



Preliminary Engineer's Annual Levy Report

Fiscal Year 2026-2027

Temecula Community Services District Service Levels B, C, R and Refuse & Recycling Collection

Prepared For



May 2026



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i. Engineer's Statement

AGENCY: CITY OF TEMECULA
PROJECT: TEMECULA COMMUNITY SERVICES DISTRICT
TO: BOARD OF DIRECTORS
CITY OF TEMECULA
STATE OF CALIFORNIA

REPORT PURSUANT TO GOVERNMENT CODE SECTION 61115

Pursuant to Government Code Section 61115, this Report is prepared and presented to the Board to prescribe Service Level B, Service Level C, Service Level R and Refuse/Recycling Collection rates and charges for the parcels and territories within the District. A Public Hearing is held each year before the Board to allow the public an opportunity to hear and be heard regarding the District. Following consideration of all public comments and written protests at the noticed Public Hearing, and review of the Report, the Board may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the Charges, the Board shall order the levy and collection of Charges for Fiscal Year 2026-2027. In such case, the levy information will be submitted to the Riverside County Auditor/Controller and included as Charges on the property tax roll for the various services provided in Fiscal Year 2026-2027.

- SECTION 1** **DESCRIPTION OF SERVICES** of the areas covered and the services provided for the Fiscal Year. The description of services shows and describes the existing improvements and is sufficient in showing and describing the general nature, location, and extent of the improvements.
- SECTION 2** A **BUDGETS AND LEVY SUMMARY** by Service Level of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- SECTION 3** A description of the **DISTRICT SERVICES AND CHARGES** by Service Level, describing the method used to apportion the District charges.
- SECTION 4** **CHANGES TO THE DISTRICT** contains details of changes that have occurred within the District since its inception that could affect the levy.
- SECTION 5** The **METHOD OF APPORTIONMENT** used to calculate the levy for each of the Service Levels.
- SECTION 6** The **TAX ROLL** information.

i. Engineer's Statement

WHEREAS, upon incorporation of the City of Temecula (the "City"), effective December 1, 1989, voters approved the formation of the Temecula Community Services District (the "District") to provide specified services previously provided by the County of Riverside (the "County") to properties within its jurisdiction. The boundary of the District is coterminous with the City boundary and includes all parcels within the City with the City Council acting as the Board of Directors (the "Board") for the District. The District collects property-related fees and charges ("Charges") in order to provide services and maintain the improvements within the District. The District was formed, and Charges were set and established, pursuant to the Community Services District Law, Title 6, Division 3 of the California Government Code ("CSD Law").

WHEREAS, each fiscal year, an Engineer's Annual Levy Report (the "Report") is prepared, filed, and approved by the Board. This Report describes the District, any changes to the District, and the proposed Charges for the fiscal year. The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Parcel Number or Property Identification Number by the Riverside County Assessor's Office. The Riverside County Auditor/Controller uses Property Identification Numbers and specific Fund Numbers to identify, on the tax roll, properties charged for District services. The Charges contained in the Report are based on the historical and estimated costs to service properties within the District. The services provided by the District and the corresponding costs are budgeted and charged as separate Service Levels and include all expenditures, deficits, surpluses, and revenues. Each parcel is charged for the services provided to the parcel. The District provides residential street lighting, perimeter landscaping and slope protection, and refuse collection in numerous residential developments as well as unpaved road improvement and maintenance within specified areas of the District.

WHEREAS, Pursuant to Government Code Section 61115 the District has prescribed, revised, and collected rates and charges for residential street lighting ("Service Level B"), perimeter landscaping ("Service Level C"), unpaved road maintenance ("Service Level R"), and Refuse/Recycling Collection services furnished by the District, and has elected to have these rates and charges collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes in the manner prescribed by Government Code Section 61115.

i. Engineer's Statement

NOW, THEREFORE, I Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the Temecula Community Services District, pursuant to the "CSD Law", do hereby submit the following:

The District requested Webb Municipal Finance, LLC, to prepare and file an Engineer's Levy Report for Temecula Community Services District (Levels B, C, R and Refuse/Recycling Collection) pursuant to the Government Code Section 61115, 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 Service Levels B, C, R and Refuse/Recycling Collection, for the referenced Fiscal Year, 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 each Service Level and Refuse/Recycling Collection in proportion to the special benefit received;

This Report and the information contained herein reflect the proposed budget for each of the various services provided by the District and the rates and charges applicable to those services as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the Board of Directors of the Temecula Community Services District. Please note that Albert A. Webb Associates provides engineering advice and related consulting services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report is, or should be interpreted to be, municipal advisory services or advice.

Executed this _____ day of _____ 2026.

ALBERT A. WEBB ASSOCIATES



MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF TEMECULA AND
THE TEMECULA COMMUNITY SERVICES DISTRICT
STATE OF CALIFORNIA

i. Engineer's Statement

Final approval, confirmation and levy of the annual assessments and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by the Board of Directors.

CITY CLERK
CITY OF TEMECULA
STATE OF CALIFORNIA

A copy of the Tax Roll and Engineer's Annual Levy Report was filed in the office of the City Clerk on the _____ day of _____, 2026.

CITY CLERK
CITY OF TEMECULA
STATE OF CALIFORNIA

1. Description of Services

The boundary of the District is coterminous with the City boundary and includes all parcels within the City. The District provides certain property related services and improvements consisting of four (4) separate and distinct services referred to as “Service Levels”. Each parcel within the District is charged proportionately for only those services attributable to the parcel. Each Service Level has differing costs depending upon the services provided. All parcels identified within a Service Level share in the cost of the service. The costs associated with the service are spread among all properties within that Service Level to which the service is provided in accordance with the Method of Apportionment of the specific service level. Services and improvements provided throughout the District include residential street lighting, perimeter landscape maintenance and slope protection, unpaved road improvement construction and maintenance, and a refuse and recycling collection program. The Service Levels are identified as follows:

[Service Level B - Residential Street Lighting](#)

Services include the operation, maintenance, utility costs, and administration of residential streetlights.

[Service Level C - Perimeter Landscaping](#)

Services include the operation, maintenance, utility costs, improvements, and administration of all perimeter landscaping and slope maintenance areas maintained by the District.

[Service Level R - Unpaved Road Maintenance](#)

Services include the operation and administration of certain unpaved streets and roads maintained by the District.

[Refuse/Recycling Collection](#)

Services include the operation and administration of the refuse and recycling program for single-family dwellings.

