



# Preliminary Engineer's Report

Establishment of Increased Assessments  
Fiscal Year 2019-2020

**City of Temecula**

**Temecula Community Services District**

**Service Level C Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27**

Prepared For



May 2019



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## i. Engineer's Statement

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

### REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to Articles XIII D, Section 4 of the California Constitution, the Proposition 218 Omnibus Implementation Act and the Landscape and Lighting Act of 1972 this Report is prepared and presented to the Board to describe and outline the proposed increased assessments for the parcels and territories within Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27 of Temecula Community Services District Service Level C (the "District"). The Board will conduct a noticed public hearing to consider public comments and written protests regarding the levy of the proposed increased assessments. Upon conclusion of the public hearing, property owner protest ballots received will be tabulated to determine whether a majority protest exists. The Board will confirm the results of the balloting once the ballot tabulation is completed. If a majority protest exists for one or more of the proposed increased Zone assessments, further proceedings to implement the proposed increased assessment for that Zone or Zones shall be abandoned at that time. However, the Board may continue to levy and collect annual assessments for the improvements provided in those Zones at an assessment rate less than or equal to the previously approved maximum assessment rate (including the inflationary adjustment) adopted by the Board. If tabulation of the ballots indicate that a majority protest does not exist for the proposed increased assessments, the Board may adopt this Report and confirm the increased assessments as presented herein. In such case, the levy information will be submitted to the Riverside County Auditor/Controller, and included as Assessments on the property tax roll for Fiscal Year 2019-2020.

- SECTION 1** The **PLANS AND SPECIFICATIONS** describe the appurtenant Zones and the overall nature and extent of the improvements and services provided. The proposed increased assessments as outlines in this Report are based on the local landscaping improvements and appurtenant facilities that provide a special benefit to the properties within these Zones and operational expenses authorized pursuant to the Landscape and Lighting Act of 1972.
- SECTION 2** The **METHOD OF APPORTIONMENT** outlines the method of calculating each property's proportional special benefit necessary to calculate the property's annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for the District that was approved by the property owners in a protest ballot proceeding conducted when the Zones were formed.
- SECTION 3** A **BUDGET** showing the estimated annual costs to operate, maintain, and service the local landscaping improvements and appurtenant facilities within each Zone.
- SECTION 4** An **ASSESSMENT ROLL** with the proposed assessment amounts to be levied and collected in Fiscal Year 2019-2020 for each parcel based on the parcel's calculated proportional special benefit as outlined in the Method of Apportionment and the annual assessment rates established by the estimated budgets.
- SECTION 5** **ZONE DIAGRAMS** showing the boundaries of the Zones with proposed assessment increases for Fiscal Year 2019-2020 which incorporate the parcels determined to receive special benefit from the various District improvements. These diagrams also provide a visual depiction of the location of the landscaped areas being maintained. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the Zones are shown on the Riverside County Assessor's Parcel Maps and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the Riverside County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the Zones.

## i. Engineer's Statement

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 City of Temecula, Temecula Community Services District, pursuant to the Act do hereby submit the following:

The District requested Webb Municipal Finance, LLC, to prepare and file an Engineer's Report for Service Level C, Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27, pursuant to Article XIII D, Section 4 of the California Constitution, 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 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 Zone in proportion to the special benefit received thereby setting the proposed increased assessments;

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 \_\_\_\_\_ 2019.

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

Final approval, confirmation and levy of the increased annual assessments and all matters in the Engineer's Report were made on the \_\_\_\_\_ day of \_\_\_\_\_ 2019, 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 Levy Report were filed in the office of the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY CLERK  
CITY OF TEMECULA  
STATE OF CALIFORNIA

## 1. Plans and Specifications

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The territory within the Zones, for which increased assessments are proposed, consists of lots or parcels of land within the District, which is coterminous with the City of Temecula boundary. The purpose of the District is to provide through annual assessments, funding for the ongoing operation, maintenance and servicing of landscaping improvements and related facilities and services in various areas throughout the City.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping improvements that are maintained and serviced for the benefit of real property within the District. The maintenance of the landscape improvements may also incorporate various appurtenances that may include, but is not limited to, entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. In most cases, the improvements were either installed in direct connection with the development of properties within the Zones or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary for the development of those properties to their full and best use. The work to be performed within each respective Zone may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone.

### Zone Descriptions and Improvements

The boundaries of each Zone within the District are based on the improvements being maintained through the District assessments and the relationship and/or proximity of the developments and properties that derive special benefits from those specific improvements. The location, extent and types of improvements or similar types of improvements identified within each Zone and the various parcels and developments that created the need for such improvements were utilized in establishing the boundaries of these Zones and proportional special benefit cost allocations. Because most Zone improvements are the result of and associated with a particular development or group of developments, the perimeter boundaries of the Zones are typically defined by the perimeter streets of that Zone. The following is a brief description and summary of the landscaped areas associated with each Zone.

#### Zone 1 – Saddlewood

Comprised of residential properties generally located north of Kahwea Road and east of Walcott Lane. Tract Nos. 18518, 18518-1, 18518-2 and 18518-3. The improvements consist of 326,235 square feet (“SQF”) of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tracts in the Zone.

#### Zone 4 – The Vineyards

Comprised of residential properties located north of Rancho California Road and west of Meadows Parkway. Tract Nos. 20879 and 20879-1. The improvements consist of 47,229 SQF of slope landscaping along the perimeter of the tract on Rancho California Road as well as the entry to the development.

#### Zone 7 – Ridgeview

Comprised of residential properties located at the northwest corner of La Serena Way and Margarita Road. Tract Nos. 20735-7, 20735-8, 20735-9, 20881 and 21764. The improvements consist of 135,014 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tracts in the Zone.

#### Zone 10 – Martinique

Comprised of residential properties located at the southeast corner of Nicolas Road and North General Kearny Road. Tract No. 23128. The improvements consist of 40,517 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

#### Zone 11 – Meadowview

Comprised of residential properties located north of Margarita Road and east of Avenida Sonoma. Tract No. 21765. The improvements consist of 25,959 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

#### Zone 14 – Morrison Homes

Comprised of residential properties generally located north of Rancho California Road and west of Butterfield Stage Road. Tract No. 22148. The improvements consist of 37,560 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

## 1. Plans and Specifications

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### Zone 15 – Barclay Estates

Comprised of residential properties located in the northeast corner of Jon's Place and Seraphina Road. Tract No. 25004-1. The improvements consist of 63,560 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

### Zone 17 – Monte Vista

Comprised of residential properties located south of Nicolas Road and west of Via Lobo Road. Tract No. 28309. The improvements consist of 11,500 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

### Zone 22 – Sutton Place

Comprised of residential properties located in the southeast corner of Date Street and Margarita Road. Tract No. 29286. The improvements consist of 32,000 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tract in the Zone.

### Zone 27 – Avondale

Comprised of residential properties located in the northwest corner of Rita Way and Seraphina Road. Tract Nos. 26828, 26828-1 and 26828-2. The improvements consist of 36,372 SQF of perimeter landscaped areas and slopes within the public right-of-ways and dedicated easements adjacent to and associated with the tracts in the Zone.

## Description of Service Levels

In recent fiscal years, the City has found it necessary to reduce maintenance costs to keep in line with the limitations of the assessment revenues generated at the current maximum assessment rates. Zones 1, 4, 7, 10, 11, 14, 15, 17, 22 and 27 are currently being maintained at a reduced landscape maintenance general standard level. The landscape specifications identified represent the lowest standard for landscape maintenance within each assessment zone perimeter landscape area.

- Basic maintenance of low intensity for all turf, slope and planter areas to maintain public safety
- Litter and debris removed as often as scheduled site visits
- Infrequent tree and shrub trimming. Trimming will be performed as required to ensure safety
- The intensity of weed control is reduced to control height, spread and interference
- Monthly irrigation system inspection to prevent water waste

Landscape maintenance general standards of service refers to the activities required to ensure all assessment zone landscapes are maintained in a safe and functional state for the purpose for which they were designed and to prolong their amenity and functional life. This is the level of service the City would like to provide each zone with. The City recognizes that various landscape maintenance areas will require different management and maintenance regimes and as such will be subject to site-specific maintenance schedules in order to achieve an acceptable level of service for upkeep. The landscape specifications identified represent the minimum standard for maintenance within each assessment zone, perimeter landscape area. Landscape specifications general standards of service include, but are not limited to:

- Mowing turf, pruning shrubs and trimming of applicable trees, and weed and trash removal on regular intervals
- Slopes and planter beds trimming, weeding, irrigation maintenance, fertilization to maintain landscapes in a manner that presents a professionally landscaped appearance
- All shrubs trimmed symmetrically in natural form and proportion, but not to interfere with vehicular and pedestrian clearance, visibility and access
- Trees shall be trimmed at appropriate time of year based on tree species and to address public safety issues. Tree shall be trimmed on a 3 to 5 year pruning cycle when budget permits
- Regular inspection of irrigation system controllers and components to ensure the efficient and uniform use of water

The District performs operations and maintenance in accordance with the perpetual easement and right of way for maintaining, operating, altering, repairing, and replacing equipment and landscaping, over and within the boundaries of each landscape maintenance zone.

## 1. Plans and Specifications

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Landscape enhancements or improvements will be considered once fund reserves are adequate to fund such projects. Landscape enhancements or improvements may include plant replacement, irrigation efficiency upgrades, turf conversions, and resume regular tree trimming cycles and increased frequency site maintenance.

## 2. Method of Apportionment

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### Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, entitled the “Right to Vote on Taxes Act,” which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula.

Proposition 218 does not define the term “streets,” however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street rights-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines “assessment” as “any levy or charge upon real property by an agency for a special benefit conferred upon the real property.” Cal. Const., art. XIII D, §2(b). A special assessment, sometimes called a “benefit assessment,” is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

### Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements, which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that “only special benefits are assessable” and requires a local government to “separate the general benefits from the special benefits conferred on a parcel.”

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires the portion of the cost of the improvement, which benefits the public generally, to be separated from that portion of the cost of the improvement, which specially benefits assessed properties. Proposition 218 provides the following definition of “special benefit”:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit”.



### Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Dwelling Unit (EDU) method of assessment apportionment is utilized in this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. For the purposes of this Engineer's Report, an EDU is the quantum of benefit derived from the various Zone improvements by a single family residential parcel. The single family residential parcel has been selected as the basic unit for calculation of assessments since it represents the majority of the parcels in the District. Thus, the "benchmark" property (the single family residential parcel) derives one EDU of benefit and is assigned 1.00 Equivalent Dwelling Unit. The Assessment for Single-Family parcels within the zone is therefore calculated by dividing the total Zone Assessment by the total number of Equivalent Dwelling Units within the zone to determine the Annual Assessment per Equivalent Dwelling Unit or Single-Family parcel.

$$\text{Total Zone Balance to Levy (Budgeted)} / \text{Total Number of EDUs (per Zone)} = \text{Assessment per EDU/Parcel}$$

### Direct and Special Benefit

The ongoing maintenance of landscaped areas within the Zones provides an aesthetic benefit to the properties within each respective Zone and a more pleasant environment to walk, drive, and live. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the Zones. These improvements are an integral part of the physical environment associated with the parcels in each Zone. While some of these improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the Zone and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within each Zone.

