

CITY OF MORENO VALLEY

**COMMUNITY
SERVICES
DISTRICT**

ANNUAL LEVY REPORT

Fiscal Year **2026/27**

SPECIAL DISTRICTS DIVISION

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

14177 Frederick St. | PO Box 88005 | Moreno Valley, CA 92552
SDAdmin@moval.org | 951.413.3470

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	ANNUAL UPDATE	3
III.	ZONE DESCRIPTIONS	6
	A. ZONE A (PARKS & COMMUNITY SERVICES)	6
	B. ZONE C (ARTERIAL STREET AND INTERSECTION LIGHTING).....	8
	C. ZONE D (PARKWAY LANDSCAPE MAINTENANCE).....	8
	D. ZONE E (EXTENSIVE LANDSCAPE MAINTENANCE).....	9
	E. ZONE M (COMMERCIAL, INDUSTRIAL, AND/OR MULTIFAMILY MEDIAN MAINTENANCE)	9
	F. ZONE S (SUNNYMEAD BOULEVARD MAINTENANCE).....	10
IV.	METHOD OF ANNUAL PARCEL TAX/CHARGE CALCULATION	11
	A. ZONE A (PARKS & COMMUNITY SERVICES)	11
	B. ZONE C (ARTERIAL STREET AND INTERSECTION LIGHTING).....	12
	C. ZONE D (PARKWAY LANDSCAPE MAINTENANCE).....	12
	D. ZONE E (EXTENSIVE LANDSCAPE MAINTENANCE).....	12
	E. ZONE M (COMMERCIAL, INDUSTRIAL, AND/OR MULTIFAMILY MEDIAN MAINTENANCE) ...	13
	F. ZONE S (SUNNYMEAD BOULEVARD MAINTENANCE).....	13
	APPENDIX A: NOTICE TO PROPERTY OWNERS	A-1
	APPENDIX B: BUDGET	B-1
	APPENDIX C: BOUNDARY MAPS	C-1
	APPENDIX D: IMPROVEMENTS	D-1
	APPENDIX E: SUMMARY OF CSD PARCEL CHARGES	E-1
	APPENDIX F: ASSESSMENT ROLL	F-1

I. INTRODUCTION

The citizens of Moreno Valley voted to create the Moreno Valley Community Services District (“CSD” or “District”) at the time they approved the City’s incorporation in 1984. Its boundaries are equivalent with those of the City. The CSD is a dependent special district of the City with the Moreno Valley City Council (“City Council”) serving as the Board of Directors of the CSD (“CSD Board”). Under Division 3 of Title 6 of the California Government Code, the District was established to allow for the continued provision of certain services provided by the County of Riverside by use of County Service Areas (CSAs), which were established prior to City incorporation. Charges are determined after allocating costs to those parcels receiving proportional benefit from the services provided. Charges do not exceed the maximum charges as established by the qualified electors (i.e. landowners or registered voters, depending upon the number of registered voters). Revenue to fund the programs and services is collected as part of the annual property tax bill.

The City established Zones A and B to replace the CSAs that funded parks and community services and the residential street lighting program. On June 23, 1987, the City Council, acting in its capacity as the CSD Board, established Zone C (Arterial Street and Intersection Lighting), Zone D (Landscape Maintenance), and Zone E (Extensive Landscape Maintenance). On March 25, 2003, the CSD Board established Zone M (Commercial, Industrial, and/or Multifamily Median Maintenance). On December 13, 2005, the CSD Board approved the establishment of Zone S (Sunnymead Boulevard Maintenance). Each zone provides a different service or service level to properties within the respective zone. The level of service provided is based on the financial resources of each zone.

Proposition 218¹, approved as a constitutional amendment in the November 5, 1996 election, specifically outlines how public agencies can collect taxes, charges, and/or assessments (“parcel charges”) on the property tax bills. Any increase beyond what the property owners/voters have approved requires approval by the qualified electors. Property owner mail ballot proceedings must be conducted in accordance with Proposition 218 guidelines and the CSD Board approved Policy For Conducting Mail Ballot Proceedings (originally adopted on January 9, 2001, and most recently amended on October 27, 2015).

To clarify the status of certain parcel charges levied in connection with certain CSD zones, the CSD Board established two assessment districts pursuant to the Landscape and Lighting Act of 1972 (Section 22500 et seq. of the California Streets and Highways Code). The districts were created to replace and succeed certain zones. The assessment amounts did not increase (other than annual adjustments as previously approved by the property owners) as part of the transition.

¹ The City reviewed Proposition 218 and determined the CSD parcel charges, as currently collected, comply with Proposition 218.

Moreno Valley Community Services District Lighting Maintenance District No. 2014-01 (“LMD No. 2014-01”), created by Resolution No. CSD 2014-08 on May 27, 2014, replaces and supersedes Zone B (residential street lighting). The LMD No. 2014-01 annual assessment replaced the Zone B parcel charge on the property tax bill. The Annual Assessment Engineer’s Report for LMD No. 2014-01 includes additional information on the residential street light program.

Certain Zone E landscape zones were replaced and succeeded by zones within Moreno Valley Community Services District Landscape Maintenance District No. 2014-02 (“LMD No. 2014-02”) by adoption of Resolution No. CSD 2014-09 on May 27, 2014. The LMD No. 2014-02 annual assessments replaced the Zone E parcel charge on the property tax bill for the zones included in LMD No. 2014-02. Further information about the successor zones is available in the Annual Assessment Engineer’s Report for LMD No. 2014-02.

This Annual Levy Report (“Report”) documents the fiscal year (FY) 2026/27 CSD parcel charges. In accordance with GC 61115(b), a Public Hearing notice to consider the continuation of the charges onto FY 2026/27 property tax bills (see [Appendix A](#)) were mailed to the property owners subject to the parcel charges. In addition, the required legal notice was published in a newspaper of general circulation.

DRAFT

II. ANNUAL UPDATE

The CSD provides special programs and services including parks and community services, arterial and intersection street lighting, and public median, open space, and parkway landscape maintenance. The Financial & Management Services Department's Special Districts Division administers the collection of all CSD parcel charges on the property tax bills, completes the annual reports, and works to provide cost savings and improved services for the zones managed by the Division. The Parks & Landscape Services Division manages and inspects the public landscaping and provides direction to the landscape maintenance contractors. The Parks and Community Services Department manages the park maintenance and community service programs. Below are some of the activities funded by the parcel charges:

- Ongoing review of the Special Districts Division webpage to ensure up-to-date information is available to include:
 - Integrated Map Viewer – enables a user to see the general location of the public landscape improvements maintained with funding received from the parcel charges;
 - Tools to report street light outages to the City;
 - Boundary maps of the parcels in the CSD;
 - Maintenance Policy for Public Landscaping within a Special Financing District;
 - Information on the benefits of landscaping with links to resources for water-wise landscaping, California friendly landscaping, and non-invasive plant material.
- Standardizing maintenance service schedules to ensure consistent maintenance of public landscaping.
- Continual refinement of the competitive proposal process and management of public landscape maintenance contracts, invoice payment, and expense tracking.
- Continual review and monitoring of maintenance contracts to provide efficiencies and reduce costs including combining multiple landscape maintenance zones within a contract for cost and administration efficiencies.
- Aligning the service levels of all public landscape maintenance areas in accordance with the available funding to provide the most frequent service possible.
- Updating landscape maintenance policies to ensure consistency throughout all landscape districts.
- Applying for and receiving Tree City USA designation including adopting an annual Proclamation, conducting an annual tree planting event, maintaining a tree ordinance and department responsible for managing the City's forestry program, and establishing a tree forestry budget.

- Managing a Tree Management Procedure to ensure consistent maintenance of City trees.
- Monitoring water usage for each landscape area to ensure timely response to current water conditions and compliance with Eastern Municipal Water District (EMWD)'s monthly water budget allocations and usage restrictions.
- Evaluating different rate options offered by the electric utility and selecting the most cost-effective rate for each landscape area.
- Using automated software to track and monitor landscape services requests and to allow for data and trend analysis.

A summary of street light and public landscape maintenance activity through the end of March 2026 is listed below:

Measurements	
Count	Activity
102	City Processed Street Light Repair Requests ^{1,2,3}
186	Landscape Service Requests
189	Trees and/or stumps removed
58	Trees Installed
2,427	Plants Installed
8,259	Trees trimmed/pruned
565	Cubic Yards of mulch installed
338	Underground Service Alerts ⁴
¹ Excludes customer requests made directly to the utility provider. ² Includes requests for all special financing districts within the city (CSD, LMD No. 2014-01, and CFD No. 2014-01). ³ Decrease in reports correlates with installation of new lamps as part of LED retrofit project. ⁴ Includes requests for all special financing districts within the city (CSD, LMD No. 2014-02, CFD No. 2014-01, and NPDES), excluding Zone A.	

Public Landscaping Maintained		
Zone	No. of Areas	Square Footage
D	97	1,360,318
E	2	813,820
M	24	349,373
S	1	48,825
Total	124	2,572,336

Parks and community service programs offered by the CSD, including annual participant counts are summarized below.

Measurements					
Facilities		Counts	Facilities		Counts
Total Park Sites		39	Total Facilities (City-owned buildings)		10
Mini Parks		5	Community Centers		4
Neighborhood Parks		17	Senior Center		1
Community Parks		11	Concession Stands		5
Specialty Parks		6	Athletic Fields		32
Maintained Parkland Acreage		423.54	Multi-Purpose Fields		9
Miles of Multi-Use Trails		14.46	Sport Courts		35
Miles of Maintained Multi-Use Trails		40.41	Picnic Shelters		56
Multi-Use Trails & Juan Bautista Trails		43			
Trail Heads		5			
Services		Statistics	Services		Statistics
21st Century Grant Summer Program Students		82	Participants in Sports Programs		7,500
Child Care Program Annual Students		132	Resolved Vandalism Requests		167
Contract Classes (class sessions)		3,100	Rounds of Golf Played		13,318
Participants in Recreational Programs		4,100	Senior Center Attendance		68,208
Expanded Learning Sites		43	Senior Meals Program		72,400
Facility Rental Permits		11,250	Senior Center Classes Conducted		1,850
Picnic Shelter Reservations		700	Customers Served at Conference and Recreation Center (physical + calls)		12,676
Participants in Contract Classes		2,600	Soaring Brochures Distributed		186,438
Expanded Learning Program Average Daily Participants		6,311	Sports Programs Offered		13
			Trimmed Trees		460
Special Events		Attendance	Special Events		Attendance
Special Event Permits Processed		7	Public Safety Event		1,000
National Night Out		1000	Juneteenth		600
El Grito; Mexican Independence Day		2,435	Fourth of July Parade		2,000
Day of the Dead		1,165	Fourth of July Funfest		1,900
Snow Day		2,100	Summer MoVal Rock Series (5)		1,400
Tree Lighting Ceremony		500	Summer MoVal Movie Series (5)		1,200
Springtastic		1,205	Adult Flashlight Egg Scramble		1,000
Festival of Arts		700	Color Fun Run		640
Daddy Daughter Dance		270			

III. ZONE DESCRIPTIONS

The zones were created to provide stable revenue sources to fund the ongoing operation and maintenance of the improvements and services within that zone.

A. ZONE A (PARKS & COMMUNITY SERVICES)

i. BOUNDARIES

The boundaries for Zone A encompass the entire City. Certain City-owned facilities may fall outside the CSD boundaries. All assessable (i.e. taxable) properties within the District boundaries are levied the special tax to support the services outlined below. A map of Zone A is included in [Appendix C](#).

ii. IMPROVEMENTS AND SERVICES

Zone A was established to provide the community with parks, recreation, and community service programs. Services provided by the Parks and Community Services Department include the operation and maintenance of parkland and linear parkway sites, improved multi-use trails, facilities, and recreational programs for the City's children, adults, and senior citizens.

Community and neighborhood parks provide both passive and active recreational opportunities throughout the City. The parks provide playing fields/courts for tennis, basketball, badminton, pickle ball, volleyball, soccer, baseball, softball, football, and golf. The parks also offer picnic and playground areas, fitness equipment, walking paths, hiking and equestrian trails, skateboarding, and roller hockey amenities.

There are approximately 423.54 acres of citywide parkland, 39 park sites, 10 facilities, and almost 14.46 miles of improved multi-use trails maintained by this program. Certain park facilities within the City are funded through Community Facilities District No. 1 or Community Facilities District No. 2021-01. Reference is made to the Annual Levy Report for CFD No. 1 and CFD 2021-01 for further information on those facilities. See [Appendix D](#) for a detailed list of Zone A maintained facilities and a list of amenities within the City parks.

The City supports popular programs and activities for youth of all ages, offering after school programs, classes, day camps, Movin' thru MoVal (a free traveling drop-in program that brings after school recreation and resources to parks in Moreno Valley neighborhoods), sports programs, and Time for Tots, a program designed to prepare toddlers for kindergarten.