2. Budgets and Levy Summary

The budgets for each Service Level are shown below. Each Service Level provides different and specific services and improvements to various parcels within the District. Only the parcels that the services and improvements are levied for are included in each of the Service Levels. The “Total Levy Units” and the resulting “Charge per Levy Unit” (shown in Table 2-2), reflect a method of apportionment that most fairly spreads the costs of the services to the parcels in that Service Level. The “Total Levy Units” for Service Levels B, C, and Refuse/Recycling Collection is based on a per parcel count. For Service Level R, levy units are based on a Parcel Development Unit (“PDU”), which is similar to a per parcel count but makes a distinction between developed and undeveloped parcels. For a more complete description of the methods used for calculating the “Total Levy Units” used for each Service Level, please refer to Section 5, Method of Apportionment.

2. Budgets and Levy Summary

Table 2-1

Service Levels B, R and Refuse/Recycling Operating Budget Summary for Fiscal Year Ending June 30, 2026

Budget Item	Acct No.	Level B 192	Level R 195	Refuse/Recycling 194	Total District
PERSONNEL					
Services		\$212,894	\$0	\$96,021	\$308,915
Subtotal Personnel Services		\$212,894	\$0	\$96,021	\$308,915
OPERATIONS MAINTENANCE 5200'S					
Repair & Maintenance Facilities	5212	\$40,000	\$0	\$0	\$40,000
Office Supplies	5220	\$0	\$0	\$0	\$0
Printing	5222	\$0	\$0	\$0	\$0
Election Costs (Offset by Developer Deposits)	5225	\$0	\$0	\$0	\$0
Dues and Memberships	5226	\$0	\$0	\$6,500	\$6,500
Postage and Packaging	5230	\$0	\$0	\$0	\$0
Property Tax Administrative Fees	5231	\$17,000	\$200	\$14,000	\$31,200
Utilities	5240	\$0	\$0	\$0	\$0
Small Tools and Equipment	5242	\$0	\$0	\$0	\$0
Uniforms	5243	\$0	\$0	\$350	\$350
Consulting Services	5248	\$11,688	\$234	\$0	\$11,922
Other Outside Services	5250	\$0	\$0	\$25,501	\$25,501
Public Notices	5256	\$0	\$0	\$23,000	\$23,000
Staff Training/Education	5261	\$0	\$0	\$0	\$0
Mileage	5262	\$0	\$0	\$0	\$0
Recognition Program	5265	\$0	\$0	\$0	\$0
Subtotal 5200's		\$68,688	\$434	\$69,351	\$138,473
Waste Hauling	5315	\$0	\$0	\$11,733,717	\$11,733,717
Street Lighting	5319	\$455,000	\$0	\$0	\$455,000
Subtotal 5300's		\$455,000	\$0	\$11,733,717	\$12,188,717
Emergency Road Maintenance	5402	\$0	\$10,000	\$0	\$10,000
Landscape Maintenance	5415	\$0	\$0	\$0	\$0
Landscape Rehabilitation	5416	\$0	\$0	\$0	\$0
Subtotal 5400's		\$0	\$10,000	\$0	\$10,000
Insurance	5530	\$25,922	\$0	\$0	\$25,922
Vehicles and Equipment	5535	\$13,933	\$0	\$0	\$13,933
Subtotal 5500's		\$39,855	\$0	\$0	\$39,855
Recycling Programs		\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0
Capital Outlay		\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0
TOTAL DIRECT DISTRICT COSTS		\$776,437	\$10,434	\$11,899,089	\$12,725,815
EXPENDITURES/REVENUES					
Contingency Reserve		\$0	\$0	\$0	\$0
TOTAL EXPENDITURES / REVENUES		\$776,437	\$10,434	\$11,899,089	\$12,725,815
CONTRIBUTIONS					
Contributions from Grants	4025	\$0	\$0	\$0	\$0
Operation Income		\$0	\$0	\$0	\$0
Other Contributions		\$118,285	\$0	\$0	\$118,285
Fund Balance Collection/Contribution		\$0	\$4,902	\$268,993	\$273,894
TOTAL COLLECTION/CONTRIBUTIONS		\$118,285	\$4,902	\$268,993	\$392,179
Balance to Levy (Budgeted)		\$658,153	\$5,532	\$11,630,096	\$12,333,636

2. Budgets and Levy Summary

Table 2-2
Service Levels C Operating Budget for Fiscal Year Ending June 30, 2026

Budget FY 2026-2027	Saddlewood Zone 01	Winchester Creek Zone 02	Rancho Highlands Zone 03	The Vineyards Zone 04	Signet Series Zone 05	Woodcrest Country Zone 06
DIRECT COSTS						
Repair & Maintenance / Facility	\$1,500	\$1,500	\$2,000	\$1,000	\$2,500	\$1,500
Utilities	\$9,000	\$10,200	\$13,200	\$1,800	\$12,000	\$9,400
Landscape Contract	\$29,304	\$20,808	\$23,700	\$4,068	\$21,258	\$10,776
Rehabilitation	\$3,000	\$30,000	\$15,000	\$1,000	\$5,000	\$12,000
TOTAL DIRECT COSTS	\$42,804	\$62,508	\$53,900	\$7,868	\$40,758	\$33,676
INDIRECT COSTS						
City Admin	\$5	\$5	\$5	\$5	\$5	\$5
County Fees	\$206	\$258	\$234	\$140	\$169	\$171
Special Tax Consultant	\$250	\$300	\$250	\$175	\$175	\$200
TOTAL DIRECT COSTS	\$461	\$563	\$489	\$320	\$349	\$376
TOTAL COSTS	\$43,265	\$63,071	\$54,389	\$8,188	\$41,107	\$34,052
ADJUSTMENTS						
Fund Balance Collection/Contribution	(\$5,333)	(\$20,529)	(\$7,061)	(\$1,794)	(\$2,082)	(\$714)
TOTAL ASSESSMENT	\$37,932	\$42,542	\$47,328	\$6,394	\$39,025	\$33,339
EDUs	327	478	408	139	223	229
FY 2026-2027 Proposed Rate	\$116.00	\$89.00	\$116.00	\$46.00	\$175.00	\$145.58
FY 2025-2026 Maximum Rate	\$116.00	\$89.00	\$116.00	\$46.00	\$175.00	\$140.94
FY 2026-2027 Maximum Rate	\$116.00	\$89.00	\$116.00	\$46.00	\$175.00	\$145.58

