



Report to City Council

TO: Mayor and City Council
Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)

FROM: Jeremy Bubnick, Parks & Community Services Director

AGENDA DATE: September 16, 2025

TITLE: ACCEPTANCE OF BELLA SERA PARK FROM D.R. HORTON LOS ANGELES HOLDING COMPANY INC. INTO THE CITY'S MAINTAINED PARK AND TRAIL'S SYSTEM (REPORT OF: PARKS AND COMMUNITY SERVICES DEPARTMENT) (DISTRICT 3)

TITLE SUMMARY: Acceptance of Bella Sera Park which is Associated with Tentative Tract Map 38236 (PEN21-0184) from Developer, D. R. Horton Los Angeles Holding Company, Inc. into the City's Maintained Park and Trails System

DISTRICT: District 3

Recommendation(s)

That the City Council and CSD:

1. Adopt Resolution No. 2025-XX, a Resolution of the City Council and Community Services District of the City of Moreno Valley, Accepting the Park improvements for Bella Sera Park (Tentative Track Map 38236, (PEN21-0184) as complete and accepting Bella Sera Park into the City/CSD Parks and Trails System.
2. Authorize the City Engineer to execute a 90% reduction to the Faithful Performance Bond; to exonerate the Material and Labor Bond 90 days after acceptance, provided no stop notices or liens have been filed with the City Clerk; and to exonerate the remaining

10% of the Faithful Performance Bond at the conclusion of the one-year warranty period, contingent upon clearance of any notices or defects not addressed by the Developer during the warranty period.

SUMMARY

This report recommends adoption of Resolution No. 2025-XX to authorize acceptance of the completed park improvements at Bella Sera Park, as a condition of development by, D.R. Horton Los Angeles Holding Company, Inc. Bella Sera Park was a standard condition of development associated with Tentative Tract Map 38236 (PEN21-0184), and its dedication satisfies the City's subdivision requirements.

Bella Sera Park is generally located west of Oliver Street, south of Alessandro Boulevard, and north of Brodiaea Avenue, centrally within Tract 38236 (Bella Sera and Stella Pointe).

This report also recommends authorizing the City Engineer to (i) execute a 90% security reduction to the Faithful Performance Bond; (ii) exonerate the Material and Labor Bond 90 days after acceptance, provided no stop notices or liens are on file with the City Clerk; and (iii) exonerate the remaining 10% of the Faithful Performance Bond one year after acceptance, contingent upon correction, of any defectives or incomplete work identified during the warranty period.

DISCUSSION

On July 28, 2022, D.R. Horton Los Angeles Holding Company, Inc. (hereinafter referred to as "D.R. Horton" or "Developer") received approval from the City of Moreno Valley Planning Commission to develop Tract Map 38236 (PEN21-0184) a 202-lot single family residential development, which is generally located west of Oliver Street, south of Alessandro Boulevard and north of Brodiaea Avenue.

Developers undertaking any type of development project are provided with Conditions of Approval that must be satisfied to proceed. For residential developments, one such condition is the Developer must either construct and dedicate improved parkland associated with the project or pay Quimby Act in-lieu fees, based on the number of residential lots. This Condition of Approval complies with the Quimby Act (Gov. Code § 66477) and City Ordinance No. 581, which govern the dedication of parkland or payment of in-lieu fees for park and recreational purposes in subdivisions. Additionally, the dedication complies with the City's General Plan parkland ratio requirement of 3.0 acres of parkland per 1,000 residents.

D. R. Horton entered into a Public Facilities Fee Credit Agreement on September 5, 2023, to apply its Quimby and Park Land Development Impact Fee (DIF) fee obligations as a credit against the cost to construct a park and park improvements associated with Tract 38236. These improvements will be dedicated to the City/CSD upon completion.

D. R. Horton and the City/CSD also entered into a Park Improvement Agreement ("PIA")

on November 15, 2023, which acknowledged the costs for the Developer to construct the park and park improvements for Tract 38236, Project No. PEN21-0184, and outlined all the terms and conditions required by the City/CSD for the construction and dedication of the park and park improvements.

Under the PIA, the City's acceptance of the park does not waive the Developer's responsibility for latent defects or non-compliance with agreed standards. The Developer remains liable to correct any deficiencies during the one-year warranty period, which commences upon formal acceptance by the City Council/CSD Board. During this warranty period, the Developer is responsible for addressing any defects or maintenance issues. The City/CSD will retain ten percent (10%) of the original Faithful Performance Bond as warranty security, to be held throughout the one-year warranty period, consistent with the PIA.

The park improvements at Bella Sera Park have been completed in accordance with approved plans and meet all applicable City standards. The improvements are consistent with the City's General Plan and all applicable environmental requirements, as determined by the City's Engineer, Parks and Community Services Director, and Planning Official and are now eligible for formal acceptance into the City/CSD's Parks and Trails System.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. Staff recommend this alternative. *Staff recommends this alternative because this alternative will allow the City to remain in compliance with both the approved General Plan, which requires a minimum specified ratio of parkland to City population, and California Government Code Section 66411 (Subdivision Map Act).*
2. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative because this alternative would not allow the City/CSD to receive the Park into the City's Parks and Trails System, which would not be in compliance with both the approved General Plan, parkland to population ratio requirement and the California Subdivision Map Act.*

FISCAL IMPACT

Acceptance of Bella Sera Park and its improvements into the City's/CSD's Parks and Trails System will be covered by Fund 5016, CFD 2021-01 Parks Facility Maintenance, and is budgeted in the FY 2025/26 & 2026/27 Adopted Operating Budget.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
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Department Head Approval:
Jeremy Bubnick
Parks and Community Services Director

Concurred By:
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Concurred By:
Melissa Walker, P.E.
Public Works Director/City Engineer

CITY COUNCIL GOALS

Public Facilities and Capital Projects: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

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.

Report Approval Details

Document Title:	STAFFREPORT_PCS_BELLA_SERA PARK ACCEPT.docx
Attachments:	- Exhibit A.doc
Final Approval Date:	Sep 10, 2025

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

Jeremy Bubnick

No Signature found

Melissa Walker

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