



Report to City Council

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: Jeremy Bubnick, Parks & Community Services Director

AGENDA DATE: February 3, 2026

TITLE: TR 37909 – ACCEPT EASEMENT DEED TO ASSIGN A PERPETUAL EASEMENT AND RIGHT OF WAY TO THE MORENO VALLEY COMMUNITY SERVICES DISTRICT FOR MUNICIPAL UTILITIES ACCESS (REPORT OF PARKS & COMMUNITY SERVICES) (DISTRICT 4)

TITLE SUMMARY: Accept an Easement Deed to Assign a Perpetual Easement and Right-of-Way to the Moreno Valley Community Services District for the Operation, Maintenance, and Repair of Municipal Utilities Associated with a Trail Section Adjacent to Iris Park Development (TR 37909).

DISTRICT: District 4

Recommendation(s)

That the CSD:

1. Authorize the Executive Director of the Moreno Valley Community Services District (CSD) (City Manager) to receive an easement deed that grants and conveys to the Moreno Valley Community Services Districts, their successors or assigns a perpetual easement and right-of-way, including ingress and egress, to allow for the operation, maintenance and repair of municipal facilities within the real property as described in the Easement Deed associated with Assessor Parcel No. 312-020-025.

2. Direct the Secretary of the CSD Board (City Clerk) to forward the signed easement deed to the County of Riverside Recorder's office for further processing and recordation.

SUMMARY

This report recommends acceptance and recordation of an easement deed from Beazer Homes Holdings, LLC to assign a perpetual easement and right-of-way, including ingress and egress, to the Moreno Valley Community Services District (CSD) for municipal utility purposes to allow for the operation, maintenance and repair of municipal facilities within the real property as described in the Easement Deed Legal Description, Exhibit A, of Assessor Parcel No. (APN) 312-020-025, a section of the Juan Batista Trail located adjacent to Beazer Homes Holdings, LLC Development Project No. PEN20-0063, Tract No. 37909.

DISCUSSION

A review of Tract maps and Landscape plans for a landscaped trail area associated with Beazer Homes Holdings, LLC's, Tract (TR) 37909 Iris Park development revealed that the City of Moreno Valley Community Services District (CSD), which will provide maintenance of the trail section, after developer completion and CSD acceptance, did not provided formal access to the CSD to the real property that has the municipal utilities for the landscaped trail associated with TR 37909.

To rectify this omission, to allow the CSD access to the site to provide for ongoing landscape maintenance of the trail section including operation, maintenance, and repair of the municipal utilities for this area, Beazer Homes Holdings, LLC is offering for acceptance an Easement Deed for Assessor Parcel No.(APN) 312-020-025) to assign a perpetual easement and right-of-way access for the purposes of operating, maintaining, and repairing municipal utility facilities within the parcel. The granting of this Easement Deed is subject to the completion of improvements.

ALTERNATIVES

1. Approve the recommended actions as presented in this staff report. Staff recommends this alternative, as this will allow for a perpetual easement to access municipal utility facilities for their operation, maintenance, and repair as needed to maintain the landscaping supported by these utility facilities.
2. Do not approve and authorize the recommended actions as presented in this staff report. Staff does not recommend this alternative, as this alternative would not allow the CSD the right-of-way access necessary for operation, maintenance, and repair of municipal utility facilities for this section of the trail system.

FISCAL IMPACT

After the Developer's warrant period, costs to maintain the section of trail associated with Tract No. 37909 will be funded through an allocation of funds from the CSD Community

Facilities District (CFD) 2021-01.

NOTIFICATION

Publication of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Sharon Goodale
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Department Head Approval:
Jeremy Bubnick
Parks & Community Services Division Manager

Concurred By:
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Parks & Landscape Services Division Manager

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.

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

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**

Report Approval Details

Document Title:	STAFFREPORT_PCS_37909 UTILITY EASEMENT DEED.docx
Attachments:	- Exhibit A Easement Deed.pdf
Final Approval Date:	Jan 29, 2026

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

Jeremy Bubnick

Natalia Lopez

Felicia London, MPA

Launa Jimenez

Brian Mohan

Patty Rodriguez