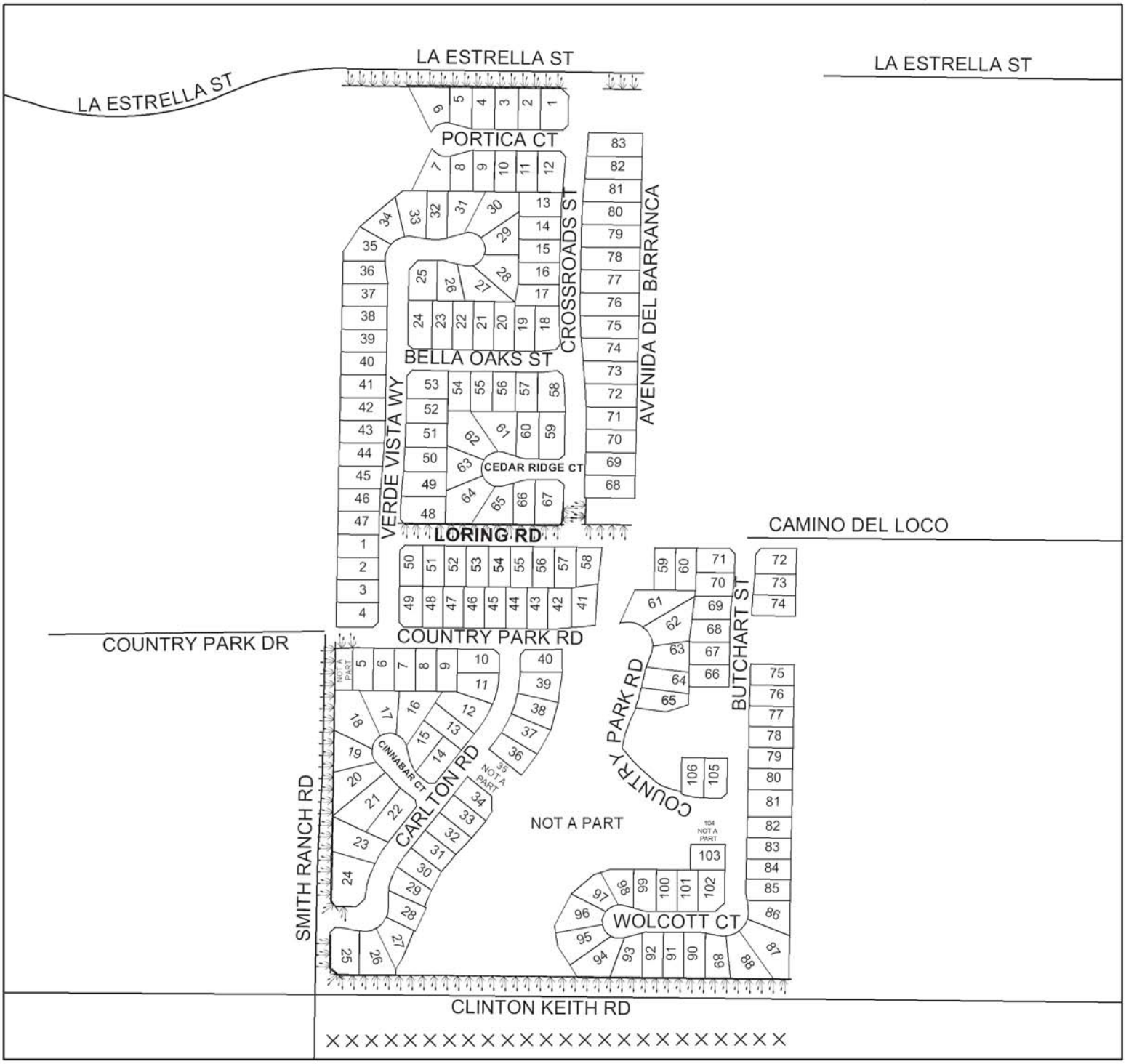
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

XXX DENOTES FUTURE LANDSCAPED AND MAINTAINED MEDIAN

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 51

PORTION OF SECTION 35, T.6S., R.4W.

TRACT MAP NOS. 31175 - 61 PARCELS

CITY OF WILDOMAR

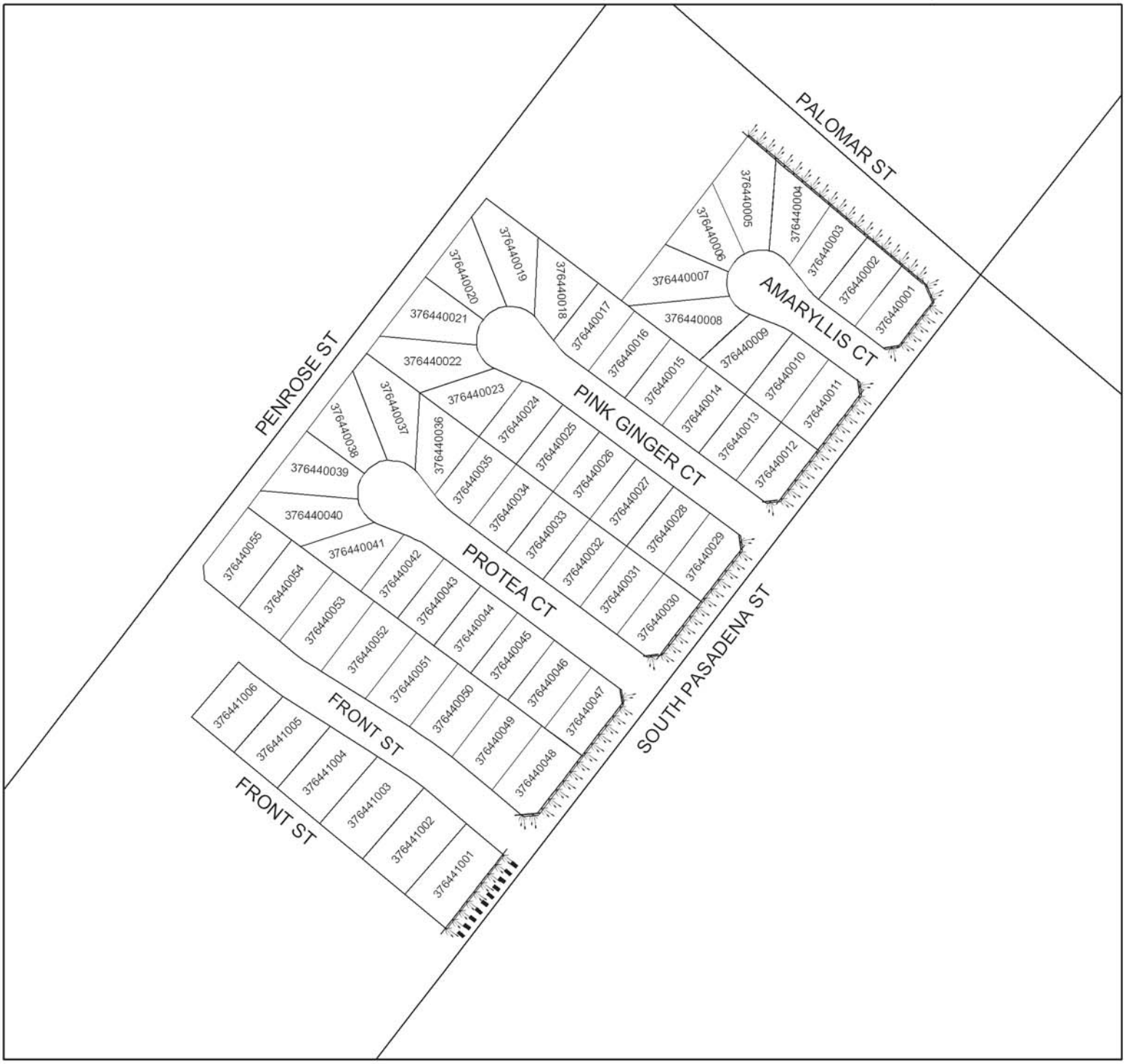
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 52

PORTION OF SECTION 33, T.6S., R.4W.

TRACT MAP NO. 29513 - 91 PARCELS

CITY OF WILDOMAR

N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL AND FENCING

DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 59

PORTION OF SECTION 6, T.7S., R.3W.
PLOT PLAN NO. 19099 - 4 PARCELS

CITY OF WILDOMAR

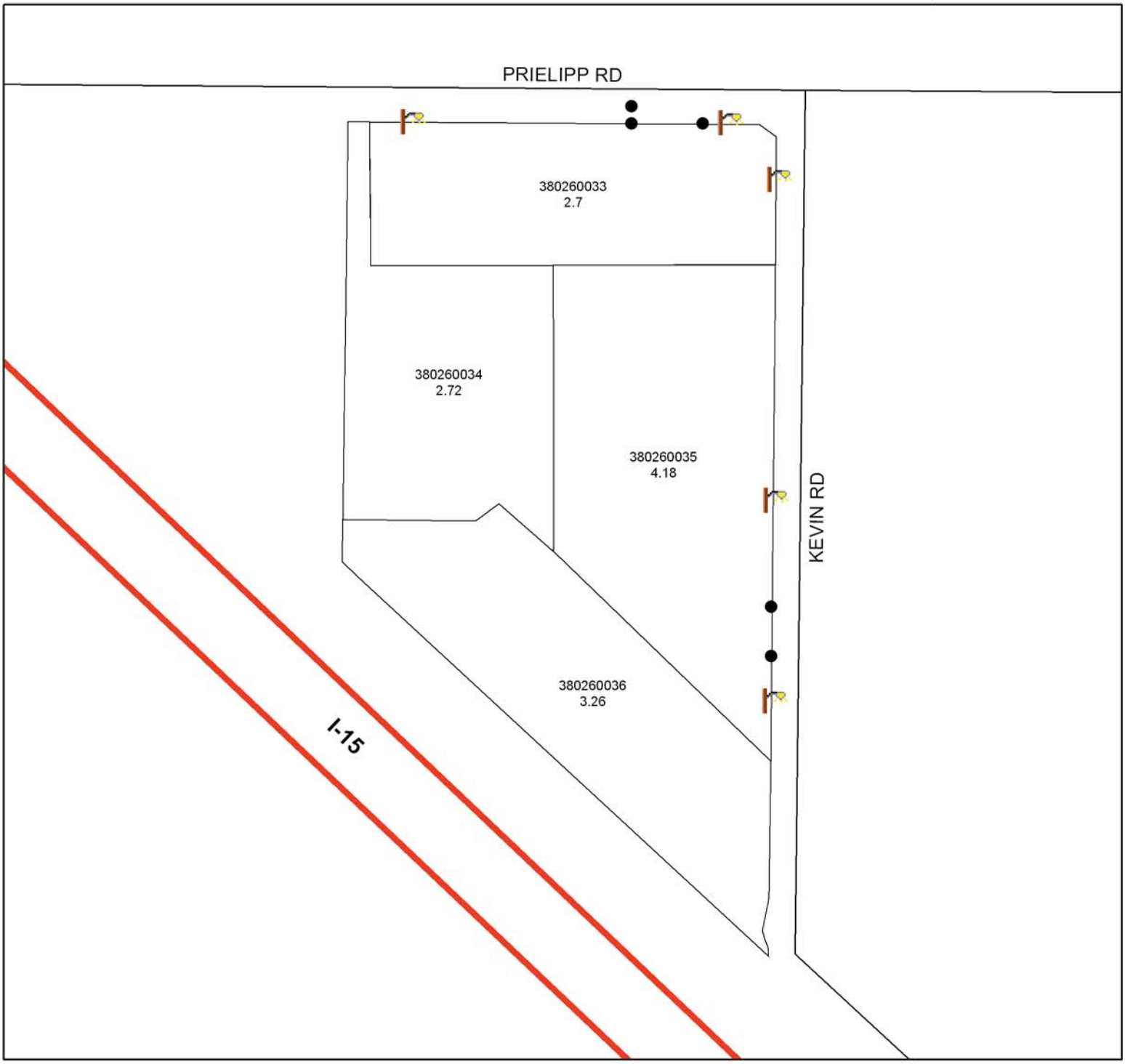
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 62

PORTION OF SECTION 1, T.7S., R.4W.

