

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AND THE MORENO VALLEY COMMUNITY SERVICES DISTRICT (CSD) OF THE CITY OF MORENO VALLEY, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF DEDICATION OF BELLA SERA PARK INTO THE CITY/CSD'S PARKS AND TRAILS SYSTEM

WHEREAS, D.R. Horton Los Angeles Holding Company, Inc., a California Corporation, hereinafter, Developer, received approval on July 28, 2022, from the City of Moreno Valley Planning Commission to develop a 202 lot single family residential subdivision development known as Stella Point and Bella Sera, on approximately 30 acres located south of Alessandro Boulevard, west of Oliver Street, and north of Brodiaea Avenue within in the boundaries of the City of Moreno Valley ("City"), California, known as Tentative Tract Map 38236 (PEN21-0184) and CUP (PEN22-0091); and

WHEREAS, the development of Tentative Tract Map 38236 and CUP (PEN22-0091) was subject to certain Conditions of Approval, including compliance with the Quimby Act and the City's General Plan requirement of three (3) acres of parkland per 1,000 population; and

WHEREAS, the Developer, as a Condition of Approval, was given the option to either (a) develop and dedicate improved parkland associated with Tract Map 38236, or (b) pay Quimby In-Lieu fees based on the number of single-family residential lots to fund the construction of future parks and improvements; and

WHEREAS, the Developer exercised the option to construct and dedicate improved parkland, in satisfaction of the Condition of Approval, and is therefore eligible to receive applicable fee credits toward the construction cost; and

WHEREAS, on September 5, 2023, the City, the Community Services District, and the Developer entered into a Public Facilities Fee Credit Agreement, which outlines the terms and conditions under which the Developer would construct a park and related improvements and dedicate them to the City in exchange for Quimby In-Lieu and Parkland Development Impact Fee credits. Fee credits are calculated based on the applicable Quimby In-Lieu and Parkland Development Impact Fee rates per lot for Tentative Tract Map 38236; and

WHEREAS, pursuant to subdivision approval of Tract 36236, the City and Developer entered into a Park Improvement Agreement in accordance with the Subdivision Map Act (Gov. Code § 66410 et seq), which governs the construction and dedication of the park improvements; and

WHEREAS, all park improvements associated with the subdivision – known as Bella Sera Park – have been completed in accordance with City standards and the Park Improvement Agreement; and

WHEREAS, the City Engineer, Parks and Community Services Director, and Planning Official have determined that Bella Sera Park has been completed in accordance with all applicable City and State park development requirements; and

WHEREAS, formal acceptance of Bella Sera Park and its improvements will commence the Developer’s one-year warranty period, during which the City will retain ten percent (10%) of the original Faithful Performance Bond as security, per the terms of the Park Improvement Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AND MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

The City and Community Services District hereby approve the formal acceptance of Bella Sera Park and its associated improvements into the City’s/CSD’s Parks and Trails System. The Developer’s one-year warranty period shall commence upon the date of this acceptance. The City Engineer is authorized to reduce the Faithful Performance Bond to ten percent (10%) to secure the Developer’s warranty obligation during this period.

APPROVED AND ADOPTED this 16th day of September, 2025.

Ulises Cabrera
Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, M. Patricia Rodriguez, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2025-___ was duly and regularly adopted by the City Council and the City Council in their capacity as President and Members of the Moreno Valley Community Services District Board of the City of Moreno Valley at a regular meeting thereof held on the 16th day of September, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

M. PATRICIA RODRIGUEZ, CITY CLERK

(SEAL)