A wide variety of low-cost classes and activities for adults are also available from art, music, and dance to martial arts. The Sunshine Social Club is designed for developmentally challenged adults 18 years and older. Activities include games, crafts, movies, dances, and more.

For those 50 and better, the Moreno Valley Senior Community Center provides a warm, friendly place to enjoy programs, classes such as Ballet, Ballet Folklorico, Soul Line

dancing, Pilates, Self-Defense, special events throughout the year, and a time to socialize with other friendly adults. Distributed monthly, the Senior Soaring newsletter highlights activities, programs, events, trips, and tours. Low-cost lunches are also hosted at the Moreno Valley Senior Community Center.

The Springtastic Festival and Egg Hunt, Adult Flashlight Egg Scramble, Multicultural and Arts Festival, Earth and Arbor Day Celebration, Public Safety Expo, Juneteenth, Summer MoVal Movie and Rock Series, Fourth of July Parade and Funfest, El Grito, Day of the Dead, Color Fun Run, Snow Day and Tree Lighting Ceremonies, are a few of the community wide special events funded by the District.

Listed below are some of the programs, classes, and special events offered.

Programs, Classes & Special Events		
Fitness & Sports Fitness & Health: Movin' thru MoVal Sports: & Junior, Clinics) Flag Football (Pee Wee & Junior) T-Ball (Pee Wee & Junior) Soccer (Pee Wee & Junior, Adult Indoor) Pickleball (Open Play) Badminton (Open Play) Volleyball (Open Play) Volleyball (Junior Clinic) Golf Disc Golf Baseball/Softball (Local Sports Organizations) Tennis (Contract Class)	Senior Programs & Classes Art Club Yarn Creations Jewelry Design Greeting Card Creations Crafty Experience Quilting Senior Fitness Ballet Folklorico Fit after 50 Line Dancing Tai Chi Soul Line Dancing Inner Fitness (Yoga) Zumba Exercise with George Dancercise R&B Rocking Chair Chair Aerobics Darci Solid Gold	Special Needs Sunshine Social Club Adaptive Excursion Eggstravaganza Adaptive Egg Hunt Special Events Daddy Daughter Dance Community Day of Service Multicultural and Arts Festival Springtastic Earth and Arbor Day Celebration Adult Flashlight Egg Scramble Public Safety Event Juneteenth Fourth of July Parade Fourth of July Funfest Summer MoVal Rock Series (5) Summer MoVal Movie Series (5) National Night Out El Grito; Mexican Independence Day Day of the Dead Color Fun Run Snow Day Tree Lighting Ceremony
Youth & Adult Classes and Programs Childrens Programs: A Childs Place After-School Program Time for Tots Ballet Dance Exploration Folklorico Fairy Fun Jazz & Tap Soul Line Dancing Salsa Pom Pom Cheer Drill Tumbling & Dance Tricks for Tots Martial Arts: Tae Kwon Do Vovinam Shito-Ryu Fitness & Health: Chair Fitness Dance Class Pilates Tami D's Soul Dancing Adaptive Zumba Skills & Education: Tennis Amazon Self-Publishing From Brainstorm to Business Teen Entrepreneurship Camps: Fall Camp Winter Camp Spring Camp Summer Camp Teen STEAM Camp Fall Camp Winter Camp Spring Camp Summer Camp Teen STEAM Camp	Senior Games & Music Bunco Loteria Prize Mountain Tournament Bingo Bid Whist Guitar Billiards Senior Skills & Education CPR Creative Writing ESL Learn Spanish Class Senior Townhall Meetings	Skills & Education Programs Tutoring (at TEEN SPOT) Community Demonstration Garden Workshop Teen Special Events Glowing Crazy Silent Summer Bash Teen Fright Night
	Senior Services Information & Assistance Shared Housing Program Haircuts by Maria Tax Services (60+) Health Insurance Counseling	
	Senior Special Events Health and Resource Fair International Day Monthly Senior Birthday Motown New Year's Bash Cinco De Mayo Black History Celebration St. Patrick's Day Celebration Mother's Day Celebration Summer Grillin & Chillin Casino Royal International Day Halloween Party Holiday Craft Fair Holiday Party	

B. ZONE C (ARTERIAL STREET AND INTERSECTION LIGHTING)

i. BOUNDARIES

The boundaries for Zone C encompass the entire City. All assessable properties within the District boundaries, except for those parcels within the boundaries of the Edgemont Community Services District (ECSD), are levied this parcel tax to support the services of both arterial and intersection street lighting. The ECSD provides its own arterial and intersection street lighting service. A map of Zone C and the ECSD is included in [Appendix C](#).

ii. IMPROVEMENT AND SERVICES

Although the City is under no duty or legal obligation to illuminate its streets, Zone C was established to provide funding for arterial street lighting and intersection lighting on major roadways throughout the zone. The City manages a total of 12,600 street lights. Of the 12,600 street lights, 10,234 are owned by the Moreno Valley Utility (MVU) with Southern California Edison (SCE) serving the LS-2 street lights and 2,366 are MVU owned with MVU serving the LS-1 street lights. All the City-owned street lights have been retrofitted to Light Emitting Diode (LED) fixtures. LED bulbs are more energy efficient and are expected to have a longer life span than the high-pressure sodium vapor bulbs they replaced. The Moreno Valley Map Viewer, found on the City's website, includes the location of all the City's street lights funded by the City (including Zone C, LMD 2014-01, and CFD 2014-01)². City Standards for the street lights are on file in the Public Works Department.

C. ZONE D (PARKWAY LANDSCAPE MAINTENANCE)

i. BOUNDARIES

The boundaries for Zone D encompass the entire City. Only parcels within identified residential tracts or development areas receiving public landscape maintenance services are levied a parcel charge. A map of Zone D and the parcels included in the zone is included in [Appendix C](#).

ii. IMPROVEMENT AND SERVICES

Zone D was formed at the request of the property owners to maintain certain public landscape improvements. Zone D provides the funding source for the landscape maintenance. These improvements are located around residential areas in the City's right-of-way or a landscape easement and may include entry statements, perimeter, and/or median landscaping. An inventory of the participating residential tracts and their specific improvements and equipment are included in [Appendix D](#). The Moreno Valley Map Viewer, located on the City's website, identifies the general location of the improvements for each area and the parcels that fund the program.

The improvements are maintained consistent with the Maintenance Policy for Public Landscaping within a Special Financing District #2.19, adopted by the City Council and CSD Board on April 2, 2019 ("Maintenance Policy").

² ECSD street light locations are not included on the map.

The FY 2026/27 proposed Capital Improvement Project Budget includes \$400,000 to fund major landscape renovations for various Tracts within Zone D. The level and frequency of maintenance service provided is based on available funding. Design plans and specifications for the landscape improvements are on file with the Parks & Landscape Services Division.

D. ZONE E (EXTENSIVE LANDSCAPE MAINTENANCE)

i. BOUNDARIES

The boundaries for Zone E encompass the entire City. Only parcels within each identified subzone, receiving public landscape maintenance services, are levied a parcel charge. A map of the parcels in the two subzones (Zone E-7 and Zone E-8) is included in [Appendix C](#).

ii. IMPROVEMENT AND SERVICES

Zone E was formed to provide a funding source for the public landscape maintenance services where extensive landscaping in and around specific major residential/commercial development areas within the City's right-of-way or in landscape easement areas was installed. The property owners requested the CSD maintain the improvements. The improvements, equipment, and locations maintained with this funding source are included in [Appendix D](#). The Moreno Valley Map Viewer, located on the City's website, identifies the general location of the improvements for each area and the parcels that fund the maintenance.

The improvements are maintained consistent with the Maintenance Policy. The level and frequency of maintenance service provided is based on available funding. Design plans and specifications for the landscape improvements are on file with the Parks & Landscape Services Division.

E. ZONE M (COMMERCIAL, INDUSTRIAL, AND/OR MULTIFAMILY MEDIAN MAINTENANCE)

i. BOUNDARIES

The boundaries for Zone M encompass the entire City; however, only those parcels whose property owners have approved the annual charge through a mail ballot proceeding are levied a parcel charge. A map of the parcels included in Zone M is included in [Appendix C](#).

ii. IMPROVEMENT AND SERVICES

Zone M was formed to provide an ongoing funding source for the public landscape maintenance services for landscaped medians within the City's right-of-way. As a condition of development, commercial, industrial, or multifamily projects provide ongoing funding for the landscape maintenance of certain improved medians. The improvements, equipment, and locations maintained with this funding source are included in [Appendix D](#). The Moreno Valley Map Viewer, located on the City's website, identifies the general location of the improvements and any parcels that fund the maintenance.

The improvements are maintained consistent with the Maintenance Policy. The FY 2026/27 proposed Capital Improvement Project Budget includes \$100,000 to fund major median renovations for medians within Zone M. The level and frequency of maintenance

service provided is based on available funding. Design plans and specifications for the landscape improvements are on file with the Parks & Landscape Services Division.

F. ZONE S (SUNNYMEAD BOULEVARD MAINTENANCE)

i. BOUNDARIES

The boundaries of Zone S include all parcels fronting Sunnymead Boulevard from Frederick Street to Perris Boulevard. A map identifying the boundaries of Zone S and the parcels included in the zone is included in [Appendix C](#).

ii. IMPROVEMENT AND SERVICES

Zone S was formed to provide an ongoing funding source to maintain certain public landscape facilities along Sunnymead Boulevard. In participation with the City and the former Redevelopment Agency of the City of Moreno Valley, certain parkway and median improvements were installed within the City's right-of-way. The CSD maintains the improvements installed as part of the former Redevelopment Agency's revitalization project on behalf of the property owners. A summary of the improvements, equipment, and locations maintained with this funding source are included in [Appendix D](#). The Moreno Valley Map Viewer, located on the City's website, identifies the general location of the improvements and the parcels that fund their maintenance.

The improvements are maintained consistent with the Maintenance Policy. The level and frequency of maintenance service provided is based on available funding. Design plans and specifications for the landscape improvements are on file with the Parks & Landscape Services Division.

IV. METHOD OF ANNUAL PARCEL TAX/CHARGE CALCULATION

This section of the Report briefly describes the formula used to calculate the annual parcel charges for each zone. The parcel charges are calculated after having first determined the projected costs to provide the programs and services, including applicable administration and reserve costs, and allocating the costs across the parcels included within that zone, in accordance with its formation documents. Appendix F includes a list of each assessor’s parcel number and the applicable maximum and applied parcel charges.

Annual inflation adjustments may be applied to the parcel charges each year, provided the property owners have previously approved such adjustments and the CSD Board annually authorizes such adjustments. The maximum annual inflation adjustment is based on the Department of Labor, Bureau of Labor Statistics, Regional Consumer Price Index (CPI) for All Urban Consumers for Los Angeles-Long Beach-Anaheim.³

The following table provides the recent history of the annual CPI adjustments.

Calendar Year	CPI Adjustment	Fiscal Year Applied
2014	0.73%	2015/16
2015	2.03%	2016/17
2016	1.97%	2017/18
2017	3.61%	2018/19
2018	3.24%	2019/20
2019	2.96%	2020/21
2020	1.45%	2021/22
2021	6.57%	2022/23
2022	4.93%	2023/24
2023	3.47%	2024/25
2024	3.42%	2025/26
2025	3.01%	2026/27

A. ZONE A (PARKS & COMMUNITY SERVICES)

The Zone A parcel tax is \$87.50 per dwelling unit parcel and does not have an annual inflation adjustment. Although costs to provide the services have increased and exceed projected revenues, the parcel tax for Zone A has remained at \$87.50 per parcel/dwelling unit since FY 1992/93 and will remain unchanged for FY 2026/27.

The projected parcel charge revenue is listed below.

³ In January 2018, the Bureau of Labor Statistics introduced a new geographic area sample for the CPI. Riverside, CA, which was previously included in the Los Angeles-Riverside-Orange County, CA MSA (Metropolitan Statistical Area), will now be included in a separate CBSA (Core Based Statistical Area) and will be considered a new index named Riverside-San Bernardino-Ontario, starting at 100.000. The Los Angeles-Riverside-Orange County, CA index was renamed "Los Angeles-Long Beach-Anaheim". Because the CPI approved by the property owners, if applicable, was the Los Angeles-Riverside-Orange County index, and it was renamed and not eliminated, CSD General Counsel determined the District would continue to use the Los Angeles-Long Beach-Anaheim index.

Fiscal Year	Dwelling Units	Total Parcel Charge Revenue
2025/26	60,495	\$5,293,312.50
2026/27	60,704	\$5,311,600.00

B. ZONE C (ARTERIAL STREET AND INTERSECTION LIGHTING)

The Zone C parcel tax is \$9.00 per taxable parcel, with no annual inflationary adjustment. Although costs to provide the services to operate arterial and intersection streetlights have increased, the parcel tax for Zone C has remained constant at \$9.00 per parcel since FY 1996/97 and will remain unchanged for FY 2026/27.

Since FY 2010/11, the City’s General Fund has bridged the funding shortfall and as such, the FY 2026/27 proposed Operating Budget includes an allocation of \$175,000 to continue providing the current level of arterial street lighting services. The projected parcel charge revenue and General Fund Contribution are identified below.

