

ANALYSIS REPORT



FOR

**AMENDMENT NO. 9 TO THE MENIFEE VALLEY
ROAD AND BRIDGE BENEFIT DISTRICT**

May 2017

**COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT**
4080 Lemon Street, 8th Floor
Riverside, California 92501

MENIFEE VALLEY ROAD AND BRIDGE BENEFIT DISTRICT

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I. EXECUTIVE SUMMARY

The Menifee Valley Road and Bridge Benefit District (District) was formed to fund specific, regional road and bridge improvements determined to provide a benefit to the developing properties within portions of the Sun City/Menifee and Harvest Valley/Winchester areas of Riverside County. This amendment is concerned with updating Zone E, which is the only zone that is left in the unincorporated County after the incorporation of the City of Menifee. Two relatively small portions of Zone E are within the City of Menifee and this report assumes that the updated rates for Zone E will also be applied to those portions by the City. District boundary maps are included in Exhibit A.

The proposed rates in Zone E are adjusted for those properties within the Community Facilities District 03-1 (CFD 03-1) (Newport Road Extension), which provided funding for the now completed Newport Road Extension Project between Menifee Road and SR-79 (Winchester Road). The funding amounts from CFD 03-1 and Transportation Uniform Mitigation Fee (TUMF) for this facility are now excluded from the Road and Bridge Benefit District (RBBB) rate calculation in accordance with a separate agreement between the County and Western Riverside Council of Governments (WRCOG). However, a portion of Zone E, which is not within CFD 03-1, will be responsible to cover the portion of the Newport Road Extension costs that were not funded by this CFD and TUMF. As a result, those properties will have a slightly higher fee rate than the properties within this CFD. This is equitable, since the properties outside of CFD 03-1 also benefit from the Newport Road Extension.

The proposed rates for Zone E of the District are intended to include the full costs of two bridges crossing Salt Creek at Leon Road and Rice Road. Previously, Community Facilities District 05-1 (CFD 05-1) (Salt Creek Bridges) was formed to finance a portion of the costs of these bridges. However, due to the economic downturn, CFD 05-1 was never funded. Given the current difficulty in marketing bonds on undeveloped land, it has been determined that these facilities can be better delivered by including them in the RBBB. The County, with the concurrence of the developers, dissolved CFD 05-1 in December 2016 and now wishes to amend the Menifee Valley RBBB to include the costs for Salt Creek Bridges that were to otherwise be funded by CFD 05-1. As a result, the costs of these two bridges have been assumed to be equally shared by all properties within Zone E. Also, the Salt Creek Bridges are not covered under the TUMF Program.

II. BACKGROUND

The Menifee Valley Road and Bridge Benefit District was established by the Board of Supervisors on May 24, 1988, by Resolution No. 85-92, pursuant to Section 66484 of the California Government Code and Section 10.30 of the Riverside County Ordinance No. 460, as amended. The procedures for the formation and amendment of a Road and Bridge Benefit District were established by Resolution No. 85-92, *Rules and Regulations for Administration of Road and Bridge Benefit Districts*, as adopted by the

Board of Supervisors on April 2, 1985. These Rules and Regulations require that a District be examined to determine whether adjustments are needed to the boundaries, the designated facilities and/or the fee schedule in response to inflationary and other cost adjustments affecting the estimated development and construction costs.

The District has been designed in a manner to distribute the cost of the development and construction of the improvements on an equitable basis among benefiting properties. The fee levels for this District are determined based on the estimated improvement costs and projected future development potential of each zone. The District fees are a one-time charge paid to the Transportation Department at the time of issuance of a certificate of occupancy or upon final inspection, whichever comes first. Properties that have already been developed are not subject to District fees.

III. LAND USE ASSUMPTIONS

Since the last amendment to the Menifee Valley District, the most significant change affecting the District was that all but one Zone (Zone E) were incorporated into the City of Menifee. As a result, the City has assumed responsibility for collecting RBBB fees within Zones A, B, C, D and F, and a small portion of Zone E. The County has the responsibility to collect RBBB fees within the majority of Zone E only.

Other potential land use changes affecting the District include the adoption by the Board of Supervisors of an update of the Riverside County General Plan under General Plan Amendment No. 960 (GPA No. 960). In general the land use designations did not change significantly within Zone E of the District. The Circulation Element update includes the facilities identified for funding by the District and the traffic analysis done as part of the adoption of GPA No. 960 continues to show a need for the facilities funded by the District.

As part of this amendment to the Menifee Valley District, the residential densities have been verified that they reflect the designations of the Sun City/Menifee and Harvest Valley/Winchester Area Plans, and Specific Plans. An inventory of the existing level of development within Zone E was conducted using aerial photographs and Geographic Information System (GIS) analysis. The projections of development potential were based on the difference between the existing land use inventory and the likely build out level of the Area Plans and Specific Plans. A midpoint range of the Area Plans' residential land use allocation designation was assumed as a likely build-out level based on historical patterns. For example, a 50-acre vacant site with an Area Plan land use designation of Medium Density residential (2 to 5 dwelling units per acre) equates to 3.5 dwelling units per acre for a future build-out level of 175 dwelling units. Portions of the District are within the "SR-79 Policy Area" established by the 2003 General Plan, which calls for a 9% reduction below the General Plan Land Use mid-point to reduce traffic impacts in the Policy Area. The midpoint range of 3.5 dwelling units per acre for a future build-out is reduced by the 9%, and equates to 3.19 dwelling units per acre for a future build-out within the SR-79 Policy Area.

