



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Launa Jimenez, Assistant City Manager  
(Administration)/Chief Financial Officer/City Treasurer

**AGENDA DATE:** February 18, 2025

**TITLE:** ANNEXATION OF CERTAIN PARCELS INTO CFD NO. 2023-01 (PUBLIC SAFETY SERVICES) (REPORT OF: FINANCIAL & MANAGEMENT SERVICES)

**TITLE SUMMARY:** Pursuant to Landowner Petitions, Annex Certain Parcels into Community Facilities District No. 2023-01 (Public Safety Services) (Reso No. 2025-\_\_\_)

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### **Recommendation(s)**

That the City Council:

1. Acting in the legislative body of Community Facilities District No. 2023-01 (Public Safety Services) adopt Resolution No. 2025-\_\_\_, a Resolution of the City Council of the City of Moreno Valley Community Facilities District No. 2023-01 (Public Safety Services) and approving the amended maps for said District, for the specific properties as listed in the Discussion section of this staff report and as previously approved by the Landowner and certified by the City's Election Official (Amendments Nos 30, 33, 34, 35, 38, 39, 40, and 42).

### **SUMMARY**

Adoption of the resolution (Attachment 1) will order the annexation of a total of 9 parcels into Community Facilities District (CFD) No. 2023-01 (Public Safety Services) (the "District"). This action impacts only the property owners identified below, not the general citizens or taxpayers of the City.

### **DISCUSSION**

As conditions of approval for the development projects, Property Owners are required to provide an ongoing funding source for certain public services (i.e. public safety services). The funding mitigates the costs of impacts created by the proposed development.

On November 21, 2023 formed CFD No. 2023-01 (Public Safety Services) to provide alternative funding tools for the development community to mitigate the impact of their proposed development. Annexation into the District provides property owners with a mechanism to fund public safety services through an annual special tax.

On March 5, 2024, the City Council adopted Ordinance No. 1007, which designated the entire territory of the City as a future annexation area for CFD 2023-01. With the future annexation areas designated, annexations can occur without an additional public hearing as long as the annexing landowners provide unanimous consent.

A property owner has the following options to satisfy the development conditions requiring a funding source for certain public services:

1. Annex the territory into the applicable CFD(s). (This option is generally only available if there are fewer than 12 registered voters living within the proposed annexation area); or
2. Create a permanent, prefunded, and irrevocable endowment that will yield an annual revenue stream to meet the annual obligation and provide for the ongoing operational services.

If a landowner elects to annex their property into the District and the City Council approves the annexation(s), the City is authorized to levy special tax onto the annual property tax bill to fund the services related to or impacted by their development.

The following property owners have elected to annex into the District to satisfy their condition(s) of approval:

<b>Property Owner(s) Project ACP Record No(s).</b>	<b>District</b>	<b>Amendment No(s).</b>	<b>APN(s)</b>	<b>Location</b>
Joshua & Ryann Moreno Accessory Dwelling Unit (ADU) SCP24-0108/BFR24-0083	CFD 2023-01	30	479-515-009	12165 Wind River Cir.
Albersandrio Diaz & Veronica Medina Felix Accessory Dwelling Unit (ADU) SCP24-0095/BFR24-0005	CFD 2023-01	33	482-492-003	14214 Travers Dr.
Renato D. & Rowena S. Calvario Accessory Dwelling Unit (ADU) & Jr. ADU SCP24-0093/ BFR24-0099, -0114	CFD 2023-01	34	474-451-012	24087 & 24089 Pleasant Run Rd.
LMM HOLDINGS GROUP, INC Accessory Dwelling Unit (ADU) & Jr. ADU SCP24-0132/BFR24-0101 & 0103	CFD 2023-01	35	482-203-006	24821 & 24823 Carolyn Ave.

Armond & Suzy Tanya Ohanian Accessory Dwelling Unit (ADU) SCP24-0145/BFR24-0163	CFD 2023-01	38	485-075-002	24688 Rugby Ln.
Christian Arellano Accessory Dwelling Unit (ADU) SCP24-0150/BFR24-0125	CFD 2023-01	39	482-481-024	24082 Mt. Russell Dr.
Jan Peterson Child Day Care, Inc. & Integrated Care Communities, Inc. Courtyard Expansion SCP24-0140/BAP23-2941	CFD 2023-01	40	486-280-039 486-280-046	Near Southwest corner of Brodiaea Ave. and Nason St.
Linda Marlene Alarcon Revocable Living Trust & Linda Marlene Alarcon Accessory Dwelling Unit (ADU) SCP24-0156/BFR24-0019	CFD 2023-01	42	479-563-003	13070 Ninebark St.