Fiscal Year	Taxable Parcels	Total Parcel Charge Revenue	General Fund Contribution
2025/26	49,080	\$441,720.00	\$150,000.00
2026/27	49,302	\$443,718.00	\$175,000.00

C. ZONE D (PARKWAY LANDSCAPE MAINTENANCE)

For tracts included within Zone D, the cost per parcel is calculated by dividing the projected expenditures for each tract by the number of parcels within the tract. In those tracts where the operational and maintenance costs are projected to exceed the projected parcel charge revenue, available unassigned reserves are used until the property owners approve a Proposition 218 mail ballot proceeding to increase the annual charge or until services are reduced to a level consistent with available funding. No new tracts are being added to Zone D at this time.

The property owners in certain tracts have approved an annual CPI adjustment, while others have not. The maximum and applied charges for each residential tract is included in [Appendix E](#). The total projected parcel revenue is listed below.

Fiscal Year	Levied Parcels	Total Parcel Charge Revenue
2025/26	11,437	\$1,277,437.82
2026/27	11,437	\$1,313,597.30

D. ZONE E (EXTENSIVE LANDSCAPE MAINTENANCE)

Zone E charges are based on the operation and maintenance costs for the landscape improvements for each subzone (i.e. Zone E-7 and Zone E-8). No new subzones are being added to Zone E. The fiscal year’s projected expenditures are divided by the number of residential lots, equivalent dwelling units, and/or acreage in that subzone, yielding a parcel charge, unit charge, and/or acreage charge.

Property owners in both subzones have approved an annual CPI adjustment. The FY 2026/27 maximum and applied charges is included in [Appendix E](#). The total projected parcel charge revenue is listed below.

Fiscal Year	Handbill Parcels ¹	Taxable Parcels	Total Parcel Charge Revenue
2025/26	7	735	\$218,634.66
2026/27	7	735	\$225,278.02

¹ Properties that are non-taxable and do not receive a Riverside County Property Tax Bill are issued a handbill. These include government owned parcels.

E. ZONE M (COMMERCIAL, INDUSTRIAL, AND/OR MULTIFAMILY MEDIAN MAINTENANCE)

Zone M charges are calculated by determining the proportional obligation for each contributing parcel based on the operational and maintenance costs attributable to the improved median area. No new areas are being added to Zone M. New development which may be required to share in the costs of certain Zone M medians are annexing into the City’s CFD No. 2014-01. Revenue from those areas is being used to support the parcel’s proportionate share of the costs for those respective medians. Reference is made to the Annual Report for CFD No. 2014-01 for additional information.

Property owners of most parcels within this zone have approved an annual CPI adjustment. Each parcel’s FY 2026/27 maximum and applied charge is included in [Appendix E](#). The total projected parcel charge revenue is listed below.

Fiscal Year	Levied Parcels	Total Parcel Charge Revenue
2025/26	88	\$180,179.60
2026/27	88	\$173,598.02


F. ZONE S (SUNNYMEAD BOULEVARD MAINTENANCE)

Parcel charges for Zone S are calculated by dividing the total expenses proportionately among the participating parcel’s front linear footage. The charges for this zone pay for the operational and maintenance costs of certain landscape improvements along Sunnymead Boulevard. City forces maintain certain improvements along Sunnymead Boulevard (i.e. Arch) because insufficient parcel funding exists to provide these services.

The maximum and applied rate for Zone S is \$4.289 per front linear foot. The property owners have approved an annual CPI adjustment for this zone. Each parcel’s FY 2026/27 maximum and applied charge is included in [Appendix E](#). The total projected parcel charge revenue is listed below.

Fiscal Year	Taxable Parcels	Total Parcel Charge Revenue
2025/26	129	\$79,255.28
2026/27	129	\$81,640.38

APPENDIX A: NOTICE TO PROPERTY OWNERS



ANNUAL PUBLIC HEARING

A PUBLIC HEARING TO CONSIDER

CONTINUATION OF FUNDING FOR PARKS, STREET LIGHTING, AND LANDSCAPING

to be held:

TUESDAY | MAY 19, 2026 AT 6 PM | CITY HALL
(or as soon as the matter may be called)

The Community Services District (CSD) Board of Directors is scheduled to consider parcel charges that will be applied on the fiscal year 2026/27 property tax bills.

The parcel charges can only be used to fund the services that will benefit your property. Aside from the previously approved annual inflationary adjustments, the maximum parcel charges are not proposed to increase.

**NO NEW PARCEL CHARGES
ARE PROPOSED**

This annual hearing is routine and participation is not required. The hearing will also be broadcast on Channel MV3, streamed live via YouTube, Facebook and the City's website.

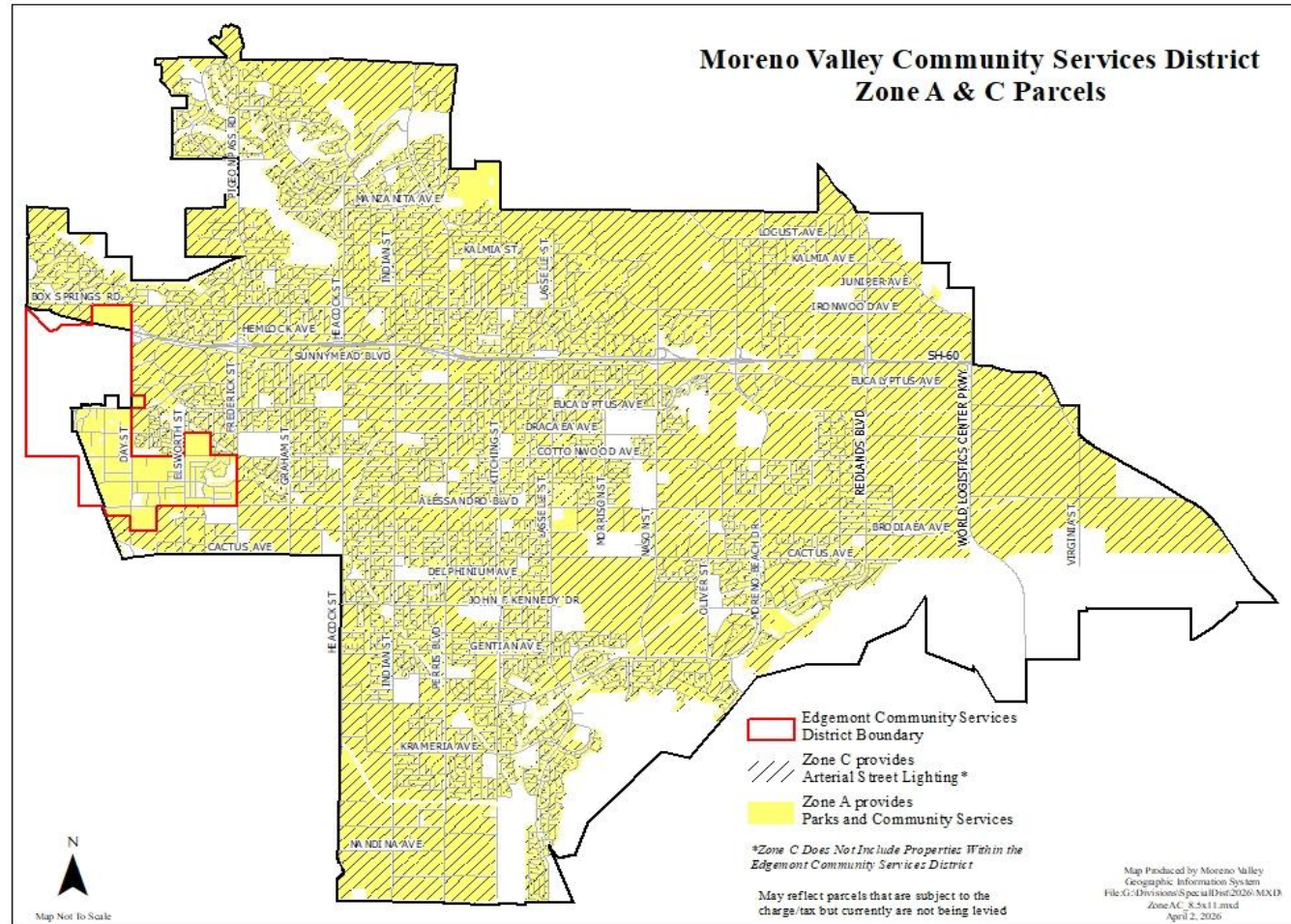
The City's Community Services District (CSD) provides special programs and services including parks & community services, street lighting, and public landscaping. A list of properties funding and receiving services can be found on the City webpage: www.moval.org/sd