TRACT MAP NO. 31353 - 116 PARCELS

CITY OF WILDOMAR

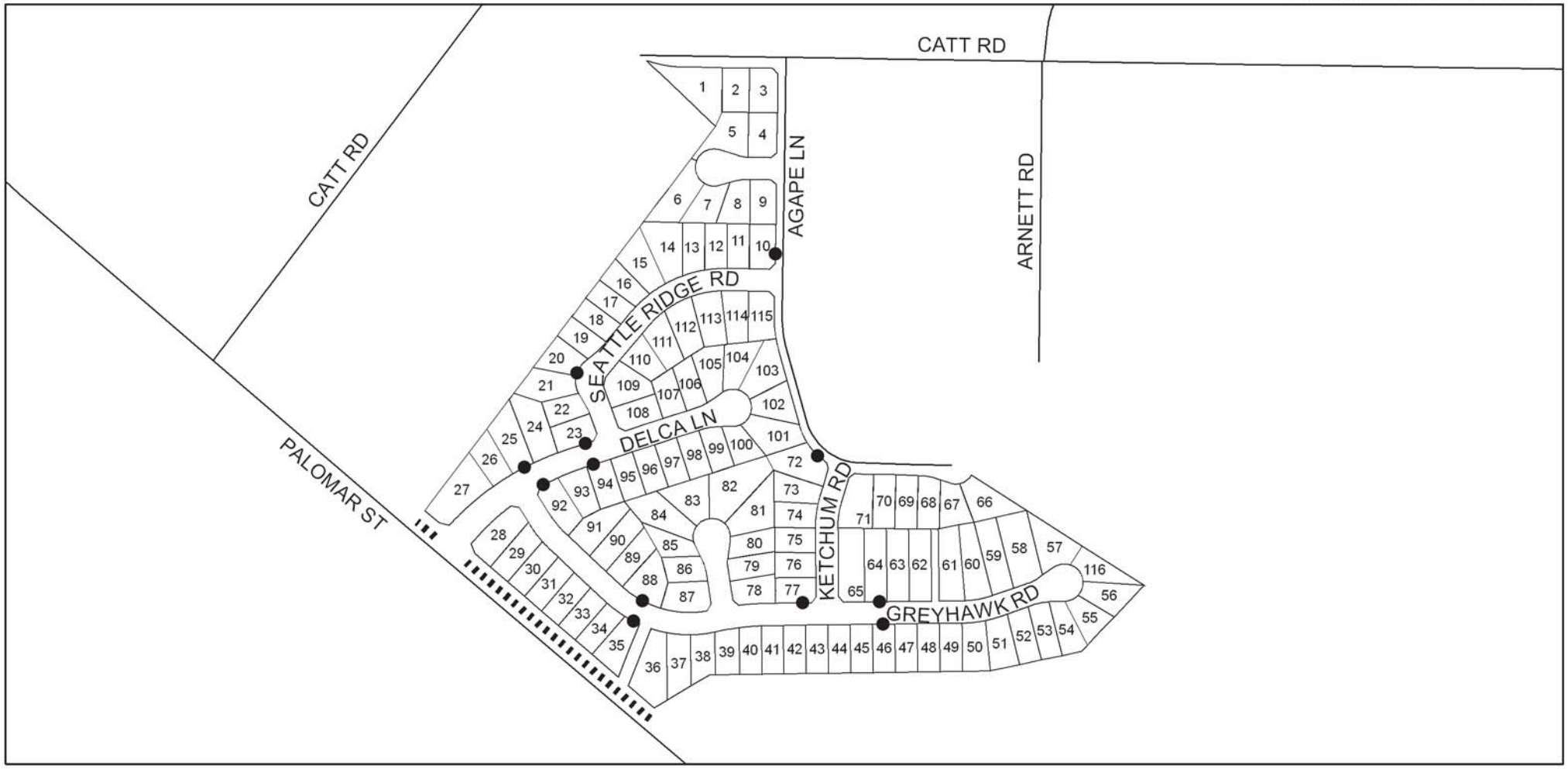
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED MULTI-PURPOSE TRAIL

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 67

PORTION OF SECTION 1, T.7S., R.4W.
TRACT MAP NO. 31837 - 44 PARCELS

CITY OF WILDOMAR

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and revisions and is not appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 71

PORTION OF SECTION 5, T.6S., R.4W.
TRACT MAP NO. 30297 - 142 PARCELS

CITY OF WILDOMAR

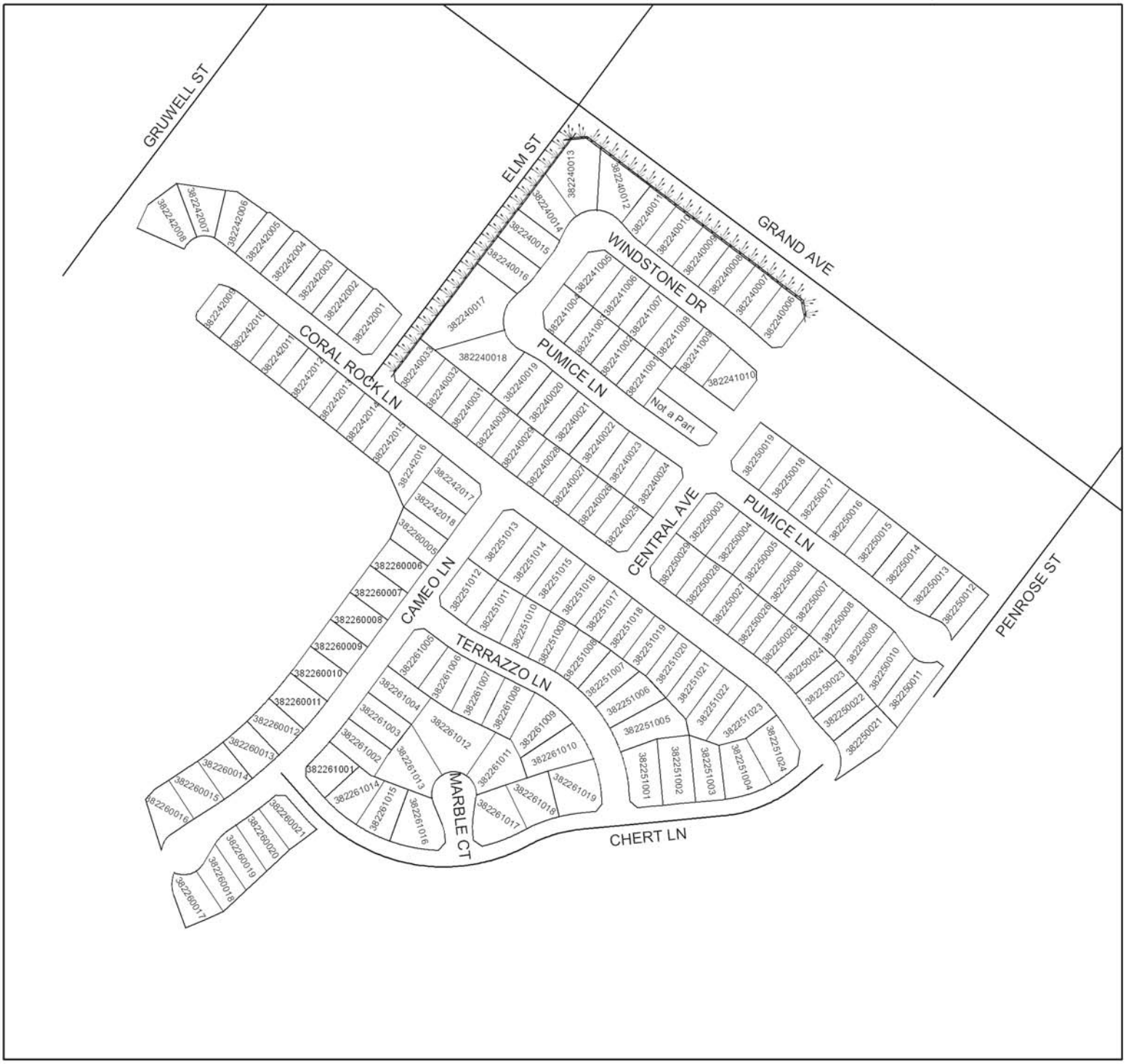
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 90

PORTION OF SECTION 2, T.7S., R.4W.

TRACT MAP NO. 25122 - 101 PARCELS

CITY OF WILDOMAR

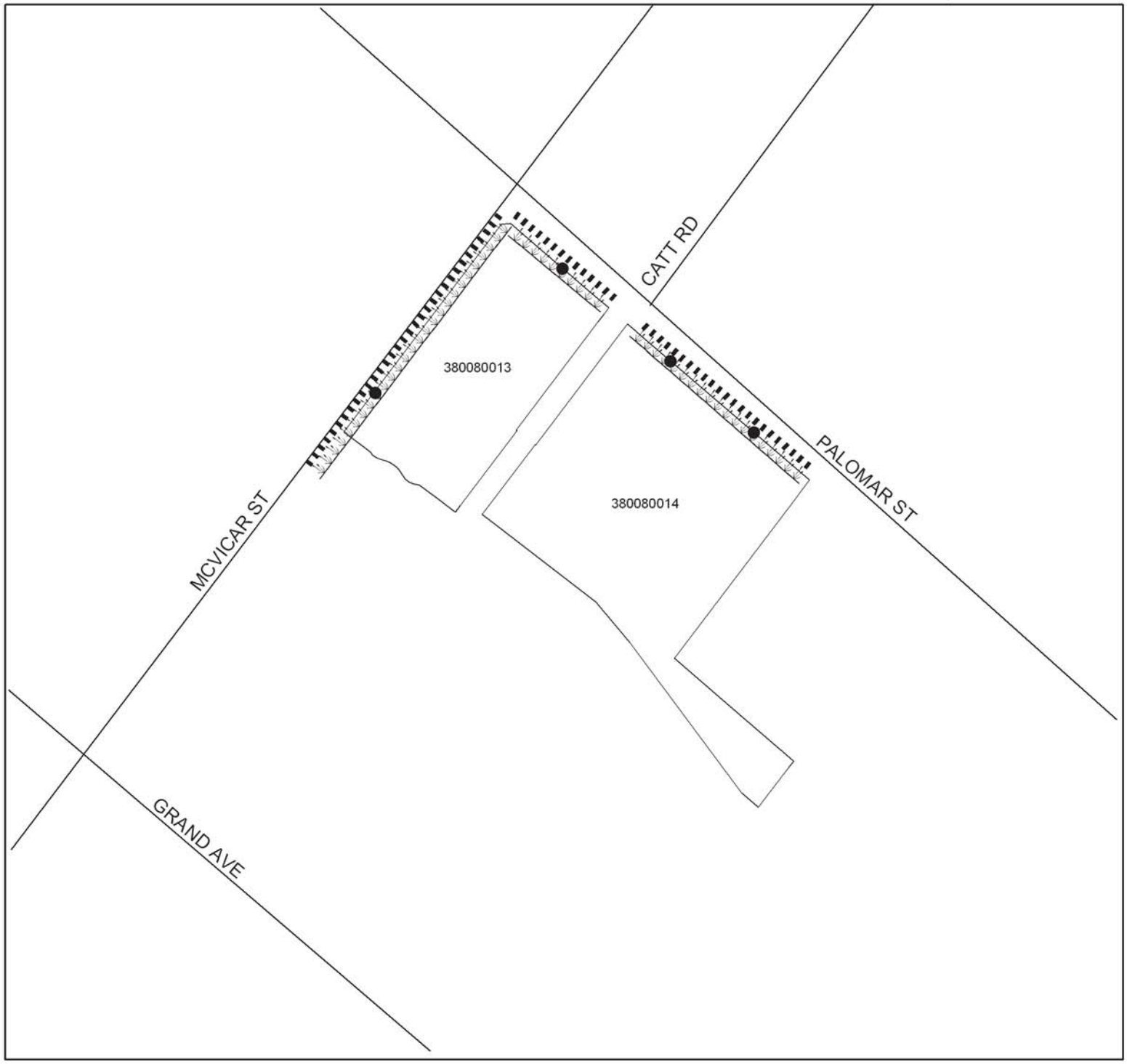
N

500 250 0 Feet

1 inch = 500 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES LANDSCAPED AND MAINTAINED PARKWAY

DENOTES MAINTAINED MULTI-PURPOSE TRAIL AND FENCE

DENOTES MAINTAINED FOSSIL FILTER

ALBERT A.
WEBB
ASSOCIATES

Fiscal Year 2013-14 Preliminary Engineer's Report

Landscaping and Lighting Maintenance District 89-1 Consolidated Volume 2

Prepared for

June 2013

ALBERT A. WEBB ASSOCIATES

Table of

Section i
Engineers Statement i

Section 1
Plans and Specification 1

Section 2
Cost Estimate 3

Section 3
Assessment 6

Section 4
Proposed Assessment 7

Appendices
Appendix A: Preliminary Assessment Roll
Appendix B: Assessment Diagrams

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
3788 McCray Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

Desert Region
36951 Cook Street #103 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.3443

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT 89-1-CONSOLIDATED VOLUME 2

TO: CITY COUNCIL
CITY OF WILDOMAR

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIIID of the California Constitution, and direction from the Wildomar City Council of Riverside County, California submitted herewith is the Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated consisting of four (4) parts as follows:

Section 1 **PLANS AND SPECIFICATION** including a general description and plans of the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights proposed to be funded. A diagram showing the District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2013-14, is filed in the Office of the Riverside County Transportation Department. A reduced copy can be found in Appendix B.

Section 2 A **COST ESTIMATE** of maintaining the landscaping, multi-purpose trails, fencing, fossil filters, and streetlights, including incidental costs and expenses in connection therewith for Fiscal Year 2013-14, is as set forth on the lists thereof, attached hereto.

Section 3 An **ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B. Any changes in organization for said District (i.e. annexation) is discussed in this part.