### General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zone. It is also evident that the maintenance of these improvements and the level of maintenance provided has a direct and particular impact (special benefit) on those properties and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

## 2. Method of Apportionment

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### Assessment Range Formula (Inflationary Adjustment)

The maximum annual assessment that may be levied each fiscal year for each Zone is proposed to include an annual inflationary adjustment to the maximum assessment rate, to be applied starting in Fiscal Year 2020-2021, based on the percentage increase in the Consumer Price Index (CPI) reported for all items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not to exceed three (3) percent. Although the maximum rate for these Zones may be increased each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. The property owners must approve any proposed new or increased assessment that exceeds the adjusted maximum rate, before that assessment may be imposed. The maximum assessment that may be levied in a fiscal year is increased annually by the following formula:

$$\begin{array}{l} \text{Prior Year's Annual Maximum Assessment Rate x CPI} \\ \text{Plus} \\ \text{Prior Year's Annual Maximum Assessment Rate} \end{array} \Bigg] = \text{Current Year's New Annual Maximum Assessment Rate}$$

### 3. Budgets and Levy Summary

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The following budgets outline the estimated costs to fully fund, maintain and service the various landscaping improvements and related amenities that provide special benefit to properties within each Zone for Fiscal Year 2019-2020. In recent fiscal years, the total eligible special benefit expenses identified to adequately service and maintain the improvements for the Zones have not been fully funded by the assessment revenues generated at the existing maximum assessment rates. 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. Recognizing that these revenue shortfalls are expected to continue and may likely increase in future years as a result of inflation, in conjunction with this Report, the District is proposing to ballot property owners within these Zones for new/increased maximum assessment rates that would fund the estimated total eligible special benefit expenses budgeted to provide the improvements for each respective Zone. The following budget table identifies those estimated expenses and the resulting “Proposed Maximum Assessment Rate per EDU” for Fiscal Year 2019-2020 to be presented to the property owners of record in a property owner protest ballot proceeding required pursuant to the provisions of the Constitution. In an effort to reduce the burden on the property owners the District has decided to phase in the Fiscal Year 2019-2020 Proposed Maximum Assessment Rate per EDU over a three-year period as shown below.

### 3. Budgets and Levy Summary

Table 3-1  
Proposed Fiscal Year 2019-2020 Zone Budgets

| Budget FY 2019-20                                | Saddlewood<br>Zone 01 | The<br>Vineyards<br>Zone 04 | Ridgeview<br>Zone 07 | Martinique<br>Zone 10 | Meadowview<br>Zone 11 |
|--------------------------------------------------|-----------------------|-----------------------------|----------------------|-----------------------|-----------------------|
| <b>DIRECT COSTS</b>                              |                       |                             |                      |                       |                       |
| Repair & Maintenance / Facility                  | \$1,989               | \$663                       | \$1,560              | \$1,127               | \$390                 |
| Utilities                                        | \$9,700               | \$1,571                     | \$6,157              | \$3,565               | \$1,071               |
| Landscape Contract                               | \$49,095              | \$7,619                     | \$23,964             | \$8,472               | \$3,600               |
| Rehabilitation                                   | \$6,100               | \$1,400                     | \$3,897              | \$2,341               | \$322                 |
| <b>TOTAL DIRECT COSTS</b>                        | <b>\$66,884</b>       | <b>\$11,253</b>             | <b>\$35,578</b>      | <b>\$15,505</b>       | <b>\$5,383</b>        |
| <b>INDIRECT COSTS</b>                            |                       |                             |                      |                       |                       |
| City Admin                                       | \$163                 | \$201                       | \$966                | \$387                 | \$749                 |
| County Fees                                      | \$232                 | \$151                       | \$172                | \$127                 | \$97                  |
| Special Tax Consultant                           | \$1,534               | \$259                       | \$677                | \$394                 | \$99                  |
| <b>TOTAL INDIRECT COSTS</b>                      | <b>\$1,929</b>        | <b>\$611</b>                | <b>\$1,815</b>       | <b>\$909</b>          | <b>\$945</b>          |
| <b>ADJUSTMENTS</b>                               |                       |                             |                      |                       |                       |
| Operating Reserve Collection                     | \$6,528               | \$1,217                     | \$0                  | \$0                   | \$0                   |
| Capital Improvement Reserve Collection           | \$0                   | \$0                         | \$0                  | \$0                   | \$0                   |
| <b>TOTAL ADJUSTMENTS</b>                         | <b>\$6,528</b>        | <b>\$1,217</b>              | <b>\$0</b>           | <b>\$0</b>            | <b>\$0</b>            |
| <b>TOTAL COSTS</b>                               | <b>\$75,341</b>       | <b>\$13,080</b>             | <b>\$37,393</b>      | <b>\$16,414</b>       | <b>\$6,328</b>        |
| EDUs                                             | 327                   | 139                         | 188                  | 84                    | 14                    |
| FY 2018-19 Maximum Rate                          | \$116.00              | \$46.00                     | \$89.00              | \$116.00              | \$175.00              |
| Proposed Increased Maximum Rate                  | \$230.40              | \$94.10                     | \$198.90             | \$195.40              | \$452.00              |
| <b>Proposed Maximum Rate Three Year Phase In</b> |                       |                             |                      |                       |                       |
| FY 2019-20 Proposed Maximum Rate                 | \$154.13              | \$62.03                     | \$125.63             | \$142.47              | \$267.33              |
| FY 2020-21 Proposed Maximum Rate                 | \$192.27              | \$78.07                     | \$162.27             | \$168.93              | \$359.67              |
| FY 2021-22 Proposed Maximum Rate                 | \$230.40              | \$94.10                     | \$198.90             | \$195.40              | \$452.00              |

\*FY 2019-20 Applied Rate is rounded down to even cents for County Submittal

### 3. Budgets and Levy Summary

| Budget FY 2019-20                                | Morrison<br>Homes<br>Zone 14 | Barclay Estates<br>Zone 15 | Monte<br>Vista<br>Zone 17 | Sutton<br>Place<br>Zone 22 | Avondale<br>Zone 27 |
|--------------------------------------------------|------------------------------|----------------------------|---------------------------|----------------------------|---------------------|
| <b>DIRECT COSTS</b>                              |                              |                            |                           |                            |                     |
| Repair & Maintenance / Facility                  | \$1,037                      | \$365                      | \$500                     | \$278                      | \$530               |
| Utilities                                        | \$6,630                      | \$2,692                    | \$949                     | \$1,891                    | \$4,225             |
| Landscape Contract                               | \$17,986                     | \$12,456                   | \$4,800                   | \$4,800                    | \$8,040             |
| Rehabilitation                                   | \$1,375                      | \$1,675                    | \$481                     | \$638                      | \$1,440             |
| <b>TOTAL DIRECT COSTS</b>                        | <b>\$27,028</b>              | <b>\$17,188</b>            | <b>\$6,729</b>            | <b>\$7,607</b>             | <b>\$14,235</b>     |
| <b>INDIRECT COSTS</b>                            |                              |                            |                           |                            |                     |
| City Admin                                       | \$302                        | \$264                      | \$158                     | \$182                      | \$278               |
| County Fees                                      | \$163                        | \$115                      | \$111                     | \$108                      | \$147               |
| Special Tax Consultant                           | \$598                        | \$396                      | \$86                      | \$178                      | \$368               |
| <b>TOTAL INDIRECT COSTS</b>                      | <b>\$1,062</b>               | <b>\$776</b>               | <b>\$355</b>              | <b>\$468</b>               | <b>\$793</b>        |
| <b>ADJUSTMENTS</b>                               |                              |                            |                           |                            |                     |
| Operating Reserve Collection                     | \$2,537                      | \$259                      | \$0                       | \$0                        | \$0                 |
| Capital Improvement Reserve Collection           | \$0                          | \$0                        | \$0                       | \$0                        | \$0                 |
| <b>TOTAL ADJUSTMENTS</b>                         | <b>\$2,537</b>               | <b>\$259</b>               | <b>\$0</b>                | <b>\$0</b>                 | <b>\$0</b>          |
| <b>TOTAL COSTS</b>                               | <b>\$30,627</b>              | <b>\$18,222</b>            | <b>\$7,084</b>            | <b>\$8,075</b>             | <b>\$15,028</b>     |
| EDUs                                             | 166                          | 56                         | 46                        | 38                         | 130                 |
| FY 2018-19 Maximum Rate                          | \$89.00                      | \$175.00                   | \$46.00                   | \$116.00                   | \$70.00             |
| Proposed Increased Maximum Rate                  | \$184.50                     | \$325.40                   | \$154.00                  | \$212.50                   | \$115.60            |
| <b>Proposed Maximum Rate Three Year Phase In</b> |                              |                            |                           |                            |                     |
| FY 2019-20 Proposed Maximum Rate                 | \$120.83                     | \$225.13                   | \$82.00                   | \$148.17                   | \$85.20             |
| FY 2020-21 Proposed Maximum Rate                 | \$152.67                     | \$275.27                   | \$118.00                  | \$180.33                   | \$100.40            |
| FY 2021-22 Proposed Maximum Rate                 | \$184.50                     | \$325.40                   | \$154.00                  | \$212.50                   | \$115.60            |

\*FY 2019-20 Applied Rate is rounded down to even cents for County Submittal

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**APPENDIX A**  
**Assessment Roll**