Este anuncio se puede ver en Español en nuestra página web www.moval.org/sd

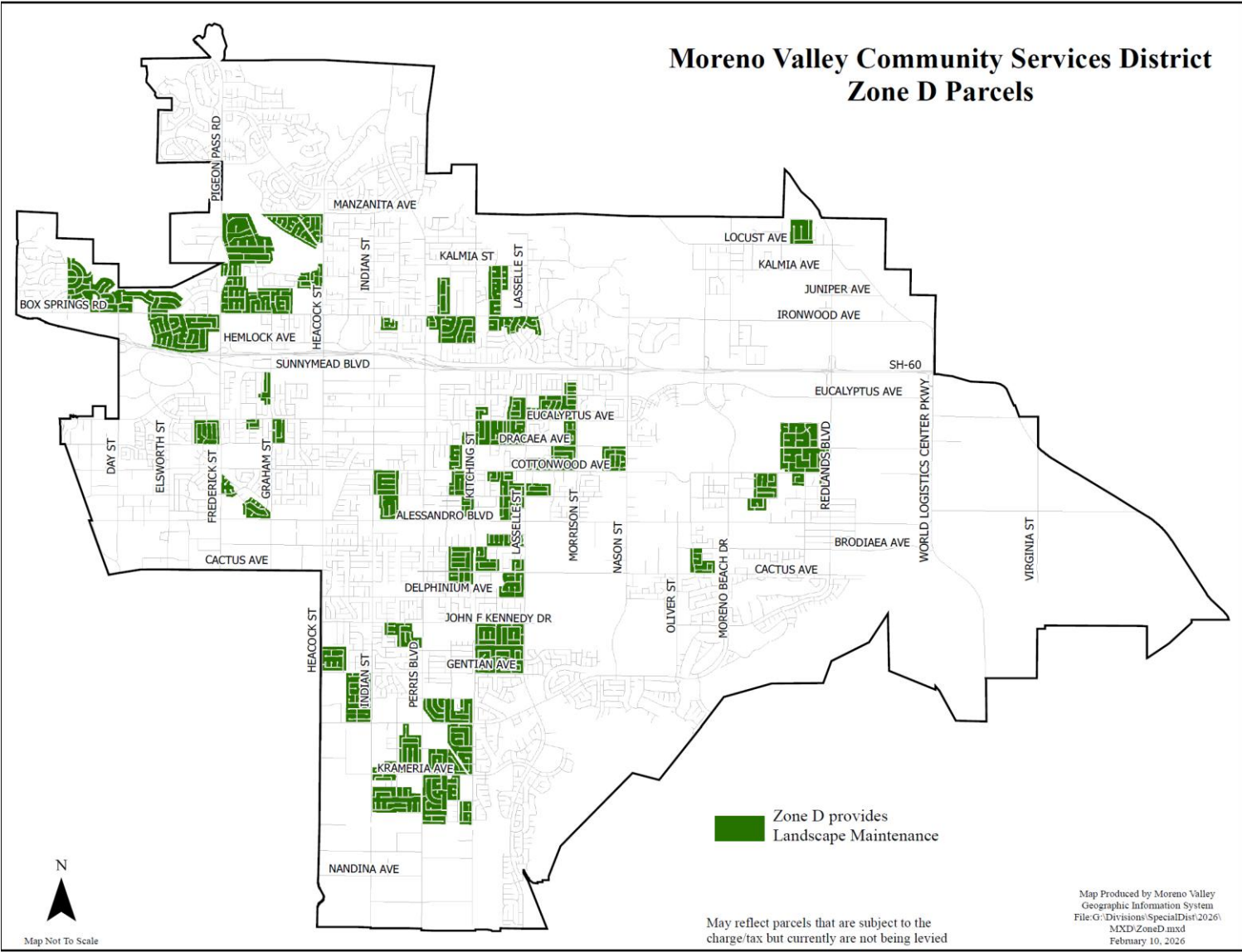
APPENDIX B: BUDGET

	5011 ZONE A PARKS & COMMUNITY SERVICES	5110 ZONE C ARTERIAL STREET LIGHTING	5111 ZONE D PARKWAY LANDSCAPE MAINTENANCE	5013 ZONE E EXTENSIVE LANDSCAPE MAINTENANCE	5112 ZONE M MEDIAN LANDSCAPE MAINTENANCE	5114 ZONE S SUNNYMEAD BLVD MAINTENANCE
Operation and Maintenance Expenses						
Personnel Services	\$ 7,769,236	\$ 61,168	\$ 279,125	\$ 45,023	\$ 38,675	\$ 6,739
Operations and Maintenance						
Contractual Services						
Professional Services	\$ 71,350	\$ 2,800	\$ 700	\$ 100	\$ -	\$ -
State/County fees	\$ 60,014	\$ 22,000	\$ 5,000	\$ 400	\$ 200	\$ 200
Communications	\$ 44,560	-	10,000	1,400	3,600	2,200
Training and Travel	\$ -	-	1,200	200	100	-
Advertising	\$ 11,900	200	110	-	-	-
Technical Services	\$ 1,350	-	-	-	-	-
Maintenance and Repair	\$ 472,125	-	418,700	163,400	137,200	40,400
Utilities	\$ 1,008,038	833,900	415,100	64,700	131,400	23,600
Other	-	-	800	200	100	-
	\$ 1,669,337	\$ 858,900	\$ 851,610	\$ 230,400	\$ 272,600	\$ 66,400
Materials and Supplies						
Postage and Mail	\$ 30,320	\$ 5,000	\$ 1,200	\$ 100	\$ -	\$ 100
Operating Supplies	96,000	-	200	100	-	-
Operating Materials	611,370	-	10,100	3,200	1,300	600
Uniforms	32,113	-	1,500	200	200	100
Operating Equipment	3,373	-	-	-	-	-
Materials & Supplies - New and Replacement Vehicles	-	-	-	-	-	-
Materials & Supplies - Buildings	-	-	-	-	-	-
	\$ 773,176	\$ 5,000	\$ 13,000	\$ 3,600	\$ 1,500	\$ 800
Fixed Charges						
General Overhead	\$ 1,298,696	\$ -	\$ 24,177	\$ 3,965	\$ 3,452	\$ 598
GF Administration	734,922	3,258	63,415	10,398	9,056	1,570
SD Administration	64,300	27,400	49,800	13,800	16,000	3,900
Replacement Charges	352,625	-	-	-	-	-
	\$ 2,450,543	\$ 30,658	\$ 137,392	\$ 28,163	\$ 28,508	\$ 6,068
Capital Expenditures						
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers Out	-	-	-	97,350	-	-
	\$ -	\$ -	\$ -	\$ 97,350	\$ -	\$ -
Total Operation and Maintenance Expenses	\$ 12,662,292	\$ 955,726	\$ 1,281,127	\$ 404,536	\$ 341,283	\$ 80,007
Revenue						
Property Taxes	\$ 8,262,105	\$ 806,300	\$ -	\$ -	\$ -	\$ -
Use of Money & Property	1,295,460	-	-	-	-	-
Parcel Charges/Fees/Taxes	1,381,198	-	1,272,600	226,600	194,000	82,100
Miscellaneous	1,000	-	-	-	-	-
Transfer In	5,000	149,426	-	-	194,800	-
Total Revenue	\$ 10,944,763	\$ 955,726	\$ 1,272,600	\$ 226,600	\$ 388,800	\$ 82,100
Contribution/(Use of Fund Balance)	(1,717,529)	-	(8,527)	(177,936)	47,517	2,093

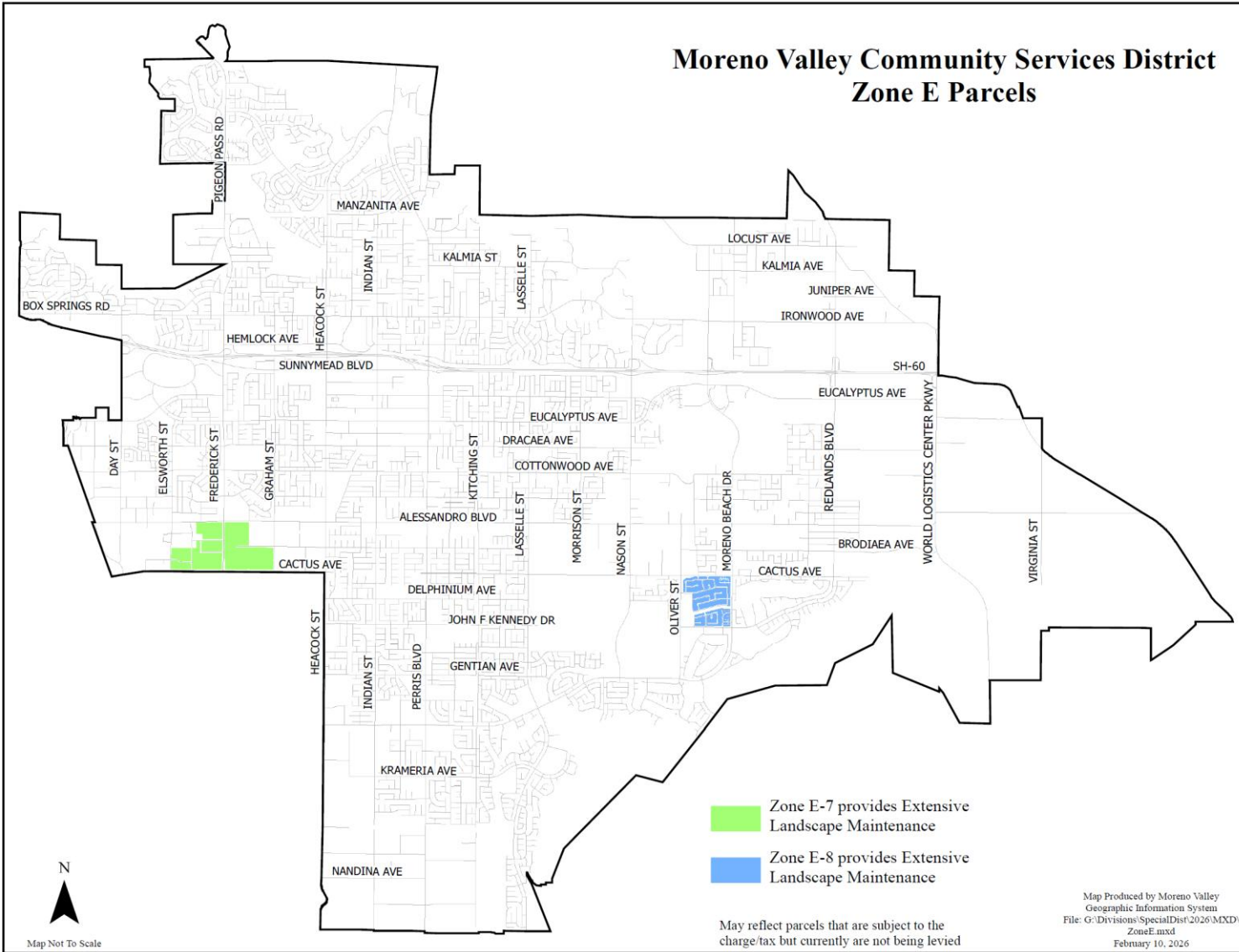
APPENDIX C: BOUNDARY MAPS



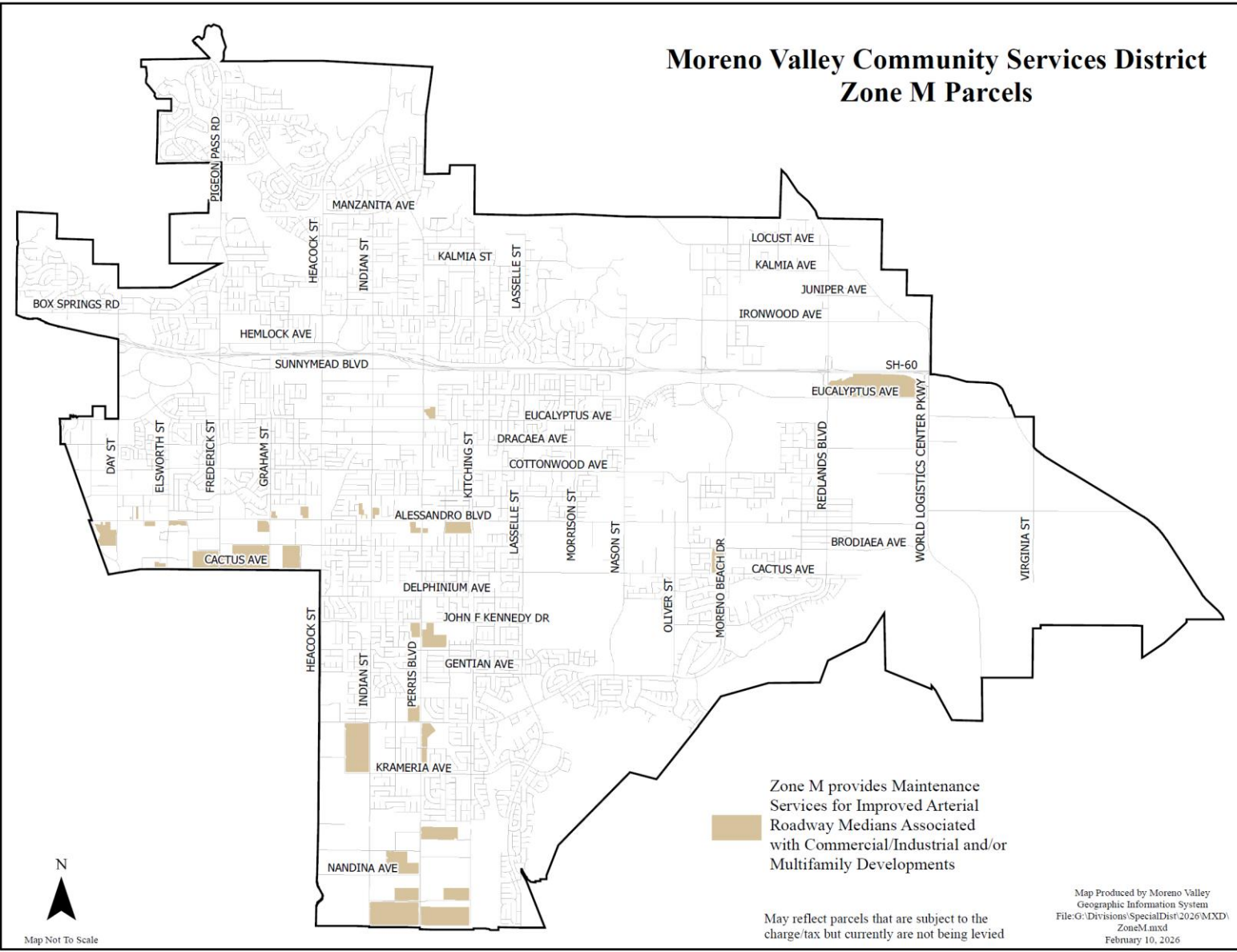
Moreno Valley Community Services District Zone D Parcels



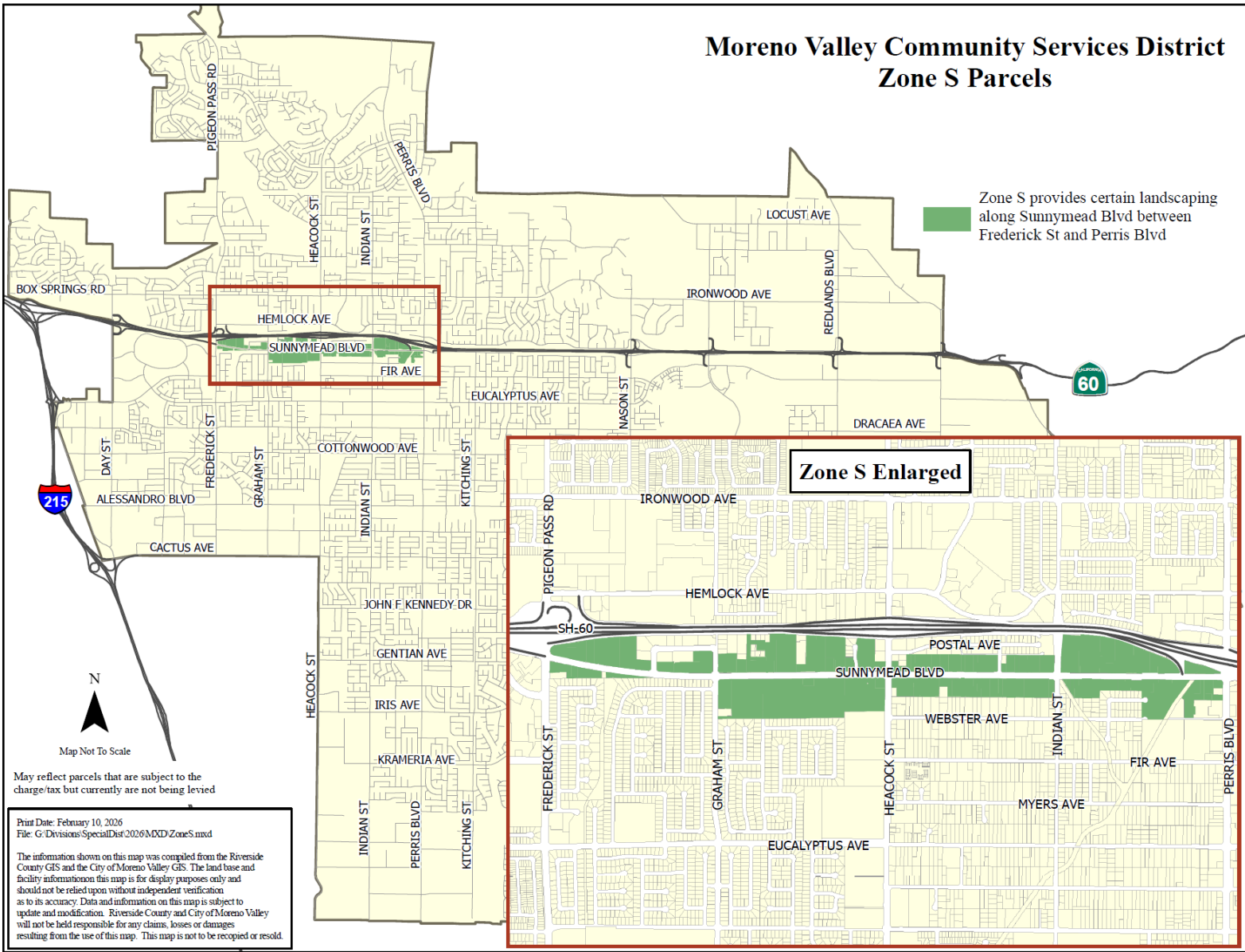
Moreno Valley Community Services District Zone E Parcels