Section 4 The **PROPOSED ASSESSMENTS** A proposed assessment of the total costs and expense of the proposed improvements for Fiscal Year 2013-14 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (herein referred to as "District"); and,

WHEREAS, the Wildomar City Council, did direct the appointed Engineer to make and file an annual "Report", in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

WHEREAS, Section 22567 of said Article 4 states the "Report" shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the "Landscaping Act of 1972", do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Albert A. Webb Associates, to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 (the "Act") presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 89-1-C for the referenced Fiscal Year, a diagram for LMD No. 89-1-C showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 89-1-C in proportion to the special benefit received;

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within LMD No. 89-1-C in proportion to the special benefit received:

SUMMARY OF ASSESSMENTS

Description	Budgeted for Fiscal Year 2013-14
Zone 18	
Total Energy Costs[1]	$635
Total Indirect Costs[2]	$70
Total Maximum Assessment	$705
Total Estimated Number of Parcels to be Assessed	1
Zone 26	
Total Energy Costs[1]	$885
Total Administrative Costs[2]	$98
Total Maximum Assessment	$983
Total Estimated Number of Acres to be Assessed	9.77
Zone 27	
Total Energy Costs[1]	$998
Total Administrative Costs[2]	$111
Total Maximum Assessment	$1,109
Total Estimated Number of Acres to be Assessed	8.67
Zone 35	
Total Energy Costs[1]	$164
Total Administrative Costs[2]	$19
Total Maximum Assessment	$183
Total Estimated Number of Acres to be Assessed	4.07
Zone 50	
Total Energy Costs[1]	$233
Total Administrative Costs[2]	$26
Total Maximum Assessment	$259
Total Estimated Number of Acres to be Assessed	7.12
Zone 70	
Total Energy Costs[1]	$960
Total Administrative Costs[2]	$107
Total Maximum Assessment	$1,067
Total Estimated Number of Acres to be Assessed	4.18
Zone 71	
Total Energy Costs[1]	$327
Total Administrative Costs[2]	$37
Total Maximum Assessment	$364
Total Estimated Number of Acres to be Assessed	12.86

[1] Energy Costs means the rates as set forth by the electric utility provider.

[2] Administrative Costs include administration, preparation of Engineer's Report, and County Auditor-Controller fees.

Description	Budgeted for Fiscal Year 2013-14
Zone 73	
Total Energy Costs[1]	$633
Total Administrative Costs[2]	$70
Total Maximum Assessment	$703
Total Estimated Number of Parcels to be Assessed	3.02
Zone 88	
Total Energy Costs[1]	$599
Total Administrative Costs[2]	$66
Total Maximum Assessment	$665
Total Estimated Number of Acres to be Assessed	4.81

Each succeeding Fiscal Year the special assessment for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for "electricity" for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in the District.

In conclusion, it is my opinion that the assessments for Landscaping and Lighting Maintenance District No. 89-1-Consolidated have been spread in direct accordance with the benefits that each parcel receives from the items being financed.

Dated June ____, 2013

_____

Tim D'Zmura,
Public Works Director
City of Wildomar

[1] Energy Costs means the rates as set forth by the electric utility provider.

[2] Administration costs include administration, preparation of Engineer's Report, and County Auditor-Controller fees.

Description of Improvements

Landscape Maintenance District No. 89-1-C is located throughout the County of Riverside. This "Report" provides information specific to the Zones within the boundaries of the City of Wildomar. LLMD 89-1-C maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefit and 9 street lighting zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to special benefit to be conferred on each such property by such improvements. The following information is specific to the zone within the boundaries of the City of Wildomar.

Street Lighting Zone 18 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Bundy Canyon Rd **Sellers Rd**

Street Lighting Zone 26 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Catt Rd **Hidden Springs Rd**

Street Lighting Zone 27 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd **Elizabeth Ln**

Street Lighting Zone 35 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Frederick St

Street Lighting Zone 50 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd

Street Lighting Zone 70 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd **Hidden Springs Rd**

Street Lighting Zone 71 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Prielipp Rd

Street Lighting Zone 73 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd **Palomar St**

Street Lighting Zone 88 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated funds electricity to streetlights including incidental costs and expenses within the public right-of-ways of:

Clinton Keith Rd **Hidden Springs Rd**

The cost estimate contains each of the items specified in Section 22569 of the Landscaping and Lighting Act of 1972.

There is a two percent (2%) proposed inflationary increase per acre, in Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88, over the assessment levied for Fiscal Year 2012-13, and is consistent with ballot proposition approved by the qualified electors when establishing said zones.

Zone 18

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$622.00	$634.44
Subtotal Direct Costs	**$622.00**	**$634.44**
Indirect Costs		
Administration Costs	$69.00	$70.94
Subtotal Indirect Costs	**$69.00**	**$70.94**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 18 COSTS	**$691.00**	**$705.38**

Zone 26

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$868.00	$885.36
Subtotal Direct Costs	**$868.00**	**$885.36**
Indirect Costs		
Administration Costs	$96.00	$97.70
Subtotal Indirect Costs	**$96.00**	**$97.70**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 26 COSTS	**$964.00**	**$983.06**

Zone 27

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$978.00	$997.56
Subtotal Direct Costs	**$978.00**	**$997.56**
Indirect Costs		
Administration Costs	$109.00	$111.33
Subtotal Indirect Costs	**$109.00**	**$111.33**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 27 COSTS	**$1,087.00**	**$1,108.89**

Zone 35

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$161.00	$164.22
Subtotal Direct Costs	**$161.00**	**$164.22**
Indirect Costs		
Administration Costs	$18.00	$18.85
Subtotal Indirect Costs	**$18.00**	**$18.85**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 35 COSTS	**$180.00**	**$183.07**

Zone 50

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$228.00	$232.56
Subtotal Direct Costs	**$228.00**	**$232.56**
Indirect Costs		
Administration Costs	$26.00	$26.47
Subtotal Indirect Costs	**$26.00**	**$26.47**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 50 COSTS	**$254.00**	**$259.03**

Zone 70

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$941.00	$959.82
Subtotal Direct Costs	**$941.00**	**$959.82**
Indirect Costs		
Administration Costs	$105.00	$107.58
Subtotal Indirect Costs	**$105.00**	**$107.58**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 70 COSTS	**$1,047.00**	**$1,067.40**

Zone 71

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$321.00	$327.42
Subtotal Direct Costs	**$321.00**	**$327.42**
Indirect Costs		
Administration Costs	$36.00	$36.52
Subtotal Indirect Costs	**$36.00**	**$36.52**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 71 COSTS	**$357.00**	**$363.94**

Zone 73

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$620.00	$632.40
Subtotal Direct Costs	**$620.00**	**$632.40**
Indirect Costs		
Administration Costs	$69.00	$70.90
Subtotal Indirect Costs	**$69.00**	**$70.90**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 73 COSTS	**$689.00**	**$703.30**

Zone 88

Description	Fiscal Year 2012-13 Estimated Through June 30, 2013	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs		
Energy Costs	$587.00	$598.74
Subtotal Direct Costs	**$587.00**	**$598.74**
Indirect Costs		
Administration Costs	$65.00	$66.10
Subtotal Indirect Costs	**$65.00**	**$66.10**
Transfers		
Transfer to Contingency Reserve	$0.00	$0.00
TOTAL ZONE 88 COSTS	**$652.00**	**$664.84**

The actual assessment and the amount of the assessment for the Fiscal Year 2013-14 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Assessment Diagram

A reduced copy of the Assessment Diagram is filed herewith are incorporated by reference in Appendix B herein and made part of this Report.

Changes in Organization

In **Zone 18** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 26** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 27** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 35** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 50** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 70** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 71** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 73** there are no changes in organization for this zone for Fiscal Year 2013-14.

In **Zone 88** there are no changes in organization for this zone for Fiscal Year 2013-14.

Method of Apportionment

The law requires and the statutes provide that assessments, as levied pursuant to the "Landscaping and Lighting Act of 1972" be based on the benefit properties receive. The statutes do not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings.

The funding of energized streetlights provides direct and special benefit to those properties located within each of the street lighting benefit zones in Landscaping and Lighting Maintenance District No. 89-1-Consolidated (DISTRICT). Streetlights enhance the properties within the DISTRICT, improve neighborhood property protection, increase traffic safety by improving visibility, and provide an enhanced quality of life and sense of well being for properties within the District.

The provision of electricity for streetlights by the District provides no general public benefit in that the properties within each benefit zone are discrete neighborhoods or communities for which the streetlight was installed. The provision of electricity for streetlights does not extend beyond the perimeter of the boundary of each of those discrete neighborhoods or communities. It is therefore determined that all properties within the District benefit equally from the financed improvements and the costs and expenses for the provision of electricity for the streetlights are apportioned on a per parcel basis.

Zone 18

There is one parcel within Zone 18. This developed parcel is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 18	$705.38
Total Zone 18 Assessable Parcels	1
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$705.39**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$705.38**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$705.39
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$705.38
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$691.56
Percentage change in the Assessment Rate	**2.0%**

Zone 26

There are 9.77 acres within Zone 26. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 26	$983.06
Total Zone 26 Assessable Acres	9.77
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$100.63**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$100.62**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$100.63
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$100.62
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$98.66
Percentage change in the Assessment Rate	**2.0%**

Zone 27

There are 8.67 acres within Zone 27. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 27	$1,108.89
Total Zone 27 Assessable Acres	8.67
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$127.91**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$127.90**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$127.91
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$127.90
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$125.41
Percentage change in the Assessment Rate	**2.0%**

Zone 35

There are 4.07 acres within Zone 35. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 35	$183.07
Total Zone 35 Assessable Acres	4.07
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$44.99**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$44.98**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$44.99
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$44.98
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$44.11
Percentage change in the Assessment Rate	**2.0%**

Zone 50

There are 7.12 acres within Zone 50. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 50	$259.03
Total Zone 50 Assessable Acres	7.12
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$36.38**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$36.38**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$36.38
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$36.38
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$35.67
Percentage change in the Assessment Rate	**2.0%**

Zone 70

There are 4.18 acres within Zone 70. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 70	$1,067.40
Total Zone 70 Assessable Acres	4.18
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$255.36**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$255.36**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$255.36
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$255.36
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$250.36
Percentage change in the Assessment Rate	**2.0%**

Zone 71

There are 12.86 acres within Zone 71. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 71	$363.94
Total Zone 71 Assessable Acres	12.86
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$28.31**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$28.30**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$28.31
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$28.30
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$27.76
Percentage change in the Assessment Rate	**2.0%**

Zone 73

There are 3.02 acres within Zone 73. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 73	$703.30
Total Zone 73 Assessable Acres	3.02
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$232.88**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$232.88**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$232.88
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$232.88
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$228.32
Percentage change in the Assessment Rate	**2.0%**

Zone 88

There are 4.81 acres within Zone 88. The dollar per acre value is as follows:

Estimated FISCAL YEAR 2013-14 Cost – Zone 88	$664.84
Total Zone 88 Assessable Acres	4.81
Calculated FISCAL YEAR 2013-14 Assessment per Parcel	**$138.22**
Actual Allowable FISCAL YEAR 2013-14 Assessment per Parcel	**$138.22**

The percentage change in the allowable FISCAL YEAR 2013-14 assessment from the allowable FISCAL YEAR 2012-13 assessment is as follows:

Calculated FISCAL YEAR 2013-14 Assessment per Parcel	$138.22
Allowable FISCAL YEAR 2013-14 Assessment per Parcel	$138.22
Allowable FISCAL YEAR 2012-13 Assessment per Parcel	$135.51
Percentage change in the Assessment Rate	**2.0%**

Zone 18

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$691.56	$691.56	100%
2013-14	2%	$705.39	$705.38	100%

Zone 26

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$98.66	$98.66	100%
2013-14	2%	$100.63	$100.62	100%

Zone 27

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$125.41	$125.41	100%
2013-14	2%	$127.91	$127.90	100%

Zone 35

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$44.11	$44.11	100%
2013-14	2%	$44.99	$44.98	100%

Zone 50

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$35.67	$35.67	100%
2013-14	2%	$36.38	$36.38	100%

Zone 70

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$250.36	$250.36	100%
2013-14	2%	$255.36	$255.36	100%

Zone 71

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$27.76	$27.76	100%
2013-14	2%	$28.31	$28.30	100%

Zone 73

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$228.32	$228.32	100%
2013-14	2%	$232.88	$232.88	100%

Zone 88

Fiscal Year	Increase	Maximum Assessment	Actual Assessment	Percentage of Maximum
2012-13	2%	$135.51	$135.51	100%
2013-14	2%	$138.22	$138.22	100%

Each succeeding Fiscal Year the special assessment for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for "electricity" for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C. The "CPI-U" increase for March 2013 was 1.29 percent. Annual inflation rate will be 2.0 percent for FY 2013-14.

Appendix A

Preliminary Assessment Roll

ALBERT A.
WEBB
ASSOCIATES

ZONE 18
FY 13 - 14 ASSESSMENTS

APN	ASSMT	APN	ASSMT	APN	ASSMT
1 Parcel					
366300080	$705.38				
Total:	**$705.38**				

ZONE 26
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	8 Parcels							
380110030	4.75	$477.95						
380110031	0.78	$78.48						
380110032	0.75	$75.47						
380110033	0.84	$84.52						
380110034	1.18	$118.73						
380110035	0.55	$55.34						
380110036	0.61	$61.38						
380110037	0.31	$31.19						
Total:	**9.77**	**$983.06**						

ZONE 27
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	1 Parcel							
380290030	8.67	$1,108.89						
Total:	**8.67**	**$1,108.89**						

ZONE 35
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	20 Parcels							
367181001	0.03	$1.35						
367181002	0.02	$0.90						
367181003	0.02	$0.90						
367181004	0.09	$4.05						
367181005	0.05	$2.25						
367181006	0.05	$2.25						
367181007	0.05	$2.25						
367181008	0.05	$2.25						
367181009	0.03	$1.35						
367181010	0.06	$2.70						
367181011	0.05	$2.25						
367181012	0.02	$0.90						
367181013	0.02	$0.90						
367181014	0.04	$1.80						
367181015	0.78	$35.08						
367181016	0.09	$4.05						
367181017	0.08	$3.60						
367181018	0.28	$12.59						
367181019	0.29	$13.04						
367181020	1.97	$88.61						
Total:	**4.07**	**$183.07**						

ZONE 50
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	1 Parcels							
380140018	7.12	$259.03						
Total:	**7.12**	**$259.03**						

ZONE 70
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	4 Parcels							
380110040	0.78	$199.18						
380110041	1.48	$377.93						
380110042	0.92	$234.93						
380110043	1	$255.36						
Total:	**4.18**	**$1,067.40**						

ZONE 71
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	4 Parcel(s)							
380260033	2.70	$76.41						
380260034	2.72	$76.98						
380260035	4.18	$118.29						
380260036	3.26	$92.26						
Total:	**12.86**	**$363.94**						

ZONE 73
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	2 Parcel(s)							
380130027	1.51	$351.65						
380130028	1.51	$351.65						
Total:	**3.02**	**$703.30**						

ZONE 88
FY 13 - 14 ASSESSMENTS

APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT	APN	Acre(s)	ASSMT
	1 Parcel(s)							
380110046	4.81	$664.84						
Total:	**4.81**	**$664.84**						

Appendix B

Assessment Diagrams

ALBERT A.
WEBB
ASSOCIATES

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 18

PORTION OF SECTION 23, T.6S., R.4W.