2. Budgets and Levy Summary

Budget FY 2026-2027	Ridgeview Zone 07	Village Grove Zone 08	Rancho Solana Zone 09	Martinique Zone 10	Meadowview Zone 11	Vintage Hills Zone 12
DIRECT COSTS						
Repair & Maintenance / Facility	\$1,100	\$5,500	\$1,000	\$1,000	\$350	\$5,500
Utilities	\$6,200	\$36,000	\$1,500	\$4,050	\$1,200	\$27,000
Landscape Contract	\$7,140	\$78,804	\$1,092	\$3,480	\$864	\$50,052
Rehabilitation	\$5,000	\$22,000	\$2,000	\$2,000	\$0	\$20,000
TOTAL DIRECT COSTS	\$19,440	\$142,304	\$5,592	\$10,530	\$2,414	\$102,552
INDIRECT COSTS						
City Admin	\$5	\$5	\$5	\$5	\$5	\$5
County Fees	\$151	\$365	\$130	\$121	\$96	\$382
Special Tax Consultant	\$175	\$400	\$150	\$150	\$125	\$450
TOTAL DIRECT COSTS	\$331	\$770	\$285	\$276	\$226	\$837
TOTAL COSTS	\$19,771	\$143,074	\$5,877	\$10,806	\$2,640	\$103,389
ADJUSTMENTS						
Fund Balance Collection/Contribution	(\$4,463)	(\$6,049)	(\$771)	(\$1,062)	(\$190)	(\$6,993)
TOTAL ASSESSMENT	\$15,308	\$137,025	\$5,106	\$9,744	\$2,450	\$96,396
EDUs	172	783	111	84	14	831
FY 2026-2027 Proposed Rate	\$89.00	\$175.00	\$46.00	\$116.00	\$175.00	\$116.00
FY 2025-2026 Maximum Rate	\$89.00	\$175.00	\$46.00	\$116.00	\$175.00	\$116.00
FY 2026-2027 Maximum Rate	\$89.00	\$175.00	\$46.00	\$116.00	\$175.00	\$116.00

2. Budgets and Levy Summary

Budget FY 2026-2027	Presley Develop. Zone 13	Morrison Homes Zone 14	Barclay Estates Zone 15	Tradewinds Zone 16	Monte Vista Zone 17	Temeku Hills Zone 18
DIRECT COSTS						
Repair & Maintenance / Facility	\$1,200	\$1,000	\$800	\$2,000	\$105	\$3,000
Utilities	\$12,200	\$6,000	\$2,300	\$4,500	\$1,200	\$18,000
Landscape Contract	\$16,512	\$6,456	\$5,736	\$13,644	\$1,020	\$54,522
Rehabilitation	\$5,000	\$2,500	\$1,500	\$25,000	\$500	\$21,500
TOTAL DIRECT COSTS	\$34,912	\$15,956	\$10,336	\$45,144	\$2,825	\$97,022
INDIRECT COSTS						
City Admin	\$5	\$5	\$5	\$5	\$5	\$5
County Fees	\$352	\$149	\$111	\$167	\$107	\$561
Special Tax Consultant	\$425	\$175	\$130	\$200	\$125	\$625
TOTAL DIRECT COSTS	\$782	\$329	\$246	\$372	\$237	\$1,191
TOTAL COSTS	\$35,694	\$16,285	\$10,582	\$45,516	\$3,062	\$98,213
ADJUSTMENTS						
Fund Balance Collection/Contribution	(\$1,470)	(\$1,511)	(\$782)	(\$7,716)	(\$946)	(\$4,203)
TOTAL ASSESSMENT	\$34,224	\$14,774	\$9,800	\$37,800	\$2,116	\$94,010
EDUs	744	166	56	216	46	1,343
FY 2026-2027 Proposed Rate	\$46.00	\$89.00	\$175.00	\$175.00	\$46.00	\$70.00
FY 2025-2026 Maximum Rate	\$46.00	\$89.00	\$175.00	\$175.00	\$46.00	\$70.00
FY 2026-2027 Maximum Rate	\$46.00	\$89.00	\$175.00	\$175.00	\$46.00	\$70.00

2. Budgets and Levy Summary

Budget FY 2026-2027	Chatemar Zone 19	Crowne Hill Zone 20	Vail Ranch Zone 21	Sutton Place Zone 22	Pheasant Hill Zone 23	Harveston Zone 24
DIRECT COSTS						
Repair & Maintenance / Facility	\$2,500	\$5,500	\$15,000	\$425	\$400	\$12,000
Utilities	\$13,300	\$40,000	\$45,000	\$1,600	\$1,900	\$42,000
Landscape Contract	\$35,892	\$78,960	\$135,708	\$2,292	\$3,228	\$77,748
Rehabilitation	\$8,000	\$60,000	\$47,000	\$3,000	\$3,000	\$38,000
TOTAL DIRECT COSTS	\$59,692	\$184,460	\$242,708	\$7,317	\$8,528	\$169,748
INDIRECT COSTS						
City Admin	\$5	\$5	\$5	\$5	\$5	\$5
County Fees	\$176	\$447	\$710	\$104	\$238	\$659
Special Tax Consultant	\$200	\$500	\$850	\$125	\$250	\$750
TOTAL DIRECT COSTS	\$381	\$952	\$1,565	\$234	\$493	\$1,414
TOTAL COSTS	\$60,073	\$185,412	\$244,273	\$7,551	\$9,021	\$171,162
ADJUSTMENTS						
Fund Balance Collection/Contribution	(\$5,623)	(\$7,437)	(\$16,072)	(\$3,143)	(\$621)	(\$9,062)
TOTAL ASSESSMENT	\$54,450	\$177,975	\$228,201	\$4,408	\$8,400	\$162,100
EDUs	242	1,017	1,769	38	420	1,621
FY 2026-2027 Proposed Rate	\$225.00	\$175.00	\$129.00	\$116.00	\$20.00	\$100.00
FY 2025-2026 Maximum Rate	\$225.00	\$175.00	\$129.00	\$116.00	\$20.00	\$100.00
FY 2026-2027 Maximum Rate	\$225.00	\$175.00	\$129.00	\$116.00	\$20.00	\$100.00

2. Budgets and Levy Summary

Budget FY 2026-2027	Serena Hills Zone 25	Gallery Traditions Zone 26	Avondale Zone 27	Wolf Creek Zone 28	Gallery Portraits Zone 29
DIRECT COSTS					
Repair & Maintenance / Facility	\$2,000	\$250	\$500	\$9,000	\$500
Utilities	\$10,000	\$1,000	\$5,285	\$82,000	\$1,050
Landscape Contract	\$25,128	\$864	\$3,444	\$121,944	\$1,428
Rehabilitation	\$20,000	\$0	\$1,000	\$33,000	\$3,000
TOTAL DIRECT COSTS	\$57,128	\$2,114	\$10,229	\$245,944	\$5,978
INDIRECT COSTS					
City Admin	\$5	\$5	\$5	\$5	\$5
County Fees	\$168	\$94	\$137	\$723	\$95
Special Tax Consultant	\$200	\$100	\$150	\$800	\$110
TOTAL DIRECT COSTS	\$373	\$199	\$292	\$1,528	\$210
TOTAL COSTS	\$57,501	\$2,313	\$10,521	\$247,472	\$6,188
ADJUSTMENTS					
Fund Balance Collection/Contribution	(\$13,501)	(\$153)	(\$1,421)	(\$14,498)	(\$992)
TOTAL ASSESSMENT	\$44,000	\$2,160	\$9,100	\$232,974	\$5,196
EDUs	220	8	130	1,806	10
FY 2026-2027 Proposed Rate	\$200.00	\$270.00	\$70.00	\$129.00	\$519.58
FY 2025-2026 Maximum Rate	\$200.00	\$270.00	\$70.00	\$129.00	\$503.08
FY 2026-2027 Maximum Rate	\$200.00	\$270.00	\$70.00	\$129.00	\$519.59

2. Budgets and Levy Summary

The following Table provides levy information for the various Service Levels within the District, comparing the Budget for Fiscal Year 2026-2027 to the previous fiscal year.