In determining the likely residential build-out within Specific Plans, a factor of 85% of the maximum number of permitted dwelling units was used as a build-out assumption where no Tentative Tract Map has been approved. Where a Tentative Tract Map has been approved, the actual residential lot count of that map was used after taking into account some reductions due to the need to provide detention basins required to comply with the County's Water Quality Management Program (WQMP). Commercial and industrial land uses were determined based on designations in the Area Plans and Specific Plans, and were assumed to build-out at the full acreage allocated. The proposed land use projections in this report have also been revised to reflect the most recent amendments to Specific Plans.

IV. FACILITIES IDENTIFIED FOR FUNDING

The typical street improvement sections are based on the current Riverside County Transportation Department Improvement Standards for Urban Arterial and Arterial Highways. The District will fund improvements to roadways based on the County standard curb to curb only, unless otherwise specifically stated herein. The construction of roadway frontage improvements, e.g., (sidewalks, curb and gutter, and landscaping) will be the responsibility of the adjoining property owners. Unless otherwise specified herein, the District will not fund activities that do not result in ultimate improvements such as throw away tapers or interim projects.

Except where otherwise stated, the facility improvement costs are estimated costs and the actual costs of the facilities may be higher or lower than indicated. Facilities' budgets include a factor of about 45% that is intended to cover: construction cost contingency; design engineering; contributions to the Multi-Species Habitat Conservation Plan for coverage of facilities under that plan; preliminary survey; construction inspections and management; and District administration costs. A 5% administration cost will be maintained in the District Fund for the management and administration of the District.

A. Summary of Facilities and District Share Cost Estimates

The following tables provide a listing of each facility identified for funding within the Menifee Valley Road and Bridge Benefit District. Table 1 summarizes the estimated share of facilities costs proposed to be funded by the District (all Zones) and the current cost estimates previously adopted for the District in July 2006. Table 2 lists the estimated share of facilities costs proposed to be funded by Zone E only.

Table 1 – Facilities and District Share Cost Estimates (All Zones)

	Facility	Proposed District Share	Existing District Share
1.	Newport Road Interchange @ I-215	\$7,196,000	\$13,293,000
2.	Holland Road Overpass @ I-215	\$5,000,000	\$5,000,000
3.	Murrieta Road/Valley Blvd. (Holland to McCall)	\$2,700,000	\$2,700,000
4.	Newport Road (Goetz to Murrieta Rd.)	\$3,000,000	\$3,000,000
5.	Newport Road (Menifee Rd. to SR-79)*	\$4,615,644	\$24,608,527
6.	Murrieta Road/Valley Blvd. Bridge	\$10,000,000	\$10,000,000
7.	Goetz Road Bridge	\$5,000,000	\$5,000,000
8.	Leon Road Bridge (6 Lanes, including roadway)	\$21,486,859	\$16,241,630
9.	Rice Road Bridge (4 Lanes, including roadway)	\$17,450,593	\$12,258,370
	Total District Share Cost Estimate (All Zones)	\$76,449,096	\$92,101,527
	<i>Fees Collected/Interest Earned**(All Zones)</i>	<i>(17,711,554)</i>	<i>(17,711,554)</i>
	Remaining District Needs Cost Est (All Zones)	\$58,737,542	\$74,389,973

Shaded items are only funded by zones within the City of Menifee.

*The proposed District share amount excludes contributions by CFD 03-1 to the Newport Road (Menifee Road to SR-79) Project. The CFD contribution is no longer included, since that contribution is covered through TUMF credits.

**Revenues reported by the County as of April 9, 2016.

Table 2 – Facilities and District Share Cost Estimates (Zone E only)

	Facility	Proposed Zone E Share
1.	Newport Road Interchange @ I-215	\$1,782,672
2.	Holland Road Overpass @ I-215	\$1,900,000
3.	Murrieta Road/Valley Blvd. (Holland to McCall)	\$0
4.	Newport Road (Goetz to Murrieta Rd.)	\$0
5.	Newport Road (Menifee Rd. to SR-79)	\$1,504,260
6.	Murrieta Road/Valley Blvd. Bridge	\$0
7.	Goetz Road Bridge	\$0
8.	Leon Road Bridge (6 Lanes, including roadway)	\$21,486,859
9.	Rice Road Bridge (4 Lanes, including roadway)	\$17,450,593
	Total Zone E Share Cost Estimate	\$44,124,384
	<i>Fees Collected/Interest Earned**(Zone E)</i>	<i>(1,473,848)</i>
	Remaining Zone E Needs Cost Estimate	\$42,650,536

Shaded items are only funded by zones within the City of Menifee.

**Revenues reported by the County as of April 9, 2016.

The following facility descriptions identify each facility's location and/or limits, its cost sharing percentage, if any, the facility's construction type and cost estimate. Additional facility summary details are further provided in Exhibit B and Exhibit C.

B. Highway Interchange/Overcrossing Improvements

1. Newport Road @ I-215 Interchange – The total projected cost of the interchange improvement currently under construction is \$48,448,000. The County is party to an agreement with the City of Menifee that has apportioned this cost to a variety of funding sources, including \$435,000 in Developer Contributions, \$8,278,000 from TUMF, \$51,000 from Measure A, \$14,625,000 from federal Surface Transportation Program (STP), \$848,000 from Utility Companies, \$17,875,000 from the City of Menifee and an additional \$400,000 from the City of Menifee for contingencies. The District portion under the agreement is \$5,936,000. Additionally, the District previously paid \$1,260,000 toward an interim improvement of the Interchange completed in 2004. Therefore the total budget of the Interchange for the District is \$7,196,000. The District's apportionment will provide funding from Zone B at 14.4%, Zone C at 29.9%, Zone D at 30.9%, and Zone E at 24.8%. The Zone E share is \$1,782,672.

Although this facility has now been constructed, the District needs to continue to collect funding to repay the District for advancing funds from other zones.