## City of Temecula

## 682930 - Service Level C - Zone 01

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 957161001 | \$154.12 | 957161002 | \$154.12 | 957161003 | \$154.12 | 957161004 | \$154.12 |
| 957161005 | \$154.12 | 957161006 | \$154.12 | 957161007 | \$154.12 | 957161008 | \$154.12 |
| 957161009 | \$154.12 | 957161010 | \$154.12 | 957161011 | \$154.12 | 957161012 | \$154.12 |
| 957161013 | \$154.12 | 957161014 | \$154.12 | 957161015 | \$154.12 | 957161016 | \$154.12 |
| 957161017 | \$154.12 | 957161018 | \$154.12 | 957161019 | \$154.12 | 957161020 | \$154.12 |
| 957162001 | \$154.12 | 957162002 | \$154.12 | 957162003 | \$154.12 | 957162004 | \$154.12 |
| 957162005 | \$154.12 | 957162007 | \$154.12 | 957162008 | \$154.12 | 957162009 | \$154.12 |
| 957162010 | \$154.12 | 957162011 | \$154.12 | 957162012 | \$154.12 | 957162013 | \$154.12 |
| 957162014 | \$154.12 | 957162015 | \$154.12 | 957162016 | \$154.12 | 957163001 | \$154.12 |
| 957163002 | \$154.12 | 957163003 | \$154.12 | 957163004 | \$154.12 | 957163005 | \$154.12 |
| 957163006 | \$154.12 | 957163007 | \$154.12 | 957163008 | \$154.12 | 957163009 | \$154.12 |
| 957163010 | \$154.12 | 957163011 | \$154.12 | 957163012 | \$154.12 | 957163013 | \$154.12 |
| 957163014 | \$154.12 | 957163015 | \$154.12 | 957181001 | \$154.12 | 957181002 | \$154.12 |
| 957181003 | \$154.12 | 957181004 | \$154.12 | 957181005 | \$154.12 | 957181006 | \$154.12 |
| 957181007 | \$154.12 | 957181008 | \$154.12 | 957181009 | \$154.12 | 957181010 | \$154.12 |
| 957181011 | \$154.12 | 957181012 | \$154.12 | 957181013 | \$154.12 | 957182001 | \$154.12 |
| 957182002 | \$154.12 | 957182003 | \$154.12 | 957182004 | \$154.12 | 957182005 | \$154.12 |
| 957182006 | \$154.12 | 957182007 | \$154.12 | 957182008 | \$154.12 | 957182009 | \$154.12 |
| 957182010 | \$154.12 | 957182011 | \$154.12 | 957182012 | \$154.12 | 957183001 | \$154.12 |
| 957183002 | \$154.12 | 957183003 | \$154.12 | 957183004 | \$154.12 | 957183005 | \$154.12 |
| 957183006 | \$154.12 | 957183007 | \$154.12 | 957183008 | \$154.12 | 957183009 | \$154.12 |
| 957183010 | \$154.12 | 957183011 | \$154.12 | 957183012 | \$154.12 | 957183013 | \$154.12 |
| 957183014 | \$154.12 | 957183015 | \$154.12 | 957183016 | \$154.12 | 957183017 | \$154.12 |
| 957184001 | \$154.12 | 957184002 | \$154.12 | 957184003 | \$154.12 | 957184004 | \$154.12 |
| 957184005 | \$154.12 | 957184006 | \$154.12 | 957184007 | \$154.12 | 957184008 | \$154.12 |
| 957184009 | \$154.12 | 957201001 | \$154.12 | 957201002 | \$154.12 | 957201003 | \$154.12 |
| 957201004 | \$154.12 | 957201005 | \$154.12 | 957201006 | \$154.12 | 957201007 | \$154.12 |
| 957201008 | \$154.12 | 957201009 | \$154.12 | 957201010 | \$154.12 | 957201011 | \$154.12 |
| 957201012 | \$154.12 | 957201013 | \$154.12 | 957201014 | \$154.12 | 957201015 | \$154.12 |
| 957201016 | \$154.12 | 957201017 | \$154.12 | 957201018 | \$154.12 | 957201019 | \$154.12 |
| 957201020 | \$154.12 | 957201021 | \$154.12 | 957201022 | \$154.12 | 957201023 | \$154.12 |
| 957201024 | \$154.12 | 957201025 | \$154.12 | 957201026 | \$154.12 | 957201027 | \$154.12 |
| 957201028 | \$154.12 | 957201029 | \$154.12 | 957202001 | \$154.12 | 957202002 | \$154.12 |
| 957202003 | \$154.12 | 957202004 | \$154.12 | 957202005 | \$154.12 | 957202006 | \$154.12 |
| 957202007 | \$154.12 | 957202008 | \$154.12 | 957202009 | \$154.12 | 957202010 | \$154.12 |

## City of Temecula

## 682930 - Service Level C - Zone 01

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 957202011 | \$154.12 | 957202012 | \$154.12 | 957202013 | \$154.12 | 957202014 | \$154.12 |
| 957202015 | \$154.12 | 957202016 | \$154.12 | 957202017 | \$154.12 | 957202018 | \$154.12 |
| 957202019 | \$154.12 | 957202020 | \$154.12 | 957202021 | \$154.12 | 957202022 | \$154.12 |
| 957202023 | \$154.12 | 957202024 | \$154.12 | 957202025 | \$154.12 | 957202026 | \$154.12 |
| 957202027 | \$154.12 | 957202028 | \$154.12 | 957202029 | \$154.12 | 957202030 | \$154.12 |
| 957202031 | \$154.12 | 957202032 | \$154.12 | 957202033 | \$154.12 | 957211001 | \$154.12 |
| 957211002 | \$154.12 | 957211003 | \$154.12 | 957211004 | \$154.12 | 957212001 | \$154.12 |
| 957212002 | \$154.12 | 957212003 | \$154.12 | 957212004 | \$154.12 | 957212005 | \$154.12 |
| 957212006 | \$154.12 | 957212007 | \$154.12 | 957212008 | \$154.12 | 957212009 | \$154.12 |
| 957212010 | \$154.12 | 957212011 | \$154.12 | 957212012 | \$154.12 | 957212013 | \$154.12 |
| 957212014 | \$154.12 | 957212015 | \$154.12 | 957212016 | \$154.12 | 957212017 | \$154.12 |
| 957212018 | \$154.12 | 957212019 | \$154.12 | 957212020 | \$154.12 | 957212021 | \$154.12 |
| 957213001 | \$154.12 | 957213002 | \$154.12 | 957213003 | \$154.12 | 957213004 | \$154.12 |
| 957213005 | \$154.12 | 957213006 | \$154.12 | 957213007 | \$154.12 | 957213008 | \$154.12 |
| 957213009 | \$154.12 | 957213010 | \$154.12 | 957213011 | \$154.12 | 957213012 | \$154.12 |
| 957213013 | \$154.12 | 957213014 | \$154.12 | 957213015 | \$154.12 | 957213016 | \$154.12 |
| 957213017 | \$154.12 | 957213018 | \$154.12 | 957213019 | \$154.12 | 957213020 | \$154.12 |
| 957213021 | \$154.12 | 957213022 | \$154.12 | 957213023 | \$154.12 | 957213024 | \$154.12 |
| 957213025 | \$154.12 | 957213026 | \$154.12 | 957213027 | \$154.12 | 957213028 | \$154.12 |
| 957213029 | \$154.12 | 957213030 | \$154.12 | 957213031 | \$154.12 | 957213032 | \$154.12 |
| 957213033 | \$154.12 | 957213034 | \$154.12 | 957213035 | \$154.12 | 957213036 | \$154.12 |
| 957213037 | \$154.12 | 957213038 | \$154.12 | 957221001 | \$154.12 | 957221002 | \$154.12 |
| 957221003 | \$154.12 | 957221004 | \$154.12 | 957221005 | \$154.12 | 957221006 | \$154.12 |
| 957221007 | \$154.12 | 957221008 | \$154.12 | 957221009 | \$154.12 | 957221010 | \$154.12 |
| 957221011 | \$154.12 | 957221012 | \$154.12 | 957221013 | \$154.12 | 957221014 | \$154.12 |
| 957221015 | \$154.12 | 957221016 | \$154.12 | 957221017 | \$154.12 | 957221018 | \$154.12 |
| 957221019 | \$154.12 | 957221020 | \$154.12 | 957221021 | \$154.12 | 957221022 | \$154.12 |
| 957221023 | \$154.12 | 957221024 | \$154.12 | 957221025 | \$154.12 | 957221026 | \$154.12 |
| 957221027 | \$154.12 | 957221028 | \$154.12 | 957221029 | \$154.12 | 957221030 | \$154.12 |
| 957221031 | \$154.12 | 957221032 | \$154.12 | 957221033 | \$154.12 | 957221034 | \$154.12 |
| 957221035 | \$154.12 | 957221036 | \$154.12 | 957221037 | \$154.12 | 957221038 | \$154.12 |
| 957221039 | \$154.12 | 957221040 | \$154.12 | 957221041 | \$154.12 | 957221042 | \$154.12 |
| 957221043 | \$154.12 | 957221044 | \$154.12 | 957221045 | \$154.12 | 957221046 | \$154.12 |
| 957221047 | \$154.12 | 957221048 | \$154.12 | 957221049 | \$154.12 | 957221050 | \$154.12 |
| 957222001 | \$154.12 | 957222002 | \$154.12 | 957222003 | \$154.12 | 957222004 | \$154.12 |



## City of Temecula

## 682930 - Service Level C - Zone 01

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN         | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-------------|----------|
| 957222005 | \$154.12 | 957222006 | \$154.12 | 957222007 | \$154.12 | 957222008   | \$154.12 |
| 957222009 | \$154.12 | 957241001 | \$154.12 | 957241002 | \$154.12 | 957241003   | \$154.12 |
| 957241004 | \$154.12 | 957241005 | \$154.12 | 957241006 | \$154.12 | 957241007   | \$154.12 |
| 957241008 | \$154.12 | 957241009 | \$154.12 | 957241010 | \$154.12 | 957241011   | \$154.12 |
| 957242001 | \$154.12 | 957242002 | \$154.12 | 957242003 | \$154.12 | 957242004   | \$154.12 |
| 957242005 | \$154.12 | 957242006 | \$154.12 | 957242007 | \$154.12 | 957242008   | \$154.12 |
| 957242009 | \$154.12 | 957242010 | \$154.12 | 957242011 | \$154.12 | 957242012   | \$154.12 |
| 957242013 | \$154.12 | 957242014 | \$154.12 | 957242015 | \$154.12 | 957242016   | \$154.12 |
| 957242017 | \$154.12 | 957242018 | \$154.12 | 957242019 | \$154.12 | 957242020   | \$154.12 |
| 957242021 | \$154.12 | 957242022 | \$154.12 | 957242023 | \$154.12 | 957242024   | \$154.12 |
| 957242025 | \$154.12 | 957242026 | \$154.12 | 957242027 | \$154.12 | 957242028   | \$154.12 |
| 957242029 | \$154.12 | 957242030 | \$154.12 | 957242031 | \$154.12 |             |          |
| Total     |          |           |          |           | 327      | \$50,397.24 |          |

## City of Temecula

## 682933 - Service Level C - Zone 04

| APN       | Levy    | APN       | Levy    | APN       | Levy    | APN       | Levy    |
|-----------|---------|-----------|---------|-----------|---------|-----------|---------|
| 953071001 | \$62.02 | 953071002 | \$62.02 | 953071003 | \$62.02 | 953071004 | \$62.02 |
| 953071005 | \$62.02 | 953071006 | \$62.02 | 953071007 | \$62.02 | 953071008 | \$62.02 |
| 953071009 | \$62.02 | 953071010 | \$62.02 | 953071011 | \$62.02 | 953071012 | \$62.02 |
| 953071013 | \$62.02 | 953071014 | \$62.02 | 953071015 | \$62.02 | 953071016 | \$62.02 |
| 953071017 | \$62.02 | 953071018 | \$62.02 | 953071019 | \$62.02 | 953071020 | \$62.02 |
| 953072001 | \$62.02 | 953072002 | \$62.02 | 953072003 | \$62.02 | 953072004 | \$62.02 |
| 953072005 | \$62.02 | 953072006 | \$62.02 | 953072007 | \$62.02 | 953072008 | \$62.02 |
| 953073001 | \$62.02 | 953073002 | \$62.02 | 953073003 | \$62.02 | 953073004 | \$62.02 |
| 953073005 | \$62.02 | 953073006 | \$62.02 | 953073007 | \$62.02 | 953073008 | \$62.02 |
| 953073009 | \$62.02 | 953073010 | \$62.02 | 953073011 | \$62.02 | 953073012 | \$62.02 |
| 953073013 | \$62.02 | 953073014 | \$62.02 | 953073015 | \$62.02 | 953073016 | \$62.02 |
| 953073017 | \$62.02 | 953073018 | \$62.02 | 953073019 | \$62.02 | 953073020 | \$62.02 |
| 953073021 | \$62.02 | 953073022 | \$62.02 | 953073023 | \$62.02 | 953073024 | \$62.02 |
| 953073025 | \$62.02 | 953073026 | \$62.02 | 953073027 | \$62.02 | 953073028 | \$62.02 |
| 953073029 | \$62.02 | 953073030 | \$62.02 | 953073031 | \$62.02 | 953073032 | \$62.02 |
| 953074001 | \$62.02 | 953074002 | \$62.02 | 953074003 | \$62.02 | 953074004 | \$62.02 |
| 953074005 | \$62.02 | 953074006 | \$62.02 | 953074007 | \$62.02 | 953074008 | \$62.02 |
| 953074009 | \$62.02 | 953074010 | \$62.02 | 953074011 | \$62.02 | 953074012 | \$62.02 |
| 953081001 | \$62.02 | 953081002 | \$62.02 | 953081003 | \$62.02 | 953081004 | \$62.02 |
| 953081005 | \$62.02 | 953081006 | \$62.02 | 953081007 | \$62.02 | 953081008 | \$62.02 |
| 953081009 | \$62.02 | 953081010 | \$62.02 | 953081011 | \$62.02 | 953081012 | \$62.02 |
| 953081013 | \$62.02 | 953082001 | \$62.02 | 953082002 | \$62.02 | 953082003 | \$62.02 |
| 953082004 | \$62.02 | 953082005 | \$62.02 | 953082006 | \$62.02 | 953082007 | \$62.02 |
| 953082008 | \$62.02 | 953082009 | \$62.02 | 953082010 | \$62.02 | 953082011 | \$62.02 |
| 953082012 | \$62.02 | 953082013 | \$62.02 | 953082014 | \$62.02 | 953082015 | \$62.02 |
| 953082016 | \$62.02 | 953082017 | \$62.02 | 953082018 | \$62.02 | 953082019 | \$62.02 |
| 953082020 | \$62.02 | 953082021 | \$62.02 | 953082022 | \$62.02 | 953082023 | \$62.02 |
| 953082024 | \$62.02 | 953082025 | \$62.02 | 953082026 | \$62.02 | 953083001 | \$62.02 |
| 953083002 | \$62.02 | 953083003 | \$62.02 | 953083004 | \$62.02 | 953083005 | \$62.02 |
| 953083006 | \$62.02 | 953083007 | \$62.02 | 953083008 | \$62.02 | 953083009 | \$62.02 |
| 953083010 | \$62.02 | 953083011 | \$62.02 | 953083012 | \$62.02 | 953083013 | \$62.02 |
| 953083014 | \$62.02 | 953083015 | \$62.02 | 953083016 | \$62.02 | 953083017 | \$62.02 |
| 953083018 | \$62.02 | 953090020 | \$62.02 | 953090021 | \$62.02 | 953090022 | \$62.02 |
| 953090023 | \$62.02 | 953090024 | \$62.02 | 953090025 | \$62.02 | 953090026 | \$62.02 |
| 953090027 | \$62.02 | 953090029 | \$62.02 | 953090030 | \$62.02 |           |         |

