



## Report to City Council

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**TO:** 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:** Launa Jimenez, Assistant City Manager  
(Administration)

**AGENDA DATE:** January 20, 2026

**TITLE:** ANNEXATION OF CERTAIN PARCELS INTO CFD NO. 2021-01 (PARKS MAINTENANCE) (REPORT OF: FINANCIAL AND MANAGEMENT SERVICES) (DISTRICT: 1, 2, 3)

**TITLE SUMMARY:** Pursuant to Landowner Petitions, Annex Certain Parcels into Community Facilities District No. 2021-01 (Parks Maintenance) (Reso No. CSD 2026-\_\_\_\_)

**DISTRICT:** District 1, 2, 3

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### Recommendation(s)

That the CSD:

1. Adopt Resolution No. CSD 2026-\_\_\_\_, a Resolution of Board for the Moreno Valley Community Services District of the City of Moreno Valley, California, ordering the annexation of territory to Moreno Valley Community Services District Community Facilities No. 2021-01 (Parks Maintenance) 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 (Amendment Nos. 303, 307, 308, and 312-317).

### SUMMARY

Adoption of this resolution (Attachment 1) will certify the annexation of 9 parcels into

Community Facilities District (CFD) No. 2021-01 (Parks Maintenance) (“District”). This action impacts only the property owners identified below, not the general citizens or taxpayers of the City.

**DISCUSSION**

As a condition of approval for development projects, the property owners are required to provide an ongoing funding source for maintenance of certain public facilities (e.g., parks). The funding mitigates the cost of the impacts created by the proposed development.

On June 1, 2021, the CSD Board formed CFD No. 2021-01, pursuant to the Mello-Roos Community Facilities Act of 1982. The District was created to provide the development community with an alternative funding tool to mitigate the impacts of their proposed development. If a property owner elects to annex the parcels of their development into the District, they also authorize the CSD annually levy a special tax, collected on the annual property tax bill, against property in the development project. Thus, satisfying the condition of approval.

On December 21, 2021, the CSD Board adopted Ordinance No. 56, which designated the entire territory of the City as a future annexation area for the District. With the future annexation area designated, annexations can occur without an additional public hearing as long as the annexing landowner provides unanimous consent. Once annexed, parcels are subject to the annual special tax to fund the service they are receiving.

An applicant has two options to satisfy the condition(s) of approval:

1. The property owner submits a Landowner Petition unanimously approving annexation of the property into the District. Approval of the petition and special tax rate allows the City to annually levy the special tax on the property tax bill of the property. This option is only available if there are fewer than 12 registered voters living within the proposed annexation area; or
2. The applicant funds an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation and provides for the ongoing operation and maintenance of parks facilities.

<b>Property Owner(s) Project ACP Record Nos.</b>	<b>Amendment No.</b>	<b>APN</b>	<b>Location</b>
Maritza Elizabeth M Lima Accessory Dwelling Unit (ADU) SCP25-0165/BFR25-0142	303	264-082-057	11054 Debra Way
Guadalupe Cayetano Accessory Dwelling Unit (ADU) SCP25-0172/BFR25-0117	307	481-222-006	12830 Ross St.

Property Owner(s) Project ACP Record Nos.	Amendment No.	APN	Location
Jorge Luis Sanchez Fernandez Accessory Dwelling Unit (ADU) SCP25-0178/BFR25-0063	308	484-241-009	14804 Casa Loma Dr.
De Alba Sylvia Revocable Trust 9/6/2024 and Sylvia De Alba Accessory Dwelling Unit (ADU) SCP25-0174/BFR25-0120	312	481-062-004	24612 Sinaloa St.
Gladys A Ayala Garzon Accessory Dwelling Unit (ADU) SCP25-0189/BFR25-0166	313	474-271-003	26550 Ironwood Ave.
Delia Vargas Accessory Dwelling Unit (ADU) SCP25-0187/BFR25-0105	314	484-171-019	14595 Antilles Dr.
Salvador Ramirez and Rocio Ramirez Accessory Dwelling Unit (ADU) SCP25-0191/BFR25-0089	315	291-150-008	22166 Bay Ave.
Ryan Gonzalez and Rosa Quiroz Ibarra Accessory Dwelling Unit (ADU) SCP25-0145/BFR25-0159	316	482-142-013	24854 Ramona Ln.
Sharp National, LLC Dutch Bros Coffee SCP25-0195/ PEN24-0013/BFC25- 0032	317	479-220-017	Northeast corner of Perris Blvd. and Alessandro Blvd.