2. Holland Road Overpass @ I-215 – The District's contribution to this facility has been set at \$5 million. The respective District's apportionment will provide funding by Zone B at 21%, Zone C at 41%, and Zone E at 38%. The Zone E share is \$1,900,000.

C. Roadway Improvements

1. Murrieta Road/Valley Blvd. (Holland Rd to McCall Blvd) is a Menifee RBBB facility that is only funded by Zones that are now within the City of Menifee and is not funded by Zone E.
2. Newport Road (Goetz Rd to Murrieta Rd) is a Menifee RBBB facility that is only funded by Zones that are now within the City of Menifee and is not funded by Zone E.
3. Newport Road/Domenigoni Parkway (Menifee Road to SR-79) has been constructed as a six (6)-lane Urban Arterial extending approximately 4.4 miles between Menifee Road and State Route 79. The total cost to construct the entire segment of Newport Road/Domenigoni Parkway to ultimate standards (curb to curb),

including the curb and gutter for the median, was \$22,224,171. CFD 03-1 contributed \$17,608,527 in funding for this facility and the District will fund the remainder of this facility with \$3,111,384 (14% of the total cost) coming from funds previously collected for Zone D prior to the incorporation of the City of Menifee and \$1,504,260 coming from funds to be collected in the future from Zone E properties that are outside of CFD 03-1.

Western Riverside Council of Governments (WRCOG) and the County entered into a Memorandum of Understanding (MOU) that provides that only those properties within CFD 03-1 are eligible for any remaining TUMF credits for this facility, and all available TUMF credits for the facility have been reserved to offset the funding contribution of the CFD. The credits have been allocated this way due to the fact that the CFD advanced funding that made it possible for this facility to be constructed before the development impacts requiring this mitigation had occurred. As a result, the costs of this facility that are covered under the RBBB program do not overlap with the TUMF program.

D. Bridge Improvements

1. Murrieta Road/Valley Blvd Bridge is a Menifee RBBB facility that is only funded by Zones that are now in the City of Menifee and is not funded by Zone E.
2. Goetz Road Bridge is a Menifee RBBB facility that was only funded by Zones that are now in the City of Menifee and is not funded by Zone E.
3. Leon Road Bridge at Salt Creek will be constructed as a six (6) lane bridge, which will be 110' wide and 520' long. Funding for the construction of a six (6) lane Urban Arterial Highway between Olive Avenue and Newport Road is included in the cost estimate. Funding from CFD 05-1 was to have contributed to this facility. However, this CFD was not able to generate bond revenue and was dissolved through a separate action. The District will fund this facility entirely from Zone E. The estimated cost for this bridge is \$21,486,859. This cost includes a contingency of 20% for the bridge and 15% for the roadway components.
4. Rice Road Bridge at Salt Creek will be constructed as a four-lane bridge, which will be 64' wide and 520' long. Funding for the construction of a four (4) lane Secondary Highway between Olive Avenue and Newport Road is included in the cost estimate. Funding from CFD 05-1 was to have contributed to this facility. However, this CFD was not able to generate bond revenue and was dissolved through a separate action. The District will fund this facility entirely from Zone E. The

estimated cost for this bridge is \$17,450,593. This cost includes a contingency of 20% for the bridge and 15% for the roadway components.

V. ADJUSTMENTS DUE TO INCREASES/DECREASES IN ESTIMATED FACILITIES COST

The County is proposing to adjust the cost estimate for the Menifee Valley RBBB share in the Newport Road Interchange at I-215 to conform to a cooperative agreement with the City of Menifee for that facility (executed in June 2014 and amended in March 2015). Also, adjustments for the previous interim interchange improvement expenses paid for by the District prior to the City's incorporation have been accounted for in this proposed adjustment.

It is also proposed to adjust the District share of the Newport Road Extension (Menifee Road to State Route 79) to no longer include the CFD 03-1 contribution, since that contribution is covered through TUMF credits. The properties within CFD 03-1 are considered to have paid their share of the costs for that facility and all remaining costs allocated to the RBBB for this facility will only apply to the properties within Zones E1 and E3.

In addition, the Salt Creek Bridges CFD 05-1 was dissolved in December 2016 and the RBBB rates of Zone E will need to be adjusted to cover the full cost of those bridges. This will result in Zones E1 and E3 having the same rate, and Zones E2 and E4 having the same rate. Developed properties within the boundary of dissolved CFD 05-1 will no longer receive credits that would cause any distinctions in the rates to be paid inside and outside of that boundary.

The cost estimates for all other facilities within the District remain unchanged.

VI. RESULTING ADJUSTMENTS TO THE FEE SCHEDULE

A. Overview of Proposed Amendment

The last amendment to the Menifee Valley District was adopted in June 2008. Since then several changes have occurred. On October 1, 2008 the City of Menifee incorporated. As a result, the County now only collects District fees within the unincorporated portion of Zone E.

The County formed Community Facilities District (CFD) 05-1 with various property owners in order to finance the construction of two bridges across Salt Creek at Leon Road and Rice Road. However, the CFD for the bridges was never funded due to the economic downturn and was dissolved in December 2016. As a result, the District will now include the costs of those facilities that were to otherwise be

funded by CFD 05-1.

The County and the City of Menifee entered into a cooperative agreement in June 2014 and an amendment in March 2015 that outlined the funding for the Newport Road/I-215 Interchange improvements. The District share of the current estimated costs and previous costs of interim improvements to the Interchange are lower than the District share anticipated in 2008, so the proposed District budget for the interchange is being reduced.

The costs of Newport Road Extension between Menifee Road and SR-79 in the District have been reduced to only include the actual costs paid by the District that exceeded the funding provided by CFD 03-1, which was formed and funded for that facility. Since the properties within CFD 03-1 paid for their share of that facility through this CFD, the District share will only be applied to the properties outside of this CFD in Zones E1 and E3.