|                  |                                    |
|------------------|------------------------------------|
| City of Temecula | 682933 - Service Level C - Zone 04 |
| Total            | 139 \$8,620.78                     |

## City of Temecula

## 682936 - Service Level C - Zone 07

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 921671001 | \$125.62 | 921671002 | \$125.62 | 921671003 | \$125.62 | 921671004 | \$125.62 |
| 921671005 | \$125.62 | 921671006 | \$125.62 | 921672001 | \$125.62 | 921672002 | \$125.62 |
| 921672003 | \$125.62 | 921672004 | \$125.62 | 921672005 | \$125.62 | 921672006 | \$125.62 |
| 921672007 | \$125.62 | 921672008 | \$125.62 | 921672009 | \$125.62 | 921672010 | \$125.62 |
| 953101001 | \$125.62 | 953101002 | \$125.62 | 953101003 | \$125.62 | 953101004 | \$125.62 |
| 953101005 | \$125.62 | 953101006 | \$125.62 | 953101007 | \$125.62 | 953101008 | \$125.62 |
| 953101009 | \$125.62 | 953101010 | \$125.62 | 953101011 | \$125.62 | 953101012 | \$125.62 |
| 953101013 | \$125.62 | 953101014 | \$125.62 | 953101015 | \$125.62 | 953101016 | \$125.62 |
| 953101017 | \$125.62 | 953101018 | \$125.62 | 953101019 | \$125.62 | 953101020 | \$125.62 |
| 953101021 | \$125.62 | 953101022 | \$125.62 | 953101023 | \$125.62 | 953101024 | \$125.62 |
| 953101025 | \$125.62 | 953101026 | \$125.62 | 953101027 | \$125.62 | 953101028 | \$125.62 |
| 953101029 | \$125.62 | 953101030 | \$125.62 | 953101031 | \$125.62 | 953101032 | \$125.62 |
| 953101033 | \$125.62 | 953102001 | \$125.62 | 953102002 | \$125.62 | 953102003 | \$125.62 |
| 953102004 | \$125.62 | 953102005 | \$125.62 | 953103001 | \$125.62 | 953103002 | \$125.62 |
| 953103003 | \$125.62 | 953103004 | \$125.62 | 953103005 | \$125.62 | 953103006 | \$125.62 |
| 953103007 | \$125.62 | 953103008 | \$125.62 | 953103010 | \$125.62 | 953103011 | \$125.62 |
| 953103012 | \$125.62 | 953104001 | \$125.62 | 953104002 | \$125.62 | 953104003 | \$125.62 |
| 953104004 | \$125.62 | 953104005 | \$125.62 | 953104006 | \$125.62 | 953104007 | \$125.62 |
| 953111001 | \$125.62 | 953111002 | \$125.62 | 953111003 | \$125.62 | 953111004 | \$125.62 |
| 953111005 | \$125.62 | 953111006 | \$125.62 | 953111007 | \$125.62 | 953111008 | \$125.62 |
| 953111009 | \$125.62 | 953111010 | \$125.62 | 953111011 | \$125.62 | 953111012 | \$125.62 |
| 953111013 | \$125.62 | 953111014 | \$125.62 | 953111015 | \$125.62 | 953111016 | \$125.62 |
| 953111017 | \$125.62 | 953111018 | \$125.62 | 953111019 | \$125.62 | 953111020 | \$125.62 |
| 953111021 | \$125.62 | 953111022 | \$125.62 | 953111023 | \$125.62 | 953111024 | \$125.62 |
| 953112001 | \$125.62 | 953112002 | \$125.62 | 953112003 | \$125.62 | 953112004 | \$125.62 |
| 953112005 | \$125.62 | 953112006 | \$125.62 | 953112007 | \$125.62 | 953112008 | \$125.62 |
| 953112009 | \$125.62 | 953112010 | \$125.62 | 953112011 | \$125.62 | 953112012 | \$125.62 |
| 953112013 | \$125.62 | 953112014 | \$125.62 | 953112015 | \$125.62 | 953112016 | \$125.62 |
| 953112017 | \$125.62 | 953121001 | \$125.62 | 953121002 | \$125.62 | 953121003 | \$125.62 |
| 953121004 | \$125.62 | 953121005 | \$125.62 | 953121006 | \$125.62 | 953121007 | \$125.62 |
| 953121008 | \$125.62 | 953121009 | \$125.62 | 953121010 | \$125.62 | 953121011 | \$125.62 |
| 953121012 | \$125.62 | 953121013 | \$125.62 | 953121014 | \$125.62 | 953121015 | \$125.62 |
| 953121016 | \$125.62 | 953121017 | \$125.62 | 953121018 | \$125.62 | 953121019 | \$125.62 |
| 953121020 | \$125.62 | 953121021 | \$125.62 | 953121022 | \$125.62 | 953121023 | \$125.62 |
| 953121024 | \$125.62 | 953121025 | \$125.62 | 953121026 | \$125.62 | 953121027 | \$125.62 |

## City of Temecula

## 682936 - Service Level C - Zone 07

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN         | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-------------|----------|
| 953121028 | \$125.62 | 953121029 | \$125.62 | 953121030 | \$125.62 | 953121031   | \$125.62 |
| 953121032 | \$125.62 | 953121033 | \$125.62 | 953121034 | \$125.62 | 953121035   | \$125.62 |
| 953121036 | \$125.62 | 953121037 | \$125.62 | 953121038 | \$125.62 | 953121039   | \$125.62 |
| 953121040 | \$125.62 | 953121041 | \$125.62 | 953122001 | \$125.62 | 953122002   | \$125.62 |
| 953122003 | \$125.62 | 953122004 | \$125.62 | 953123001 | \$125.62 | 953123002   | \$125.62 |
| 953123003 | \$125.62 | 953123004 | \$125.62 | 953130001 | \$125.62 | 953130002   | \$125.62 |
| 953130003 | \$125.62 | 953130004 | \$125.62 | 953130005 | \$125.62 | 953130006   | \$125.62 |
| 953130007 | \$125.62 | 953130008 | \$125.62 | 953130009 | \$125.62 | 953130010   | \$125.62 |
| 953130011 | \$125.62 | 953130012 | \$125.62 | 953130013 | \$125.62 | 953130014   | \$125.62 |
| 953130015 | \$125.62 | 953130016 | \$125.62 | 953130017 | \$125.62 | 953130018   | \$125.62 |
| 953130019 | \$125.62 | 953130020 | \$125.62 | 953130021 | \$125.62 | 953130022   | \$125.62 |
| 953130023 | \$125.62 | 953130024 | \$125.62 | 953130025 | \$125.62 | 953130026   | \$125.62 |
| Total     |          |           |          | 188       |          | \$23,616.56 |          |

## City of Temecula

## 682939 - Service Level C - Zone 10

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 919381003 | \$142.46 | 919381004 | \$142.46 | 919383001 | \$142.46 | 919383002 | \$142.46 |
| 919383003 | \$142.46 | 919383004 | \$142.46 | 919383005 | \$142.46 | 919383006 | \$142.46 |
| 919383007 | \$142.46 | 919383008 | \$142.46 | 919383009 | \$142.46 | 919383010 | \$142.46 |
| 919383011 | \$142.46 | 919383012 | \$142.46 | 919383013 | \$142.46 | 919383014 | \$142.46 |
| 919383015 | \$142.46 | 919383016 | \$142.46 | 919383017 | \$142.46 | 919383018 | \$142.46 |
| 919383019 | \$142.46 | 919383020 | \$142.46 | 919383021 | \$142.46 | 919383022 | \$142.46 |
| 919383023 | \$142.46 | 919383024 | \$142.46 | 919383025 | \$142.46 | 919383026 | \$142.46 |
| 919383027 | \$142.46 | 919383028 | \$142.46 | 919383029 | \$142.46 | 919383030 | \$142.46 |
| 919383031 | \$142.46 | 919383032 | \$142.46 | 919383033 | \$142.46 | 919383034 | \$142.46 |
| 919383035 | \$142.46 | 919383036 | \$142.46 | 919383037 | \$142.46 | 919383038 | \$142.46 |
| 919383039 | \$142.46 | 919383040 | \$142.46 | 919383041 | \$142.46 | 919383042 | \$142.46 |
| 919383043 | \$142.46 | 919383044 | \$142.46 | 919383045 | \$142.46 | 919383046 | \$142.46 |
| 919383049 | \$142.46 | 919383050 | \$142.46 | 919383051 | \$142.46 | 919383052 | \$142.46 |
| 919383053 | \$142.46 | 919383054 | \$142.46 | 919383055 | \$142.46 | 919383056 | \$142.46 |
| 919383057 | \$142.46 | 919383058 | \$142.46 | 919383059 | \$142.46 | 919384001 | \$142.46 |
| 919384002 | \$142.46 | 919384003 | \$142.46 | 919384004 | \$142.46 | 919384005 | \$142.46 |
| 919384006 | \$142.46 | 919384007 | \$142.46 | 919384008 | \$142.46 | 919384009 | \$142.46 |
| 919384010 | \$142.46 | 919384011 | \$142.46 | 919384012 | \$142.46 | 919384013 | \$142.46 |
| 919384014 | \$142.46 | 919384015 | \$142.46 | 919384016 | \$142.46 | 919384017 | \$142.46 |
| 919384018 | \$142.46 | 919384019 | \$142.46 | 919384020 | \$142.46 | 919384021 | \$142.46 |
| 919384022 | \$142.46 | 919384023 | \$142.46 | 919384024 | \$142.46 | 919384025 | \$142.46 |

|              |  |  |  |           |  |                    |
|--------------|--|--|--|-----------|--|--------------------|
| <b>Total</b> |  |  |  | <b>84</b> |  | <b>\$11,966.64</b> |
|--------------|--|--|--|-----------|--|--------------------|