Table 2-3
Year-over-Year Budget Comparison

District	Fund No.	FISCAL YEAR 2025-2026 ENROLLMENTS				FISCAL YEAR 2026-2027 PROJECTIONS				
		Parcels	Total Levy Units	Charge / Levy Unit	Total Levy	Parcels	Total Levy Units	% Change per Levy Unit	Charge / Levy Unit	Total Levy
Service Level B - Residential Street Lighting										
Single-Family Residential		25,289	25,289	\$25.68	\$649,421.52	25,289	25,289	0.00%	\$25.68	\$649,421.52
Condominium		680	340	\$25.68	\$8,731.20	680	340	0.00%	\$25.68	\$8,731.20
	68-2914	25,969	25,629		\$658,152.72	25,969	25,629			\$658,152.72
Service Level C - Perimeter Landscaping ⁽¹⁾⁽²⁾										
Zone 1	68-2930	327	327	\$116.00	\$37,932.00	327	327	0.00%	\$116.00	\$37,932.00
Zone 2	68-2931	478	478	\$89.00	\$42,542.00	478	478	0.00%	\$89.00	\$42,542.00
Zone 3	68-2932	408	408	\$116.00	\$47,328.00	408	408	0.00%	\$116.00	\$47,328.00
Zone 4	68-2933	139	139	\$46.00	\$6,394.00	139	139	0.00%	\$46.00	\$6,394.00
Zone 5	68-2934	223	223	\$175.00	\$39,025.00	223	223	0.00%	\$175.00	\$39,025.00
Zone 6	68-2935	229	229	\$140.94	\$31,455.44	229	229	3.29%	\$145.58	\$33,337.82
Zone 7	68-2936	172	172	\$89.00	\$15,308.00	172	172	0.00%	\$89.00	\$15,308.00
Zone 8	68-2937	783	783	\$175.00	\$137,025.00	783	783	0.00%	\$175.00	\$137,025.00
Zone 9	68-2938	111	111	\$46.00	\$5,106.00	111	111	0.00%	\$46.00	\$5,106.00
Zone 10	68-2939	84	84	\$116.00	\$9,744.00	84	84	0.00%	\$116.00	\$9,744.00
Zone 11	68-2940	14	14	\$175.00	\$2,450.00	14	14	0.00%	\$175.00	\$2,450.00
Zone 12	68-2941	831	831	\$116.00	\$96,396.00	831	831	0.00%	\$116.00	\$96,396.00
Zone 13	68-2942	744	744	\$46.00	\$34,224.00	744	744	0.00%	\$46.00	\$34,224.00
Zone 14	68-2943	166	166	\$89.00	\$14,774.00	166	166	0.00%	\$89.00	\$14,774.00
Zone 15	68-2944	56	56	\$175.00	\$9,800.00	56	56	0.00%	\$175.00	\$9,800.00
Zone 16	68-2945	216	216	\$175.00	\$37,800.00	216	216	0.00%	\$175.00	\$37,800.00
Zone 17	68-2946	46	46	\$46.00	\$2,116.00	46	46	0.00%	\$46.00	\$2,116.00
Zone 18	68-2947	1,343	1,343	\$70.00	\$94,010.00	1,343	1,343	0.00%	\$70.00	\$94,010.00
Zone 19	68-2948	242	242	\$225.00	\$54,450.00	242	242	0.00%	\$225.00	\$54,450.00
Zone 20	68-2949	1,017	1,017	\$175.00	\$177,975.00	1,017	1,017	0.00%	\$175.00	\$177,975.00
Zone 21	68-2950	1,769	1,769	\$129.00	\$228,201.00	1,769	1,769	0.00%	\$129.00	\$228,201.00
Zone 22	68-2951	38	38	\$116.00	\$4,408.00	38	38	0.00%	\$116.00	\$4,408.00
Zone 23	68-2952	420	420	\$20.00	\$8,400.00	420	420	0.00%	\$20.00	\$8,400.00
Zone 24	68-2953	1,621	1,621	\$100.00	\$162,100.00	1,621	1,621	0.00%	\$100.00	\$162,100.00
Zone 25	68-2954	220	220	\$200.00	\$44,000.00	220	220	0.00%	\$200.00	\$44,000.00
Zone 26	68-2955	8	8	\$270.00	\$2,160.00	8	8	0.00%	\$270.00	\$2,160.00
Zone 27	68-2956	130	130	\$70.00	\$9,100.00	130	130	0.00%	\$70.00	\$9,100.00
Zone 28	68-2957	1,806	1,806	\$129.00	\$232,974.00	1,806	1,806	0.00%	\$129.00	\$232,974.00
Zone 29	68-2958	10	10	\$503.08	\$4,902.60	10	10	3.28%	\$519.58	\$5,195.80
Zone 30	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
Zone 31	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
Zone 32	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
	Total	13,651	13,651		\$1,592,100.04	13,651	13,651			\$1,594,275.62
Service Level R - Road Maintenance										
Rate Level 1	68-2917	55	48	\$115.26	\$5,532.48	55	48		\$115.26	\$5,532.48
Citywide Refuse/Recycling Collection										
	68-2916	30,170	30,170	\$363.68	\$10,972,225.60	30,419	30,419		\$382.33	\$11,630,096.27

⁽¹⁾ The maximum rate per Levy Unit, for Zones 6, 29, 31 and 32 will escalate by the lesser of 5% or the percentage increase in the Consumer Price Index ("CPI"), which is 3.28%. For Fiscal Year 2026-2027 the increase will be 3.28%, the percentage increase in the Annual CPI.

⁽²⁾ Zones 30, 31, & 32 will not be levied for Fiscal Year 2026-2027 as the project areas will be maintained by an HOA.

3. District Services and Charges

Service Level B, Residential Street Lighting

Service Level B includes all developed single-family residential parcels, condominiums, and residential vacant lots for which the District provides ongoing servicing, operation, and maintenance of local street lighting improvements. The current rate and charges for Service Level B is \$25.68 per residential lot (\$12.84 per condominium unit within Specific Plans) and shall be applied to developed and undeveloped residential parcels within the following Tracts and subdivisions for Fiscal Year 2026-2027.