B. Proposed Fee Schedules and Projected Revenues

The fee schedule for the Menifee Valley District is calculated by distributing the estimated construction cost of all facilities identified for a Zone among all land use designations in the Zone. Revenues received by the District are applied against the revenues needed to cover estimated project cost. Revenues and land use projections were calculated through March 31, 2016.

In the case of Zone E, four (4) different fee schedules were created in 2008 to account for the two CFDs (CFDs 03-1 and 05-1) that would contribute funding to an extension of Newport Road and the Leon Road and Rice Road Bridges. However, under this amendment the CFD for Leon Road and Rice Road Bridges (CFD 05-1) has been dissolved and will not contribute funding for the Bridges.

The following Table 3 lists the proposed fee schedules along with the projected revenue for each land use designation in Zone E of the Menifee Valley RBBD.

Table 3 – Proposed Fee and Revenue Projections (Zone E)

Description	County Units	City Units	Totals	Unit	Proposed Fee Per Unit	Projected Revenue
Residential (Less Developed DUs) Zone E1	148	749	897	du	\$4,656	\$4,176,432
Residential (Less Developed DUs) Zone E2 (Newport Rd CFD 03-1)	9	487	496	du	\$4,016	\$1,991,936
Residential (Less Developed DUs) Zone E3	1,456		1,456	du	\$4,656	\$6,779,136
Residential (Less Developed DUs) Zone E4 (Newport Rd CFD 03-1)	7,087		7,087	du	\$4,016	\$28,461,392
Residential Subtotals	8,700	1,236	9,936			\$41,408,896
Commercial/Office/Industrial Zones E1 through E4	212	16	228	acre	\$5,497	\$1,253,316
	Revenue Subtotal					\$42,662,212
	Previously Collected Revenues					\$1,473,848
	Total Proposed Revenues					\$44,136,060

C. Proposed and Existing Fee Rate Comparisons

The proposed District fee rate changes are primarily due to adjustments as a result of the dissolution of the Leon Road and Rice Road bridges CFD 05-1. The proposed fees reflect the additional funding needed to replace the revenue that was to have come from CFD 05-1. Other adjustments are attributed to updated project costs and demographics.

The fee rate schedules for Zones B, C and F are no longer included in this report, since those zones are now within the City of Menifee and the City collects the respective RBBB fees within those zones. The following Table 4 compares the proposed and existing Zone E rates.

TABLE 4 – Zone E Rate Comparisons

Description	Unit	Proposed Fee/Unit	Existing Fee/Unit*
Residential - Zone E1 (No CFD)	du	\$4,656	\$5,074
Residential - Zone E2 (CFD 03-1)	du	\$4,016	\$2,918
Residential - Zone E3 (No CFD)	du	\$4,656	\$5,074
Residential - Zone E4 (CFD 03-1)	du	\$4,016	\$2,918
Commercial/Office/Industrial	ac	\$5,497	\$6,945

* The existing residential rates for Zones E3 and E4 reflect the cessation of CFD 05-1.

VII. FINDINGS

1. Since the last amendment to the Menifee Valley Road and Bridge Benefit District, the City of Menifee incorporated and now includes all of Zones B, C, D and F and a portion of Zone E within its boundaries, leaving only the majority of Zone E within the unincorporated County. A legal description of Zone E is included as Exhibit D.
2. Under this proposed amendment, Salt Creek Bridges CFD 05-1 has been dissolved and the RBBB rates of Zone E have been adjusted to reflect the removal of CFD 05-1 and the integration of the full cost of these bridges.
3. The District's share of the Newport Road Extension (Menifee Road to State Route 79) has been adjusted to no longer include the CFD 03-1 contribution, since that contribution is covered through TUMF credits. The properties within CFD 03-1 are considered to have paid their share of the costs for that facility and all remaining costs allocated to the RBBB for this facility will only apply to the properties within Zones E1 and E3.
4. The County and the City of Menifee entered into a cooperative agreement in June 2014 and an amendment in March 2015 that outlined the funding for the Newport Road/I-215 Interchange improvements. The District share of the current estimated costs and previous costs of interim improvements to the Interchange are lower than the District share anticipated in 2008, so the proposed District budget for the interchange is being reduced.
5. The estimated construction costs of the facilities have been updated to reflect the addition/removal, or modification of facilities within the Menifee Valley District.
6. The recommended change in RBBB fee schedules for this District will provide adequate funding to cover the District's contribution toward the construction of the proposed regional transportation improvement projects identified in this report.
7. The proposed and existing Menifee Valley RBBB fee rates are shown in Exhibit E.