CONDITIONAL USE PERMIT NO. 03283 - 1 PARCEL

CITY OF WILDOMAR

N

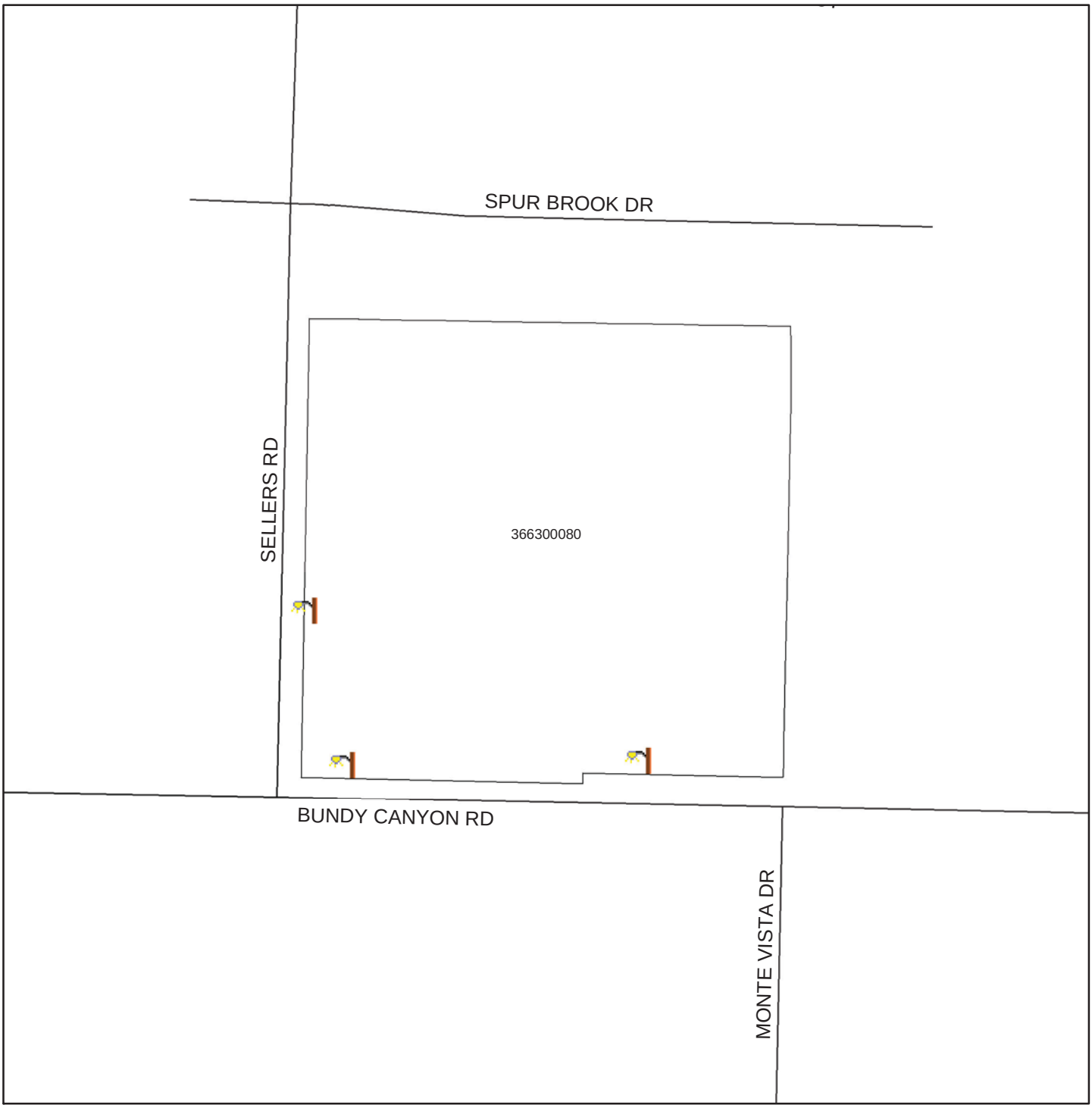
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 26

PORTION OF SECTION 1, T.7S., R.4W.

PARCL MAP NO. 31113 - 8 PARCELS

CITY OF WILDOMAR

ASSESSMENT DIAGRAM

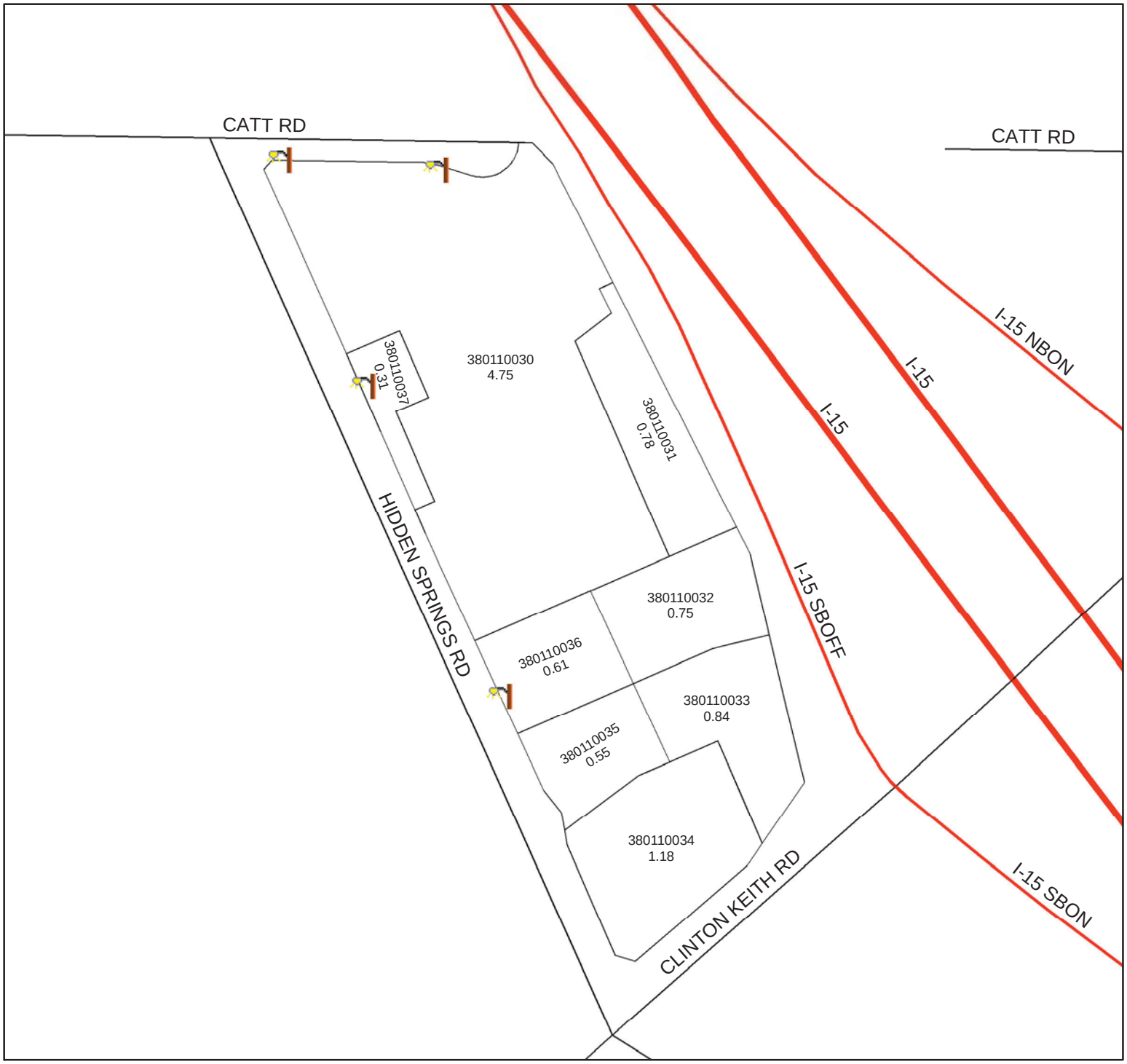
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 27

PORTION OF SECTION 6, T.7S., R.3W.

PLOT PLAN NO. 16953 - 1 PARCEL

CITY OF WILDOMAR

ASSESSMENT DIAGRAM

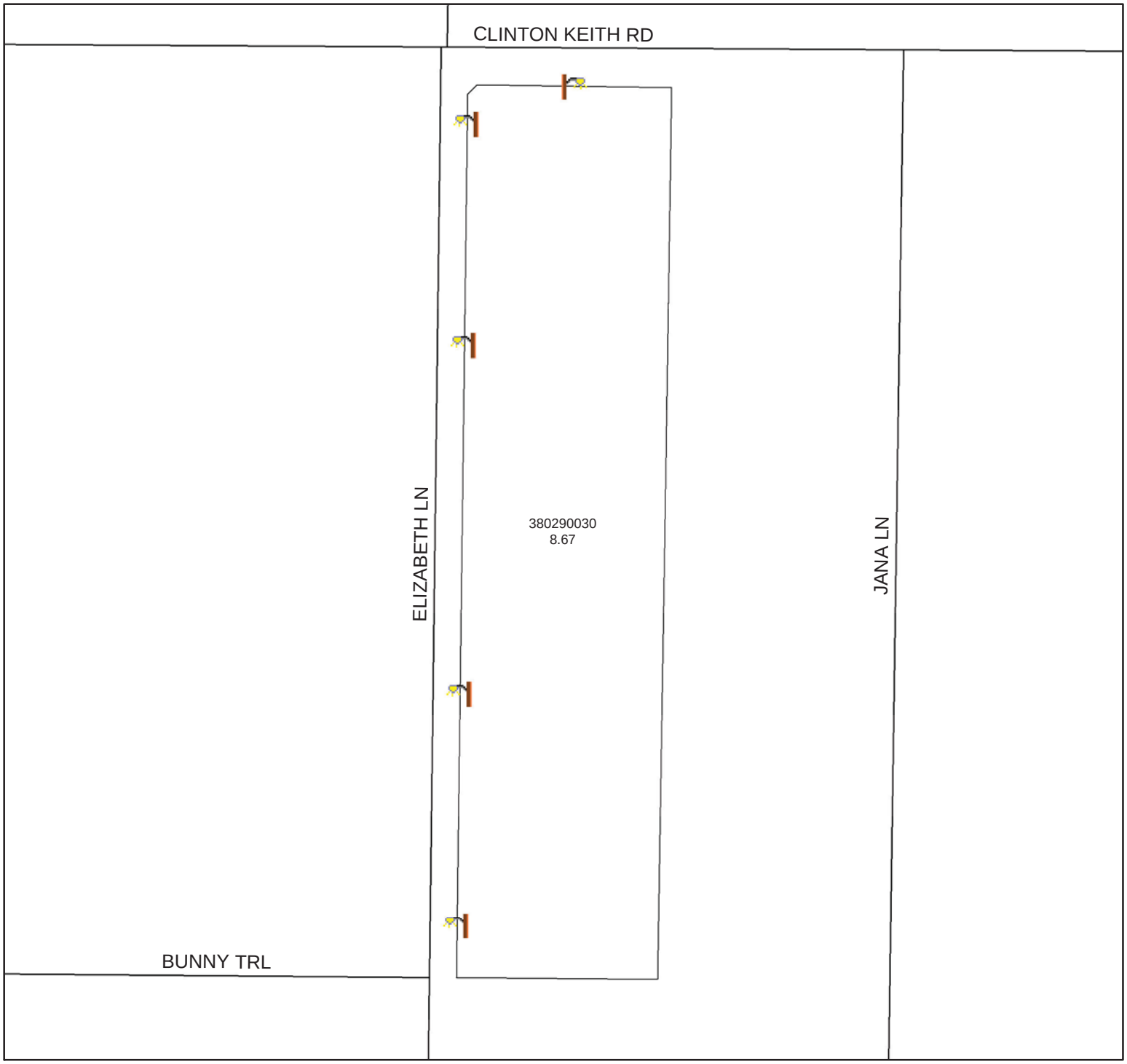
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 35

PORTION OF SECTION 25, T.6S., R.4W.