Moreno Valley Community Services District Zone M Parcels



Moreno Valley Community Services District Zone S Parcels



APPENDIX D: IMPROVEMENTS

Zone A Improvements			
PARKS			
Project Name	Location	Tract No.	Opening Date
Adrienne Mitchell Memorial Park	Pan Am Blvd & Bay	3016	May 31, 1995
Bayside Park	Indian & Bay Ave	-	November 22, 1994
Bethune Park	N/W Kitching & Lurin	-	February 26, 1999
El Potrero Park	Lasselle & Arroyo Park	-	May 22, 1993
College Park	16130 Lasselle Street		2004
Fairway Park	West of Moreno Beach	22936	August 1, 1990
Gateway Park	Manzanita & Heacock	19244	June 6, 1984
Hidden Springs Park	Adjacent to Hidden Springs Elementary School	20551	October 23, 1998
JFK Veterans Memorial Park	Indian & JFK	18912	June 7, 1985
March Field Park	MARB	-	August 1, 1998
Moreno Valley Community Park	Frederick & Cottonwood	-	December 4, 1984
Morrison Park	Dracaea & Morrison	-	September 11, 1992
Parque Amistad	Gentian Ave E/O Lasselle	22377	October 25, 2000
Cottonwood Golf Center (formally Park El Moreno)	Between Cottonwood & Frederick	3016	April 22, 1986
Pedrorena Park	Iris & Rancho Del Lago	-	November 1, 1990
Ridge Crest Park	East of Moreno Beach	22552	August 1, 1990
Sunnymead Park	N/W Perris & Fir	-	February 21, 1998
Towngate Memorial Park	Elsworth & Eucalyptus	22049	March 17, 2000
Victoriano Park	Near Iris Ave	-	July 1, 1990
Westbluff Park	Between Canyon Springs High & Vista Heights Middle School	17947	June 9, 1987
Weston Park	Dracaea & Lasselle	-	June 9, 1987
Woodland Park	Cactus & Rio Hondo Dr.	-	November 1, 1989
OPEN SPACE/FUTURE SITES			
Project Name	Location	Tract No.	Opening Date
Poorman's Reservoir	Between Old Lake Dr, Pigeon Pass Rd, and Heacock St	-	May 15, 1996
EQUESTRIAN FACILITIES			
Project Name	Location	Tract No.	Opening Date
Moreno Valley Equestrian Park & Nature Center	N/E Redlands & Locust	-	June 1, 1999
Sunnymead Ranch Trail Head	N/E Sunnymead Ranch Pkwy & Via Del Norte	21464	1989
AQUEDUCT BIKEWAY			
Project Name	Location	Tract No.	Opening Date
North Aqueduct	Balboa Lane	21613	December 1, 1995
South Aqueduct A	16303 Parkside Ln	20715	February 28, 1996
South Aqueduct B	16726 Via Pamplona	22382	December 1, 1996
MULTI-USE TRAILS			
Project Name	Location	Tract No.	Opening Date
Via del Lago	Via del Lago at State Property	25623	February 3, 1999
Sunnymead Ranch Linear Park	Sunnymead Ranch (Old Lake Road)	19498	1989
Cactus Trail	South side of Cactus Ave. E. Moreno Beach to Wilmot St	23389	1990
Cactus Trail	South side of Cactus Ave. Wilmot St to John F Kennedy Dr	28568	1990
Cactus Trail	From East Cactus Connector to Forest Oaks Way	23693	November 1, 1994

Moreno Valley Parks Amenities

Name - Address	Banquet Facility	Barbecue	Baseball/Softball Field	Basketball Court	Bike Park	Dog Park	Fitness Equipment	Football Field	Golf Course	Horse Arena	Multi-use Athletic Field	Off-street Parking	Pickleball Court	Picnic Tables	Picnic Shelter	Playground	Restroom	Security Lighting	Skate Park	Snack Bar	Soccer Field	Soccer Turf Arena	Tennis Court	Trailhead	Trail	Volleyball Court	Walking Path	Water Feature	Horseshoes
Adrienne Mitchell Park - 22631 Bay Avenue		•		•										•	•	•		•									•		•
Bayside Park - 24435 Bay Avenue		•		•										•	•	•		•											•
Bethune Park - 16745 Kitching Street		•	•									•		•	•	•	•	•		•			•					•	
Cactus Trail																									•		•		
College Park - 16130 Lasselle Street																•		•											
Cottonwood Golf Center - 13671 Frederick Street	•							•			•						•	•											
El Potrero Park - 16901 Lasselle Street		•					•				•			•	•	•	•	•		•									
Fairway Park - 27891 John F. Kennedy Drive		•									•			•	•	•	•	•								•			
Gateway Park - 23975 Manzanita Avenue		•									•			•	•	•	•	•											
Hidden Springs Park - 9675 Hidden Springs Drive		•									•			•	•	•								•	•				
John F. Kennedy Memorial Park - 15115 Indian Street		•	•				•				•			•	•	•	•	•					•						
March Field Park - 15415 6th Street			•								•			•	•	•	•	•		•	•								
Moreno Valley Community Park - 13380 Frederick Street		•									•			•	•	•	•	•		•	•						•		
Moreno Valley Equestrian Park - 11150 Redlands Boulevard									•		•														•				
Morrison Park - 26667 Dracaea Avenue		•	•		•						•			•	•	•	•	•		•	•								
Parque Amistad - 26160 Gentian Avenue		•		•							•			•	•	•	•	•											
Pedrorena Park - 16009 Rancho Del Lago		•		•							•			•	•	•	•	•					•						
Poorman's Reservoir																													
Ridge Crest Park - 28506 John F. Kennedy Drive		•									•			•	•	•	•	•											
North Aqueduct - Balboa Lane																									•				
South Aqueduct A - 16303 Parkside Ln																									•				
South Aqueduct B - 16726 Via Pamplona																									•				
Sunnymead Park - 12655 Perris Boulevard		•	•								•			•	•	•	•	•		•									
Sunnymead Ranch Linear Park																									•		•		
Sunnymead Ranch Trail Head									•															•					
TownGate Memorial Park - 13051 Elsworth Street		•	•				•				•			•	•	•	•	•									•		
Via del Lago																									•		•		
Victoriano Park - 25730 Los Cabos Drive		•									•			•	•	•	•	•											
Westbluff Park - 10750 Pigeon Pass Road		•									•			•	•	•	•	•										•	
Weston Park - 13170 Lasselle Street		•	•	•							•			•	•	•	•	•											
Woodland Park - 25705 Cactus Avenue		•	•	•									•	•	•	•	•	•					•						

Zone D (Parkway Landscape Maintenance) Improvements

All improvements listed below are for parkway landscaping unless otherwise noted. Measurements, counts, and square footages are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Tract Number	General Location of Parkway Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees
10191/18468	Southeast corner of Eucalyptus Ave/Graham St	Level 3	9,957	30
11848	West side of Graham St between Old Valley Dr & Sunnymeadows Dr	Level 3	7,838	45
12305	East side of Pigeon Pass Rd on either side of /Western Ridge Rd	Level 1	1,535	5
12773	South side of JFK Dr and the west side Lasselle St	Level 1	12,404	24
12902	South side of Ironwood Ave primarily west of Lasselle St	Level 1	5,116	6
13576/19080/19081	South side of Ironwood Ave and the west side Pigeon Pass Rd	Level 3	17,337	46
13585	West side of Lasselle St north of Bay Ave	Level 3	3,416	26
14387/12268	East side of Pigeon Pass Rd north of Swan St	Level 1	7,155	7
15387	North side of Alessandro Blvd wrapping onto the west side Graham St	Level 3	13,443	-
15433	East side of Perris Blvd wrapping onto the south side of Santiago Dr also includes the north side of Iris Ave	Level 3	21,728	51
16768	North side of Eucalyptus Ave west of Lasselle St	Level 3	15,173	21
16769	West side of Lasselle St north of Dracaea Ave and the south side of Eucalyptus Ave	Level 1	9,303	44
16770	South side of Cottonwood Ave east of Stockbrook Rd and west of Terra Bella Ave	Level 3	5,011	9
17033	East side of Kitching St north of Dracaea Ave	Level 3	5,777	10
17176	North side of Box Springs Rd west of Day St	Level 3	18,048	25
17334	North side of Locust Ave at Twilight Way	Level 3	27,503	60
17387	East side of Kitching St south of Brodiaea Ave	Level 3	1,864	15
17457	South side of Cactus Ave at Parkwood Ct	Level 3	2,622	20
17867	West side of Lasselle St north of Brodiaea Ave	Level 3	13,552	22
18283	North side of Ironwood Ave between Dream St and Bayless St	Level 1	15,124	31
18512/21322	West side of Heacock St at Parkland Ave and the medians along Parkland Ave	Level 1	47,740	36
18784/20906	Ironwood Ave/Kitching St/Hemlock Ave	Level 1	19,841	80
18930	West side of Frederick St and south side of Eucalyptus Ave	Level 3	32,145	67
19032	West side of Heacock St at Gregory Lane and gated utility easement within the tract	Level 1*	4,171	123
19141	North side of Cactus Ave west of Parkwood Ct	Level 1	5,267	17
19142	North side of Cactus Ave east of Parkwood Ct	Level 1	3,196	6
19143	North side of Cactus Ave at Rio Bravo Rd	Level 3	3,409	4
19208	North side of Ironwood Ave between Tuscola St and Slawson Ave	Level 3	19,507	37
19210	South side of John F Kennedy Dr and the west side of Perris Blvd	Level 1	5,157	31
19233	South side of Ironwood Ave at Heritage Dr	Level 1	4,859	16

Zone D (Parkway Landscape Maintenance) Improvements

All improvements listed below are for parkway landscaping unless otherwise noted. Measurements, counts, and square footages are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Tract Number	General Location of Parkway Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees
19363	South side of Cactus Ave and west side of Lasselle St	Level 3	10,770	71
19434	South side of JFK Dr and east side of Kitching St	Level 3	9,766	44
19474	North side of Alessandro Blvd at Covey Quail Lane	Level 1	7,254	8
19496	South side of Ironwood Ave at Tuscola St	Level 1	4,246	14
19500	West side of Kitching St north of Dracaea Ave	Level 3	1,808	11
19509	South side of Cottonwood Ave and west side of Kitching St	Level 1	11,561	26
19518/18372	West side of Lasselle St south of Bay and north side of Alessandro Blvd at Chara St	Level 3	8,272	23
19529	South side of Eucalyptus Ave at Lena St	Level 1	2,672	10
19533	South side of Ironwood Ave west of Heritage Dr	Level 1	3,988	21
19541	South side of Eucalyptus Ave between Raenette Wy and Bender Dr	Level 1	3,962	1
19551	East side of Pigeon Pass Rd and north side of Ironwood Ave	Level 3	25,509	71
19675	South side of Cactus Ave between Cochiti Dr and Rio Bravo Rd	Level 1	2,418	9
19685	East side of Kitching St north side of Gentian Ave and west side of Lasselle St	Level 3	32,991	119
19799	North side of Eucalyptus Ave and east side of Kitching St	Level 3	10,005	13
19852	North side of Cottonwood Ave west side of Morrison Ln and Eucalyptus Ave	Level 1	24,397	29
19862	South side of Ironwood Ave on either side of Weller Place	Level 3	5,678	14
19912	north side of Iris Ave west of Kitching St	Level 1	12,081	31
19937	South side of Iris Ave wrapping onto the west side of Kitching St	Level 1	15,764	69
19957	East side of Frederick St wrapping onto the north side of Bay Ave to Kristina Ct	Level 3	16,831	15
20030	East side of Pigeon Pass Rd south of Cougar Canyon	Level 3	7,975	10
20032	South side of Cottonwood Ave wrapping onto the east side of Indian St	Level 3	15,106	48
20072	North side of Ironwood Ave wrapping onto the west side of Mathews Rd	Level 3	18,558	47
20120	South side of JFK at Wintergreen St	Level 1	2,784	10
20197	South side of Gentian Ave wrapping onto the west side of Indian St	Level 1	12,187	33
20272	Small section on the north side of Box Springs Rd east of the apt complex and the east side of Clark St from the apt complex heading north	Level 3	44,449	72
20301	West side of Perris Blvd on either side of Northern Dancer and the east side of Indian St on either side of Freeport Dr	Level 3	7,600	11
20404	North side of Krameria Ave wrapping onto to the west side of Perris Blvd also includes a small section on the south side of Iris Ave	Level 1	30,254	133
20525	North side of Eucalyptus Ave west of Elmhurst Dr	Level 3	19,050	35
20552	East side of Heacock St wrapping onto the north side of Gentian Ave	Level 3	24,341	58
20660	West side of Kitching St at Plumeria Ln	Level 3	8,873	19