City of Temecula

682940 - Service Level C - Zone 11

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN        | Levy     |
|-----------|----------|-----------|----------|-----------|----------|------------|----------|
| 921690001 | \$267.32 | 921690002 | \$267.32 | 921690003 | \$267.32 | 921690004  | \$267.32 |
| 921690005 | \$267.32 | 921690006 | \$267.32 | 921690007 | \$267.32 | 921690008  | \$267.32 |
| 921690009 | \$267.32 | 921690010 | \$267.32 | 921690011 | \$267.32 | 921690012  | \$267.32 |
| 921690013 | \$267.32 | 921690014 | \$267.32 |           |          |            |          |
| Total     |          |           |          |           | 14       | \$3,742.48 |          |

## City of Temecula

## 682943 - Service Level C - Zone 14

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 957281008 | \$120.82 | 957281009 | \$120.82 | 957282023 | \$120.82 | 957282024 | \$120.82 |
| 957282025 | \$120.82 | 957282026 | \$120.82 | 957282027 | \$120.82 | 957282028 | \$120.82 |
| 957282029 | \$120.82 | 957291001 | \$120.82 | 957291002 | \$120.82 | 957291003 | \$120.82 |
| 957291004 | \$120.82 | 957291005 | \$120.82 | 957291006 | \$120.82 | 957291007 | \$120.82 |
| 957291008 | \$120.82 | 957291009 | \$120.82 | 957291010 | \$120.82 | 957291011 | \$120.82 |
| 957291012 | \$120.82 | 957291013 | \$120.82 | 957291014 | \$120.82 | 957291015 | \$120.82 |
| 957291016 | \$120.82 | 957291017 | \$120.82 | 957291018 | \$120.82 | 957291019 | \$120.82 |
| 957291020 | \$120.82 | 957291021 | \$120.82 | 957291022 | \$120.82 | 957291023 | \$120.82 |
| 957291024 | \$120.82 | 957291025 | \$120.82 | 957291026 | \$120.82 | 957291027 | \$120.82 |
| 957291028 | \$120.82 | 957291029 | \$120.82 | 957291030 | \$120.82 | 957292001 | \$120.82 |
| 957292002 | \$120.82 | 957292003 | \$120.82 | 957292004 | \$120.82 | 957292005 | \$120.82 |
| 957292006 | \$120.82 | 957292007 | \$120.82 | 957292008 | \$120.82 | 957292009 | \$120.82 |
| 957292010 | \$120.82 | 957292011 | \$120.82 | 957292012 | \$120.82 | 957292013 | \$120.82 |
| 957292014 | \$120.82 | 957301001 | \$120.82 | 957301002 | \$120.82 | 957301003 | \$120.82 |
| 957301004 | \$120.82 | 957301005 | \$120.82 | 957301006 | \$120.82 | 957301007 | \$120.82 |
| 957301008 | \$120.82 | 957301009 | \$120.82 | 957301010 | \$120.82 | 957301011 | \$120.82 |
| 957301012 | \$120.82 | 957301013 | \$120.82 | 957301014 | \$120.82 | 957301015 | \$120.82 |
| 957301016 | \$120.82 | 957301017 | \$120.82 | 957301018 | \$120.82 | 957301019 | \$120.82 |
| 957301020 | \$120.82 | 957301021 | \$120.82 | 957301022 | \$120.82 | 957301023 | \$120.82 |
| 957301024 | \$120.82 | 957301025 | \$120.82 | 957301026 | \$120.82 | 957301027 | \$120.82 |
| 957301028 | \$120.82 | 957301029 | \$120.82 | 957301030 | \$120.82 | 957301031 | \$120.82 |
| 957301032 | \$120.82 | 957301033 | \$120.82 | 957302001 | \$120.82 | 957302002 | \$120.82 |
| 957302003 | \$120.82 | 957302004 | \$120.82 | 957302005 | \$120.82 | 957302006 | \$120.82 |
| 957302007 | \$120.82 | 957302008 | \$120.82 | 957302009 | \$120.82 | 957310001 | \$120.82 |
| 957310002 | \$120.82 | 957310003 | \$120.82 | 957310004 | \$120.82 | 957310005 | \$120.82 |
| 957310006 | \$120.82 | 957310007 | \$120.82 | 957310008 | \$120.82 | 957310009 | \$120.82 |
| 957310010 | \$120.82 | 957310011 | \$120.82 | 957310012 | \$120.82 | 957310013 | \$120.82 |
| 957310014 | \$120.82 | 957310015 | \$120.82 | 957310016 | \$120.82 | 957310017 | \$120.82 |
| 957310018 | \$120.82 | 957310019 | \$120.82 | 957310020 | \$120.82 | 957310021 | \$120.82 |
| 957310022 | \$120.82 | 957310023 | \$120.82 | 957310024 | \$120.82 | 957310025 | \$120.82 |
| 957310026 | \$120.82 | 957310027 | \$120.82 | 957310028 | \$120.82 | 957310029 | \$120.82 |
| 957361001 | \$120.82 | 957361002 | \$120.82 | 957361003 | \$120.82 | 957361004 | \$120.82 |
| 957361005 | \$120.82 | 957362001 | \$120.82 | 957362002 | \$120.82 | 957362003 | \$120.82 |
| 957362004 | \$120.82 | 957362005 | \$120.82 | 957362006 | \$120.82 | 957362007 | \$120.82 |
| 957362008 | \$120.82 | 957362009 | \$120.82 | 957362010 | \$120.82 | 957362011 | \$120.82 |



## City of Temecula

## 682943 - Service Level C - Zone 14

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN       | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| 957362012 | \$120.82 | 957362013 | \$120.82 | 957362014 | \$120.82 | 957362015 | \$120.82 |
| 957362016 | \$120.82 | 957362017 | \$120.82 | 957362018 | \$120.82 | 957362019 | \$120.82 |
| 957362020 | \$120.82 | 957362021 | \$120.82 | 957362022 | \$120.82 | 957362023 | \$120.82 |
| 957362024 | \$120.82 | 957362025 | \$120.82 | 957362026 | \$120.82 | 957362027 | \$120.82 |
| 957362028 | \$120.82 | 957362029 | \$120.82 | 957362030 | \$120.82 | 957362035 | \$120.82 |
| 957363001 | \$120.82 | 957363002 | \$120.82 | 957363003 | \$120.82 | 957363004 | \$120.82 |
| 957363005 | \$120.82 | 957363006 | \$120.82 |           |          |           |          |

|       |  |  |  |  |     |  |             |
|-------|--|--|--|--|-----|--|-------------|
| Total |  |  |  |  | 166 |  | \$20,056.12 |
|-------|--|--|--|--|-----|--|-------------|

## City of Temecula

## 682944 - Service Level C - Zone 15

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN         | Levy     |
|-----------|----------|-----------|----------|-----------|----------|-------------|----------|
| 957071001 | \$225.12 | 957071002 | \$225.12 | 957071003 | \$225.12 | 957071004   | \$225.12 |
| 957071005 | \$225.12 | 957071006 | \$225.12 | 957071007 | \$225.12 | 957071008   | \$225.12 |
| 957071009 | \$225.12 | 957071010 | \$225.12 | 957071011 | \$225.12 | 957071012   | \$225.12 |
| 957071013 | \$225.12 | 957071014 | \$225.12 | 957071015 | \$225.12 | 957071016   | \$225.12 |
| 957071017 | \$225.12 | 957071018 | \$225.12 | 957071019 | \$225.12 | 957071020   | \$225.12 |
| 957071021 | \$225.12 | 957071022 | \$225.12 | 957071023 | \$225.12 | 957071024   | \$225.12 |
| 957071025 | \$225.12 | 957071026 | \$225.12 | 957071027 | \$225.12 | 957071028   | \$225.12 |
| 957071029 | \$225.12 | 957071030 | \$225.12 | 957071031 | \$225.12 | 957071032   | \$225.12 |
| 957072001 | \$225.12 | 957072002 | \$225.12 | 957072003 | \$225.12 | 957072004   | \$225.12 |
| 957072005 | \$225.12 | 957072006 | \$225.12 | 957072007 | \$225.12 | 957072008   | \$225.12 |
| 957072009 | \$225.12 | 957072010 | \$225.12 | 957072011 | \$225.12 | 957072012   | \$225.12 |
| 957072013 | \$225.12 | 957072014 | \$225.12 | 957072015 | \$225.12 | 957072016   | \$225.12 |
| 957072017 | \$225.12 | 957072018 | \$225.12 | 957072019 | \$225.12 | 957072020   | \$225.12 |
| 957072021 | \$225.12 | 957072022 | \$225.12 | 957072023 | \$225.12 | 957072024   | \$225.12 |
| Total     |          |           |          | 56        |          | \$12,606.72 |          |

## City of Temecula

## 682946 - Service Level C - Zone 17

| APN       | Levy    | APN       | Levy    | APN       | Levy    | APN        | Levy    |
|-----------|---------|-----------|---------|-----------|---------|------------|---------|
| 919361001 | \$82.00 | 919361002 | \$82.00 | 919361003 | \$82.00 | 919361004  | \$82.00 |
| 919361005 | \$82.00 | 919361006 | \$82.00 | 919361007 | \$82.00 | 919361008  | \$82.00 |
| 919361009 | \$82.00 | 919361010 | \$82.00 | 919361011 | \$82.00 | 919361012  | \$82.00 |
| 919361013 | \$82.00 | 919362001 | \$82.00 | 919362002 | \$82.00 | 919362003  | \$82.00 |
| 919362004 | \$82.00 | 919362005 | \$82.00 | 919362006 | \$82.00 | 919362007  | \$82.00 |
| 919362008 | \$82.00 | 919362009 | \$82.00 | 919362010 | \$82.00 | 919362011  | \$82.00 |
| 919362012 | \$82.00 | 919362013 | \$82.00 | 919362014 | \$82.00 | 919362015  | \$82.00 |
| 919362016 | \$82.00 | 919362017 | \$82.00 | 919362018 | \$82.00 | 919362019  | \$82.00 |
| 919362020 | \$82.00 | 919362021 | \$82.00 | 919362022 | \$82.00 | 919362023  | \$82.00 |
| 919362024 | \$82.00 | 919362025 | \$82.00 | 919362026 | \$82.00 | 919362027  | \$82.00 |
| 919362028 | \$82.00 | 919362029 | \$82.00 | 919362030 | \$82.00 | 919362031  | \$82.00 |
| 919362032 | \$82.00 | 919362033 | \$82.00 |           |         |            |         |
| Total     |         |           |         | 46        |         | \$3,772.00 |         |

