



City of Wildomar

23873 Clinton Keith Rd., Suite 201 • Wildomar • CA • 92595
(951) 677-7751
www.cityofwildomar.org

Document Submittal List for Annexation of Community Facilities District No. 2013-1 (Services)

1. A cover letter from the owners must accompany package (**Sample Cover Letter**).
2. Three copies of completed Development Quantity Information Sheet (**Form Development 01**).
3. Three copies of completed Owner's Information Sheet (**Form Annexation-01**).
4. One original and two copies of notarized petition(s) (**Petition Form**), signed by the owners, requesting that the City Council initiate the proceedings to annex territory into the district.
5. One original and two copies of notarized acknowledgment (**Acknowledgement Form**) completed by the property owners.
6. Three full size copies of:
 - Approved tentative Tract Maps or Parcel Maps for projects under subdivision review process, or
 - Approved Site Plans or recorded Boundary Maps or Lot Line Adjustments for others
7. Three copies of applicable or City Council's conditions.
8. One original and two copies of metes and bounds legal descriptions (8 ½" x 11" format), prepared by a licensed Civil Engineer or Land Surveyor, including a plat map (**see Sample 1 & 2**).
9. One original and two copies of an 8 ½" x 11" Exhibit map prepared by a licensed Civil Engineer showing the number of lots, total landscape acreage (**if any**) for district maintenance, total drainage facilities to be maintained, type and number of streetlights to be maintained and total project acreage (**see Sample 2**).
10. Three copies of title reports prepared within three months from the date of submittal of the request to annex.
11. One check of: \$10,000 flat fee is required at the time of document submittal. Any unused funds from the \$10,000 deposit will be returned to the developer/owner. If the initial deposit is not sufficient to cover the cost of the annexation, an additional deposit maybe required from the developer/owner.

Date

Public Works Department
Attn: Dan York
City of Wildomar
23873 Clinton Keith Rd., Suite 201
Wildomar, CA 92595

SUBJECT: CFD No. 2013-1 (Services) Annexation
RE: Tentative Tract Map No. (or Parcel Map No.) _____

This letter serves as a request for the above referenced property to be annexed within the boundary of the CFD No. 2013-1 (Services) for general benefit from or maintenance of landscape and lighting of parks, parkways, streets, roads and open spaces, and maintenance and operation of storm drainage facilities, and other public or private services permitted in the area surrounding the subject project. Also enclosed with this letter are the following documents required to initiate the process:

1. Three copies of completed Owner's Information Sheet (**Form -01**)
2. One original and two copies of notarized petition(s) (**Petition Form**), signed by the owners, requesting that the City Council initiate the proceedings to create a community facilities district.
3. One original and two copies of notarized acknowledgment (**Acknowledgement Form**) completed by the property owners.
4. An initial deposit of \$10,000 to compensate the City for all costs incurred in conducting proceedings to annex the property.

It is our understanding that any unused funds from the deposit provided will be returned to us. Similarly, if the total cost of labor and material for district annexation exceeds the deposit provided, we will be required to put in additional deposit to fund the difference.

Authorized Signature Here

CITY OF WILDOMAR
Development Quantity Worksheet

Development Name _____
 Tract Number _____
 Total Estimated Units _____
 Total Gross Acres _____
 Total Residential/Commercial Lot Acres _____

Landscaping	Acreage	SF	Qty
Street Frontage			
Medians			
Open Space			
Slopes			
Trees (Qty)			
Other Not Listed (Please Specify) _____			

Streets & Pavement	Acreage	SF	LF
Street (LF) - Interior			
Street (LF) - Perimeter			
Pavement Total Area (SF)			
Other Not Listed (Please Specify) _____			

Streetlights	Qty
8,000 Lumen, LPSV	
22,500 Lumen, LPSV	
Other Not Listed (Please Specify) _____	

Traffic Signals	Qty
Traffic Signal	
Other Not Listed (Please Specify) _____	

Drainage Quantities	SF	LF	Qty
Detention/Debris Basin (SF) & (Qty)			
Curb Inlet Catch Basin (Qty)			
Fossil Filter (Qty)			
Storm Drain Pipe (LF)			
Other Not Listed (Please Specify) _____			

Drainage - Best Management Practice (BMP) Plan Description

Parks	Acreage
Neighborhood Specific	
Community Wide	
Other Not Listed (Please Specify) _____	

Trails	Acreage	SF	LF
DG			
Concrete			
Dirt			
Other Not Listed (Please Specify) _____			

PARCEL/OWNER INFORMATION SHEET

Today's Date: _____

Please fill in the following information that is needed for the community facilities district creation:

1. Property Information

Tract or Parcel Map No. _____

<u>Assessor's Parcel Number(s)</u>	<u>Acres</u>	<u>Land Use (Circle One & Fill In Information)</u>
_____	_____	1. Single-family Residential <i># of Lots at Buildout</i> ____
_____	_____	2. Multi-family Residential <i># of Units at Buildout</i> ____
_____	_____	3. Commercial _____ <i>Net Acres</i>
_____	_____	4. Industrial _____ <i>Net Acres</i>
_____	_____	5. Religious _____ <i>Net Acres</i>

2. Contact Information - Owner

Name _____

Phone No. _____

Fax No. _____

Address _____

3. Contact Information - Development Manager

Name _____

Phone No. _____

Fax No. _____

Address _____

4. Information Needed for Balloting Process

Company Name

A _____ Corporation

By:

Signatory: _____

The Person to Who's Attention the Ballot Should Be Sent

Attention:

5. Property Status

Do you plan to sell any of the property within the next 6 months?

If yes, when is escrow scheduled to close?

When are the first closings to individual homeowners scheduled to occur?

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, I hereunto set my hand this ____ day of _____, 20__.

[NAME OF LANDOWNER]

By: _____

Name:

Title:

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. _____

OWNER'S MAILING ADDRESS:

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF WILDOMAR THIS ____ DAY OF _____, 20__.

City Clerk of the City Council of the
City of Wildomar

INSERT EXHIBIT A: ZONE DESCRIPTION

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

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

The developer/property owner of (Assessor's Parcel No.) _____ hereby acknowledges that:

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

DATED:

OWNER(S):

(Print Name)

(Signature)

(Title)

(Print Name)

(Signature)

(Title)

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
TRACT NO. _____
I. ANNEXATION
IN THE CITY OF _____, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

'PROPOSED PARCELS "A" AND "B"', AS DESCRIBED IN LOT LINE ADJUSTMENT RESOLUTION NO. 02-47, TOGETHER WITH 'PROPOSED PARCEL "C"', AS DESCRIBED IN LOT LINE ADJUSTMENT RESOLUTION NO. 02-49, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED _____, 2003, AS INSTRUMENT NO. 2003-_____ AND RECORDED _____, 2003, AS INSTRUMENT NO. 2003-_____, RESPECTIVELY, OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED MORE PARTICULARLY AS FOLLOWS AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID 'PROPOSED PARCEL "C"', SAID POINT BEING ALSO THE MOST EASTERLY CORNER OF 'PROPOSED PARCEL "A"' AS DESCRIBED IN LOT LINE ADJUSTMENT RESOLUTION NO. 02-50, RECORDED MARCH 6, 2003, AS INSTRUMENT NO. 2003-156683 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID 'PROPOSED PARCEL "C"' SOUTH 69°36'27" WEST, 1284.27 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 20°23'33" EAST, 7.00 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 69°36'27" WEST, 368.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1851.00 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY AND ALONG THE BOUNDARY OF SAID 'PROPOSED PARCEL "A"', AS DESCRIBED IN LOT LINE ADJUSTMENT RESOLUTION NO. 02-47, WESTERLY 1140.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°18'37";

THENCE CONTINUING ALONG LAST SAID BOUNDARY AND ALONG THE BOUNDARY OF SAID 'PROPOSED PARCEL "B"', AS DESCRIBED IN LOT LINE ADJUSTMENT RESOLUTION NO. 02-47, AS FOLLOWS:

NON-TANGENT FROM SAID CURVE NORTH 41°31'56" WEST, 233.74 FEET;

NORTH 27°03'24" EAST, 934.11 FEET;

NORTH 70°25'24" EAST, 604.55 FEET;

NORTH 53°34'55" EAST, 346.34 FEET;

SOUTH 36°25'05" EAST, 30.00 FEET;

SOUTH 16°40'58" WEST, 184.21 FEET;

SOUTH 10°56'03" EAST, 142.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 382.00 FEET; A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 5°41'11" WEST;

EASTERLY 141.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°11'13";

TANGENT FROM SAID CURVE SOUTH 74°32'58" EAST, 17.07 FEET; AND

NORTH 21°08'29" EAST, 114.56 FEET TO THE BOUNDARY OF SAID 'PROPOSED PARCEL "C", AS DESCRIBED BY LAST LINE ADJUSTMENT RESOLUTION NO. 02-49;

THENCE ALONG LAST SAID BOUNDARY AS FOLLOWS:

SOUTH 79°26'11" EAST, 69.21 FEET;

SOUTH 74°32'58" EAST, 76.00 FEET;