**Table 3-1
Service Level B**

Tracts										
04153-00	19872-05	20882-01	21675-04	23063-03	23101-05	23267-02	24135-03	27827-01	29928-00	31053-03
04188-00	19939-00	20882-02	21675-05	23063-04	23101-06	23267-03	24136-00	27827-02	29928-01	31276-00
04457-00	19939-01	20882-03	21675-06	23063-05	23125-00	23267-04	24136-01	27827-03	29928-02	31344-00
06559-00	19939-02	20987-00	21760-00	23063-06	23125-01	23371-00	24136-02	28309-00	29928-03	31898-00
07401-00	20079-00	21067-00	21765-00	23063-07	23125-02	23371-01	24136-03	28480-00	29929-00	32104-00
07402-00	20079-01	21082-00	22148-00	23063-08	23125-03	23371-02	24182-01	28482-00	29929-01	32169-00
08369-00	20079-02	21082-01	22203-00	23064-00	23126-00	23371-03	24182-02	28482-01	30088-00	32170-00
08369-01	20079-03	21082-02	22204-00	23064-01	23128-00	23371-04	24182-03	28482-02	30264-00	32319-00
08369-02	20130-00	21082-03	22208-00	23064-02	23142-00	23371-05	24182-04	28482-03	30264-01	32436-00
11087-01	20130-01	21082-04	22593-00	23064-03	23143-00	23371-06	24183-00	28503-00	30264-02	32436-01
11087-02	20130-02	21340-00	22593-01	23065-00	23143-01	23371-07	24183-01	28510-00	30264-03	32437-00
12189-01	20130-03	21340-01	22593-02	23065-01	23143-02	23371-08	24184-00	28510-01	30264-04	32437-01
12189-02	20130-04	21340-02	22627-00	23065-03	23143-03	23371-09	24184-01	28510-02	30264-05	32437-02
12189-03	20130-05	21340-03	22627-01	23065-04	23143-04	23371-10	24185-00	28510-03	30264-06	32437-03
12189-04	20130-06	21340-04	22715-00	23065-05	23143-06	23371-11	24185-01	28526-00	30264-07	33124-00
12189-05	20153-00	21340-05	22715-01	23066-01	23143-07	23371-14	24185-02	28553-00	30264-08	33125-00
12189-06	20154-00	21340-06	22715-02	23066-02	23143-08	23483-00	24186-00	28553-01	30264-09	34698-00
12189-07	20319-00	21340-07	22716-00	23066-03	23143-09	24131-00	24186-01	28810-00	30264-10	Old Town
13060-01	20643-00	21430-01	22716-01	23066-04	23143-10	24131-01	24186-02	28980-00	30264-11	PM 24387
13060-02	20644-00	21561-00	22716-02	23066-05	23143-11	24131-02	24186-03	29033-00	30264-12	PM 26488
13060-03	20703-01	21672-01	22716-03	23067-02	23173-00	24131-03	24187-00	29036-00	30264-13	PM 27493
13060-04	20703-02	21672-02	22716-04	23067-03	23173-01	24132-00	24187-01	29133-00	30264-14	PM 28122
13060-05	20703-03	21672-03	22761-00	23067-04	23173-02	24132-01	24187-02	29203-00	30264-15	37341-01
13060-06	20735-01	21672-04	22762-00	23067-05	23173-03	24133-00	24188-00	29286-00	30667-00	37341-03
13060-07	20735-02	21673-00	22786-00	23100-01	23173-04	24133-01	24188-01	29734-00	30667-01	37341-04
13060-08	20735-03	21673-01	22915-00	23100-02	23174-01	24133-02	24188-02	29798-00	30667-02	37341-05
18518-00	20735-04	21673-02	22915-01	23100-03	23174-02	24133-03	24188-03	29798-01	30667-03	37341-06
18518-01	20735-05	21673-03	22915-02	23100-04	23174-03	24133-04	24232-00	29798-02	30668-00	37341-07
18518-02	20735-06	21674-00	22915-03	23100-05	23174-04	24133-05	25004-00	29798-03	30668-01	37341-08
18518-03	20735-07	21674-01	22916-00	23100-06	23174-05	24134-00	25004-01	29798-04	30668-02	37341-09
18583-00	20735-08	21674-02	22916-01	23100-07	23174-06	24134-01	25892-00	29798-05	30669-00	37341-10
19872-00	20735-09	21674-03	22916-02	23100-08	23177-00	24134-02	26488-00	29798-06	30669-01	
19872-01	20848-00	21675-00	22916-03	23101-01	23209-00	24134-03	26828-00	29798-07	30669-02	
19872-02	20879-00	21675-01	22962-00	23101-02	23220-00	24135-00	26828-01	29798-08	31053-00	
19872-03	20879-01	21675-02	23063-01	23101-03	23267-00	24135-01	26828-02	29798-09	31053-01	
19872-04	20882-00	21675-03	23063-02	23101-04	23267-01	24135-02	27827-00	29798-10	31053-02	

3. District Services and Charges

Service Level C, Perimeter Landscaping

Service level C includes all developed single-family and condominium residential parcels and residential vacant lots for which the District provides on-going servicing, operation, and maintenance of perimeter landscaped areas and slopes within the public rights-of-way and dedicated easements adjacent to and associated with certain tracts and subdivisions. The level of maintenance required in these tracts and subdivisions varies depending on operating costs. Thirty-two (32) Zones with corresponding rates have been established within Service Level C.

In recent fiscal years, the cost of maintaining the perimeter landscaping for most zones in Service Level C, far exceeds the maximum assessment that can be levied against the parcels in these zones. As a result, it has been necessary for City staff to reduce services and activities and/or reduce or eliminate the collection of funding for long term repairs, replacements and rehabilitation.

The current rates and charges for Service Level C is per residential lot and shall be applied to developed and undeveloped residential parcels within the following Tracts and subdivisions for Fiscal Year 2026-2027.

Table 3-2
Service Level C

Zone No. 1	Maximum Rate: \$116.00	Proposed Rate: \$116.00
Tract Name:	Tract Numbers:	
Saddlewood	18518-00 18518-01 18518-02 18518-03	
Zone No. 2	Maximum Rate: \$89.00	Proposed Rate: \$89.00
Tract Name:	Tract Numbers:	
Winchester Creek	20130-00 20130-01 20130-02 20130-03 20130-04 20130-05 20130-06 21340-00 21340-01 21340-02 21340-03 21340-04 21340-05 21340-06	
Zone No. 3	Maximum Rate: \$116.00	Proposed Rate: \$116.00
Tract Name:	Tract Numbers:	
Rancho Highlands	20643-00 20644-00 21760-00 22203-00 22204-00 22761-00 22762-00	
Zone No. 4	Maximum Rate: \$46.00	Proposed Rate: \$46.00
Tract Name:	Tract Numbers:	
The Vineyards	20879-00 20879-01	
Zone No. 5	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Signet Series	20882-00 20882-01 20882-02 20882-03	
Zone No. 6 ⁽³⁾	Maximum Rate: \$145.58	Proposed Rate: \$145.58
Tract Name:	Tract Numbers:	
Woodcrest Country	21561-00 22208-00	
Zone No. 7	Maximum Rate: \$89.00	Proposed Rate: \$89.00
Tract Name:	Tract Numbers:	
Ridgeview	20735-07 20735-08 20735-09 20881-00 21764-00	