PLOT PLAN NO. 18717

18 COMMERCIAL CONDOMINIUM PARCELS

CITY OF WILDOMAR

ASSESSMENT DIAGRAM

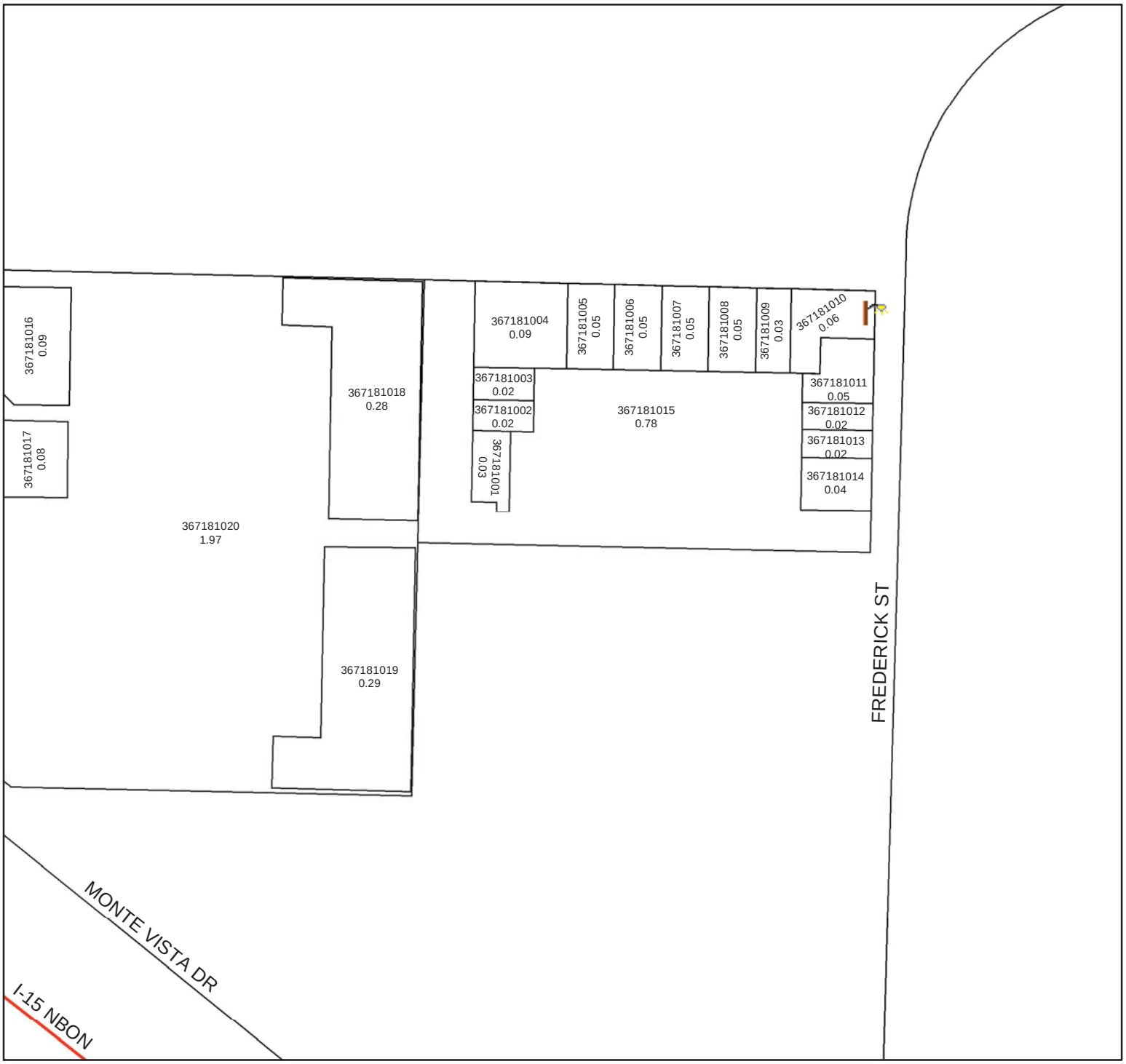
N

100 50 0 Feet

1 inch = 100 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 50

PORTION OF SECTION 1, T.7S., R.4W.
CONDITIONAL USE PERMIT NO. 03429 - 1 PARCEL

CITY OF WILDOMAR

N

200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 70

PORTION OF SECTION 1, T.7S., R.4W

PARCEL MAP NO. 34144/CONDITIONAL USE PERMIT NO. 03474 - 4 PARCELS

CITY OF WILDOMAR

N

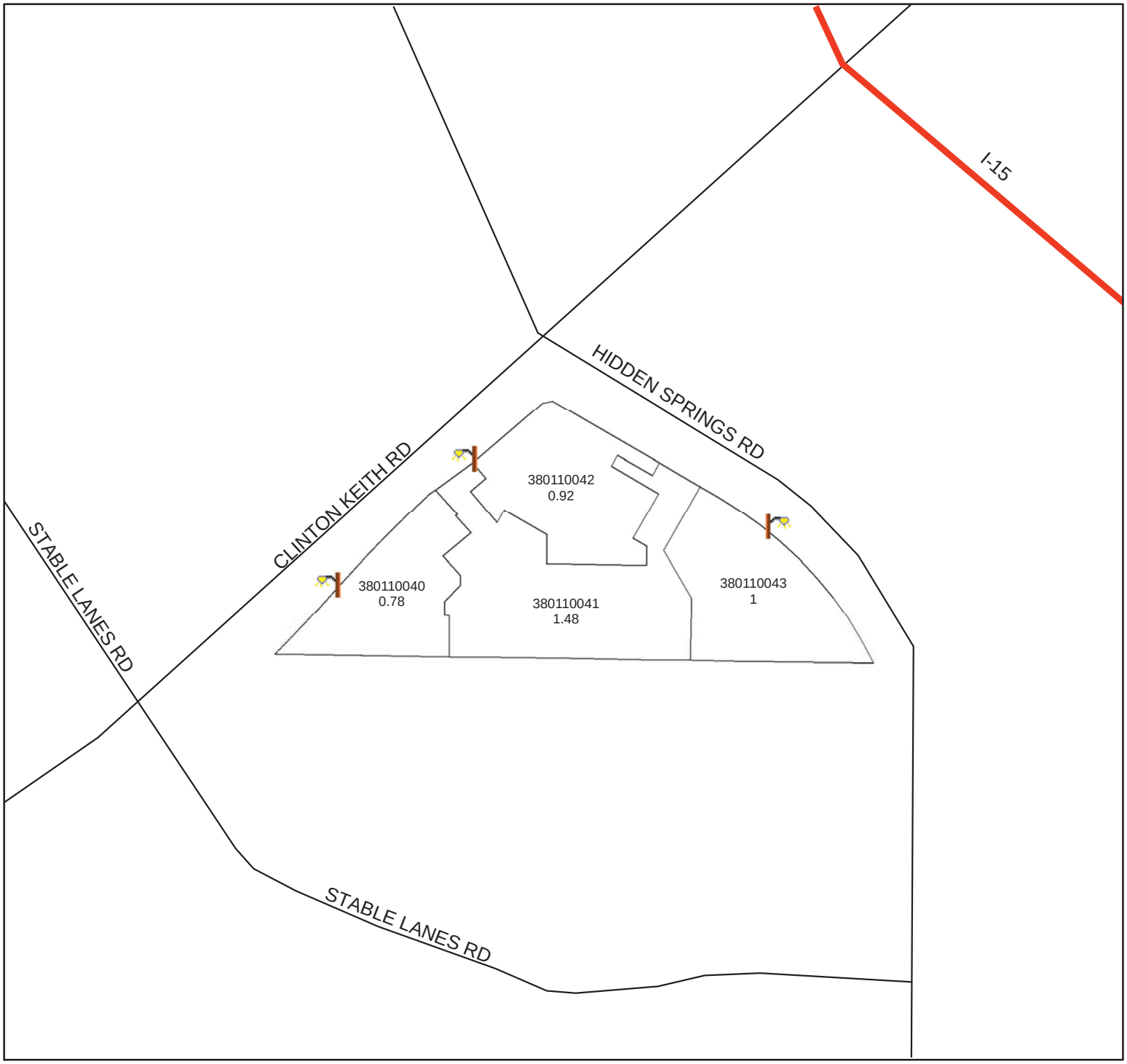
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 71

PORTION OF SECTION 6, T.7S., R.3W

PLOT PLAN NO. 19099 - 4 PARCELS

CITY OF WILDOMAR

ASSESSMENT DIAGRAM

N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11

DENOTES MAINTAINED STREETLIGHT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

STREET LIGHTING ZONE 88

PORTION OF SECTION 1, T.7S., R.4W.

CONDITIONAL USE PERMIT NO. 03504R1 - 1 PARCEL

CITY OF WILDOMAR

N

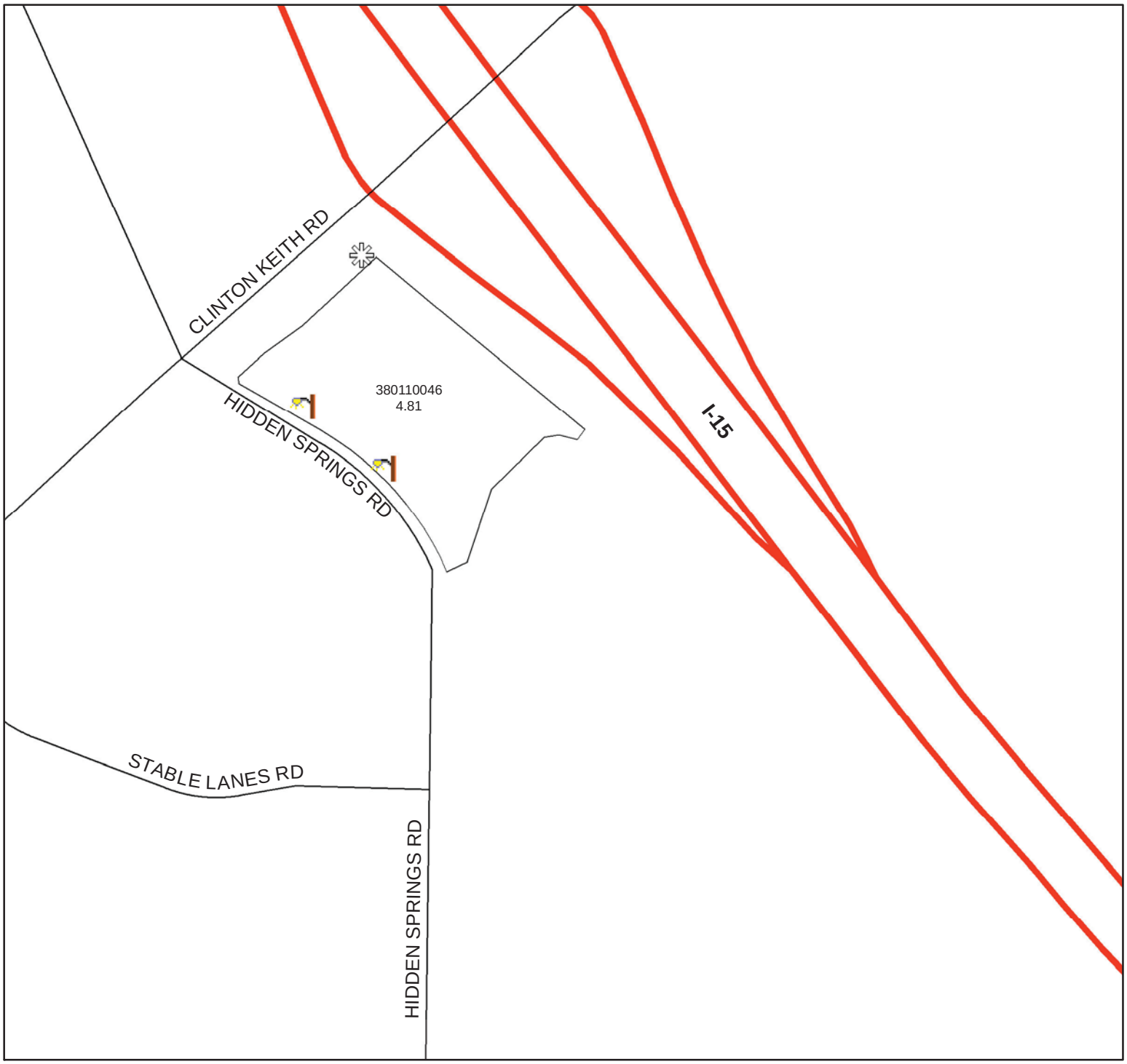
300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by bhahn on 06/06/11



DENOTES MAINTAINED STREETLIGHT

TRANS_FUTURE_STREETLIGHT

ALBERT A.
WEBB
ASSOCIATES

RESOLUTION NO. 2013 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ORDERING PREPARATION OF ENGINEER'S REPORT REGARDING PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2013-14 WITHIN ZONES 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 AND 90; AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73, AND 88 OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council (hereinafter the "City Council") of the City of Wildomar (hereinafter the "City") has conducted proceedings for and has established Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the City of Wildomar, County of Riverside, State of California (hereinafter "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"); for the maintenance and servicing of such landscaping, multi-purpose trails, fencing, and fossil filter improvements; and the provision of maintenance, operations and electricity for streetlights within the public rights-of-way; and

WHEREAS, L&LMD No. 89-1-C presently consists of 11 Landscaping Zones (hereinafter "Zone 3", "Zone 29", "Zone 30", "Zone 42", "Zone 51", "Zone 52", "Zone 59", "Zone 62", "Zone 67", "Zone 71", and "Zone 90"and, collectively "Zones"); and 9 Street Lighting Zones (hereinafter "Street Lighting Zone 18", "Street Lighting Zone 26", "Street Lighting Zone 27", "Street Lighting Zone 35", "Street Lighting Zone 50", "Street Lighting Zone 70", "Street Lighting Zone 71", "Street Lighting Zone 73" and "Street Lighting Zone 88" and, collectively "Street Lighting Zones"); and

WHEREAS, it is necessary that the City Council adopt a resolution pursuant to Section 22622 of the Streets and Highways Code, ordering the preparation and filing of an Engineer's Report (hereinafter the "Report") in accordance with Article 4 (commencing with Section 22565) of the Streets and Highways Code with regard to the assessments which are proposed to be levied on assessable lots and parcels of land within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 of L&LMD No. 89-1-C for the 2013-14 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the City Council of the City of Wildomar assembled in regular session on June 12, 2013 as follows:

SECTION 1 Improvements.
The improvements authorized for Zones 3, 29, 30, 42, 51, 52, 67, 71 and 90 of L&LMD No. 89-1-C are:

(a) The maintenance and servicing of landscaping, including trees, shrubs, grass and other ornamental vegetation; and,
(b) The maintenance and servicing of irrigation and electrical facilities; and

In addition, Zones 29, 30, 51, 52, and 90 are authorized to provide the following:
(a) Weed abatement and debris clean-up of multi-purpose trails;
(b) Maintenance, repair and/or replacement of fencing.