Zone D (Parkway Landscape Maintenance) Improvements

All improvements listed below are for parkway landscaping unless otherwise noted. Measurements, counts, and square footages are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Tract Number	General Location of Parkway Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees
20715	West side of Kitching St starting at Red Maple Ln wrapping onto the north side of Krameria Ave	Level 1	38,390	80
20718	North side of Iris Ave wrapping onto the west side Indian St to Thomas Ave	Level 1	20,985	53
20859	South east corner of Perris Blvd and Krameria Ave	Level 3	24,571	81
20869	West side of Indian St on either side of Wildwood St	Level 1	2,215	4
20941	East side of Lasselle St north of Bay Ave	Level 3	5,158	34
21113	West side of Perris Blvd north of Suburban Ln and the east side of Indian St	Level 3	9,678	29
21332	North side of Ironwood Ave east of Day St	Level 3	17,247	58
21333	North side of Ironwood Ave east side of Barclay Dr	Level 3	45,667	28
21345	North side of Eucalyptus Ave east of Lasselle St	Level 1	5,396	21
21597	East side of Kitching St wrapping onto the north side Cactus Ave	Level 1	28,217	60
21616	North side of Cactus Ave wrapping onto the west side of Lasselle St	Level 1	18,878	53
21737	West side of Kilgore St at Ironwood Ave	Level 3	4,128	6
21806	East side of Perris Blvd north of Mariposa Ave	Level 1	4,279	15
22093	East side of Pigeon Pass Rd wrapping onto the south side of Swan St	Level 1	6,411	18
22276	South side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	11,838	33
22277	North side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	17,569	26
22371	East side of Kitching St north of Atwood Ave and the south side of Eucalyptus Ave	Level 1	12,667	28
22889	North side of Krameria Ave west of Emma Ln and the east side of Indian St	Level 1	18,130	45
22999	South side of Ironwood Ave east of Lasselle St	Level 1	3,579	15
23046	South side of Eucalyptus Ave east of Ninebark St and the west side of Lasselle St	Level 3	12,788	25
24721	South side of Eucalyptus Ave west of Shubert St	Level 3	4,737	35
27526	North side of Cottonwood Ave wrapping onto the east side of Lasselle St	Level 3	13,762	20
28882	South side of Ironwood Ave at Franklin St	Level 3	19,273	25
29038	South side of Krameria Ave east of Saddlebrook Ln and landscaping adjacent to a walkway from Krameria to Amy Ct	Level 3	4,235	18
30027	South side of Dracaea Ave, west side of Nason St, and the north side of Cottonwood Ave	Level 3	42,569	191
30967	East side of Indian St and the south side of Krameria to Emma Ln	Level 1	15,092	30
31129	North of Cactus Ave between Oliver St and Moreno Beach Dr	Level 1	10,937	25
31257	West side of Pigeon Pass Rd between Harland Dr and Swan St	Level 1	24,580	34
31268	South side of Cottonwood Ave west of Wilmot St	Level 1	6,148	14
31269	North side of Cottonwood Ave	Level 1	7,754	-

Zone D (Parkway Landscape Maintenance) Improvements

All improvements listed below are for parkway landscaping unless otherwise noted. Measurements, counts, and square footages are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Tract Number	General Location of Parkway Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees
31269-1	Median on Redlands Blvd between Cottonwood Ave and Dracaea Ave, parkway landscape on the west side of Redlands Blvd, south side of Dracaea Ave, and the north side of Cottonwood Ave	Level 1	43,103	47
31284	West side of Quincy St wrapping onto the south side of Cottonwood Ave	Level 1	25,889	72
31424	South side of Eucalyptus Ave	Level 1	7,835	8
31591	North side of Eucalyptus Ave and the west side of Morrison St	Level 1	13,633	37
32018	North side of Cottonwood Ave between Perris Blvd and Kitching St	Level 3	7,794	4
32625	South side of Cottonwood Ave wrapping onto the west side of Redlands Blvd also includes a landscaped median on Redlands Blvd	Level 1	15,297	37
32715	East side of Perris Blvd wrapping onto the south of Ironwood Ave	Level 1	29,541	23

DRAFT

Zone D (Parkway Landscape Maintenance) Equipment

Tract Number	General Location of Improvements	Service Level	Maxicom Irrigation Controller	Stand Alone Irrigation Controller	Battery Operated Irrigation Controller	Electrical/ Irrigation Enclosure	Irrigation Booster Pump	Recycled Water Spin Filter	Backflow
10191/18468	Southeast corner of Eucalyptus Ave/Graham St	Level 3	-	-	2	1	-	-	1
11848	West side of Graham St between Old Valley Dr & Sunnymeadows Dr	Level 3	-	1	-	1	-	-	1
12305	East side of Pigeon Pass Rd on either side of /Western Ridge Rd	Level 1	-	1	1	1	-	-	-
12773	South side of JFK Dr and the west side Lasselle St	Level 1	-	1	-	1	-	-	2
12902	South side of Ironwood Ave primarily west of Lasselle St	Level 1	-	1	-	1	-	-	1
13576/19080/19081	South side of Ironwood Ave and the west side Pigeon Pass Rd	Level 3	-	1	-	1	-	-	1
13585	West side of Lasselle St north of Bay Ave	Level 3	-	1	1	1	-	-	1
14387/12268	East side of Pigeon Pass Rd north of Swan St	Level 1	-	1	-	1	-	-	1
15387	North side of Alessandro Blvd wrapping onto the west side Graham St	Level 3	-	-	1	1	-	-	1
15433	East side of Perris Blvd wrapping onto the south side of Santiago Dr also includes the north side of Iris Ave	Level 3	-	2	-	2	-	-	2
16768	North side of Eucalyptus Ave west of Lasselle St	Level 3	-	1	-	1	-	-	1
16769	West side of Lasselle St north of Dracaea Ave and the south side of Eucalyptus Ave	Level 1	-	1	-	1	-	-	2
16770	South side of Cottonwood Ave east of Stockbrook Rd and west of Terra Bella Ave	Level 3	-	1	-	1	-	-	1
17033	East side of Kitching St north of Dracaea Ave	Level 3	-	1	-	1	-	-	1
17176	North side of Box Springs Rd west of Day St	Level 3	-	1	-	1	-	-	1
17334	North side of Locust Ave at Twilight Way	Level 3	-	1	-	1	-	-	1
17387	East side of Kitching St south of Brodiaea Ave	Level 3	-	1	-	1	-	-	1
17457	South side of Cactus Ave at Parkwood Ct	Level 3	-	1	-	1	-	-	1
17867	West side of Lasselle St north of Brodiaea Ave	Level 3	-	1	-	1	-	-	1
18283	North side of Ironwood Ave between Dream St and Bayless St	Level 1	-	1	-	1	-	-	1
18512/21322	West side of Heacock St at Parkland Ave and the medians along Parkland Ave	Level 1	-	2	-	2	-	-	2
18784/20906	Ironwood Ave/Kitching St/Hemlock Ave	Level 1	-	2	-	2	-	-	2
18930	West side of Frederick St and south side of Eucalyptus Ave	Level 3	-	2	-	2	-	-	1
19032	West side of Heacock St at Gregory Lane and utility access trails within the tract	Level 1	-	1	-	1	-	-	2
19141	North side of Cactus Ave west of Parkwood Ct	Level 1	-	1	-	1	-	-	1
19142	North side of Cactus Ave east of Parkwood Ct	Level 1	-	1	-	1	-	-	-
19143	North side of Cactus Ave at Rio Bravo Rd	Level 3	-	1	-	1	-	-	1
19208	North side of Ironwood Ave between Tuscola St and Slawson Ave	Level 3	-	1	1	-	-	-	1
19210	South side of John F Kennedy Dr and the west side of Perris Blvd	Level 1	-	2	-	2	-	-	2
19233	South side of Ironwood Ave at Heritage Dr	Level 1	-	1	-	1	-	-	-
19363	South side of Cactus Ave and west side of Lasselle St	Level 3	-	1	-	1	-	-	1
19434	South side of JFK Dr and east side of Kitching St	Level 3	-	1	1	1	-	-	1
19474	North side of Alessandro Blvd at Covey Quail Lane	Level 1	-	1	-	1	-	-	1
19496	South side of Ironwood Ave at Tuscola St	Level 1	-	1	-	-	-	-	-
19500	West side of Kitching St north of Dracaea Ave	Level 3	-	1	-	1	-	-	1
19509	South side of Cottonwood Ave and west side of Kitching St	Level 1	-	-	1	1	-	-	1

Zone D (Parkway Landscape Maintenance) Equipment

Tract Number	General Location of Improvements	Service Level	Maxicom Irrigation Controller	Stand Alone Irrigation Controller	Battery Operated Irrigation Controller	Electrical/ Irrigation Enclosure	Irrigation Booster Pump	Recycled Water Spin Filter	Backflow
19518/18372	West side of Lasselle St south of Bay and north side of Alessandro Blvd at Chara St	Level 3	-	2	-	2	-	-	2
19529	South side of Eucalyptus Ave at Lena St	Level 1	-	1	-	1	-	-	1
19533	South side of Ironwood Ave west of Heritage Dr	Level 1	-	1	-	1	-	-	1
19541	South side of Eucalyptus Ave between Raenette Wy and Bender Dr	Level 1	-	-	1	1	-	-	1
19551	East side of Pigeon Pass Rd and north side of Ironwood Ave	Level 3	-	2	-	1	-	-	2
19675	South side of Cactus Ave between Cochiti Dr and Rio Bravo Rd	Level 1	-	1	-	1	-	-	1
19685	East side of Kitching St north side of Gentian Ave and west side of Lasselle St	Level 3	-	1	-	1	-	-	1
19799	North side of Eucalyptus Ave and east side of Kitching St	Level 3	-	1	-	1	-	-	1
19852	North side of Cottonwood Ave west side of Morrison Ln and Eucalyptus Ave	Level 1	-	1	1	1	-	-	2
19862	South side of Ironwood Ave on either side of Weller Place	Level 3	-	1	1	1	-	-	1
19912	north side of Iris Ave west of Kitching St	Level 1	-	1	-	1	-	-	1
19937	South side of Iris Ave wrapping onto the west side of Kitching St	Level 1	-	1	-	1	-	-	1
19957	East side of Frederick St wrapping onto the north side of Bay Ave to Kristina Ct	Level 3	-	1	-	1	-	-	1
20030	East side of Pigeon Pass Rd south of Cougar Canyon	Level 3	-	1	-	1	-	-	1
20032	South side of Cottonwood Ave wrapping onto the east side of Indian St	Level 3	-	1	-	1	-	-	1
20072	North side of Ironwood Ave wrapping onto the west side of Mathews Rd	Level 3	-	1	-	1	-	-	1
20120	South side of JFK at Wintergreen St	Level 1	-	-	1	-	-	-	1
20197	South side of Gentian Ave wrapping onto the west side of Indian St	Level 1	-	1	-	1	-	-	1
20272	Small section on the north side of Box Springs Rd east of the apt complex and the east side of Clark St from the apt complex heading north	Level 3	-	2	-	2	-	-	3
20301	West side of Perris Blvd on either side of Northern Dancer and the east side of Indian St on either side of Freeport Dr	Level 3	-	2	-	2	-	-	2
20404	North side of Krameria Ave wrapping onto to the west side of Perris Blvd also includes a small section on the south side of Iris Ave	Level 1	-	3	-	3	-	-	3
20525	North side of Eucalyptus Ave west of Elmhurst Dr	Level 3	-	1	-	1	-	-	1
20552	East side of Heacock St wrapping onto the north side of Gentian Ave	Level 3	-	-	1	1	-	-	1
20660	West side of Kitching St at Plumeria Ln	Level 3	-	1	-	1	-	-	1
20715	West side of Kitching St starting at Red Maple Ln wrapping onto the north side of Krameria Ave	Level 1	-	2	1	2	-	-	2
20718	North side of Iris Ave wrapping onto the west side Indian St to Thomas Ave	Level 1	-	1	-	1	-	-	1
20859	South east corner of Perris Blvd and Krameria Ave	Level 3	-	1	-	1	-	-	1
20869	West side of Indian St on either side of Wildwood St	Level 1	-	1	-	1	-	-	1
20941	East side of Lasselle St north of Bay Ave	Level 3	-	1	-	1	-	-	1
21113	West side of Perris Blvd north of Suburban Ln and the east side of Indian St	Level 3	-	2	1	1	-	-	2
21332	North side of Ironwood Ave east of Day St	Level 3	-	1	-	1	-	-	1
21333	North side of Ironwood Ave east side of Barclay Dr	Level 3	-	1	-	1	-	-	1
21345	North side of Eucalyptus Ave east of Lasselle St	Level 1	-	1	-	1	-	-	1
21597	East side of Kitching St wrapping onto the north side Cactus Ave	Level 1	-	1	-	1	-	-	1