VIII. RECOMMENDATION

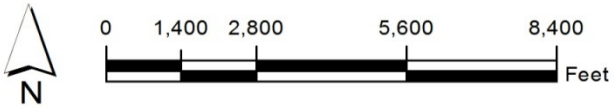
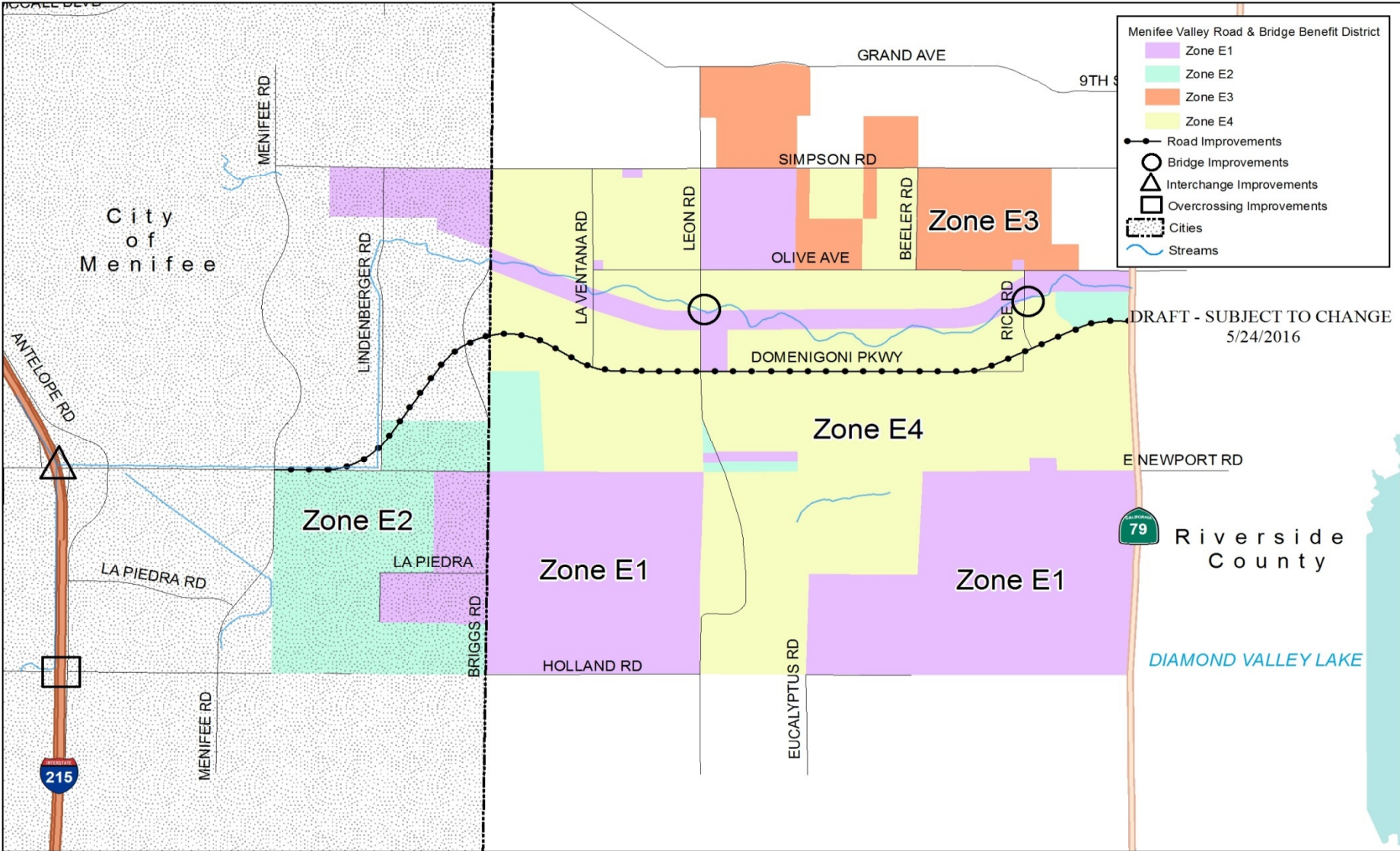
The Transportation Department recommends the adoption of the proposed Amendment No. 9 to the Menifee Valley Road and Bridge Benefit District and to adjust the RBBB fees in Zone E as indicated in this Report.

EXHIBIT A

Maps

MENIFEE VALLEY

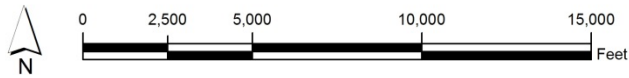
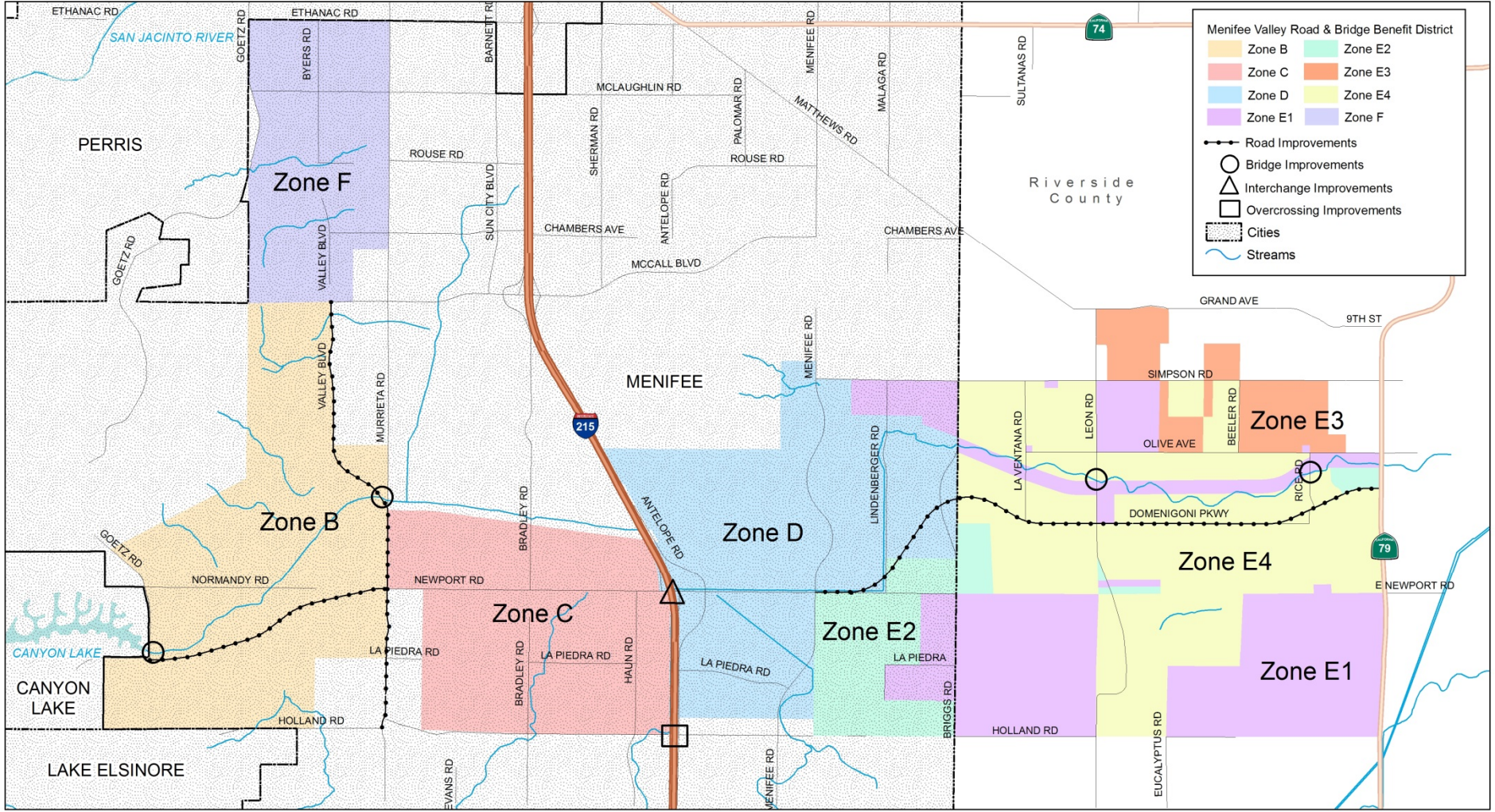
Road and Bridge Benefit District (Zone E)