In addition, Zones 52, 67, and 90 are authorized to provide the following:
(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

SECTION 2. Improvements.
The improvements authorized for Zones 59 and 62 are:
(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

In addition, Zone 59 is authorized to provide the following:
(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

In addition, Zone 62 is authorized to provide the following:
(a) Weed abatement and debris clean-up of multi-purpose trails.

SECTION 3. Improvements.
The improvements authorized for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C are:
(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

SECTION 4. Report.
The Public Works Director for the City of Wildomar acting, or his designee, is hereby designated Engineer (hereinafter the "Engineer") and is ordered to prepare and file with the City Clerk the Report with regard to the assessments proposed to be levied on assessable lots and parcels and within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C to pay the costs of the maintenance and servicing of landscaping improvements, multi-purpose trails, fencing, fossil filters, and cost for maintenance and operations of street lights for the 2013-14 Fiscal

Year, pursuant to Sections 22565 through 22574 of the Streets and Highways Code.

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013.

Timothy Walker
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

RESOLUTION NO. 2013 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN ZONES 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 AND 90; AND STREET LIGHTING ZONES 18, 26, 27, 35, 50, 70, 71, 73 AND 88 OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF LANDSCAPING, MULTI-PURPOSE TRAILS, FENCING, FOSSIL FILTERS AND STREETLIGHTS FOR FISCAL YEAR 2013-14; AND GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND ORDERING NOTICE OF THE PUBLIC HEARING TO BE PUBLISHED; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED BUDGET FOR FISCAL YEAR 2013-14

WHEREAS, the City Council (hereinafter the "City Council") of the City of Wildomar (hereinafter the "City") has conducted proceedings for and has established Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the City of Wildomar, County of Riverside, State of California (hereinafter "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972, which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"), for the maintenance and servicing of such landscaping, multi-purpose trails, fencing, fossil filters and irrigation or electrical improvements; and the payment of the cost of streetlight maintenance, operations, and tariffs within the public rights-of-way; and

WHEREAS**,** as ordered by the City Council, its Designee has filed with the City Clerk an Engineer's Report (hereinafter the "Report") regarding the assessments to be levied and collected within 11 Landscaping Zones (hereinafter "Zone 3", "Zone 29", "Zone 30", "Zone 42", "Zone 51", "Zone 52", "Zone 59", "Zone 62", "Zone 67", "Zone 71", "Zone 90" and, collectively "Zones"); and 9 Street Lighting Zones (hereinafter "Street Lighting Zone 18", "Street Lighting Zone 26", "Street Lighting Zone 27", "Street Lighting Zone 35, "Street Lighting Zone 50", "Street Lighting Zone 70", "Street Lighting Zone 71", "Street Lighting Zone 73" and "Street Lighting Zone 88" and, collectively "Street Lighting Zones") of L&LMD No. 89-1-C for Fiscal Year 2013-14 to pay the costs of maintenance services and operations as identified in the preceding recital, and the Report has been presented to and considered by the City Council; and

WHEREAS, the Report filed with the City Clerk states that the assessments to be levied in the respective Zones and Street Lighting Zones for Fiscal Year 2013-14 are in an amount that is the same as levied in Fiscal Year 2012-13, or increased by two percent (2.0%) more than the assessments levied

in Fiscal Year 2012-13 (based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013), and are consistent with the terms of the ballot proposition approving the annexation of each zone; and

WHEREAS, it is necessary that the City Council adopt a resolution of intention pursuant to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to Section 22626(a) of the Streets and Highways Code, of the time and place of a public hearing on said Report and the annual assessments for Fiscal Year 2013-14.

NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the City Council of the City of Wildomar in regular session assembled on June 12, 2013 as follows:

SECTION 1 Findings: The City Council, after reviewing the Report, finds that:

(a) The foregoing recitals are true and correct: The Report for Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 of L&LMD No. 89-1-C contains all matters required by Section 22565 through 22574 of the Streets and Highways Code and may, therefore, be approved by the City Council; and

(b) The 2013-14 Fiscal Year assessment within Zone 3 of L&LMD No. 89-1-C is $77.68 per parcel; and within Zone 29 of L&LMD No. 89-1-C is $85.30 per parcel; and within Zone 30 of L&LMD No. 89-1-C is $170.60 per parcel; and within Zone 42 of L&LMD No. 89-1-C is $158.92 per parcel; and within Zone 51 of L&LMD No. 89-1-C is $115.14 per parcel; and within Zone 52 of L&LMD No. 89-1-C is $623.62 per parcel; and within Zone 59 of L&LMD No. 89-1-C is $345.12 per acre; and within Zone 62 of L&LMD No. 89-1-C is $134.16 per parcel; and within Zone 67 of L&LMD No. 89-1-C is $148.56 per parcel; and within Zone 71 of L&LMD No. 89-1-C is $65.68 per parcel; and within Zone 90 of L&LMD No. 89-1-C is $319.28 per parcel; and within Street Lighting Zone 18 of L&LMD No. 89-1-C is $705.38 per parcel; and within Street Lighting Zone 26 of L&LMD No. 89-1-C is $100.62 per acre; and within Street Lighting Zone 27 of L&LMD No. 89-1-C is $127.90 per acre; and within Street Lighting Zone 35 of L&LMD No. 89-1-C is $44.98 per acre; and within Street Lighting Zone 50 of L&LMD No. 89-1-C is $36.38 per acre; and within Street Lighting Zone 70 of L&LMD No. 89-1-C is $255.36 per acre; and within Street Lighting Zone 71 of L&LMD No. 89-1-C is $28.30 per acre; and within Street Lighting Zone 73 of L&LMD No. 89-1-C is $232.88 per acre; and within Street Lighting Zone 88 of L&LMD No. 89-1-C is $138.22 per acre. The Report proposes no increase in the assessment per parcel in Zone 3, over the assessment levied for Fiscal Year 2012-13.

The Report proposes a two percent (2.0%) inflationary increase, in the assessment per acre or per parcel as applicable in Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88, over the assessment levied for Fiscal Year 2012-13 and is consistent with ballot proposition approved by the qualified electors when establishing said zones. The Report proposes a two percent (2.0%) inflationary increase per acre or per parcel as applicable, in Zones 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90, over the assessment levied for Fiscal Year 2012-13, based on the cumulative percentage increase in the CPI-U from March 2012 through March 2013, and is consistent with ballot proposition approved by the qualified electors when establishing said zones.

SECTION 2 Intent: The City Council declares that it intends to levy assessments on all lots and parcels of assessable land within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C. There are no parcels or lots within said zones that are owned by a federal or state governmental agency or another local agency. The assessments will be collected at the same time and in the same manner as property taxes are collected, and all laws providing for the collection and enforcement of property taxes shall apply to the collection and enforcement of the assessments.

SECTION 3 Description of Services and Improvements to be Provided. The maintenance and service authorized within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 of L&LMD No. 89-1-C are:

(a) The maintenance, servicing and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation;
(b) The maintenance and servicing of multi-purpose trails;
(c) The maintenance and servicing of fencing;
(d) The maintenance and servicing of fossil filters;
(e) The maintenance and servicing of irrigation or electrical facilities;
(g) The provision of costs to streetlights within the public rights-of-way.

SECTION 4 Improvements. The improvements authorized for Zones 3, 29, 30, 42, 51, 52, 67, 71, and 90 of L&LMD No. 89-1-C are:

(a) The maintenance, servicing and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation; and,
(b) The maintenance and servicing of irrigation and electrical facilities; and,

In addition, Zones 29, 30, 51, 52, and 90 are authorized to provide the following:

(a) Weed abatement and debris clean-up of multi-purpose trails;
(b) Maintenance, repair and/or replacement of fencing.

In addition, Zones 52, 67 and 90 are authorized to provide the following:

(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

SECTION 5 Improvements. The improvements authorized for Zones 59 and 62 are:

(a) Maintenance, repair and/or replacement of fossil filters within catch basins within the public right-of-way including incidental costs and expenses.

In addition, Zone 59 is authorized to provide the following:

(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

In addition, Zone 62 is authorized to provide the following:

(a) Weed abatement and debris clean-up of multi-purpose trails.

SECTION 6 Improvements. The improvements authorized for Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C are:

(a) Provision of electricity to all streetlights within the public right-of-ways including incidental costs and expenses.

SECTION 7 The District. The district is identified as "Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the City of Wildomar, County of Riverside, State of California". The boundaries of Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73, and 88 of L&LMD No. 89-1-C are located within the City of Wildomar and are described and shown in the Report.

SECTION 8 Report. The Report, which is on file with the City Clerk and which has been presented to the City Council, is hereby approved. Reference is made to the Report for a full and detailed description of the improvements, the boundaries of the District, and any zones therein, and the annual assessments to be levied upon assessable lots and parcels within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71 and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C.

SECTION 9. Public Hearing. A Public Hearing will be held on July 17th, 2013, at 6:30 p.m. at the meeting room of the City Council of the City of Wildomar at Wildomar City Hall, 23873 Clinton Keith Rd Suite 201, Wildomar, CA 92595 regarding the Report and the proposed assessments to be levied for Fiscal Year 2013-14 within Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C.

SECTION 10 Information: Any property owner desiring additional information regarding Zones 3, 29, 30, 42, 51, 52, 59, 62, 67, 71, and 90; and Street Lighting Zones 18, 26, 27, 35, 50, 70, 71, 73 and 88 of L&LMD No. 89-1-C, the Report, or the proposed assessments shall contact Mr. Chris A. Vogt, P.E., by telephone at (951) 616-4925.

SECTION 11 Notice of the Public Hearing: Notices of the public hearing shall be given consistent with Section 22626(a) of the Streets and Highways Code. The notice of the public hearing shall be given by publication in The Press Enterprise of a certified copy of this Resolution once at least ten (10) days prior to July 17, 2013. Said publication of this Resolution is to be effected by the City Clerk of the City of Wildomar.

SECTION 12 Authorization: The City Council authorizes the Public Works Director or his designee to act as the City's agent to administer the revenue/expenditures and budget for L&LMD No. 89-1-C for Fiscal Year 2013-14.

SECTION 13 Effective Date: This Resolution shall take effect from and after its date of adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013.

Timothy Walker
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.4
GENERAL BUSINESS
Meeting Date: June 12, 2013

TO: Mayor and City Council Members

FROM: Tim D'Zmura, Public Works Director

PREPARED: Dan York, City Engineer

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated and Street Lighting Zones; Annexation Zone 181

STAFF REPORT

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

RESOLUTION NO. 2013 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX PROPERTY TO LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C (ANNEXATION ZONE 181) AND TO LEVY ASSESSMENTS ON SUCH PROPERTY FOR FISCAL YEAR 2013-14 AND SETTING THE TIME AND PLACE OF A HEARING ON THE PROPOSED ANNEXATION AND ASSESSMENTS

BACKGROUND:
Landscaping and Lighting Maintenance District No. 89-1-Consolidated (District) maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefits and 9 street lighting zones. The maintenance and servicing of these zones include but are not limited to: landscaping, multi-purpose trails, fencing improvements, parkway landscaping and future median landscaping, multi-purpose trail improvements, and fossil filter improvements within the public right of ways.

The City now desires to annex additional property located on the southwest corner of Clinton Keith Road and Inland Valley Drive, within the incorporated territory of the City of Wildomar. The annexation consists of 35.84 assessable acres. This future development is commonly referred to ask Oaks Spring Ranch, Tract Map No. 31736. The maintenance of improvements proposed to be funded by Zone 181 generally includes the maintenance and servicing of easements of lighting, fossil filters, and landscaping improvements within the public right-of-way.

Based on the requirements of the California State Constitution Article XIIIC and XIIID and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) a property owner ballot protest procedure will be required in order to annex property into the District and to levy an assessment on the Annexed Property. Following the adoption of the Resolution of Intention by the City Council, ballots will be mailed to each property owner located within the Annexed Property so they can indicate whether they are in favor or opposed to the maximum assessments rates as described in this report. The City will hold a Public Hearing on the matter of annexing in the property and assessing a levy on the Annexed Property and all property owners' ballots to be counted must be returned prior to the close of the Public Hearing scheduled for August 14th, 2013 at 6:30pm. Following the conclusion of the Public Hearing, the ballots will be tallied. If there is not a majority protest and the ballot procedure is successful, the City Council will confirm the Final Fiscal Year 2013-14 Annexation 181 Engineer's Report and order the levy and collection of assessments starting in Fiscal Year 2013-14.

FISCAL IMPACTS:
This item is required in order to set the August 14, 2013 public hearing at 6:30pm; failure to do so will result in loss of District revenue for FY 2013-14 for the maintenance and servicing of easements of lighting, fossil filters, and landscaping improvements within the public right-of-way.