⁽³⁾ Beginning Fiscal Year 2009-2010, the base rate for Zone 6 was \$95.00. Each year thereafter, beginning Fiscal Year 2010-2011 the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index ("CPI") of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

3. District Services and Charges

Zone No. 8	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Village Grove	21672-01 21672-02 21672-03 21672-04 21673-00 21637-01 21637-02 21673-03 21674-00 21674-01 21674-02 21674-03 21675-00 21675-01 21675-02 21675-03 21675-04 21675-05 21675-06	
Zone No. 9	Maximum Rate: \$46.00	Proposed Rate: \$46.00
Tract Name:	Tract Numbers:	
Rancho Solana	22593-00 22593-01 22593-02	
Zone No. 10	Maximum Rate: \$116.00	Proposed Rate: \$116.00
Tract Name:	Tract Numbers:	
Martinique	23128-00	
Zone No. 11	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Meadow View	21765-00	
Zone No. 12	Maximum Rate: \$116.00	Proposed Rate: \$116.00
Tract Name:	Tract Numbers:	
Vintage Hills	22715-00 22715-01 22715-02 22716-00 22716-01 22716-02 22716-03 22716-04 22915-00 22915-01 22915-02 22915-03 22916-00 22916-01 22916-02 22916-03	
Zone No. 13	Maximum Rate: \$46.00	Proposed Rate: \$46.00
Tract Name:	Tract Numbers:	
Presley Development	23267-00 23267-01 23267-02 23267-03 23267-04 26861-00 26861-01 26861-02 26861-03	
Zone No. 14	Maximum Rate: \$89.00	Proposed Rate: \$89.00
Tract Name:	Tract Numbers:	
Morrison Homes	22148-00	
Zone No. 15	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Barclay Estates	25004-01	
Zone No. 16	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Tradewinds	23125-00 23125-01 23125-02 23125-03	
Zone No. 17	Maximum Rate: \$46.00	Proposed Rate: \$46.00
Tract Name:	Tract Numbers:	
Monte Vista	28309-00	
Zone No. 18	Maximum Rate: \$70.00	Proposed Rate: \$70.00
Tract Name:	Tract Numbers:	
Temeku Hills	23371-00 23371-01 23371-02 23371-03 23771-04 23771-05 23371-06 23371-07 23371-08 23371-09 23371-10 23371-11 23371-14 28482-00 28482-01 28482-02 28482-03 28526-00 29033-00	

3. District Services and Charges

Zone No. 19	Maximum Rate: \$225.00	Proposed Rate: \$225.00
Tract Name:	Tract Numbers:	
Chantemar	28510-00 28510-01 28510-02 28510-03	

Zone No. 20	Maximum Rate: \$175.00	Proposed Rate: \$175.00
Tract Name:	Tract Numbers:	
Crowne Hill	23143-00 23143-02 23413-03 23413-04 23413-01 23413-03 23413-04 23413-06 23413-07 23413-08 23413-09 23413-10 23413-11	

Zone No. 21	Maximum Rate: \$129.00	Proposed Rate: \$129.00
Tract Name:	Tract Numbers:	
Vail Ranch Gated Community	28832-00	
Vail Ranch Residential	23173-00 23173-01 23173-02 23173-03 23173-04 23174-01 23174-02 23174-03 23174-04 23174-05 23174-06 28480-00	

Zone No. 22	Maximum Rate: \$116.00	Proposed Rate: \$116.00
Tract Name:	Tract Numbers:	
Sutton Place	29286-00	

Zone No. 23	Maximum Rate: \$20.00	Proposed Rate: \$20.00
Tract Name:	Tract Numbers:	
Pheasant Run	19872 19872-01 19872-02 19872-03 19872-04 19872-05	

Zone No. 24	Maximum Rate: \$100.00	Proposed Rate: \$100.00
Tract Name:	Tract Numbers:	
Harveston	29928 29928-01 29928-02 29928-03 29929 29929-01 30088 30667 30667-01 30667-02 30667-03 30668 30668-01 30668-02 30669 30669-01 30669-02 31053 31053-01 31053-02 31053-03 32436 32436-01 32437 32437-01 32437-02 32437-03 34698	
Harveston Ashville I	31276	
Harveston Ashville II	32104	
Harveston Condos	32169 32170	

Zone No. 25	Maximum Rate: \$200.00	Proposed Rate: \$200.00
Tract Name:	Tract Numbers:	
Serena Hills	23209	

Zone No. 26	Maximum Rate: \$270.00	Proposed Rate: \$270.00
Tract Name:	Tract Numbers:	
Traditions/Gallery Homes	29133	

Zone No. 27	Maximum Rate: \$70.00	Proposed Rate: \$70.00
Tract Name:	Tract Numbers:	
Avondale	26828 26828-01 26828-02	

Zone No. 28	Maximum Rate: \$129.00	Proposed Rate: \$129.00
Tract Name:	Tract Numbers:	
Wolf Creek	29798 29798-01 29798-02 29798-03 29798-04 29798-05 29798-06 29798-07 29798-08 29798-09 30264 30264-01 30264-02 30264-03 30264-04 30264-05 30264-06 30264-07 30264-08 30264-09 30264-10 30264-11 30264-12 30264-13 30264-14 30264-15 31898 33125 32319 33124	

3. District Services and Charges

Zone No. 29 ⁽⁴⁾	Maximum Rate: \$519.58	Proposed Rate: \$519.58
Tract Name:	Tract Numbers:	
Gallery Portraits	31344-00	

⁽⁴⁾ Beginning Fiscal Year 2006-2007, the base rate for Zone 29 was \$315.00. Each year thereafter, beginning Fiscal Year 2007-2008 for Zone 29 the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index (“CPI”) of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

Zone No. 30 ⁽⁵⁾⁽⁶⁾	Maximum Rate: \$129.00	Proposed Rate: \$0.00
Tract Name:	Tract Numbers:	
Valdemosa	25004	

⁽⁵⁾ The maximum rate for Zone 30 is \$129.00.

