

CFD 2022-1 (Maintenance Services) Annexation Application



CITY OF WILDOMAR

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

In order to annex territory into Community Facilities District No. 2022-1 (Maintenance Services), the following steps and information must be provided.

PLEASE SUBMIT THE FOLLOWING INFORMATION LISTED BELOW:

- ☐ Cover Letter
- ☐ CFD 2022-1 Annexation Application
- ☐ Development Quantities Form
- ☐ Signed Petition / Waiver Form
- ☐ Acknowledgement Form
- ☐ Approved Entitlement Plans (Tent. Tract Map, Ten. Parcel Map, CUP, PUP, PP, etc.)
- ☐ Recorded Map or Survey Map or Condo Map
- ☐ Conditions of Approval for the Project
- ☐ Legal Description and Plat
- ☐ Maintenance Exhibit identifying CFD and HOA/POA Maintained Areas in two separate exhibits
- ☐ Title Report prepared within three months of the submittal date
- ☐ Check Payable to the City of Wildomar; see fee schedule below

Fee Schedule

Residential Project	Total Deposit Due
1-10 units	\$5,000
< 11 units	\$14,000
Commercial Project	Total Deposit Due
Per Project	\$14,000

In order to process your application, all documents need to be completed, submitted electronically via email to wildomarpw@cityofwildomar.org. and submit a check payable to the City of Wildomar using the fee schedule above. Failure to complete these steps will result in a determination of incomplete application and will delay the processing of your application.

If you have questions, please contact either the Public Works / Engineering Department at (951) 677-7751 ext. 5 or at wildomarpw@cityofwildomar.org.

Thank you,

City of Wildomar
Public Works / Engineering Department

Mr. Daniel A. York
City Manager
Public Works Director / City Engineer
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RE: Community Facilities District No. 2022-1 (Maintenance Services) Annexation
Tract No. / Project No. _____
Assessor's Parcel Number (APN) _____

Dear Mr. York,

We are submitting the attached Application Form and supporting materials in connection with our request to annex territory into Community Facilities District No. 2022-1 (Maintenance Services). This would provide the following services including but not limited to: maintenance of landscape and lighting of parks, parkways, streets, roads and open spaces, maintenance and operation of storm drainage facilities, and other public or private services permitted in the area surrounding the subject project.

Enclosed with this letter are the following documents required to initiate the annexation process:

- Annexation Application
- Development Quantities Form
- Signed Petition / Waiver Form
- Acknowledgement Form
- Approved Entitlement Plans (Tent. Tract Map, Ten. Parcel Map, CUP, PUP, PP, etc.)
- Recorded Map or Survey Map or Condo Map
- Conditions of Approval for the Project
- Legal Description and Plat
- Maintenance Exhibit identifying CFD and HOA /POA Maintained Areas in two separate exhibits
- Title Report prepared within three months of the submittal date
- Fee Payable to the City of Wildomar; see fee schedule on the cover page

We appreciate your consideration of our application and look forward to proceeding with the proposed Maintenance CFD Annexation with the City of Wildomar. In the meantime, if you have any questions or need additional information, please do not hesitate to contact me at (XXX) XXX-XXXX ext. XXX.

Sincerely,

John Doe

John Doe
Project Manager

ANNEXATION APPLICATION



Proposed Name of Project: _____

STAFF USE ONLY

Date Received: _____ Amount: _____

Proposed Special District Number: _____

DEPOSIT REQUIREMENT

*Please use the Fee Schedule for the correct amount.
Make checks payable to: City of Wildomar.*

Fee Schedule

Residential Project	Total Deposit Due
1-10 units	\$5,000
< 11 units	\$14,000
Commercial Project	Total Deposit Due
Per Project	\$14,000

1. IDENTIFICATION OF SUBJECT PROPERTY

Description of Property (include N, S, E &/or W, borders, acreage & tract number)

A. APN(s) and/or Master Parcel Number Include all Assessor Parcel Numbers to be included in the Special District
Attach additional pages (if needed) in their entirety (XXX-XXX-XXX-X)

B. Tract/Tentative Tract Map Number
Enclose copy of map _____

C. Recorded Lot Line Adjustments
Enclose copy of document(s) _____

D. Mapping Status ☐ Approved ☐ Tentative

E. Environmental Permits Required ☐ Yes ☐ No

F. Status of Permits ☐ Application in Process

G. Conditions of Approval Required ☐ Yes ☐ No

By Whom _____

H. Status of Conditions ☐ In Process ☐ Completed

2. PROPERTY OWNER INFORMATION (Attach Grant Deed)

- A. Landowner Name(s)
Attach Backup (if needed) _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

3. CONSULTANT/APPLICANT INFORMATION

- A. Company Name _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

4. ENGINEERING INFORMATION

- A. Company Name _____
- B. Contact Name _____
- C. Title _____
- D. Mailing Information _____
- E. Phone _____
- F. Fax _____
- G. E-Mail _____

5. PROJECT LAND USE (Per Improvement Area or Zone, When Applicable)

- A. Number of Taxable Units _____
- B. Proposed Product Mix See below
- C. Base Sale Price Information See below
- D. Number of Taxable Acres
Attach Backup _____
- E. Number of Exempt Acres
Attach Backup _____
- F. Desired Tax Rate Burden _____ %
- G. Anticipated Absorption _____ *per month*

6. COMPOSITION OF DEVELOPABLE ACREAGE

Attach Additional Backup (if needed)

	Acreage	Commence Occupancy (Quarter & Year)
Residential		
Commercial-Retail		
Business Park		
School Site		

PROPOSED RESIDENTIAL PRODUCT MIX

Plan Number	1	2	3	4
Apartment, Attached, or Detached				
Number of Units				
Average Lot Size per Tract	sq. ft.			
Prices				
Square Footage of Living Area				

Occupancies (See Table Below)

Quarter & Year	Plan 1	Plan 2	Plan 3	Plan 4

Questions? Contact Public Works / Engineering at (951) 677-7751, ext. 5 or at wildomarpw@cityofwildomar.org. Thank you.