Adoption of this resolution will allow the City of Wildomar to annex the property into LLMD 89-1-C and collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District Zone.

Submitted by:	Approved by:
Tim D'Zmura	Gary Nordquist
Public Works Director	City Manager

ATTACHMENTS:
Attachment A
Resolution No. 2013-___

Engineer's Report for Annexation Zone 181

Landscaping and Lighting Maintenance District 89-1 Consolidated

Prepared for

June 2013

ALBERT A. WEBB ASSOCIATES

Table of Contents

Section i

Engineers Statement i

Section 1

Plans and Specification 1

Section 2

Cost Estimate 2

Section 3

Assessment 3

Section 4

Proposed Assessment 4

Appendices

Appendix A: Annexation Zone 181 Assessment Roll

Appendix B: Annexation Zone 181 Assessment Diagram

ALBERT A. WEBB ASSOCIATES

Corporate Headquarters
3788 McCray Street | Riverside, CA 92506
T: 951.686.1070 | F: 951.788.1256

Desert Region
36951 Cook Street #103 | Palm Desert, CA 92211
T: 760.568.5005 | F: 760.568.3443

AGENCY: CITY OF WILDOMAR

PROJECT: LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C
ZONE 181 ANNEXATION

TO: CITY COUNCIL
CITY OF WILDOMAR
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. _____ adopted by the City of Wildomar City Council, Riverside County, California ordering preparation of the Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-C Zone 181 Annexation (hereinafter referred to as the "LMD No. 89-1-C"). This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2013 to June 30, 2014.

Section 1 **PLANS AND SPECIFICATION** of the improvements including; landscaping, fossil filters, and streetlights to be maintained and-or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.

Section 2 A **COST ESTIMATE** of maintaining the landscaping, fossil filters, and streetlights, including incidental costs and expenses in connection therewith and-or improved for the mentioned Fiscal Year.

Section 3 An **ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.

Section 4 The **PROPOSED ASSESSMENTS** A proposed assessment of the total costs and expense of the proposed improvements for Fiscal Year 2013-14 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated (herein referred to as "District"); and,

WHEREAS, the Wildomar City Council, did direct the appointed Engineer to make and file an annual "Report", in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

WHEREAS, Section 22567 of said Article 4 states the "Report" shall consist of the following;

a. Maintenance plans for the improvements
b. An estimate of the costs of the improvements
c. A diagram for the assessment district
d. An assessment of the estimated costs of the maintenance of the improvements

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Wildomar, pursuant to the "Landscaping Act of 1972", do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Zone 181 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The actual assessment and the amount of the assessment for the Fiscal Year 2013-14 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The City requested Albert A. Webb Associates, to prepare and file an Engineer's Report for the Annexation of Zone 181 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 (the "Act") presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the proposed annexation LMD No. 89-1-C for the referenced fiscal year, a diagram for LMD No. 89-1-C showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within LMD No. 89-1-C in proportion to the special benefit received;

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within Zone 181 of LMD No. 89-1-C in proportion to the special benefit received:

SUMMARY OF ASSESSMENTS

Description	Budgeted for Fiscal Year 2013-14
Zone 181	
Total Maintenance Costs	$23,125.73
Total Maximum Assessment / Acre	$645.25
Total Number of Acres to be Assessed	35.84

* The total acreage of the subject annexation is 55.45 acres, of which 19.61 acres will be dedicated open space.

Each succeeding fiscal year the special assessment for Zone 181 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C.

In conclusion, it is my opinion that the assessments for Landscaping and Lighting Maintenance District No. 89-1-Consolidated Zone 181 have been spread in direct accordance with the benefits that each parcel receives from the items being financed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Wildomar and the Act.

_____

Tim D'Zmura
Public Works Director
City of Wildomar

Maintenance Plans

Pursuant to Section 22568 of the Landscaping and Lighting Act of 1972, the plans and specifications of Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Zone 181 may include, but are not limited to: ground cover, shrubs, plants and trees, irrigation systems, landscape lighting, fossil filters, street lighting, graffiti removal, sidewalks and masonry walls, entry monuments, tot lot equipment and associated appurtenant facilities. Services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned improvements in a healthy, vigorous and satisfactory working condition. Below is a brief description of Zone 181 within LMD No. 89-1-C.

Description of the Boundaries of LMD No. 89-1-C

Landscape Maintenance District No. 89-1-C is located throughout the County of Riverside. This "Report" provides information specific to the Zones within the boundaries of the City of Wildomar. LLMD 89-1-C maintains and services 31 locations throughout the City of Wildomar. The District contains 11 separate zones of benefit and 9 street lighting zones. Each zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to special benefit to be conferred on each such property by such improvements. The following information is specific to the annexation of Zone 181 into the District.

Zone 181, Maintenance of improvements to be funded by Zone 181 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing or easements of lighting, fossil filters, and landscape improvements within public right-of-way. The Zone consists of Riverside County Assessor's Parcel Numbers 380-250-033 and 034 and is located on the southwest corner of Clinton Keith Road and Inland Valley Drive, within the incorporated territory of the City of Wildomar. The annexation consists of 35.84 Assessable Acres.

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications for Zone 181 are summarized as follows:

Cost Estimate for Annexation 181
Landscape and Lighting Maintenance District No. 89-1-C
Fiscal Year 2013-2014

Description	Fiscal Year 2013-14 Estimated Through June 30, 2014
Direct Costs	
Landscaping	$6,339.00
Streetlights	$2,535.42
BMP	$12,151.31
Subtotal Direct Costs	**$21,025.73**
Indirect Costs	
Assessment Engineer	$1,000.00
Auditor-Controller	$250.00
Contract Administration	$850.00
Rounding	$0.00
Subtotal Indirect Costs	**$2,100.00**
Transfers	
Transfer to Contingency Reserve	$0.00
TOTAL ZONE 181 COSTS	**$23,125.73**

Annual Administration Budget

The estimated budget for annual administration of the annexation provides funding for services of the City of Wildomar staff and its agents. City Staff costs include landscape maintenance contractor inspection and oversight, as well as City Staff time devoted to budget development, participation in City Council meetings and providing information related to the annexation. Costs also include amounts to pay consultants related to the annual levy calculation and placement upon the County property tax rolls, advertising of annual notice and hearing

The actual assessment and the amount of the assessment for the Fiscal Year 2013-14 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

Assessment Diagram

A reduced copy of the Assessment Diagram is filed herewith are incorporated by reference in Appendix B herein and made part of this Report.

Method of Apportionment

The law requires and the statutes provide that assessments, as levied pursuant to the "Landscaping and Lighting Act of 1972" be based on the benefit properties receive. The statutes do not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings. The adopted Method of Apportionment is either by acre or parcel of land.

Direct and Special Benefits

The maintenance of landscaping, fencing, fossil filters, and streetlights provides direct and special benefit to those properties located within the Zone 181 in Landscaping and Lighting Maintenance District No. 89-1-Consolidated (the "District"). Landscaping, fossil filters, and streetlights enhance the properties within the Zone 181, improve erosion and water control; provide dust abatement; increases public safety (controls sight distance restrictions and fire hazards); improve neighborhood aesthetics and property protection; increase traffic safety by improving visibility; and provide an enhanced quality of life and sense of well being for properties within the Zone.

General Benefits

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

Public Lands

Article XIIID, which was added to the California Constitution by the passage of Proposition 218, mandates the "parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." The proposed Annexation does contain publically owned property in Tentative Tract Map No. 31736.

Zone 181

There are 35.84 assessable acres within Zone 181. Each of these acres is deemed to receive proportional special benefit from the maintenance and operation of the improvements.

Estimated FISCAL YEAR 2013-14 Cost – Zone 181	$23,125.73
Total Zone 181 Assessable Aces	35.84
Calculated FISCAL YEAR 2013-14 Assessment per Acre	**$645.25**

Each succeeding fiscal year the special assessment for Zone 181 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual "CPI-U" adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the base Index. Any increase larger than the greater of 2.0% or the "CPI-U" annual adjustment requires a majority approval of all the property owners within each of the benefit zones in LMD No. 89-1-C.

Appendix A

Preliminary Assessment Roll

ALBERT A.
WEBB
ASSOCIATES

APPENDIX A

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1-C Volume 1
CITY OF WILDOMAR, CALIFORNIA
ANNEXATION ZONE 181 ASSESSMENT ROLL

Assessor Parcel No.	Assessment No.*	Assessible Acres	Assessment Roll
380250033	1	22.95	$14,808.48
380250034	2	12.89	$8,317.25
		35.84	**$23,125.73**

* The total acreage of the subject annexation is 55.45 acres, of which 19.61 acres will be dedicated open space.

Appendix B

Assessment Diagram

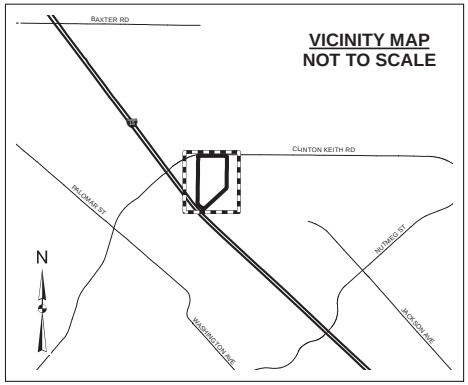
ALBERT A.
WEBB
ASSOCIATES

ASSESSMENT DIAGRAM

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C, ANNEXATION ZONE 181
CITY OF WILDOMAR
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C, ANNEXATION ZONE 181, CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20___, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK
CITY OF WILDOMAR



N

NOT TO SCALE

LEGEND

━━━━	ASSESSMENT DISTRICT BOUNDARY
────	PARCEL LINE
XXX-XXX-XXX	ASSESSOR'S PARCEL NUMBER

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2013-2014.

W.O. 13-0108

ALBERT A.
WEBB
ASSOCIATES

RESOLUTION NO. 2013-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DECLARING INTENTION TO ANNEX PROPERTY TO LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-C (ANNEXATION ZONE NO. 181) AND TO LEVY ASSESSMENTS ON SUCH PROPERTY FOR FISCAL YEAR 2013-14 AND SETTING THE TIME AND PLACE OF A HEARING ON THE PROPOSED ANNEXATION AND ASSESSMENTS

WHEREAS, the City Council (the "City Council") of the City of Wildomar (the "City") has initiated proceedings for the annexation of certain property, as Annexation Zone No. 181, to Landscape and Lighting Maintenance District No. 89-1-C of the City of Wildomar (the "Assessment District") and the Annexation Zone No. 181 of the Assessment District pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code, for the planting and installation of public landscaping and facilities which are appurtenant thereto and the maintenance and servicing thereof as provided in Section 22525 of the California Streets and Highways Code; and

WHEREAS, as ordered by the City Council, Albert A. Webb Associates, the assessment engineer, has filed with the City Clerk a report regarding the assessments which are proposed to be levied on and collected from the owners of such property for Fiscal Year 2013-14 to pay the costs of the maintenance and servicing of such public landscaping and appurtenant facilities, and that report has been presented to and considered by the City Council; and

WHEREAS, it is necessary that the City Council adopt a resolution of intention pursuant to Sections 22606 and 22587 of the California Streets and Highways Code setting and providing for notice of the time and place of public hearing on said report, the proposed annexation of such property to the Assessment District and the proposed assessments.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of Wildomar, California as follows:

Section 1. **Findings.** The City Council finds that:

(a) The foregoing recitals are true and correct;

(b) The Engineer's report of Albert A. Webb Associates (the "Report") contains all matters required by Section 22565 through 22574 of the California Streets Highways Code and may, therefore, be approved by the City Council;

(c) The assessments which are proposed to be levied for Fiscal Year 2013-14 on all parcels of assessable property which are proposed to be annexed, as Annexation Zone No. 181 to the Assessment District and thereof are based on special benefit

conferred upon each such parcel from the payment of the costs of the easements of lighting, fossil filters, and landscape improvements within the public right-of-way and the maintenance and servicing thereof;

(d) The proportionate special benefit derived by each parcel has been determined in relationship to the entirety of the capital cost of the maintenance and servicing of the public landscaping and appurtenant facilities; and

(e) The amount of the assessment which is proposed to be assessed on each such parcel is based upon and will not exceed the reasonable cost of the proportional special benefit conferred on that parcel.

Section 2. Intention. The City Council declares that it intends to levy assessments on all of the lots and parcels of assessable property which are proposed to be annexed, as Annexation Zone No. 181, to the Assessment District and thereof for Fiscal Year 2013-14 in the amounts set forth in the Report. Such assessments will be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection enforcement of the assessments.

Section 3. Improvements. The improvements which shall be provided for such property by and through the assessments levied annually thereon include the following:

(a) Maintenance of improvements to be funded by Annexation Zone No. 181 of Landscaping and Lighting Maintenance District No. 89-1-Consolidated generally include the maintenance and servicing or easements of lighting, fossil filters, and landscape improvements within public right-of-way.;

(b) The installation or construction of any facilities which are appurtenant to such landscaping or which are necessary of convenient for the maintenance of servicing thereof, including, but not limited to, all matters specified in subdivision (d) of Section 22525 of the California Streets and Highways Code; and

(c) The maintenance and servicing, or both, of any of the foregoing.