⁽⁶⁾ Beginning Fiscal Year 2010-2011, Zone 30 elected to maintain its own perimeter landscaping under the existing Homeowner’s Association (“HOA”). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Zone No. 31 ⁽⁷⁾⁽⁸⁾	Maximum Rate: \$42.89	Proposed Rate: \$0.00
Tract Name:	Tract Numbers:	
Roripaugh Ranch	TBD	

⁽⁷⁾ Beginning Fiscal Year 2006-2007, the base rate for Zone 31 was \$26.00. Each year thereafter, beginning Fiscal Year 2007-2008 for Zone 31, the maximum rate as approved by the property owners is annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index (“CPI”) of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

⁽⁸⁾ Zone 31 elected to have its perimeter landscaping maintained by a Homeowner’s Association (“HOA”). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Zone No. 32 ⁽⁹⁾⁽¹⁰⁾	Maximum Rate: \$980.77	Proposed Rate: \$0.00
Tract Name:	Tract Numbers:	
Vineyard View	23103-2	

⁽⁹⁾ Beginning Fiscal Year 2008-2009, the base rate for Zone 32 was \$640.00. Each year thereafter, beginning Fiscal Year 2009-2010 for Zone 32, the maximum rates as approved by the property owners are annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index (“CPI”) of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%. For Fiscal Year 2026-2027 the adjustment is 3.28%, the annual increase in the CPI.

⁽¹⁰⁾ Zone 32 elected to have its perimeter landscaping maintained by a Homeowner’s Association (“HOA”). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

Service Level R, Road Maintenance

Service Level R provides funding for construction, improvement, service, and maintenance of unpaved public streets and roads within specific areas of the District. The services provided may include, but are not limited to, renovation or restoration due to damage, flood and drainage control, repairs and re-grading, and upgrades of the existing areas as required for unpaved roads. All parcels identified within Service Level R share in the cost of the services provided. The costs associated with the services are spread among all parcels within various areas (“rate levels”) of Service Level R in accordance with the Rate and Method of Apportionment for the service level. Service Level R currently has one (1) active rate level, Rate Level R-1. The area for Rate Level R-2 has been fully paved and therefore an assessment is currently not required. Only the parcels within Rate Level R-1 boundary area will be charged for the costs associated with servicing and maintaining the roads and streets in the area.

- **RATE LEVEL R-1** – This rate level consists of fifty-five (55) assessable parcels that have direct access to roads or streets that are serviced and maintained through the District. This rate level provides funding for the servicing and maintenance of Kimberly Lane, Greenwood Lane, Liefer Road, Gatlin Road, and Pala Vista. A total of 1.546 miles of roads are serviced and maintained in this area. The current maximum rates and charges in R-1 are \$115.26 per single-family residential lot and \$57.62 per vacant residential lot.
- **RATE LEVEL R-2** – This rate level consists of forty (40) assessable parcels that have direct access to Santiago Road. This area has been fully paved and no longer requires service under this District.

3. District Services and Charges

Refuse/Recycling Collection

The Refuse/Recycling Collection Service Level provides for the operation and administration of the refuse collection program, including recycling services for all developed residential homes (or “Households”) within the District. The rate and charge for Fiscal Year 2026-2027 Refuse/Recycling Collection is \$382.33 per Household and will be applied to all parcels that have been identified as developed residential homes.

4. Changes to the District

Changes or modifications to the District structure, if any, could include but are not limited to, changes or expansion in the existing improvements or in the types of services provided, addition of new services or Service Levels, restructuring of the current Service Levels, inclusion of parcels into the District or Service Levels, or revisions to the method of apportionment. Changes or modifications within the District that may affect the levy are outlined in the following.

Notable Previous Modifications to the District

Two Service Levels Replaced with a Special Tax

On March 4, 1997, the voters of Temecula approved a Special Tax to fund citywide community services. This Special Tax replaced two existing Service Levels, previously charged through the Community Services District. Beginning in Fiscal Year 1997-1998 the below two Service Levels were replaced by the Special Tax and are no longer charged through the District.

- **COMMUNITY SERVICES, PARKS, AND RECREATION** – This service level provided for the maintenance, service, and operation of all public parks and recreation services within the City.
- **SERVICE LEVEL A, ARTERIAL STREET LIGHTING AND MEDIANS** – This service level provided servicing, operation, and maintenance of traffic signals, street lighting, and landscaped medians along arterial streets.

Service Level R

As of Fiscal Year 2008-2009, the streets have been fully paved and there is no longer a need to assess for unpaved road maintenance (Rate level R-2).

Proposed Modifications to the District for Fiscal Year 2026-2027

The most notable modification to the District for Fiscal Year 2026-2027 is related to the addition of improvements and expansion of existing services as a result of new development. When a new residential tract is developed, the District may accept additional improvements for maintenance and servicing. Along with acceptance of the improvements, the parcels within those tracts would be included in the appropriate Service Levels. The improvements and services for Service Levels B and C are typically tract or development specific and therefore, all parcels within a tract or development would be included in these two Service Levels when the District accepts the improvements. Additionally, individual residential parcels are included in the Refuse/Recycling Collection when a new single-family residential unit is identified, and service is ordered.

Service Level B

In Fiscal Year 2022-2023 the District conducted a successful Proposition 218 ballot proceeding and annexed 545 parcels into Service Level B. Another successful Proposition 218 ballot proceeding was conducted in Fiscal Year 2023-2024 and an additional 138 parcels were annexed into Service Level B.

Service Level C

The annual revenue collected for the majority of the Zones in Service Level C is not sufficient to cover the costs to maintain these zones. Due to the rising costs, the District has had to reduce services to the maintenance of the perimeter landscaping for these zones. In Fiscal Year 2019-2020 the District conducted a Proposition 218 ballot proceeding to increase the assessment rates for Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27. The majority of the ballots received were in opposition to the increased assessments in all zones, and the increase was therefore not applied. The assessment rates, for 27 of the 29 zones currently assessed in Service Level C, have not increased since the zones were established. Because the costs continue to increase and the assessments have stayed the same, the service will remain limited and may have to be reduced further due to limited annual funds.

In Fiscal Year 2020-2021 the District terminated the flood channel easements in Zone 7 therefore eliminating the need for maintenance of said areas. This action resulted in the termination of the assessment for only the sixteen (16) parcels affected, effective Fiscal Year 2020-2021.

4. Changes to the District

In December of 2020, the District initiated a Request for Proposal (RFP) for the maintenance services of the landscape areas in Service Level C. The new maintenance contract that was awarded and approved by the Board resulted in a reduction in the budgeted maintenance cost for Fiscal Year 2021-2022. The new contract was effective July 1, 2021.

There are no new inclusions to Service Level C (Perimeter Landscaping) proposed for the Fiscal Year 2026-2027.

Service Level R

There are no new inclusions to Service Level R (Road Maintenance) proposed for Fiscal Year 2026-2027.

Refuse/Recycling Collection

A total of 249 newly developed residential parcels have been identified and added to Refuse/Recycling Collection for Fiscal Year 2026-2027. New residential parcels are identified each year and included in Refuse/Recycling Collection based upon the waste hauler's updated service records.

