



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: May 5, 2026

TITLE: APPROVE THE PUBLIC FACILITIES FEE CREDIT AGREEMENT WITH D.R. HORTON LOS ANGELES HOLDING COMPANY, INC. FOR PARKLAND IMPROVEMENTS WITHIN TRACT 38442 (REPORT OF: PARKS & COMMUNITY SERVICES) (DISTRICT 3)

TITLE SUMMARY: Approve the Public Facilities Fee Credit Agreement with D.R. Horton Los Angeles Holding Company, Inc. for Parkland Improvements to the Dedicated Parkland Within Tract 38442

DISTRICT: District 3

Recommendation(s)

That the City Council and CSD:

1. Approve the Public Facilities Fee Credit Agreement ("Agreement") with D. R. Horton Los Angeles Holding Company, Inc., for parkland improvements within Tract 38442 located north of Alessandro Blvd., east of Nason St., and south of Bay Ave.; and,
2. Authorize the City Manager and the City Manager in the Capacity as Executive Director of the Moreno Valley Community Services District (CSD) or his/her designee to execute the Public Facilities Fee Credit Agreement on behalf of the City and CSD with D.R. Horton Los Angeles Holding Company, Inc., for parkland improvements within Tract 38442, subject to approval by the City Attorney.

SUMMARY

This report recommends approval of a Public Facilities Fee Credit Agreement between the City of Moreno Valley, a Municipal Corporation, hereinafter ("City"), the Moreno Valley Community Services District, hereinafter ("CSD") and D.R. Horton Los Angeles Holding Company, Inc., a California Corporation, hereinafter ("D.R. Horton" or "Developer") for parkland improvements within Tract 38442. The Developer will use the fee credits to construct a 1.38-acre neighborhood park with amenities including playground structure with poured in place rubberized surfacing, fitness equipment, picnic shelter and tables (regular and ADA), barbeque grill, hot coal receptacle, bench, drinking fountain with pet fountain, park lighting, trash and recycling receptacles, signage and monument sign.

DISCUSSION

The Moreno Valley General Plan specifies a parkland standard of three (3) acres per 1,000 of population, which is the minimum allowed by the Quimby Act, within the Subdivision Map Act, for residential subdivisions. As new residential developments occur within the City, it is essential to maintain the current parkland standard to provide adequate parks and recreational opportunities for the community.

To maintain the parkland acreage standard, new residential developments may either dedicate improved parkland to mitigate their impact to existing parks or they may pay a Quimby In-Lieu fee to provide funding for future parks and park improvements.

When D.R. Horton purchased approximately 19 acres to construct 108 single family residences, Parks and Community Services staff negotiated with the Developer to construct a city park in exchange for Quimby In-Lieu and Parkland Development Impact Fee credits. Conditions of Approval for the improvements were drafted and are contained in the Conditional Use Permit for Tract 38442.

The Public Facilities Fee Credit Agreement (PFFCA) will provide Quimby and Park Improvement Development Impact Fee (DIF) credit for each single-family home constructed within Tract 38442. Bonds for the park improvements and other amenities constructed within Tract 38442 will be collected by the City from the Developer.

Maintenance of the new park will have no impact on the general fund. It will be entered into the Parks and Landscape Services Division's maintenance system, which is funded by CSD Zone A and Community Facility District (CFD) 2021-01.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative, which will allow the City and CSD to enter into the Public Facilities Fee Credit Agreement with the Developer for parkland improvements to allow the Developer credit in return for the development and dedication of a new City park.*

2. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative. This alternative would require the City and CSD to engage in the construction of a new park associated with the addition of residential development. This option may result in higher overall costs to the City than if the park is constructed by the Developer and dedicated to the City.*

FISCAL IMPACT

There is no fiscal impact with the recommended actions.

NOTIFICATION

Posting of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Sharon Goodale
Management Analyst

Department Head Approval:
Jeremy Bubnick
Parks and Community Services Director

Concurred By:
Daniel Monto
Parks and 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.

Positive Environment: Create a positive environment for the development of Moreno Valley's future.

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

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

Report Approval Details

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| Document Title: | STAFFREPORT_PCS TR 38442 PFFCA.docx |
| Attachments: | - Exhibit A PFFC Agreement.pdf - Exhibit B Park Improvement Plan.pdf - Exhibit C Tract 38442_Final Map.pdf - Exhibit D TR 38442 COAs.pdf |
| Final Approval Date: | Apr 30, 2026 |

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

Jeremy Bubnick

Natalia Medina

Felicia London, MPA

Launa Jimenez

Brian Mohan

Patty Rodriguez