Section 4. Annexation to Assessment District. The distinctive designation of the annexation is “Annexation No. 181 to Landscape and Lighting Maintenance District No. 89-1-C of the City of City of Wildomar” (“Annexation Zone No. 181”). The property which is proposed to be annexed to the Assessment District which comprises Annexation Zone No. 181 us all the property that is in the City of Wildomar, and which is described in Exhibit “A” attached hereto and by this reference made a part hereof. Upon the completion of the annexation proceedings, the property which comprises Annexation Zone No. 181 will be included in the Assessment District. The boundaries of Annexation No. 181 are further described and shown in the Report.

Section 5. Report and Assessments. The Report, which is on file with the City Clerk, and which has been presented to the City Council at the meeting at which

this resolution is adopted, is approved. Reference is made to the Report for a full and detailed description of the improvements, the boundaries of Annexation Zone No. 181 and the assessments which are proposed to be levied on the assessable lots and parcels of land in Annexation No. 181 as a part of the Assessment District for Fiscal Year 2013-14

Section 6. Duration of Assessments. The assessments shall be levied on all parcels of assessable property in Annexation No. 181 as a part of the Assessment District, as identified in the Report, so long as the assessments are necessary to finance the improvements specified in Section 3 hereof and the maintenance and servicing thereof.

Section 7. Hearing. The public hearing on the proposed annexation of the property within Annexation Zone No. 181, of the Assessment District and the assessments which are proposed to be levied for Fiscal Year 2013-14 and which is required by Section 22587 through 22594 and 22624 through 22629 of the California Streets and Highways Code and Section 53753 of the California Government Code is set **for 6:30 p.m. on August 14, 2013** at the meeting room of the City Council of the City of Wildomar at Wildomar City Hall, 23873 Clinton Keith Road Suite 201, Wildomar, California 92595.

Section 8. Notice of Hearing and Ballots. The City Clerk shall mail a notice of the proposed annexation and the proposed assessments and of the time and place of the public hearing, as specified in Section 7 hereof, to the record owner of each parcel of property identified in the Report. Such notice shall specify the total amount of the assessment chargeable to all the property within Annexation Zone No. 181 as a part of the Assessment District, the amount chargeable to each owner's particular parcel, the duration of the assessments, the reason for the assessments and the basis upon which the amounts of the proposed assessments were calculated, together with the date, time and location of the public hearing, as specified in Section 7 hereof. The notice shall include, in a conspicuous place, thereon, a summary of the procedures applicable to the completion, return and tabulation of the assessment ballots which will accompany the notice and shall include a statement that the existence of a majority protest will result in the assessments not being levied, and that a majority protest will exist if, upon the conclusion of the hearing, assessment ballots submitted in opposition to the assessments exceed the assessment ballots submitted in favor of the assessments based on financial obligation. There shall be included with each such notice mailed to owner of identified parcels within Annexation No. 18 an assessment ballot which includes the District's address for receipt of any ballot when completed by any owner receiving such notice whereby such owner may indicate his or her name, reasonable identification of the parcel and support or opposition to the proposed assessments. The notice and the assessment ballots shall conform in all respects to the requirements of subdivisions (b) and (c) of Section 53753 of the California Government Code.

PASSED, APPROVED AND ADOPTED this 12th day of June 2013.

_____
Timothy Walker

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

ITEM #4.1

CITY OF WILDOMAR
WILDOMAR CEMETERY DISTRICT
REGULAR MEETING MINUTES
MAY 8, 2013

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

The regular meeting of May 8, 2013, of the Wildomar Cemetery District was called to order by Chairman Walker at 8:05 p.m. at the Wildomar Council Chambers, 23873 Clinton Keith Road, Suite 111, Wildomar, California.

Board Roll Call showed the following Members in attendance: Chairman Walker, Vice Chairman Swanson, Trustees Benoit, Cashman, and Moore. Members absent: None.

Staff in attendance: General Manager Nordquist, District Counsel Jex, and Clerk of the Board Lee.

PUBLIC COMMENTS

There were no speakers.

BOARD COMMUNICATIONS

None.

APPROVAL OF THE AGENDA AS PRESENTED

A MOTION was made by Trustee Moore, seconded by Vice Chairman Swanson, to approve the agenda as presented.

MOTION carried, 5-0.

4.0 CONSENT CALENDAR

A MOTION was made by Trustee Moore, seconded by Vice Chairman Swanson, to approve the Consent Calendar as presented.

MOTION carried, 5-0.

4.1 Minutes – April 10, 2013 Regular Meeting
Approved the Minutes as submitted.

4.2 Warrant Register
Approved the following:
1. Warrant Register dated 04-04-13, in the amount of $639.12;
2. Warrant Register dated 04-15-13, in the amount of $364.84; &
3. Warrant Register dated 04-24-13, in the amount of $192.83.

4.3 Treasurer's Report
Approved the Treasurer's Report for March, 2013.

5.0 PUBLIC HEARINGS

There are no items scheduled.

6.0 GENERAL BUSINESS

6.1 Volunteer Clean Up Day - May 18, 2013

Clerk of the Board Lee read the title.

General Manager Nordquist presented the staff report.

A MOTION was made by Trustee Benoit, seconded by Vice Chairman Swanson, to approve a volunteer clean up day on May 18, 2013.

MOTION carried, 5-0.

6.2 Lease Agreement with City of Wildomar for Parcels 3 and 4

Clerk of the Board Lee read the title.

General Manager Nordquist presented the staff report.

Vice Chairman Swanson stated she will not be voting on this item due to living within 300' of the property, she then left the dais.

A MOTION was made by Trustee Benoit, seconded by Trustee Moore, to approve a Lease Agreement with the City of Wildomar to lease parcels 3 and 4 (APN's 376-060-001-3 and 376-060-016-7) for recreational

purposes consistent with California State Health and Safety Code§ 9054(b).

MOTION carried, 4-0, with Vice Chairman Swanson abstaining.

Vice Chairman Swanson returned to the dais.

GENERAL MANAGER REPORT

There was no report.

CEMETERY DISTRICT COUNSEL REPORT

There was no report.

FUTURE AGENDA ITEMS

There were no items.

ADJOURN WILDOMAR CEMETERY DISTRICT

There being no further business, at 8:10 p.m. Mayor Walker declared the meeting adjourned.

Submitted by:	Approved by:
_____	_____
Debbie A. Lee Clerk of the Board	Timothy Walker Chairman

WILDOMAR CEMETERY DISTRICT
Agenda Item #4.2
CONSENT CALENDAR
Meeting Date: June 12, 2013

TO: Chairman and Board of Trustees

FROM: Misty V. Cheng, Controller

SUBJECT: Warrant Registers

STAFF REPORT

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

1. Warrant Register dated May 2, 2013, in the amount of $370.29;
2. Warrant Register dated May 9, 2013, in the amount of $30.58;
3. Warrant Register dated May 16, 2013, in the amount of $1,421.02; and
4. Warrant Register dated May 23, 2013, in the amount of $687.37.

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 2012-13 Budgets.

Submitted by:
Misty V. Cheng
Controller

Approved by:
Gary Nordquist
General Manager

ATTACHMENTS:
Warrant Register dated May 2, 2013
Warrant Register dated May 9, 2013
Warrant Register dated May 16, 2013
Warrant Register dated May 23, 2013

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202174	5/2/2013	000367 CINTAS CORPORATION	55591378		STAFF UNIFORM MAINTENANCE	28.23
					Total :	**28.23**
202175	5/2/2013	000022 EDISON	42713		CEMETERY ELECTRICAL SERVICE	83.26
					Total :	**83.26**
202176	5/2/2013	000186 RIGHTWAY	723269		CEMETERY RESTROOM MAINTENA	77.80
					Total :	**77.80**
202177	5/2/2013	000020 VERIZON	41913		CEMETERY VOICE/INTERNET SER\	168.50
					Total :	**168.50**
202178	5/2/2013	000368 WHITNEY'S DRINKING WATER	42413		CEMETERY DRINKING WATER	12.50
					Total :	**12.50**

5 Vouchers for bank code : wf — **Bank total : 370.29**

5 Vouchers in this report — **Total vouchers : 370.29**

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202192	5/9/2013	000367 CINTAS CORPORATION	55594037		STAFF UNIFORM MAINTENANCE	30.58
					Total :	30.58

1 Vouchers for bank code : wf — Bank total : 30.58

1 Vouchers in this report — Total vouchers : 30.58

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202213	5/16/2013	000028 CALPERS	966		CEMETERY RETIREE PREMIUM MA	293.98
					Total :	293.98
202214	5/16/2013	000367 CINTAS CORPORATION	55596640		STAFF UNIFORM MAINTENANCE	30.58
					Total :	30.58
202215	5/16/2013	000011 CR&R INC.	264805		WASTE SERVICES - 3 YD COMMER	124.12
					Total :	124.12
202216	5/16/2013	000012 ELSINORE VALLEY MUNICIPAL, WATER	6080741		CEMETERY WATER SERVICES 3/21	972.34
					Total :	972.34
4 Vouchers for bank code : wf					Bank total :	1,421.02
4 Vouchers in this report					Total vouchers :	1,421.02

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202230	5/23/2013	000028 CALPERS	993		CEMETERY RETIREE PREMIUM JU	293.98
					Total :	293.98
202231	5/23/2013	000367 CINTAS CORPORATION	555599294		STAFF UNIFORM MAINTENANCE	30.58
					Total :	30.58
202232	5/23/2013	000475 THE SAN DIEGO UNION-TRIBUNE, LLC	50113		NEWSPAPER SUBSCRIPTION 52 W	180.92
					Total :	180.92
202233	5/23/2013	000390 TRIANGLE TERMITE & PEST, CONTROL,	4512		TERMITE/PEST CONTROL SERVICE	50.00
					Total :	50.00
202234	5/23/2013	000537 ZEE MEDICAL INC	140538994		FIRST AID SUPPLIES	131.89
					Total :	131.89
5 Vouchers for bank code : wf					Bank total :	687.37
5 Vouchers in this report					Total vouchers :	687.37

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202230	5/23/2013	000028 CALPERS	993		CEMETERY RETIREE PREMIUM JU	293.98
					Total :	293.98
202231	5/23/2013	000367 CINTAS CORPORATION	555599294		STAFF UNIFORM MAINTENANCE	30.58
					Total :	30.58
202232	5/23/2013	000475 THE SAN DIEGO UNION-TRIBUNE, LLC	50113		NEWSPAPER SUBSCRIPTION 52 W	180.92
					Total :	180.92
202233	5/23/2013	000390 TRIANGLE TERMITE & PEST, CONTROL,	4512		TERMITE/PEST CONTROL SERVICE	50.00
					Total :	50.00
202234	5/23/2013	000537 ZEE MEDICAL INC	140538994		FIRST AID SUPPLIES	131.89
					Total :	131.89
5 Vouchers for bank code : wf					Bank total :	687.37
5 Vouchers in this report					Total vouchers :	687.37

Voucher List
City of Wildomar

Bank code : wf

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
202263	5/30/2013	000367 CINTAS CORPORATION	55601934		STAFF UNIFORM MAINTENANCE	30.58
					Total :	30.58
202264	5/30/2013	000483 EATON BROTHERS CORP.	34943		LIFETIME VASE, BRONZE COLOR /	497.49
					Total :	497.49
202265	5/30/2013	000186 RIGHTWAY	724448		CEMETERY RESTROOM MAINTENA	77.80
					Total :	77.80
202266	5/30/2013	000368 WHITNEY'S DRINKING WATER	51613		CEMETERY DRINKING WATER	18.75
					Total :	18.75
4 Vouchers for bank code : wf					Bank total :	624.62
4 Vouchers in this report					Total vouchers :	624.62

WILDOMAR CEMETERY DISTRICT
Agenda Item #4.3
CONSENT CALENDAR
Meeting Date: June 12, 2013

TO: Chairman and the Board of Trustees

FROM: Misty V. Cheng, Controller

SUBJECT: Treasurer's Report

STAFF REPORT

RECOMMENDATION:
Staff recommends that the Board of Trustees approve the Treasurer's Report for April, 2013.

DISCUSSION:

Attached is the Treasurer's Report for Cash and Investments for the month of April, 2013.

FISCAL IMPACT:
None at this time.

Submitted by:
Misty V. Cheng
Controller

Approved by:
Gary Nordquist
General Manager

ATTACHMENTS:
Treasurer's Report

CITY OF WILDOMAR
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
April 2013

DISTRICT INVESTMENT

ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
EDWARD JONES	$ 128,998.99	$ 128,998.99	$ 128,998.99	100.00%	0	0.000%
TOTAL	$ 128,998.99	$ 128,998.99	$ 128,998.99	100.00%		

ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
EDWARD JONES	$ 128,186.42	$ 812.57	$ 0.00	$ 128,998.99	0.000%
TOTAL	$ 128,186.42	$ 812.57	$ 0.00	$ 128,998.99	
TOTAL INVESTMENT	$ 128,998.99				

CASH HELD BY RIVERSIDE COUNTY

ACCOUNT	INSTITUTION	BALANCE	RATE
CEMETERY	RIVERSIDE COUNTY	$ 0.00	0.00%
DEF COMP	RIVERSIDE COUNTY	0.00	0.00%
ENDOWMENT	RIVERSIDE COUNTY	0.00	0.00%
	TOTAL	$ 0.00	

ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
CEMETERY	RIVERSIDE COUNTY	$ 0.00	$ 0.00	$ 0.00	$ 0.00	0.000%
DEF COMP	RIVERSIDE COUNTY	0.00	0.00	0.00	0.00	
ENDOWMENT	RIVERSIDE COUNTY	0.05	0.00	(0.05)	0.00	0.000%
	TOTAL	$ 0.05	$ 0.00	$ (0.05)	$ 0.00	

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.

Misty V. Cheng
Controller

Date