The Property Owners listed above elected to annex their property into CFD No. 2021-01 and have the special tax applied to their annual property tax bill. The office of the Riverside County Registrar of Voters confirmed the number of registered voters residing at each property, allowing a special election of the landowner. Adoption of the resolution (Attachment 1) amends the District and adds the property to the tax rate area identified in the Fiscal Impact section of this report. The resolution also directs the recordation of the boundary maps (included within the resolution) and amended notice of special tax liens for the amendments. The Election Official confirmed the Property Owners unanimously approved the annexation of their property into the District (Attachment 2).

## **ALTERNATIVES**

1. Adopt the resolution. *Staff recommends this alternative since it will annex the properties into CFD No. 2021-01 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 because it is contrary to the request of the Property Owners, will not satisfy the condition of approval, and may delay development of the projects.*
  
3. Do not adopt the resolution but rather continue the item to a future regular 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 tax is restricted and can only be used to fund the services for each tax rate area 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. If the projected revenue from the maximum special tax exceeds what is necessary to fund the services within the tax rate area, a lower amount will be applied to the property tax bill for all of the properties within the affected tax rate area. The maximum special tax rates are detailed below.

<b>Property Owner(s) Project ACP Record Nos.</b>	<b>Amendment No.</b>	<b>Property Type</b>	<b>FY 2025/26 Maximum Special Tax Rate<sup>1</sup></b>
Maritza Elizabeth M Lima Accessory Dwelling Unit (ADU) SCP25-0165/BFR25-0142	303	Single-Family	\$369.57/Unit
Guadalupe Cayetano Accessory Dwelling Unit (ADU) SCP25-0172/BFR25-0117	307	Single-Family	\$369.57/Unit
Jorge Luis Sanchez Fernandez Accessory Dwelling Unit (ADU) SCP25-0178/BFR25-0063	308	Single-Family	\$369.57/Unit
De Alba Sylvia Revocable Trust 9/6/2024 and Sylvia De Alba Accessory Dwelling Unit (ADU) SCP25-0174/BFR25-0120	312	Single-Family	\$369.57/Unit
Gladys A Ayala Garzon Accessory Dwelling Unit (ADU) SCP25-0189/BFR25-0166	313	Single-Family	\$369.57/Unit
Delia Vargas Accessory Dwelling Unit (ADU) SCP25-0187/BFR25-0105	314	Single-Family	\$369.57/Unit

Property Owner(s) Project ACP Record Nos.	Amendment No.	Property Type	FY 2025/26 Maximum Special Tax Rate <sup>1</sup>
Salvador Ramirez and Rocio Ramirez Accessory Dwelling Unit (ADU) SCP25-0191/BFR25-0089	315	Single-Family	\$369.57/Unit
Ryan Gonzalez and Rosa Quiroz Ibarra Accessory Dwelling Unit (ADU) SCP25-0145/BFR25-0159	316	Single-Family	\$369.57/Unit
Sharp National, LLC Dutch Bros Coffee SCP25-0195/PEN24-0013/BFC25- 0032	317	Commercial	\$23.69/1,000 Feet of Building Square Footage

<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 rate is 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 CSD Board annually authorizes such adjustment. The increase to the maximum special tax rate cannot exceed the annual inflationary adjustment without a two-thirds approval of the qualified electors within the affected tax rate area.

**NOTIFICATION**

The Landowner Petitions were provided to the Property Owners on December 16, 18, 23 and December 29, 2025.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Kaitlyn Choma  
Management Assistant

Department Head Approval:  
Launa Jimenez  
Assistant City Manager (Administration)

Concurred By:  
Isa Rojas  
Interim Special Districts Manager

Concurred By:  
Jeremy Bubnick  
Parks & Community Services Director

**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 2021-01_01.20.26.docx
Attachments:	- RESOLUTION ORDERING ANNEXATIONS_01.20.26.docx - CERTIFICATES OF ELECTION OFFICIAL_01.20.26.docx
Final Approval Date:	Jan 15, 2026

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

**No Signature found**

Kaitlyn Choma

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