## City of Temecula

## 682951 - Service Level C - Zone 22

| APN       | Levy     | APN       | Levy     | APN       | Levy     | APN        | Levy     |
|-----------|----------|-----------|----------|-----------|----------|------------|----------|
| 916320001 | \$148.16 | 916320002 | \$148.16 | 916320003 | \$148.16 | 916320004  | \$148.16 |
| 916320005 | \$148.16 | 916320006 | \$148.16 | 916320007 | \$148.16 | 916320008  | \$148.16 |
| 916320009 | \$148.16 | 916320010 | \$148.16 | 916320011 | \$148.16 | 916320012  | \$148.16 |
| 916320013 | \$148.16 | 916320014 | \$148.16 | 916320015 | \$148.16 | 916320016  | \$148.16 |
| 916320017 | \$148.16 | 916320018 | \$148.16 | 916320019 | \$148.16 | 916320020  | \$148.16 |
| 916320021 | \$148.16 | 916320022 | \$148.16 | 916320023 | \$148.16 | 916320024  | \$148.16 |
| 916320025 | \$148.16 | 916320026 | \$148.16 | 916320027 | \$148.16 | 916320028  | \$148.16 |
| 916320029 | \$148.16 | 916320030 | \$148.16 | 916320031 | \$148.16 | 916320032  | \$148.16 |
| 916320033 | \$148.16 | 916320034 | \$148.16 | 916320035 | \$148.16 | 916320036  | \$148.16 |
| 916320037 | \$148.16 | 916320038 | \$148.16 |           |          |            |          |
| Total     |          |           |          | 38        |          | \$5,630.08 |          |

## City of Temecula

## 682956 - Service Level C - Zone 27

| APN       | Levy    | APN       | Levy    | APN       | Levy    | APN       | Levy    |
|-----------|---------|-----------|---------|-----------|---------|-----------|---------|
| 957530001 | \$85.20 | 957530002 | \$85.20 | 957530003 | \$85.20 | 957530004 | \$85.20 |
| 957530005 | \$85.20 | 957530006 | \$85.20 | 957530007 | \$85.20 | 957530008 | \$85.20 |
| 957530009 | \$85.20 | 957530010 | \$85.20 | 957530011 | \$85.20 | 957530012 | \$85.20 |
| 957530013 | \$85.20 | 957531001 | \$85.20 | 957531002 | \$85.20 | 957531003 | \$85.20 |
| 957531004 | \$85.20 | 957531005 | \$85.20 | 957531006 | \$85.20 | 957531007 | \$85.20 |
| 957531008 | \$85.20 | 957531009 | \$85.20 | 957531010 | \$85.20 | 957531011 | \$85.20 |
| 957531012 | \$85.20 | 957531013 | \$85.20 | 957531014 | \$85.20 | 957531015 | \$85.20 |
| 957531016 | \$85.20 | 957531017 | \$85.20 | 957531018 | \$85.20 | 957531019 | \$85.20 |
| 957531020 | \$85.20 | 957531021 | \$85.20 | 957531022 | \$85.20 | 957531023 | \$85.20 |
| 957531024 | \$85.20 | 957531025 | \$85.20 | 957531026 | \$85.20 | 957531027 | \$85.20 |
| 957531028 | \$85.20 | 957531029 | \$85.20 | 957531030 | \$85.20 | 957531031 | \$85.20 |
| 957531032 | \$85.20 | 957531033 | \$85.20 | 957531034 | \$85.20 | 957531035 | \$85.20 |
| 957531036 | \$85.20 | 957531037 | \$85.20 | 957540001 | \$85.20 | 957540002 | \$85.20 |
| 957540003 | \$85.20 | 957540004 | \$85.20 | 957540005 | \$85.20 | 957540006 | \$85.20 |
| 957540007 | \$85.20 | 957540008 | \$85.20 | 957540009 | \$85.20 | 957540010 | \$85.20 |
| 957540011 | \$85.20 | 957540012 | \$85.20 | 957540013 | \$85.20 | 957540014 | \$85.20 |
| 957540015 | \$85.20 | 957540016 | \$85.20 | 957540017 | \$85.20 | 957540018 | \$85.20 |
| 957540019 | \$85.20 | 957540020 | \$85.20 | 957540021 | \$85.20 | 957540022 | \$85.20 |
| 957540023 | \$85.20 | 957540024 | \$85.20 | 957540025 | \$85.20 | 957540026 | \$85.20 |
| 957540027 | \$85.20 | 957540028 | \$85.20 | 957540029 | \$85.20 | 957540030 | \$85.20 |
| 957540031 | \$85.20 | 957540032 | \$85.20 | 957540033 | \$85.20 | 957540034 | \$85.20 |
| 957540035 | \$85.20 | 957540036 | \$85.20 | 957540037 | \$85.20 | 957540038 | \$85.20 |
| 957540039 | \$85.20 | 957541001 | \$85.20 | 957541002 | \$85.20 | 957541003 | \$85.20 |
| 957541004 | \$85.20 | 957541005 | \$85.20 | 957541006 | \$85.20 | 957541007 | \$85.20 |
| 957541008 | \$85.20 | 957541009 | \$85.20 | 957541010 | \$85.20 | 957541011 | \$85.20 |
| 957541012 | \$85.20 | 957550001 | \$85.20 | 957550002 | \$85.20 | 957550004 | \$85.20 |
| 957550005 | \$85.20 | 957550006 | \$85.20 | 957550007 | \$85.20 | 957550008 | \$85.20 |
| 957550009 | \$85.20 | 957550010 | \$85.20 | 957550011 | \$85.20 | 957550013 | \$85.20 |
| 957551001 | \$85.20 | 957551002 | \$85.20 | 957551003 | \$85.20 | 957551004 | \$85.20 |
| 957551005 | \$85.20 | 957551006 | \$85.20 | 957552001 | \$85.20 | 957552002 | \$85.20 |
| 957552003 | \$85.20 | 957552004 | \$85.20 | 957552005 | \$85.20 | 957552006 | \$85.20 |
| 957552007 | \$85.20 | 957552008 | \$85.20 | 957552009 | \$85.20 | 957552010 | \$85.20 |
| 957552011 | \$85.20 | 957552012 | \$85.20 |           |         |           |         |

|              |  |  |  |            |                    |
|--------------|--|--|--|------------|--------------------|
| <b>Total</b> |  |  |  | <b>130</b> | <b>\$11,076.00</b> |
|--------------|--|--|--|------------|--------------------|