SOUTH 63°08'11" EAST, 71.29 FEET;

SOUTH 55°50'08" EAST, 69.24 FEET;

SOUTH 16°48'26" EAST, 93.54 FEET;

SOUTH 84°20'56" EAST, 2.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 76.00 FEET;

SOUTHEASTERLY 119.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'12";

NON-TANGENT FROM SAID CURVE SOUTH 70°16'55" EAST, 106.93 FEET;

SOUTH 41°03'30" EAST, 15.96 FEET;

NORTH 51°29'17" EAST, 209.91 FEET;

NORTH 49°25'25" EAST, 30.00 FEET;

SOUTH 40°34'35" EAST, 356.98 FEET;

SOUTH 69°57'22" EAST, 316.58 FEET; AND

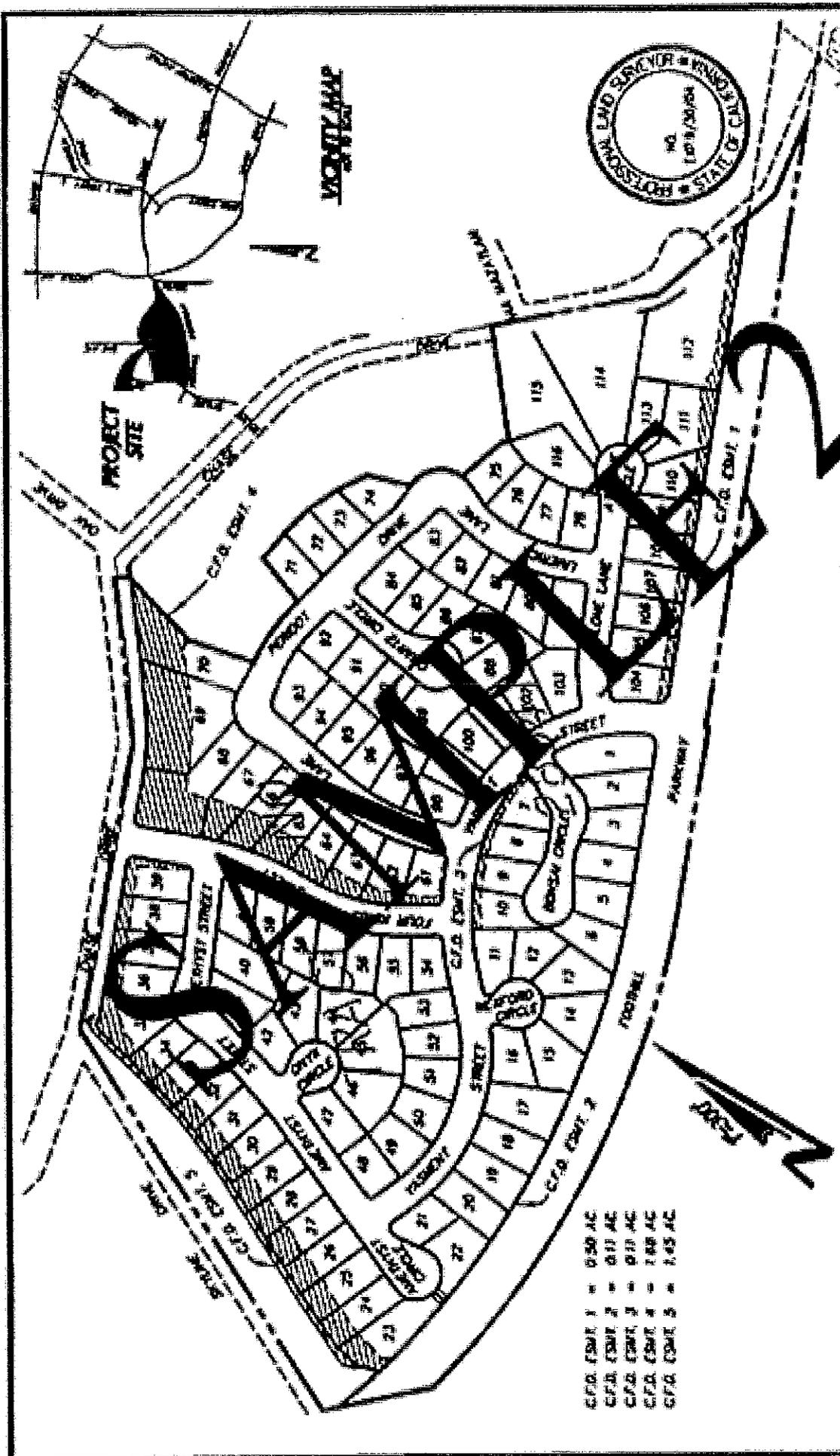
NORTH 82°31'41" EAST, 179.85 FEET TO THE POINT OF BEGINNING.