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



MENIFEE VALLEY Road and Bridge Benefit District



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- Notes:**
1. Zones B, C, D and F have been incorporated within the City of Menifee and the City collects the RBBB fees within those zones.
 2. Portions of Zone E fall within both the City and the County. Each jurisdiction collects RBBB fees within their respective portions of Zone E.

EXHIBIT B

Menifee Valley RBBB Facilities Summary (Zone E)

MENIFEE VALLEY RBBB FACILITIES SUMMARY (ZONE E)

	Name of Facility	Increase in Lanes	Facility Type	Total Estimated Project Cost	RBBB Share	Zone E Share	Admin Fee 5%	Adjusted Zone E Budget	Zone E %	Total Length (Linear Lane Feet)	RBBB Credit/Reimbursement Per Linear Foot/Lane	Zone(s)
1	Newport Rd Interchange @ I-215		Interchange	49,708,000	7,196,000	1,782,672	-89,134	1,693,538	4.0%		N/A	B,C,D,E
2	Holland Road Overpass @ I-215	4	Overpass	10,000,000	5,000,000	1,900,000	-95,000	1,805,000	4.3%		N/A	B,C,E
3	Newport Rd (Meniffee Rd to SR-79)	6	Road	22,224,171	4,615,644	1,504,260	-75,213	1,429,047	3.4%		N/A	E
4	Leon Road Bridge @ Salt Creek	6	Bridge	15,468,714	15,468,714	15,468,714	-773,436	14,695,278	35.1%		N/A	E
4a	Leon Road (North of bridge to Olive Ave)	6	Road	4,073,865	4,073,865	4,073,865	-203,693	3,870,172	9.2%	6 Lanes @ 1,113'=6,678'	\$580	E
4b	Leon Road (South of bridge to Newport Rd/Domenigoni Pkwy)	6	Road	1,195,932	1,195,932	1,195,932	-59,797	1,136,135	2.7%	6 Lanes @ 914'=5,484'	\$207	E
4c	Leon Road Traffic Signals (3)		Traffic Signal	748,348	748,348	748,348	-37,417	710,931	1.7%		\$236,977 per T.S.	E
5	Rice Road Bridge @ Salt Creek	4	Bridge	9,934,532	9,934,532	9,934,532	-496,727	9,437,805	22.5%		N/A	E
5a	Rice Road (Olive Ave to Newport Rd/Domenigoni Pkwy, excluding the bridge)	4	Road	7,266,808	7,266,808	7,266,808	-363,340	6,903,468	16.5%	4 Lanes @ 1,920'=7,680'	\$899	E
5b	Rice Road Traffic Signal @ Newport Rd/Domenigoni Pkwy		Traffic Signal	249,253	249,253	249,253	-12,463	236,790	0.6%		\$236,790 per T.S.	E
	Totals			120,869,623	55,749,096	44,124,384	-2,206,219	41,918,165	100%			
	Total Revenues Received					-1,473,848						
	Total Revenues Needed					42,650,536						

EXHIBIT C

District Facilities and Comparisons by Zone E

DISTRICT FACILITIES AND COMPARISONS BY ZONE E

	Facility	Proposed Zone E Share	Existing Zone E Share
1	Newport Road Interchange @ I -215 (Zone E Share)	1,782,672	4,456,720
2	Holland Road Overpass @ I-215 (Zone E Share)	1,900,000	1,900,000
3	Newport Rd (Menifee Rd. to SR-79) (Zone E1/E3 Share)	1,504,260	3,888,616
4	Leon Road Bridge @ Salt Creek	21,486,859	16,241,630
5	Rice Road Bridge @ Salt Creek	17,450,593	12,258,370
Total Zone E Share Cost Estimate		44,124,384	38,745,336
Total Revenues Received		(1,473,848)	
Remaining Zone E Needs Cost Estimate		42,650,536	