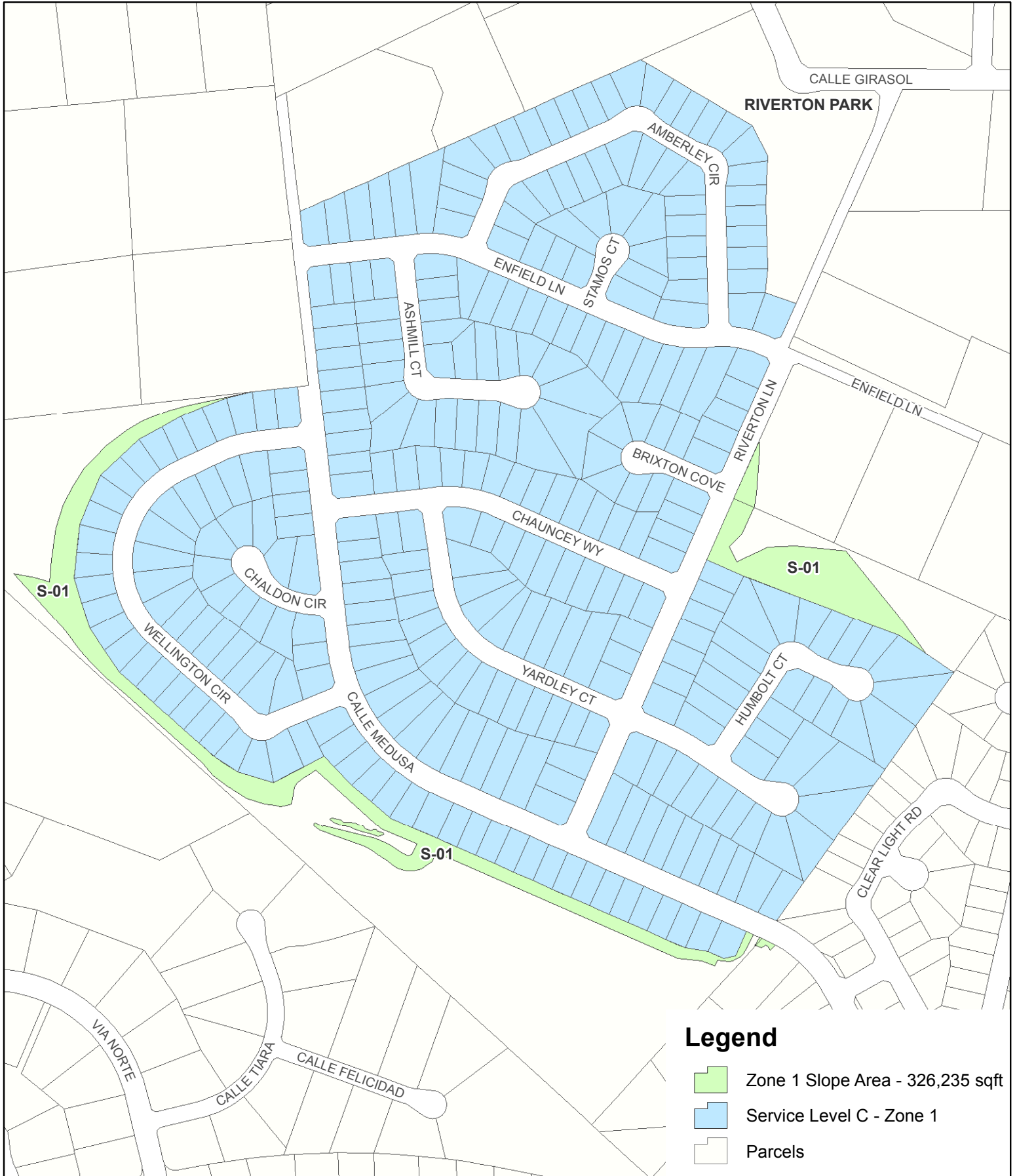
## APPENDIX B

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### Assessment Diagram



# Zone 1 - Saddlewood



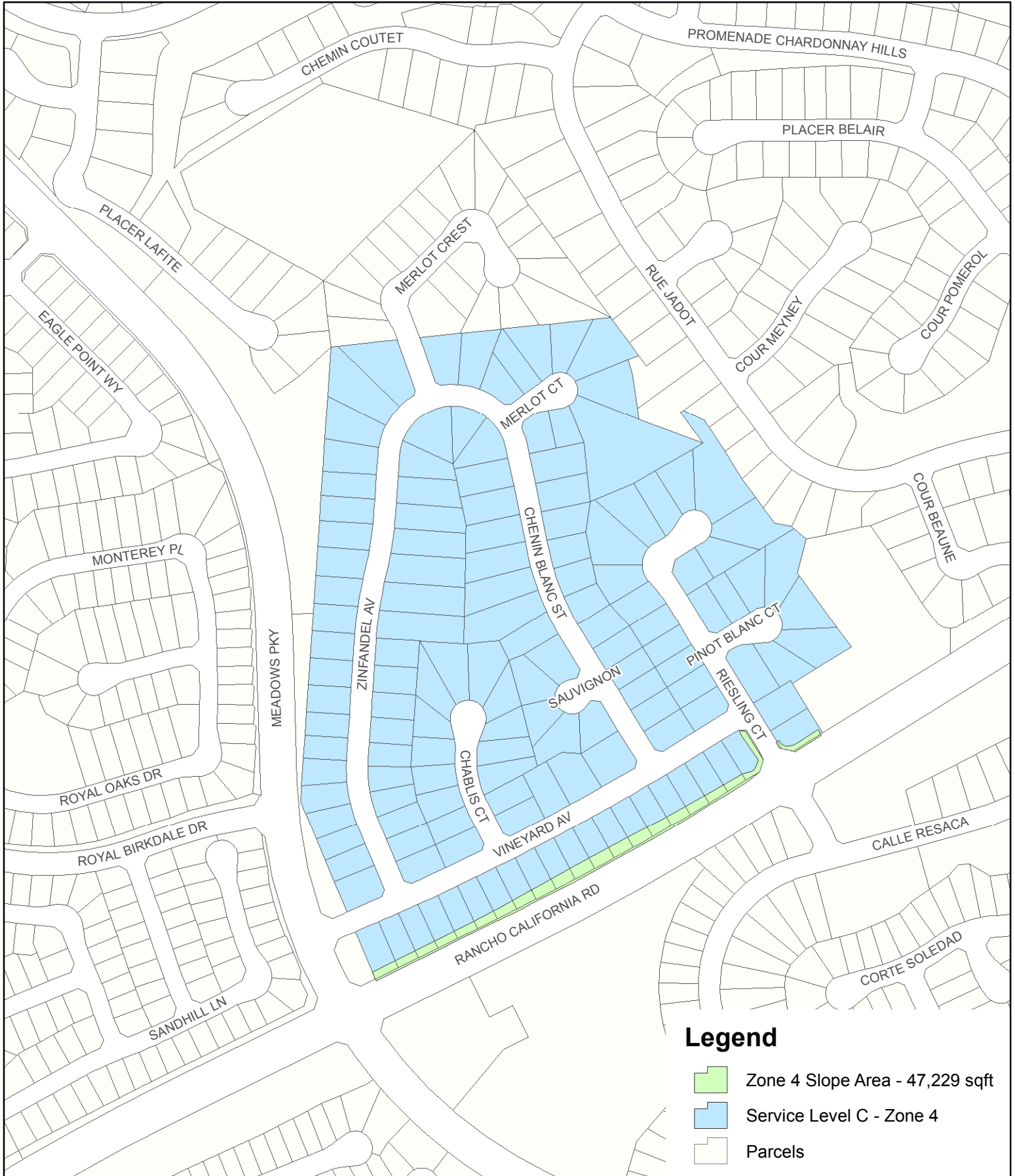
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0 200 400 Feet

Updated 4/24/2019



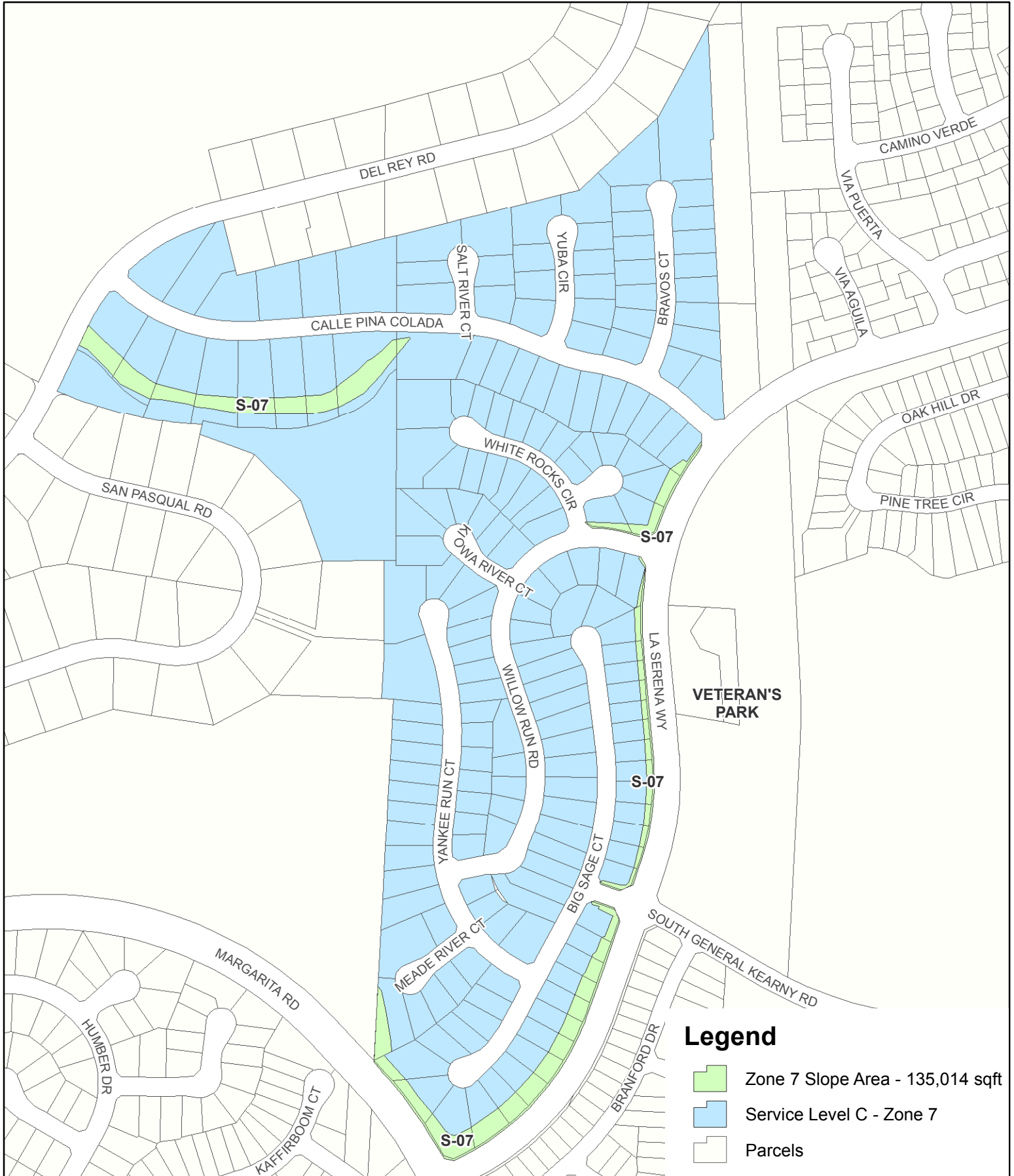
# Zone 4 - The Vineyards







# Zone 7 - Ridgeview



## Legend

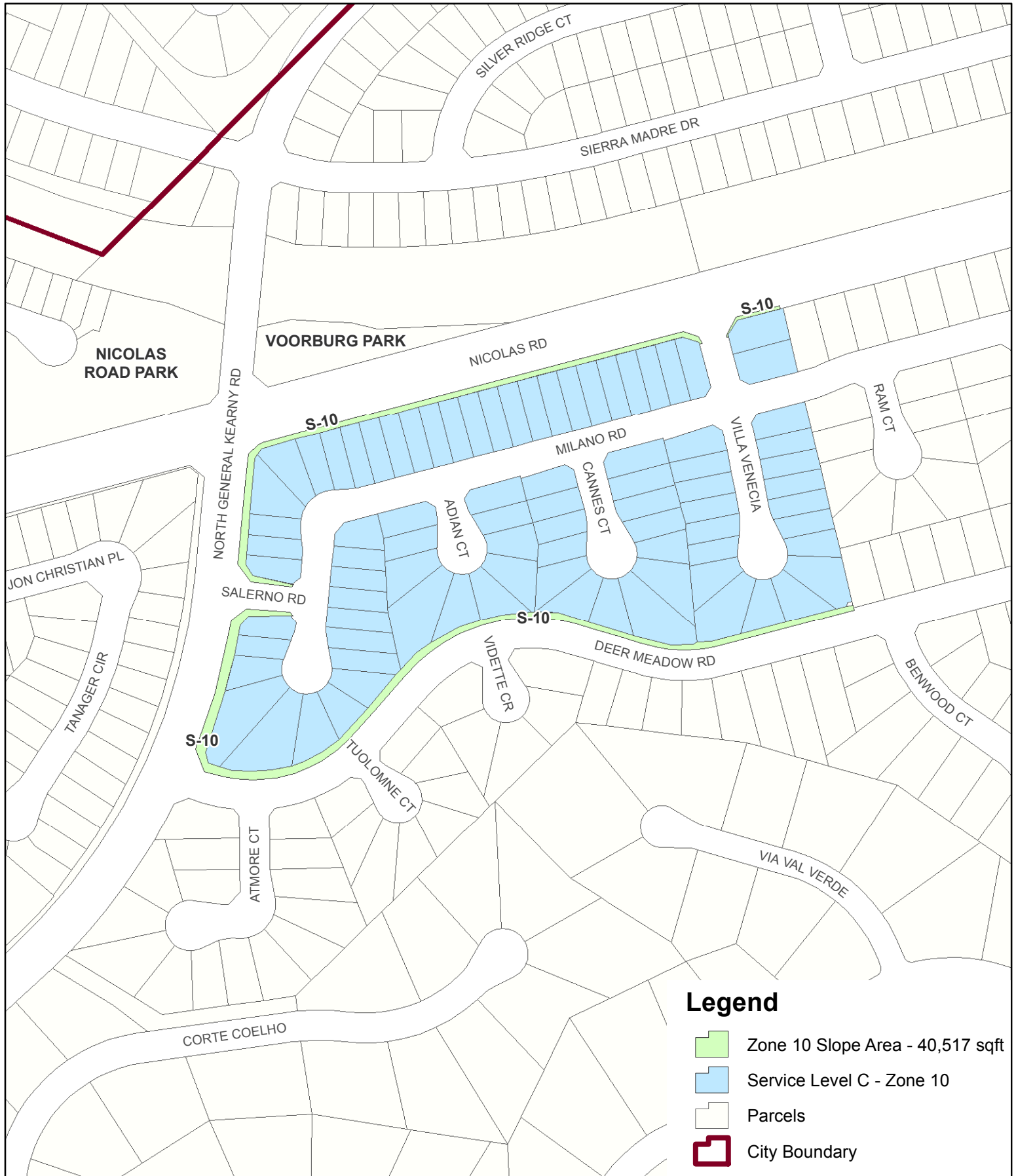
-  Zone 7 Slope Area - 135,014 sqft
-  Service Level C - Zone 7
-  Parcels



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0 200 400 Feet

Updated 4/24/2019



## Legend

-  Zone 10 Slope Area - 40,517 sqft
-  Service Level C - Zone 10
-  Parcels
-  City Boundary