The Office of the Riverside County Registrar of Voters confirmed there were less than 12 registered voters residing at each property, allowing a special election of the landowner. Adoption of the attached resolution (Attachment 1) amends the District and adds the property/properties, with a special tax rate based on property type, in the Fiscal Impact section of this report and directs the recordation of the boundary maps and amended notices of special tax lien for the amendments. The City Clerk received and reviewed the Landowner Petitions and confirmed the Property Owners unanimously approved the annexations of their property into the District (Attachment 2).

Successful completion of the annexation process satisfies the project's conditions of approval requirement to provide a funding source for public safety services.

## **ALTERNATIVES**

1. Adopt the resolution. *Staff recommends this alternative as it will annex the property/properties into CFD 2023-01 at the request of the Property Owners and satisfy the condition of approval for the proposed developments.*
2. Do not adopt the resolution. *Staff does not recommend this alternative as it is contrary to the request of the Property Owners, will not satisfy the conditions of approval and may delay development of the projects.*
3. Do not adopt the resolution but rather continue the item to a future regularly scheduled City Council meeting. *Staff does not recommend this alternative as it will delay the Property Owners from satisfying the condition of approval and may delay development of the projects.*

## **FISCAL IMPACT**

Revenue received from the special taxes are restricted and can only be used to fund services within the District. The special tax can only be applied to a property tax bill of a parcel wherein the qualified electors (i.e., landowners or registered voters, depending upon the number of registered voters) have previously provided approval. The maximum special tax rate is detailed below. If the projected revenue from the maximum special tax

exceeds what is necessary to fund the services, a lower amount will be applied to the property tax bill.

Property Owner(s) Project ACP Record No(s).	District	Amendment No(s).	FY 2024/25 Maximum Special Tax Rate <sup>1</sup>	
Joshua & Ryann Moreno Accessory Dwelling Unit (ADU) SCP24-0108/BFR24-0083	CFD 2023-01	30	Accessory Dwelling Unit	\$206.00/Unit
Albersandrio Diaz & Veronica Medina Felix Accessory Dwelling Unit (ADU) SCP24-0095/BFR24-0005	CFD 2023-01	33	Accessory Dwelling Unit	\$206.00/Unit
Renato D. & Rowena S. Calvario Accessory Dwelling Unit (ADU) & Jr. ADU SCP24-0093/ BFR24-0099, -0114	CFD 2023-01	34	Accessory Dwelling Unit	\$206.00/Unit
LMM HOLDINGS GROUP, INC Accessory Dwelling Unit (ADU) & Jr. ADU SCP24-0132/BFR24-0101 & 0103	CFD 2023-01	35	Accessory Dwelling Unit	\$206.00/Unit
Armond & Suzy Tanya Ohanian Accessory Dwelling Unit (ADU) SCP24-0145/BFR24-0163	CFD 2023-01	38	Accessory Dwelling Unit	\$206.00/Unit
Christian Arellano Accessory Dwelling Unit (ADU) SCP24-0150/BFR24-0125	CFD 2023-01	39	Accessory Dwelling Unit	\$206.00/Unit
Jan Peterson Child Day Care, Inc. & Integrated Care Communities, Inc. Courtyard Expansion SCP24-0140/BAP23-2941	CFD 2023-01	40	Non-Residential Property	\$56/1,000 Feet of Building Square Footage
Linda Marlene Alarcon Revocable Living Trust & Linda Marlene Alarcon Accessory Dwelling Unit (ADU) SCP24-0156/BFR24-0019	CFD 2023-01	42	Accessory Dwelling Unit	\$206.00/Unit
<sup>1</sup> The special tax applied to the property tax bill will be based on the needs of the District. The applied special tax rate cannot exceed the maximum special tax rate.				

The maximum special tax rates are subject to an annual inflation adjustment based on the change in the Consumer Price Index (CPI) or five percent (5%), whichever is greater. However, the annual adjustment cannot be applied unless the City Council annually authorizes such adjustment. The increase to the maximum special tax rates cannot exceed the annual inflationary adjustment without a two-thirds approval of the qualified electors.

**NOTIFICATION**

The Landowner Petitions were provided to the Property Owners on 1/24 and 1/27.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Isa Rojas  
Management Analyst

Department Head Approval:  
Launa Jimenez  
Assistant City Manager (Administration)/Chief  
Financial Officer/City Treasurer

Concurred by:  
Felicia London  
Special Districts Division Manager

Concurred by:  
Shanna Palau  
Public Safety Contracts Administrator

## **CITY COUNCIL GOALS**

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

Revenue Diversification and Preservation: Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

## **CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

## Report Approval Details

Document Title:	STAFFREPORT_FMS_SD_ANNEXATIONS INTO CFD 2023-01_02.18.25.docx
Attachments:	- RESOLUTION ORDERING ANNEXATION_CFD 2023-01.docx - CERTIFICATES OF ELECTION OFFICIAL_CFD 2023-01.docx
Final Approval Date:	Feb 11, 2025

This report and all of its attachments were approved and signed as outlined below:

**No Signature found**

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