DETAILS

1	Newport Road Interchange @ I-215	Total Estimate	Zone E Share
	Zone B 14.4%; Zone C 29.9%; Zone D 30.9% Shares	5,413,328	
	Zone E Share 24.8%	1,782,672	1,782,672
	Total RBBB Share (Zones: B, C, D, E)	7,196,000	
	Developer Contributions	435,000	
	TUMF Budget	8,278,000	
	Measure A	51,000	
	Surface Transportation Program (STP)	14,625,000	
	Utility Companies	848,000	
	City of Menifee	17,875,000	
	City of Menifee (Additional Funding for 15% Contingency)	400,000	
Totals		49,708,000	1,782,672

2	Holland Road Overpass @ I-215	Total Estimate	Zone E Share
	Zone B Share 21%	1,050,000	
	Zone C Share 41%	2,050,000	
	Zone E Share 38%	1,900,000	1,900,000
Totals		5,000,000	1,900,000

3	Newport Road Extension (Menifee Rd to SR-79) (6 Lanes)	Total Estimate	Zone E Share
	CFD 03-1 Contribution	17,608,527	
	RBBB Contribution (Zones D & E)	4,615,644	
	Zone D share = 14% of Total Estimate = \$3,111,384		
	Zone E share = 86% of Total Est - CFD Contribution = \$1,504,260		1,504,260
Totals		22,224,171	1,504,260

4	Leon Road Bridge @ Salt Creek	Total Estimate	Zone E Share
	6-Lane Bridge and Roadway	21,486,859	21,486,859
	DIF Share	341,000	
Totals		21,827,859	21,486,859

5	Rice Road Bridge @ Salt Creek	Total Estimate	Zone E Share
	4-Lane Bridge and Roadway	17,450,593	17,450,593
	DIF Share	341,000	
Totals		17,791,593	17,450,593

EXHIBIT D

Legal Description (Zone E)

**MENIFEE VALLEY ROAD AND
BRIDGE BENEFIT DISTRICT
ZONE "E"**

BEING ALL OF SECTIONS 31, 32 AND 33, PORTIONS OF SECTIONS 28, 29 AND 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.; ALL OF SECTIONS 4, 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.; PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.; ALL OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 33 TOWNSHIP 5 SOUTH, RANGE 2 WEST AND THE EAST LINE OF SAID SECTION 4 TOWNSHIP 6 SOUTH, RANGE 2 WEST TO THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTIONS 4, 5, AND 6, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST AND THE SOUTH LINE OF SAID SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST TO THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 1 TO THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1 TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 5 SOUTH, RANGE 3 WEST;

THENCE N 00°30'19" E ALONG THE NORTH-SOUTH SECTION LINE OF SAID SECTION 36 A DISTANCE OF 1325.74 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36;

THENCE S 89°18'54" E ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, A DISTANCE OF 2622.30 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 32 OF PARCEL MAP 21838, ON FILE IN PARCEL MAP BOOK 146, PAGES 1 THROUGH 26 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY ALONG THE EAST LINES OF SAID SECTION 36 AND SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST, AND THE EAST LINE OF SAID PARCEL 32, A DISTANCE OF 3942.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 32;

THENCE N69°02'18" W, ALONG THE NORTHERLY LINES OF SAID PARCEL 32 AND PARCEL 34 OF SAID PARCEL MAP, A DISTANCE OF 119.66 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF PARCEL 34;

THENCE N 74°50'52" W, ALONG SAID NORTHERLY LINE OF PARCEL 34, A DISTANCE OF 1243.52 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE N0°20'32" E, A DISTANCE OF 1,087.02 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 34;

THENCE N 89°11'21" W ALONG THE NORTH LINE OF SAID PARCEL 34 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 1318.43 FEET TO A POINT ON THE EASTERLY LINE OF LOT "I" OF SAID PARCEL MAP;

THENCE N0°09'43" E ALONG SAID EASTERLY LINE OF LOT "I", A DISTANCE OF 5.07 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE N 88°55'47" W ALONG THE NORTH LINE OF SAID LOT "I" AND THE NORTHERLY LINE OF PARCEL 30 OF SAID PARCEL MAP, A DISTANCE OF 1319.29 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF PARCEL 30;

THENCE N0°00'08" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1306.19 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 30, ALSO BEING THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 25, TOWNSHIP 5 SOUTH, RANGE 3 WEST;

THENCE EASTERLY ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 25, TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST;

THENCE EASTERLY ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 30 TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST;

THENCE N89°47'22" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 29, A DISTANCE OF 400.54 FEET TO THE EAST LINE OF PARCEL 2 OF PARCEL MAP 6517 ON FILE IN PARCEL MAP BOOK 22, PAGE 6, OFFICIAL RECORDS OF SAID COUNTY;

THENCE N0°07'27" W ALONG THE EASTERLY LINE OF SAID PARCEL 2A
DISTANCE OF 1293.68 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;

THENCE N49°50'05" W ALONG SAID EASTERLY LINE A DISTANCE OF 40.91
FEET TO THE NORTH LINE OF SAID PARCEL 2;

THENCE S 89°47'22" W ALONG SAID NORTH LINE A DISTANCE OF 368.81 TO THE
WEST LINE OF SAID SECTION 29;

THENCE N 0°07'27" W ALONG SAID WEST LINE A DISTANCE OF 1336.32 FEET TO
THE NORTHWEST CORNER OF SAID SECTION 29 ALSO BEING A POINT ON THE
CENTERLINE OF GRAND AVENUE;

THENCE EASTERLY ALONG SAID CENTERLINE OF GRAND AVENUE TO THE
NORTH ONE-QUARTER CORNER OF SAID SECTION 29;