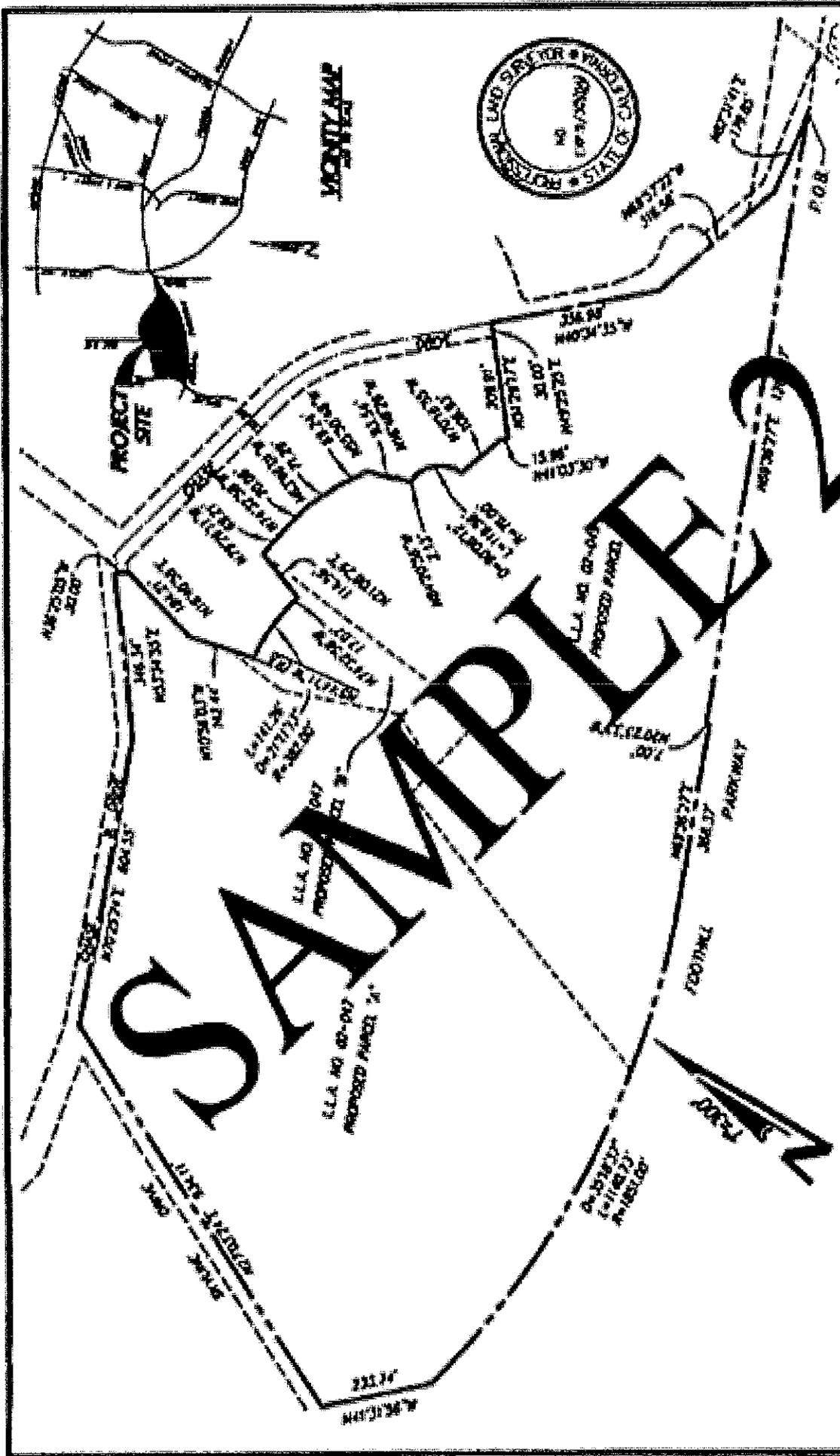


Prepared under the supervision of:

L.S.
Expires 10-04

SAMPLE 1





REGISTRATION EXPIRES 9/30/04
P.L.S. NO.