CITY OF WILDOMAR
CFD 2022-1 Services - Maintenance Quantities



Applicant	Development Name	Tract No.	Res/Comm
	Gross Acres	Net Acres	Units

	Description	Measure	CFD Qty	HOA Qty	Contingent Qty	Note
Landscaping	Street Frontage, Medians	SF				
	Parkways	SF				
	Slopes	SF				
	Open Space - Street Scape	SF				
	Open Space - Fuel Mod (Non-Irrigated)	SF				
	Trees	Qty				
	Other	Qty				
Lights	8,000 Lumen, LPSV	Qty				
	22,500 Lumen, LPSV	Qty				
	LED	Qty				
	Traffic Signal Intersection	Qty				
	Other Types	Qty				
Streets	Street Sweeping- Interior	LF				
	Street Sweeping- Perimeter	LF				
	Sidewalk	SF				
	Pavement Management	SF				
	Other	SF				
Drainage	Detention/Debris Basin	SF				
	Paseo	LF				
	Curb Inlet Catch Basin	EA				
	Fossil Filter	EA				
	Grass Biotreatment Swale	EA				
	Storm Drains Pipe	LF				
	Infiltration Trench	EA				
Parks/Trails	Neighborhood Park	Acre				
	Community Park	Acre				
	Trails - DG	SF				
	Trails - Concret	SF				

**PETITION TO THE CITY COUNCIL OF THE CITY OF WILDOMAR REQUESTING
ANNEXATION OF PROPERTY TO COMMUNITY FACILITIES DISTRICT NO. 2022-
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. 2022-1 (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. 2022-1 (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. 2022-1 (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. 2022-1 (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)

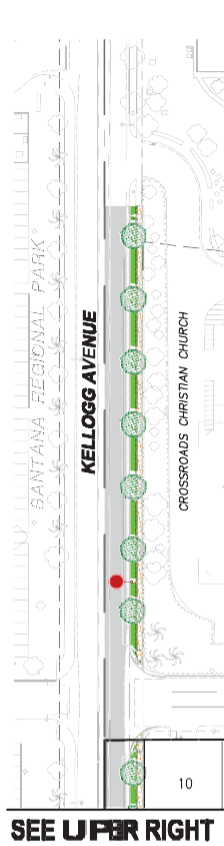
(Signature)

(Title)

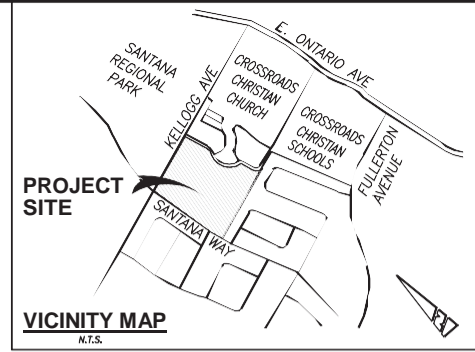
(Print Name)

(Signature)

(Title)



SEE LOWER LEFT



CFD MAINTENANCE AREA

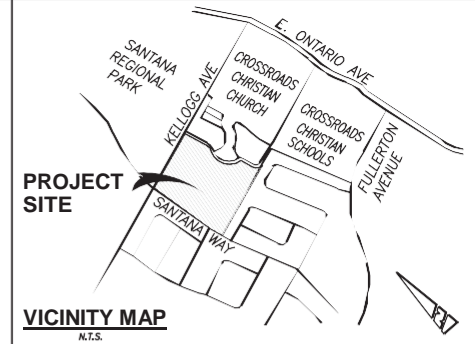
	STREET	19,316 SF = 0.44 AC
	SIDEWALK	12,057 SF = 0.28 AC
	STREETSCAPE	23,789 SF = 0.55 AC
	STREET TREE	42 EA
	STREET LIGHT CITY STD. 503	5 EA

**VALENCIA & SEVILLE
 TENTATIVE TRACT MAP NO. 37057
 CFD MAINTENANCE
 SITE PLAN EXHIBIT**

**SHEET 1
 OF 1**

DATE: 3/2/17





HOA MAINTENANCE AREA

INTERIOR STREETS	105,923 SF = 2.43 AC
INTERIOR SIDEWALK	18,914 SF = 0.43 AC
STREETSCAPE FRONTAGE	15,749 SF = 0.36 AC
NEIGHBORHOOD PARK	4,572 SF = 0.10 AC
WATER QUALITY BASIN	12,217 SF = 0.28 AC
STORM DRAIN PIPE	1,370 LF
CURB INLET	8 EA
STORM DRAIN OUTLET	2 EA
STREET LIGHT CITY STD. 502	16 EA

VALENCIA & SEVILLE
TENTATIVE
HOA MAINTENANCE
SITE PLAN EXHIBIT

SHEET 1
OF 1

DATE: 3/8/17

N.T.S.