



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Felicia London, Chief Financial Officer/City Treasurer

**AGENDA DATE:** February 17, 2026

**TITLE:** ANNEXATION OF CERTAIN PARCELS INTO CFD NO. 2023-01 (PUBLIC SAFETY SERVICES) (REPORT OF: FINANCIAL AND MANAGEMENT SERVICES) (DISTRICTS: 1, 2, 3)

**TITLE SUMMARY:** Pursuant to Landowner Petitions, Annex Certain Parcels into Community Facilities District No. 2023-01 (Public Safety Services) (Reso No. 2026-\_\_\_\_)

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

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### **Recommendation(s)**

That the City Council:

1. Acting as the legislative body of Community Facilities District No. 2023-01 (Public Safety Services), adopt Resolution No. 2026-\_\_, a Resolution of the City of Moreno Valley Community Facilities 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.141-143 and 145-147).

### **SUMMARY**

Adoption of the resolution (Attachment 1) will order the annexation of a total of 6 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, the City Council 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 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 CFDs. (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 Districts and the City Council approves the annexations, the City is authorized to levy special taxes 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 conditions of approval:

<b>Property Owner(s) Project ACP Record Nos.</b>	<b>Amendment No.</b>	<b>APN</b>	<b>Location</b>
Juana E. Paredes Accessory Dwelling Unit (ADU) SCP25-0200/BFR25-0185	141	481-064-028	24633 Singer St.
Yesenia Perez Accessory Dwelling Unit (ADU) SCP25-0220/BFR25-0131	142	479-402-018	25806 Sweetleaf St.
Jaime Jimenez Aviles Sr. Jr. Accessory Dwelling Unit (ADU) SCP25-0211/BFR25-0129	143	264-302-034	23015 Seabrook Ln.

Property Owner(s) Project ACP Record Nos.	Amendment No.	APN	Location
Wei & Zhou Living Trust Dated 03/16/23, Junhua Wei & Siyian Zhou Accessory Dwelling Unit (ADU) SCP25-0148/BFR24-0198	145	292-054-014	12638 Valley Meadows Dr.
Pedro Gomez, Maria del Carmen Gomez, and Vanessa Gomez Jr. Accessory Dwelling Unit (ADU) SCP26-0005/BFR25-0197	146	479-253-009	13481 Gold Pl.
Salvador Michel and Mariana Gabriela Torres Jr. Accessory Dwelling Unit (ADU) SCP25-0216/BFR23-0070	147	479-090-012	25241 Eucalyptus Ave.

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 Districts (Attachment 2).

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

### **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. Staff recommend this alternative.
2. Do not approve and authorize the recommended actions as presented in this staff report. Staff does not recommend this alternative.

### **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.

<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>
Juana E. Paredes Accessory Dwelling Unit (ADU) SCP25-0200/BFR25-0185	141	Accessory Dwelling Unit	\$216.30/Unit
Yesenia Perez Accessory Dwelling Unit (ADU) SCP25-0220/BFR25-0131	142	Accessory Dwelling Unit	\$216.30/Unit
Jaime Jimenez Aviles Sr. Jr. Accessory Dwelling Unit (ADU) SCP25-0211/BFR25-0129	143	Accessory Dwelling Unit	\$216.30/Unit
Wei & Zhou Living Trust Dated 03/16/23, Junhua Wei & Siyian Zhou Accessory Dwelling Unit (ADU) SCP25-0148/BFR24-0198	145	Accessory Dwelling Unit	\$216.30/Unit
Pedro Gomez, Maria del Carmen Gomez, and Vanessa Gomez Jr. Accessory Dwelling Unit (ADU) SCP26-0005/BFR25-0197	146	Accessory Dwelling Unit	\$216.30/Unit
Salvador Michel and Mariana Gabriela Torres Jr. Accessory Dwelling Unit (ADU) SCP25-0216/BFR23-0070	147	Accessory Dwelling Unit	\$216.30/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 January 27 and 30, 2026.

**PREPARATION OF STAFF REPORT**

Prepared by:  
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Department Head Approval:  
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Chief Financial Officer/City Treasurer

Concurred by:  
Valerie Arenas Rey  
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 2.5: Develop partnerships with local businesses and warehouse operators to reduce traffic related issues.

Objective 2.6: Enhance operational excellence and efficiency in delivery of Police services.

Objective 2.7: Fully integrate Fire Prevention activities into the City's Development Services processes to provide swift, seamless service.

## Report Approval Details

Document Title:	STAFFREPORT_FMS_SD_ANNEXATIONS INTO CFD 2023-01_02.17.26.docx
Attachments:	- RESOLUTION ORDERING ANNEXATION_CFD 2023-01_02.17.26.docx - CERTIFICATES OF ELECTION OFFICIAL_CFD 2023-01_02.17.26.docx
Final Approval Date:	Feb 11, 2026

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

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