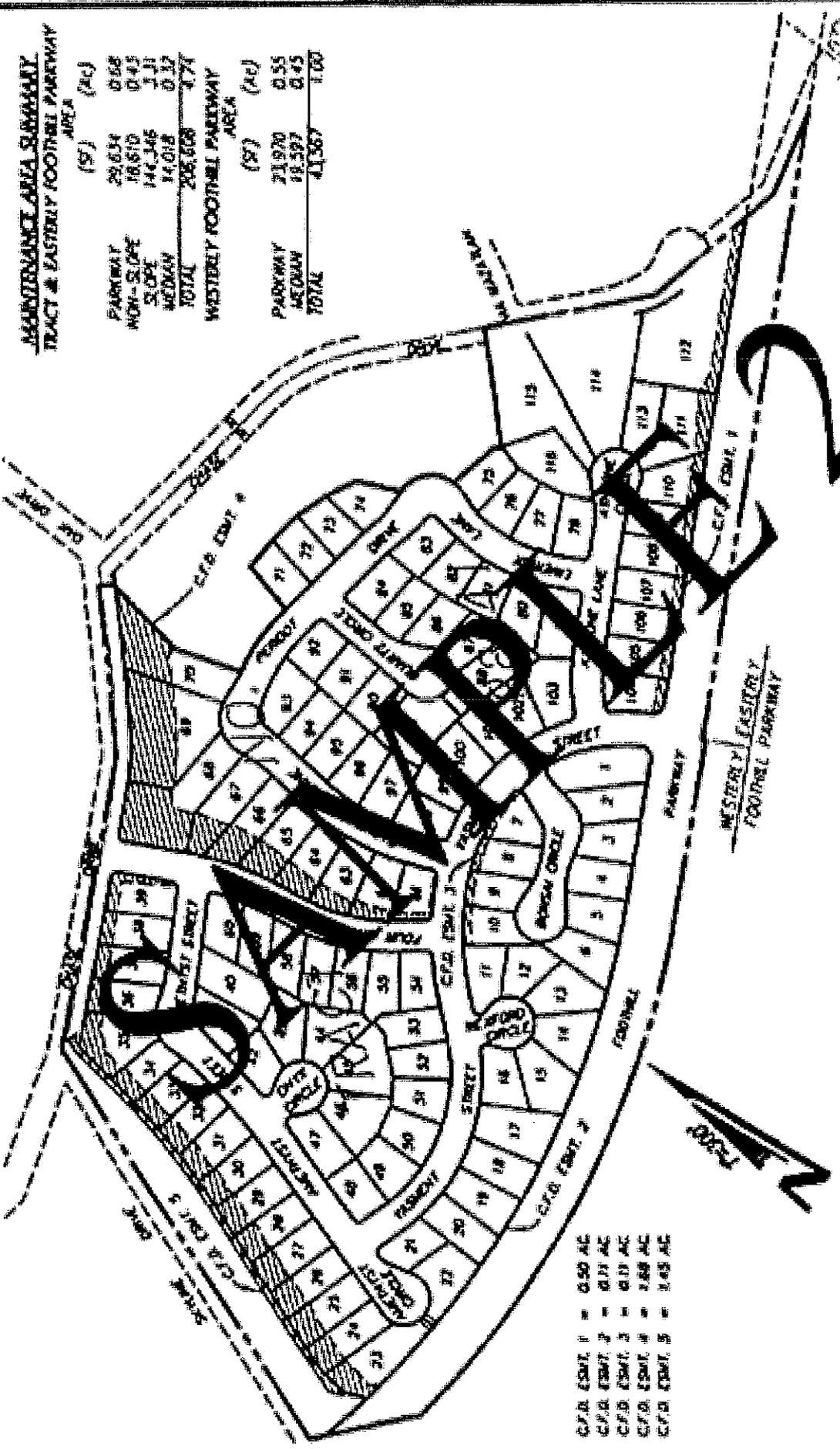
EXHIBIT
CFD ANNEXATION
TRACT NO.

Company Name

**MAINTENANCE AREA SUBBARY
TRACT # EASTERLY FOOTBALL PARKWAY**

	AREA (SF)	AREA (AC)
PARKWAY	29,634	0.68
NON-SLOPE	16,610	0.43
SLOPE	14,346	0.31
MEDIAN	14,018	0.32
TOTAL	208,668	4.74

	AREA (SF)	AREA (AC)
PARKWAY	21,970	0.55
MEDIAN	18,397	0.45
TOTAL	41,367	1.00



- C.F.D. EMT. 1 = 0.50 AC
- C.F.D. EMT. 2 = 0.11 AC
- C.F.D. EMT. 3 = 0.11 AC
- C.F.D. EMT. 4 = 0.68 AC
- C.F.D. EMT. 5 = 0.63 AC

LEGEND
AREA TO BE MAINTAINED BY CFD



EXHIBIT —
TRACT NO. CFD
LANDSCAPE MAINTENANCE AREA

Company Name