Zone D (Parkway Landscape Maintenance) Equipment

Tract Number	General Location of Improvements	Service Level	Maxicom Irrigation Controller	Stand Alone Irrigation Controller	Battery Operated Irrigation Controller	Electrical/ Irrigation Enclosure	Irrigation Booster Pump	Recycled Water Spin Filter	Backflow
21616	North side of Cactus Ave wrapping onto the west side of Lasselle St	Level 1	-	1	-	1	-	-	1
21737	West side of Kilgore St at Ironwood Ave	Level 3	-	1	-	1	-	-	1
21806	East side of Perris Blvd north of Mariposa Ave	Level 1	-	1	-	1	-	-	1
22093	East side of Pigeon Pass Rd wrapping onto the south side of Swan St	Level 1	-	1	-	1	-	-	1
22276	South side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	-	1	-	1	-	-	1
22277	North side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	-	1	-	1	-	-	1
22371	East side of Kitching St north of Atwood Ave and the south side of Eucalyptus Ave	Level 1	-	1	-	1	-	-	1
22889	North side of Krameria Ave west of Emma Ln and the east side of Indian St	Level 1	1	-	-	-	1	-	1
22999	South side of Ironwood Ave east of Lasselle St	Level 1	-	1	-	1	-	-	1
23046	South side of Eucalyptus Ave east of Ninebark St and the west side of Lasselle St	Level 3	-	1	-	1	-	-	1
24721	South side of Eucalyptus Ave west of Shubert St	Level 3	-	1	-	1	-	-	1
27526	North side of Cottonwood Ave wrapping onto the east side of Lasselle St	Level 3	-	2	-	2	-	-	1
28882	South side of Ironwood Ave at Franklin St	Level 3	-	1	-	1	-	-	1
29038	South side of Krameria Ave east of Saddlebrook Ln and landscaping adjacent to a walkway from Krameria to Amy Ct	Level 3	-	1	-	1	-	-	1
30027	South side of Dracaea Ave, west side of Nason St, and the north side of Cottonwood Ave	Level 3	2	-	-	2	-	-	1
30967	East side of Indian St and the south side of Krameria to Emma Ln	Level 1	1	-	-	1	1	-	1
31129	North of Cactus Ave between Oliver St and Moreno Beach Dr	Level 1	1	-	-	1	-	-	1
31257	West side of Pigeon Pass Rd between Harland Dr and Swan St	Level 1	1	-	-	1	-	-	1
31268	South side of Cottonwood Ave west of Wilmot St	Level 1	Shares w/31269-1	-	-	Shares w/31269-1	Shares w/31269-1	-	Shares w/31269-1
31269	North side of Cottonwood Ave	Level 1	1	-	-	1	1	-	1
31269-1	Median on Redlands Blvd between Cottonwood Ave and Dracaea Ave, parkway landscape on the west side of Redlands Blvd, south side of Dracaea Ave, and the north side of Cottonwood Ave	Level 1	2	-	-	2	1	-	1
31284	West side of Quincy St wrapping onto the south side of Cottonwood Ave	Level 1	1	-	-	1	1	-	1
31424	South side of Eucalyptus Ave	Level 1	1	-	-	1	-	-	1
31591	North side of Eucalyptus Ave and the west side of Morrison St	Level 1	1	-	-	1	1	-	1
32018	North side of Cottonwood Ave between Perris Blvd and Kitching St	Level 3	-	1	-	-	-	-	1
32625	South side of Cottonwood Ave wrapping onto the west side of Redlands Blvd also includes a landscaped median on Redlands Blvd	Level 1	1	-	-	-	1	-	1
32715	East side of Perris Blvd wrapping onto the south of Ironwood Ave	Level 1	2	-	-	2	-	-	2

Zone D (Parkway Landscape Maintenance) Monument Signs

Tract Number	General Location of Improvements	Maintenance Service Level	Name/Type/Location of Monument/Entry Statement
10191/18468	Southeast corner of Eucalyptus Ave/Graham St	Level 3	-
11848	West side of Graham St between Old Valley Dr & Sunnymeadows Dr	Level 3	"Serra Homes" Metal letter sign (2): NWC & SWC Graham/Old Valley
12305	East side of Pigeon Pass Rd on either side of /Western Ridge Rd	Level 1	"Western Ridge Ranch" Wood letter sign : NEC Pigeon Pass/Western Ridge
12773	South side of JFK Dr and the west side Lasselle St	Level 1	-
12902	South side of Ironwood Ave primarily west of Lasselle St	Level 1	-
13576/19080/19081	South side of Ironwood Ave and the west side Pigeon Pass Rd	Level 3	-
13585	West side of Lasselle St north of Bay Ave	Level 3	-
14387/12268	East side of Pigeon Pass Rd north of Swan St	Level 1	-
15387	North side of Alessandro Blvd wrapping onto the west side Graham St	Level 3	-
15433	East side of Perris Blvd wrapping onto the south side of Santiago Dr also includes the north side of Iris Ave	Level 3	-
16768	North side of Eucalyptus Ave west of Lasselle St	Level 3	-
16769	West side of Lasselle St north of Dracaea Ave and the south side of Eucalyptus Ave	Level 1	-
16770	South side of Cottonwood Ave east of Stockbrook Rd and west of Terra Bella Ave	Level 3	-
17033	East side of Kitching St north of Dracaea Ave	Level 3	-
17176	North side of Box Springs Rd west of Day St	Level 3	-
17334	North side of Locust Ave at Twilight Way	Level 3	-
17387	East side of Kitching St south of Brodiaea Ave	Level 3	-
17457	South side of Cactus Ave at Parkwood Ct	Level 3	-
17867	West side of Lasselle St north of Brodiaea Ave	Level 3	-
18283	North side of Ironwood Ave between Dream St and Bayless St	Level 1	-
18512/21322	West side of Heacock St at Parkland Ave and the medians along Parkland Ave	Level 1	"Cooper Hill" Wood letter sign : SWC Heacock/Hillgate
18784/20906	Ironwood Ave/Kitching St/Hemlock Ave	Level 1	"Westerly" Plastic letter sign : NWC Hemlock/Westerly
18930	West side of Frederick St and south side of Eucalyptus Ave	Level 3	-
19032	West side of Heacock St at Gregory Lane and utility access trails within the tract	Level 1	-
19141	North side of Cactus Ave west of Parkwood Ct	Level 1	-
19142	North side of Cactus Ave east of Parkwood Ct	Level 1	-
19143	North side of Cactus Ave at Rio Bravo Rd	Level 3	-
19208	North side of Ironwood Ave between Tuscola St and Slawson Ave	Level 3	-
19210	South side of John F Kennedy Dr and the west side of Perris Blvd	Level 1	-
19233	South side of Ironwood Ave at Heritage Dr	Level 1	-

Zone D (Parkway Landscape Maintenance) Monument Signs

Tract Number	General Location of Improvements	Maintenance Service Level	Name/Type/Location of Monument/Entry Statement
19363	South side of Cactus Ave and west side of Lasselle St	Level 3	-
19434	South side of JFK Dr and east side of Kitching St	Level 3	-
19474	North side of Alessandro Blvd at Covey Quail Lane	Level 1	-
19496	South side of Ironwood Ave at Tuscola St	Level 1	-
19500	West side of Kitching St north of Dracaea Ave	Level 3	-
19509	South side of Cottonwood Ave and west side of Kitching St	Level 1	-
19518/18372	West side of Lasselle St south of Bay and north side of Alessandro Blvd at Chara St	Level 3	-
19529	South side of Eucalyptus Ave at Lena St	Level 1	-
19533	South side of Ironwood Ave west of Heritage Dr	Level 1	-
19541	South side of Eucalyptus Ave between Raenette Wy and Bender Dr	Level 1	-
19551	East side of Pigeon Pass Rd and north side of Ironwood Ave	Level 3	-
19675	South side of Cactus Ave between Cochiti Dr and Rio Bravo Rd	Level 1	-
19685	East side of Kitching St north side of Gentian Ave and west side of Lasselle St	Level 3	-
19799	North side of Eucalyptus Ave and east side of Kitching St	Level 3	-
19852	North side of Cottonwood Ave west side of Morrison Ln and Eucalyptus Ave	Level 1	-
19862	South side of Ironwood Ave on either side of Weller Place	Level 3	"Sunnymead Orchard" Plastic letter sign : SEC Ironwood/Weller
19912	north side of Iris Ave west of Kitching St	Level 1	-
19937	South side of Iris Ave wrapping onto the west side of Kitching St	Level 1	-
19957	East side of Frederick St wrapping onto the north side of Bay Ave to Kristina Ct	Level 3	-
20030	East side of Pigeon Pass Rd south of Cougar Canyon	Level 3	-
20032	South side of Cottonwood Ave wrapping onto the east side of Indian St	Level 3	-
20072	North side of Ironwood Ave wrapping onto the west side of Mathews Rd	Level 3	-
20120	South side of JFK at Wintergreen St	Level 1	-
20197	South side of Gentian Ave wrapping onto the west side of Indian St	Level 1	-
20272	Small section on the north side of Box Springs Rd east of the apt complex and the east side of Clark St from the apt complex heading north	Level 3	-
20301	West side of Perris Blvd on either side of Northern Dancer and the east side of Indian St on either side of Freeport Dr	Level 3	"Mariner's Pointe" Metal letter sign (2): NWC & SWC Perris/Northern Dancer
20404	North side of Krameria Ave wrapping onto to the west side of Perris Blvd also includes a small section on the south side of Iris Ave	Level 1	-
20525	North side of Eucalyptus Ave west of Elmhurst Dr	Level 3	"California Seasons" Tile sign : NEC Eucalyptus/Montecello
20552	East side of Heacock St wrapping onto the north side of Gentian Ave	Level 3	-
20660	West side of Kitching St at Plumeria Ln	Level 3	-

Zone D (Parkway Landscape Maintenance) Monument Signs

Tract Number	General Location of Improvements	Maintenance Service Level	Name/Type/Location of Monument/Entry Statement
20715	West side of Kitching St starting at Red Maple Ln wrapping onto the north side of Krameria Ave	Level 1	-
20718	North side of Iris Ave wrapping onto the west side Indian St to Thomas Ave	Level 1	-
20859	South east corner of Perris Blvd and Krameria Ave	Level 3	-
20869	West side of Indian St on either side of Wildwood St	Level 1	-
20941	East side of Lasselle St north of Bay Ave	Level 3	-
21113	West side of Perris Blvd north of Suburban Ln and the east side of Indian St	Level 3	-
21332	North side of Ironwood Ave east of Day St	Level 3	-
21333	North side of Ironwood Ave east side of Barclay Dr	Level 3	-
21345	North side of Eucalyptus Ave east of Lasselle St	Level 1	-
21597	East side of Kitching St wrapping onto the north side Cactus Ave	Level 1	-
21616	North side of Cactus Ave wrapping onto the west side of Lasselle St	Level 1	-
21737	West side of Kilgore St at Ironwood Ave	Level 3	-
21806	East side of Perris Blvd north of Mariposa Ave	Level 1	-
22093	East side of Pigeon Pass Rd wrapping onto the south side of Swan St	Level 1	-
22276	South side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	-
22277	North side of Fir Ave wrapping onto the west side of Morrison Ln	Level 3	-
22371	East side of Kitching St north of Atwood Ave and the south side of Eucalyptus Ave	Level 1	-
22889	North side of Krameria Ave west of Emma Ln and the east side of Indian St	Level 1	-
22999	South side of Ironwood Ave east of Lasselle St	Level 1	-
23046	South side of Eucalyptus Ave east of Ninebark St and the west side of Lasselle St	Level 3	-
24721	South side of Eucalyptus Ave west of Shubert St	Level 3	-
27526	North side of Cottonwood Ave wrapping onto the east side of Lasselle St	Level 3	"The Groves" Wood sign: NEC Cottonwood/Lakeport
28882	South side of Ironwood Ave at Franklin St	Level 3	-
29038	South side of Krameria Ave east of Saddlebrook Ln and landscaping adjacent to a walkway from Krameria to Amy Ct	Level 3	-
30027	South side of Dracaea Ave, west side of Nason St, and the north side of Cottonwood Ave	Level 3	-
30967	East side of Indian St and the south side of Krameria to Emma Ln	Level 1	-
31129	North of Cactus Ave between Oliver St and Moreno Beach Dr	Level 1	"Celebrations homes" Plastic letter sign : NWC Cactus/Dusty Coyote
31257	West side of Pigeon Pass Rd between Harland Dr and Swan St	Level 1	-
31268	South side of Cottonwood Ave west of Wilmot St	Level 1	-

