

**TEMECULA COMMUNITY SERVICES DISTRICT
AGENDA REPORT**

TO: General Manager/Board of Directors

FROM: Patrick Thomas, Director of Public Works/City Engineer

DATE: August 22, 2023

SUBJECT: Approve Annexation of Tract Map Numbers 37341 and 37341-17, Within Sommers Bend, to Service Level B (Residential Street Lights) Rates and Charges (Located on East Side of Butterfield Stage Road and North of Long Valley Wash)

PREPARED BY: Ron Moreno, Assistant Director of Public Works
Annie Bostre-Le, Public Works Development Manager

RECOMMENDATION: That the Board of Directors adopt the following resolutions entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA, DECLARING INTENTION TO ANNEX PROPERTY (TRACT MAP 37341 AND 37341-17) TO SERVICE LEVEL B - RESIDENTIAL STREET LIGHTS AND TO LEVY ASSESSMENTS ON SUCH PROPERTY FOR FISCAL YEAR 2024-25, APPROVING THE ENGINEER'S REPORT, AND SETTING THE DATE, TIME AND PLACE OF A PUBLIC HEARING ON THE PROPOSED ANNEXATION AND ASSESSMENTS

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA, INITIATING PROCEEDINGS TO ANNEX PROPERTY (TRACT MAP 37341 AND 37341-17) TO SERVICE LEVEL B FOR FISCAL YEAR 2024-25

BACKGROUND: The Temecula Community Services District (TCSD) operates under the authority of Community Services District Law and provides residential street lighting to numerous residential subdivisions within the City of Temecula through Service Level "B". The boundaries of the TCSD are coterminous with the City, and City Council serves as the Board of Directors of the TCSD.

Tract Map Numbers 37341 and 37341-17, within Sommers Bend, formerly known as Roripaugh Ranch is an existing residential development. On November 26, 2002, the City Council approved the Roripaugh Ranch Specific Plan with private streets. On January 23, 2018, the City Council approved the Roripaugh Ranch Specific Plan Amendment Number 4, which included a slight realignment and removal of gated entries on Sommers Bend (Loop Road) and interior local streets were revised to comply with updated fire safety requirements. These improvements allowed the roadway and street lights to be publicly dedicated as accepted on Tract Map 37368 recorded on July 25, 2019.

The property owner has requested that the TCSD establish the future parcel charges necessary to provide ongoing revenue for residential street lighting within the development. Beginning Fiscal Year 2024-25, the following TCSD rates and charges are proposed for residential street lighting services within Tract Map Numbers 37341 and 37341-17:

Service Level B	\$ 25.68 per residential parcel
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Pursuant to the provisions of Proposition 218, the TCSD is required to hold a public hearing and obtain voter or property owner approval in order to establish certain new rates and charges. In addition, a report must be prepared and filed with the Secretary/City Clerk which identifies all of the affected parcels and the amount of the proposed rates and charges and date of the Public Hearing. The Public Hearing is held at least 45 days after the mailing of the notices. If the proposed rates and charges are not rejected pursuant to a written protest, then the TCSD will conduct a mailed ballot proceeding not less than 45 days after the public hearing. The proposed rates and charges for Service Level B cannot be imposed unless the property owners have approved the new charges.

Staff recommends that the Board of Directors adopt the resolution to accept the filing of the report on the proposed residential street lighting rates and charges for Tract Map Numbers 37341 and 37341-17, beginning in Fiscal Year 2024-25 and schedule a public hearing concerning this issue for October 10, 2023. Staff will then proceed with noticing the owner of Tract Map Numbers 37341 and 37341-17, regarding the proposed rates and charges and the public hearing date. If there is no majority protest against the rates and charges on October 10, 2023, staff will then proceed with the mailed ballot process of Service Level B.

FISCAL IMPACT: If voter approved, the proposed rates and charges of \$25.68 per parcel will generate an annual levy of \$ 3,543.84 for Service Level B. Actual costs for providing long-term residential street lighting services within Tract Map Numbers 37341 through 37341-17 will be absorbed into Service Level B upon installation of said improvements.

ATTACHMENTS:

1. Vicinity Maps – Tract Maps 37341 and 37341-17
2. Resolution of Intention
3. Resolution of Initiating Proceedings
4. Preliminary Annexation Engineer's Report