THENCE S 0°56'35" W ALONG THE NORTH-SOUTH CENTER-SECTION LINE OF
SAID SECTION 29, A DISTANCE OF 1332.24 FEET TO THE NORTHEAST CORNER
OF PARCEL MAP 5986 ON FILE IN PARCEL MAP BOOK 16, PAGE 78, OFFICIAL
RECORDS OF SAID COUNTY;

THENCE N 89°54'52" W ALONG THE NORTHERLY LINE OF SAID PARCEL MAP
5986 A DISTANCE OF 362.64 FEET TO THE NORTHWEST CORNER OF PARCEL 3
OF SAID PARCEL MAP 5986;

THENCE S 0°56'21" W ALONG THE WEST LINE OF SAID PARCEL 3 TO THE EAST-
WEST CENTER-SECTION LINE OF SAID SECTION 29;

THENCE EASTERLY ALONG SAID CENTER-SECTION LINE TO THE SOUTHWEST
CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-
QUARTER OF SAID SECTION 29;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST ONE-
QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 TO THE
NORTHEAST CORNER THEREOF;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-
QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 TO THE
EAST LINE OF SAID SECTION 29;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE WEST ONE-QUARTER
CORNER OF SAID SECTION 28;

THENCE EASTERLY ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID
SECTION 28 TO THE CENTERLINE OF FARNSWORTH STREET;

THENCE SOUTHERLY ALONG SAID CENTERLINE OF FARNSWORTH STREET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SOUTH HALF;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTH HALF TO THE NORTH LINE OF SAID SECTION 33;

THENCE EASTERLY ALONG SAID NORTH LINE OF SECTION 33 TO THE **POINT OF BEGINNING.**

CONTAINING 7.2 SQUARE MILES, MORE OR LESS.

APPROVED BY: *Edward D. Hunt*

DATE: *8-3-2006*



EXHIBIT E

Fee Rate Schedules

PROPOSED RATES

Menifee Valley RBBB (Zone E)

TYPE	ZONE E1 ⁽²⁾ (No CFD)	ZONE E2 ⁽²⁾ (CFD 03-1)	ZONE E3 (No CFD)	ZONE E4 (CFD 03-1)
Residential RBBB Fee (per du)⁽¹⁾	\$4,656	\$4,016	\$4,656	\$4,016
<i>Residential TUMF Credit (per du)⁽³⁾</i>	<i>\$0</i>	<i>(\$1,775)</i>	<i>\$0</i>	<i>(\$1,775)</i>
Retail Commercial, Service, Office, Industrial RBBB Fee (per gross ac)⁽¹⁾	\$5,497	\$5,497	\$5,497	\$5,497
<i>Retail Commercial TUMF Credit (per SF GFA)⁽³⁾</i>	<i>\$0</i>	<i>(\$2.10)</i>	<i>\$0</i>	<i>(\$2.10)</i>

Notes:

1. Zones B, C, D and F are no longer shown, since they have been incorporated within the City of Menifee and the City collects the RBBB fees within those zones.
2. Portions of Zone E fall within both the County of Riverside and the City of Menifee. Each jurisdiction collects RBBB fees within their respective portion of Zone E.
3. Residential developments within the Newport Road Extension CFD 03-1 are eligible for TUMF credits in accordance with the Memorandum of Understanding between WRCOG and the County of Riverside for CFD 03-1, dated 10-28-2014.

Community Facilities District (CFD):

CFD 03-1 – Newport Road Extension (Domenigoni Parkway)

EXISTING RATES

Menifee Valley RBBB

Resolution No. 2006-359 (9/12/06)

Effective 12/6/2016 (In conjunction with Ordinances 933 and 867.1)⁽⁶⁾

TYPE	ZONE E1 ⁽²⁾ (No CFD)	ZONE E2 ⁽²⁾ (CFD 03-1)	ZONE E3 ⁽⁴⁾ (No CFD)	ZONE E4 ⁽⁴⁾ (CFD 03-1)
Residential RBBB Fee (per du)⁽¹⁾	\$5,074	\$2,918	\$5,074⁽⁵⁾	\$2,918⁽⁵⁾
<i>Residential TUMF Credit (per du)⁽³⁾</i>	<i>\$0</i>	<i>(\$1,775)</i>	<i>\$0</i>	<i>(\$1,775)</i>
Retail Commercial, Service, Office, Industrial RBBB Fee (per gross ac)⁽¹⁾	\$6,945	\$6,945	\$6,945	\$6,945
<i>Retail Commercial TUMF Credit (per SF GFA)⁽³⁾</i>	<i>\$0</i>	<i>(\$2.10)</i>	<i>\$0</i>	<i>(\$2.10)</i>

Notes:

1. Zones B, C, D and F are no longer shown, since they have been incorporated within the City of Menifee and the City collects the RBBB fees within those zones.
2. Portions of Zone E fall within both the County of Riverside and the City of Menifee. Each jurisdiction collects RBBB fees within their respective portion of Zone E.
3. Residential developments within the Newport Road Extension CFD 03-1 are eligible for TUMF credits in accordance with the Memorandum of Understanding between WRCOG and the County of Riverside for CFD 03-1, dated 10-28-2014.
4. Zones E3 and E4 formerly included CFD 05-1, which was dissolved by the County on December 6, 2016 (Ordinances 933 and 867.1).
5. The residential rates for Zones E3 and E4 reflect the cessation of CFD 05-1.
6. Rates are pending future adjustments to include the Salt Creek Bridges costs that were formerly covered by CFD 05-1.

Community Facilities Districts (CFD):

CFD 03-1 – Newport Road Extension (Domenigoni Parkway)

CFD 05-1 – Salt Creek Bridges (at Leon Rd and Rice Rd) (Dissolved)