Zone D (Parkway Landscape Maintenance) Monument Signs

Tract Number	General Location of Improvements	Maintenance Service Level	Name/Type/Location of Monument/Entry Statement
31269	North side of Cottonwood Ave	Level 1	-
31269-1	Median on Redlands Blvd between Cottonwood Ave and Dracaea Ave, parkway landscape on the west side of Redlands Blvd, south side of Dracaea Ave, and the north side of Cottonwood Ave	Level 1	-
31284	West side of Quincy St wrapping onto the south side of Cottonwood Ave	Level 1	-
31424	South side of Eucalyptus Ave	Level 1	-
31591	North side of Eucalyptus Ave and the west side of Morrison St	Level 1	-
32018	North side of Cottonwood Ave between Perris Blvd and Kitching St	Level 3	-
32625	South side of Cottonwood Ave wrapping onto the west side of Redlands Blvd also includes a landscaped median on Redlands Blvd	Level 1	-
32715	East side of Perris Blvd wrapping onto the south of Ironwood Ave	Level 1	-

Zone E (Extensive Landscape Maintenance) Improvements

All measurements, counts, and square footages are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Area	Location of Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees	Planter Area (sq ft)	Turf Area (sq ft)	Open Space Area (sq ft)
Zone E-7	Parkway and median landscaping generally surrounding the Centerpointe area, bordered by Elsworth St on the west, Alessandro Blvd on the north, Cactus Ave on the south, and Frederick St on the east.	Level 1	139,846	312	139,846	-	-
Zone E-8	Parkway landscaping generally surrounding the housing community bordered by Oliver St on the west, Cactus Ave on the north, John F Kennedy Dr on the south, and Moreno Beach Dr on the east. Additional parkway landscaping along the pathway on either side of the pedestrian bridge at Hastings Dr and Morgan Ave. Maintenance is also provided to the buffer landscaping on the slopes of the Line F and Oliver flood control channel.	Level 1	673,974	166	50,068	-	623,906

Monuments/Lighting/Equipment/Entry Statements/Fencing

Area	Name/Type/Location of Monument/Entry Statement	Landscape Lighting	Maxicom Irrigation Controller	Electrical/Irrigation Enclosure	Trash Cans	Park Benches	Recycled Water Spin Filter	Location/Length of Fencing
Zone E-7	"Centerpointe" Concrete monument sign (4): NWC, NEC Alessandro/Frederick & SWC, SEC Cactus/Frederick	3 Monument flood lights on NWC of Alessandro/Frederick, 19 Palm tree lights & 32 tree flood lights on NWC, NEC Alessandro/Frederick & SWC, SEC Cactus/Frederick	5	7	-	-	-	-
Zone E-8	"Promontory Park" Metal letter sign (2): NWC & SWC Moreno Beach/Auburn	-	3	3	-	-	1	Approx. 1,580 ft of vinyl rail fencing on E/S of Oliver from JFK to Cactus.

Zone M (Median Landscape Maintenance) Improvements

All measurements, counts, and square footage amounts are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Location of Improvements	Maintenance Service Level	Landscape Area (sq. ft.)	Trees
Old Highway 215 Monuments located at the northeast and southeast corners of Alessandro Blvd and Old 215 Frontage Rd	Level 1	11,793	6
Landscaped medians located along Alessandro Blvd between Old 215 Frontage Rd and Frederick St	Level 1	48,139	55
Landscaped medians located along Alessandro Blvd between Frederick St and Heacock St	Level 1	48,314	46
Landscaped medians located along Alessandro Blvd between Heacock St and Perris Blvd	Level 1	4,827	3
Landscaped medians located along Alessandro Blvd between Flaming Arrow Dr and Kitching St	Level 1	10,536	19
Landscaped median located along Perris Blvd from Alessandro Blvd to 600' north of Brodiaea Ave	Level 1	556	1
Landscaped medians located along Perris Blvd between John F. Kennedy Dr and Filaree Ave	Level 1	5,432	14
Landscaped medians located along Perris Blvd, approx. 400' south of Santiago Dr to Iris Ave	Level 1	1,780	7
Landscaped medians located along Perris Blvd between Red Maple Ln and Krameria Ave	Level 1	3,048	5
Landscaped median along Perris Blvd, approx. 225' south of Rivard Rd to Nandina Ave	Level 1	8,020	15
Landscaped median located along Perris Blvd, approx. 630' south of Nandina Ave to Globe St	Level 1	6,553	8
Landscaped median located along Perris Blvd, approx. 250' south of Globe St to Harley Knox Blvd	Level 1	4,338	9
Landscaped median located along Perris Blvd, 100' south of Myers Ave to Eucalyptus Ave	Level 1	1,446	4
Landscaped medians located along Perris Blvd between Iris Ave and Red Maple Ln	Level 1	4,562	13
Parkway on the south side of Elder Ave from Grenville Ave to Brewster Dr	Level 1	7,533	52
Landscaped median along Cactus Ave from Elsworth St to 650' west of Elsworth St	Level 1	2,268	3
Landscaped medians along Cactus Ave between Frederick St and Heacock St	Level 1	26,332	27
Landscaped medians along Moreno Beach Dr between Cactus Ave and Brodiaea Ave	Level 1	5,628	3
Landscaped medians along Old 215 Frontage Rd from Alessandro Blvd to 250' south of Alessandro Blvd	Level 1	3,905	8
Landscaped medians along Eucalyptus Ave from Theodore St to approx. 1,600' east of Redlands Blvd	Level 1	36,129	49
Landscaped median along Cactus Ave 650' east of Elsworth St to Frederick St	Level 1	8,262	40
Landscaped median along Iris Ave east of Heacock St	Level 1	7,780	9
Non-Irrigated Landscaped median on Alessandro Blvd between Indian St and Perris Blvd	Level 1	17,470	38
Landscaping at the Nason/60Frwy Interchange	Every Other Week	74,722	50

Zone M (Median Landscape Maintenance) Equipment/Monuments/Entry Statements

Location of Improvements	Name/Type/Location of Monument/Entry Statement	Maxicom Irrigation Controller	Stand Alone Irrigation Controller	Battery Operated Irrigation Controller	Electrical/ Irrigation Enclosure	Landscape Lighting	Irrigation Booster Pump
Old Highway 215 Monuments located at the northeast and southeast corners of Alessandro Blvd and Old 215 Frontage Rd. Medians on Alessandro Blvd and Old 215 Frontage Rd. and Day St.	"Moreno Valley" Concrete monument sign with stacked stone and lighting (2); NEC & SEC of Alessandro/Old 215	1	1		2	4 flood lights for "Moreno Valley" monument signs on NWC & SWC of Alessandro/Old 215	-
Landscaped medians located along Alessandro Blvd between Day and Frederick St	-	-	2	3	2	-	-
Landscaped medians located along Alessandro Blvd between Frederick St and Heacock St	-	-	3	1	2	-	-
Landscaped medians located along Alessandro Blvd between Heacock St and Perris Blvd	-	-	1	2	1	-	-
Landscaped medians located along Alessandro Blvd between Flaming Arrow Dr and Kitching St	-	1	-		1	-	-
Landscaped median located along Perris Blvd from Alessandro Blvd to 600' north of Brodiaea Ave	-	1	-		1	-	-
Landscaped medians located along Perris Blvd between John F. Kennedy Dr and Filaree Ave	-	1	-		1	-	-
Landscaped medians located along Perris Blvd, approx. 400' south of Santiago Dr to Iris Ave	-	1	-		1	-	-
Landscaped medians located along Perris Blvd between Red Maple Ln and Krameria Ave	-	1	-		1	-	-
Landscaped median along Perris Blvd, approx. 225' south of Rivard Rd to Nandina Ave	-	1	-		1	-	-
Landscaped median located along Perris Blvd, approx. 630' south of Nandina Ave to Globe St	-	1	-		1	-	-
Landscaped median located along Perris Blvd, approx. 250' south of Globe St to Harley Knox Blvd	-	1	-		1	-	-
Landscaped median located along Perris Blvd, 100' south of Myers Ave to Eucalyptus Ave	-	1	-		1	-	-
Landscaped medians located along Perris Blvd between Iris Ave and Red Maple Ln	-	1	-		1	-	-
Parkway on the south side of Elder Ave from Grenville Ave to Brewster Dr	-	-	1		1	-	-
Landscaped median along Cactus Ave from Elsworth St to 650' west of Elsworth St	-	-	1		1	-	-
Landscaped medians along Cactus Ave between Frederick St and Heacock St	-	2	-		1	-	-
Landscaped medians along Moreno Beach Dr between Cactus Ave and Brodiaea Ave	-	1	-		1	-	-
Landscaped medians along Old 215 Frontage Rd from Alessandro Blvd to 250' south of Alessandro Blvd	-	1	-		1	-	-
Landscaped medians along Eucalyptus Ave from Theodore St to approx. 1,600' east of Redlands Blvd	-	1	-		1	-	1
Landscaped median along Cactus Ave 650' east of Elsworth St to Frederick St	-	1	-		1	-	-
Landscaped median along Iris Ave east of Heacock St	-	1	-		1	-	-
Non-Irrigated Landscaped median on Alessandro Blvd between Indian St and Perris Blvd	-	-	-		-	-	-
Landscaping at the Nason/60Frwy Interchange	-	-	2	-	2	-	1

Zone S (Sunnymead Blvd. Maintenance) Improvements and Equipment

All measurements, counts, and square footage amounts are estimated. Actual locations and amounts may be determined by the approved plans as recorded with the City.

Location of Improvements	Maintenance Service Level	Planter Area (sq ft)	Turf Area (sq ft)	Trees	Maxicom Irrigation Controller	Electrical/ Irrigation Enclosure
Certain parkway and median landscaping along Sunnymead Blvd. between Frederick St. and Perris Blvd. that were installed in participation with the City and the former Redevelopment Agency of the City of Moreno Valley	Level 1	48,825	-	316	4	4

APPENDIX E: SUMMARY OF CSD PARCEL CHARGES

Community Services District Proposed Annual Parcel Charge Rates ¹ for Fiscal Year 2026/27						
Zone	Specific Plan or Major Development	Services	Parcel Count (est.)	Charge Category	Maximum Rate ²	Applied Rate
A ³	Citywide	Parks & Community Services	50,519	Per parcel/dwelling unit	\$ 87.50	\$ 87.50
C ³	Citywide	Arterial Street Lights	49,302	Per parcel	\$ 9.00	\$ 9.00
D ^{4,5,6}	Citywide residential tracts	Public Landscape Maintenance	11,437	Per parcel	varies	varies
E-7	Centerpointe	Public Landscape Maintenance	106	Per acre	\$ 1,047.23	\$ 1,047.23
E-8 ⁶	Promontory Park	Public Landscape Maintenance	404	Per parcel	\$ 817.97	\$ 33.32
			225	Per condo unit	\$ 289.56	\$ 11.52
M ^{4,6,7}	Citywide certain arterial medians	Public Landscape Maintenance	88	Per parcel	varies	varies
S	Certain improvements on Sunnymead Blvd., between Frederick St. and Perris Blvd.	Public Landscape Maintenance	129	Per front linear foot	\$ 4.289346	\$ 4.289346

¹ "Parcel Charge" = parcel tax and parcel charge. Zones A and C are parcel taxes; Zones D, E, M, and S are parcel charges.
² Annual adjustment to maximum charge as approved by qualified electors. Based on percentage change calculated for the prior year in the Los Angeles-Long Beach-Anaheim Regional Consumer Price Index (CPI), as published by the Department of Labor's Bureau of Labor Statistics (3.01%)
³ Property owners have not approved an inflationary adjustment.
⁴ 28 of the 104 Zone D tracts and 3 parcels in Zone M do not have an approved annual adjustment.
⁵ Costs shared based on the area of public landscaping maintained and the number of parcels sharing in the cost.
⁶ Applied a lower charge to use unassigned reserves. Affects all parcels in Zone E-8 and some parcels in Zone M.
⁷ Rate per parcel in Zone M is calculated based on square footage of landscaping; cost spread proportionately to ballot group by linear footage or acreage.

APPENDIX F: ASSESSMENT ROLL

The List of Assessments is on file with the Secretary to the CSD Board (Office of the City Clerk).