The rate for Fiscal Year 2026-2027 for Refuse/Recycling Collection is \$382.33 per residential parcel. For Fiscal Year 2025-2026, the rate for this service was \$363.68.

For more information, please refer to Section 2, Budgets and Levy Summary. The costs for the District represent actual service costs, as provided in the City's Franchise Agreement with CR&R Waste Services.

5. Method of Apportionment

Method of Apportionment

The cost to provide services within the District will be fairly distributed among each eligible property.

Service Level B (Residential Street Lighting):

The following formula is used to calculate each property's Service Level B charges by the per parcel/unit (residential "lot/unit") method.

$$\text{Total Balance to Levy (Budgeted)} \div (\text{Total Residential Lots} + \text{Assigned Condominium Units}) = \text{Parcel Charge}$$

Service Level C (Perimeter Landscaping and Slopes); and Refuse/Recycling Collection:

The following formula is used to calculate each property's charges by the per parcel (residential "lot") method.

$$\text{Total Balance to Levy (Budgeted)} / \text{Total Residential Lots (in Service Level)} = \text{Parcel Charge}$$

Service Level R (Roads):

The charge per Levy Unit for Service Level R is based on a Parcel Development Unit (PDU), which is similar to a per parcel charge, but makes a distinction between developed and undeveloped parcels.

$$\text{Parcel Development Units} = 1.0 \text{ for Developed Parcels}$$

$$\text{Parcel Development Units} = 0.5 \text{ for Undeveloped Parcels}$$

$$\text{Total Balance to Levy} / \text{Total Parcel PDU (in Rate Level)} = \text{Parcel Charge}$$

The following tables reflect the levy calculations for each Service Level.

Table 5-1
Parcel Charge Calculation Service Level B

Property Type	Parcel/Unit	x	Charge per Parcel/Unit	=	Parcel/Unit Charge	Multiplier
Single Family Residential Lot	1.00		\$25.68		\$25.68	Per Parcel
Vacant Residential Lot	1.00		\$25.68		\$25.68	Per Parcel
Assigned Condominium Units ⁽¹¹⁾	0.50		\$25.68		\$12.84	Per Parcel/Unit

⁽¹¹⁾ Defined as Assigned Condominium Units in Service Level B for which the interior streetlights are privately maintained however, the Assigned Condominium Units benefit from perimeter or collector street lighting funded by Service Level B.

5. Method of Apportionment

Table 5-2
Parcel Charge Calculation Service Level C

Property Type and Zone	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Residential Lot Zone No. 1	1.00		\$116.00		\$116.00	Per Parcel
Residential Lot Zone No. 2	1.00		\$89.00		\$89.00	Per Parcel
Residential Lot Zone No. 3	1.00		\$116.00		\$116.00	Per Parcel
Residential Lot Zone No. 4	1.00		\$46.00		\$46.00	Per Parcel
Residential Lot Zone No. 5	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 6 ⁽¹²⁾	1.00		\$145.58		\$145.58	Per Parcel
Residential Lot Zone No. 7	1.00		\$89.00		\$89.00	Per Parcel
Residential Lot Zone No. 8	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 9	1.00		\$46.00		\$46.00	Per Parcel
Residential Lot Zone No. 10	1.00		\$116.00		\$116.00	Per Parcel
Residential Lot Zone No. 11	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 12	1.00		\$116.00		\$116.00	Per Parcel
Residential Lot Zone No. 13	1.00		\$46.00		\$46.00	Per Parcel
Residential Lot Zone No. 14	1.00		\$89.00		\$89.00	Per Parcel
Residential Lot Zone No. 15	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 16	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 17	1.00		\$46.00		\$46.00	Per Parcel
Residential Lot Zone No. 18	1.00		\$70.00		\$70.00	Per Parcel
Residential Lot Zone No. 19	1.00		\$225.00		\$225.00	Per Parcel
Residential Lot Zone No. 20	1.00		\$175.00		\$175.00	Per Parcel
Residential Lot Zone No. 21	1.00		\$129.00		\$129.00	Per Parcel
Residential Lot Zone No. 22	1.00		\$116.00		\$116.00	Per Parcel
Residential Lot Zone No. 23	1.00		\$20.00		\$20.00	Per Parcel
Residential Lot Zone No. 24	1.00		\$100.00		\$100.00	Per Parcel
Residential Lot Zone No. 25	1.00		\$200.00		\$200.00	Per Parcel
Residential Lot Zone No. 26	1.00		\$270.00		\$270.00	Per Parcel
Residential Lot Zone No. 27	1.00		\$70.00		\$70.00	Per Parcel
Residential Lot Zone No. 28	1.00		\$129.00		\$129.00	Per Parcel
Residential Lot Zone No. 29 ⁽¹²⁾	1.00		\$519.58		\$519.58	Per Parcel
Residential Lot Zone No. 30 ⁽¹³⁾	1.00		\$129.00		\$129.00	Per Parcel
Residential Lot Zone No. 31 ⁽¹²⁾⁽¹⁴⁾	1.00		\$42.89		\$0.00	Per Parcel
Residential Lot Zone No. 32 ⁽¹²⁾⁽¹⁴⁾	1.00		\$980.77		\$0.00	Per Parcel

⁽¹²⁾ Beginning Fiscal Year 2007-2008 for Zones 29 and 31 and beginning Fiscal Year 2009-10 for Zones 6 and 32, the maximum rates as approved by the property owners are annually adjustable by the lesser of the percentage increase in the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index (“CPI”) of All Urban Consumers for the Riverside-San Bernardino-Ontario Area (formerly Los Angeles-Riverside-Orange County Area), for the previous calendar year, or 5.00%.

⁽¹³⁾ Beginning Fiscal Year 2010-2011, Zone 30 has elected to maintain its own perimeter landscaping under the existing Homeowner’s Association (“HOA”). As a result, the Zone will not be levied under Service Level C for Fiscal Year 2026-2027.

⁽¹⁴⁾ Zones 31 and 32 Zone 31 elected to have the perimeter landscaping maintained by a Homeowner’s Association (“HOA”). As a result, the Zones will not be levied under Service Level C for Fiscal Year 2026-2027.

5. Method of Apportionment

Table 5-3
Parcel Charge Calculation Service Level R

Property Type and Zone	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Single Family Residential Lot R-1	1.00		\$115.26		\$115.26	Per Parcel
Vacant Residential Lot R-1	0.50		\$115.26		\$57.62	Per Parcel

Table 5-4
Parcel Charge Calculation Refuse/Recycling Collection

Property Type ⁽¹⁵⁾	Parcel/Unit	x	Charge per Parcel	=	Parcel Charge	Multiplier
Single Family Residential Lot	1.00		\$382.33		\$382.33	Per Parcel

⁽¹⁵⁾ Developed residential parcels identified by CR&R for which refuse collections are available.

6. Tax Roll

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

APPENDIX A

Tax Roll
(On file with the City Clerk)