# Zone 11 - Meadowview



## Legend

-  Zone 11 Slope Area - 25,959 sqft
-  Service Level C - Zone 11
-  Parcels



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0 200 400 Feet

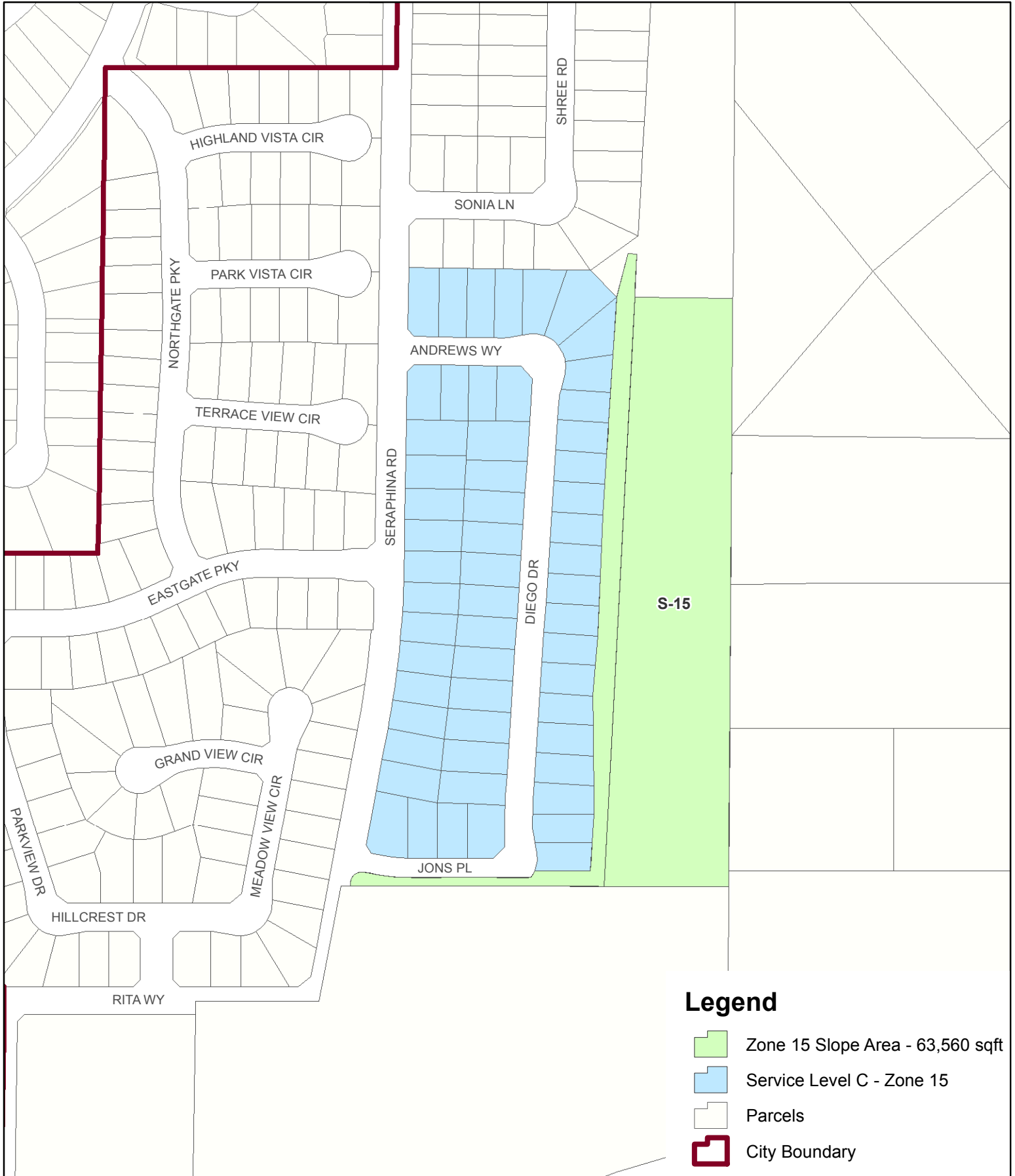
Updated 4/24/2019



0 100 200 Feet  
Updated 4/24/2019



# Zone 15 - Barclay Estates

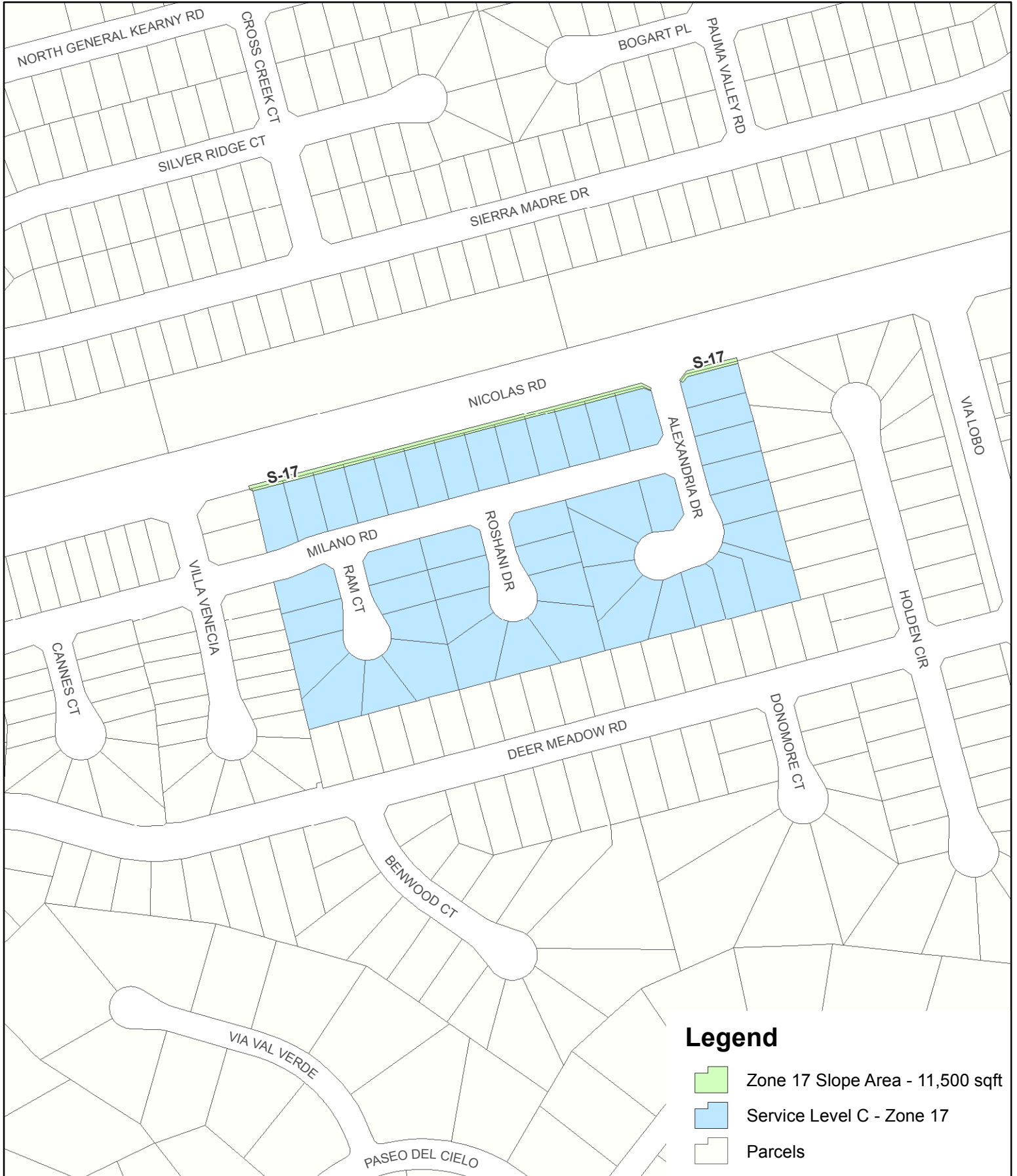


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0 100 200 Feet  
Updated 4/24/2019



# Zone 17 - Monte Vista



## Legend

-  Zone 17 Slope Area - 11,500 sqft
-  Service Level C - Zone 17
-  Parcels



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0 100 200 Feet  
Updated 4/24/2019



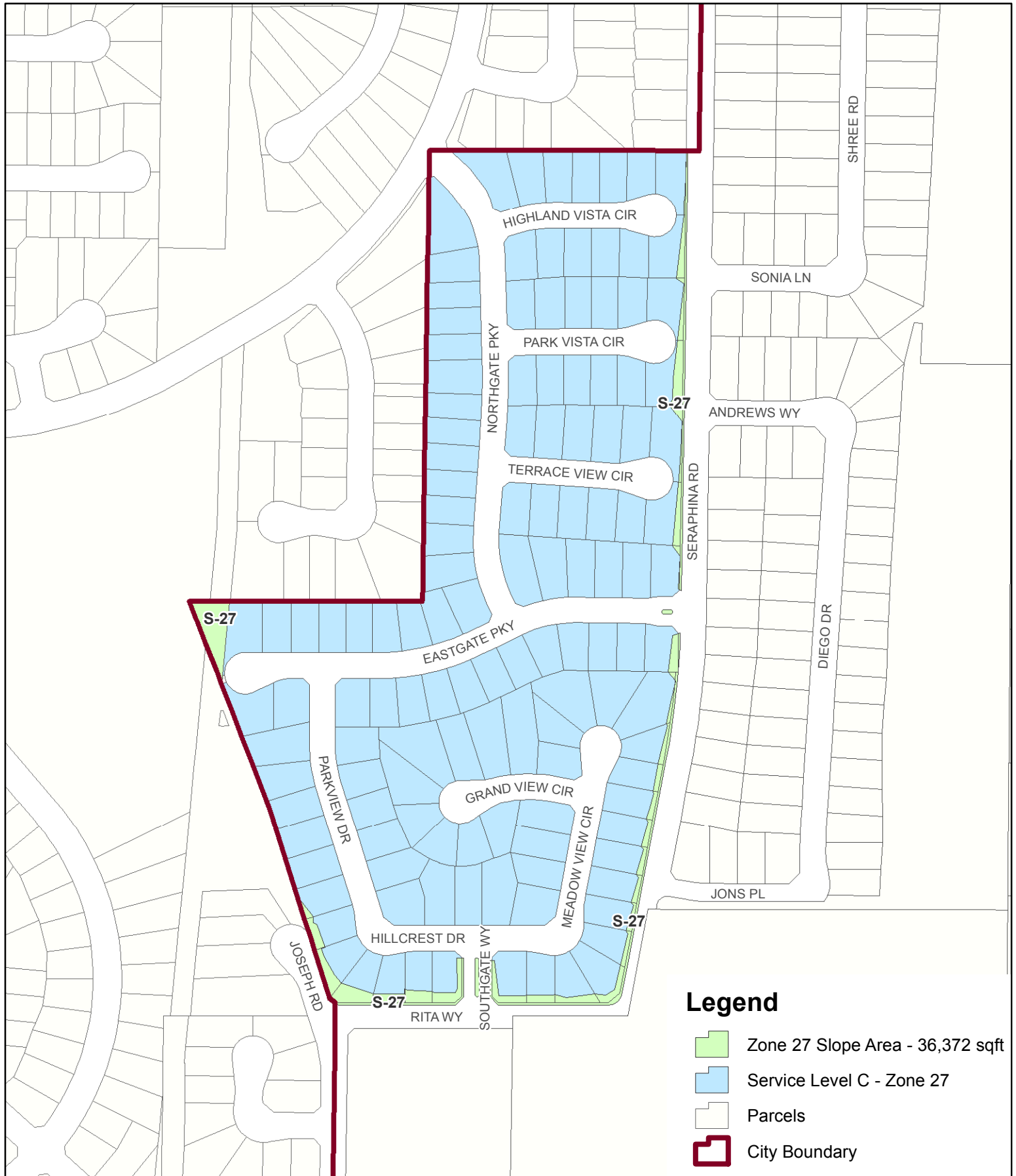


# Zone 22 - Sutton Place



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