

**MORENO VALLEY COMMUNITY SERVICES
DISTRICT OF THE CITY OF MORENO VALLEY**

**COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX REPORT
FOR FISCAL YEAR 2016/17**



Report Date:
MAY 2016

Prepared by:
PUBLIC WORKS DEPARTMENT
SPECIAL DISTRICTS DIVISION

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I. INTRODUCTION

A. DESCRIPTION OF PROCEEDINGS

The City Council of the City of Moreno Valley, acting in its capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (“CSD Board”), formed Community Facilities District No. 1 (“CFD No. 1” or “District”) to finance public services related to new parks constructed after the formation of the District and authorized the levy of a special tax. Financial responsibility for new parks is placed onto those properties that created the need for additional park facilities. The District was established under the authority of the Mello-Roos Community Facilities Act of 1982. New residential developments that benefit from new or future parks are conditioned to participate in the District. The following table provides a summary of the actions, which were taken in the formation of the District.

Table 1: Summary of Actions

CFD No. 1		
Document	Number	Date
Resolution Adopting a Boundary Map	CSD 2003-08	May 27, 2003
Resolution of Intention to Establish the District	CSD 2003-09	May 27, 2003
Resolution Removing Certain Territory, Approving an Amended Boundary Map, and Forming and Establishing the District	CSD 2003-23	July 8, 2003
Urgency Ordinance Authorizing the Levy of a Special Tax	CSD-40	July 8, 2003
Ordinance Authorizing the Levy of a Special Tax	CSD-41	August 26, 2003
Resolution Authorizing Future Annexation of Territory	CSD 2003-26	July 8, 2003

B. THE DISTRICT

The CSD Board formed CFD No. 1 in 2003 to finance public services for the new parks.

i. BOUNDARIES OF THE DISTRICT

The original District included five tracts identified by parcel numbers in the June 2003 Community Facilities District Report, Appendix “C,” prepared by Albert A. Webb Associates. Following the Public Hearing on July 8, 2003, the CSD Board amended the May 27, 2003 boundary map to delete two of the five identified tracts, Tentative Tracts 30708 and 29857. Tentative Tracts 31050, 30998, and 30924 formed the original District, which represented 154 dwelling units. In December 2004, Tentative Tract 30708 annexed into the District as part of Annexation No. 2004-5. Tentative Tract 29857 may be annexed into the District in the future.

ii. BOUNDARIES OF THE FUTURE ANNEXATION AREA

The boundaries of the future annexation area encompass the City boundary at time of District formation.

iii. FUTURE ANNEXATIONS

As a requirement of development, single family and multifamily projects are conditioned to provide a funding source to support the operations and ongoing

maintenance of the facilities within the District. The property owner can either annex into the District or fund an endowment to cover the future obligation for the project. The endowment would be placed into a separate trust account; the financial obligation of the parcel(s) contributing will be withdrawn and used to offset the annual special tax requirement of that parcel(s) for the District. Appendix A provides a summary of the annexations conducted since the District was formed. As of the date of this report, the endowment option has not been selected as a way to satisfy the condition of development for any project.

iv. DESCRIPTION OF SERVICES

The types of public services related to new parks to be financed from the levy of special taxes in the District, including the Future Annexation Area, are described as follows:

The maintenance and/or repair of Parks and Park Improvements, including, but not limited to, the planting, replanting, mowing, trimming, irrigation and fertilization of grass, trees, shrubs, and other ornamental plants and vegetation; the operation, maintenance, repair, and replacement of irrigation systems associated with Parks and Park Improvements; and all efforts by Park Rangers that are devoted to the maintenance of the Parks, Park Improvements, and public safety. "Parks and Park Improvements" are defined as park improvements, which are to be developed, constructed, installed, and maintained within the area of CFD No. 1 and which will be owned and operated by the CSD for the benefit of the residents of the District.

II. CFD NO. 1 FUNDED PARK FACILITIES

The following summary provides a list of the various facility types, which shall be maintained in whole or in part through the levy and collection of special taxes from CFD No. 1.

Table 2: Park Facilities

PARKS *

Project Name	Location	Tract No.	Opening Date
Vista Lomas Park	North side of Iris Ave.	30286	September 9, 2003
Shadow Mountain Park	North side of Presidio Hills Dr.	23553	January 27, 2004
Towngate II Park	Arbor Park Lane	29143	January 14, 2005
Celebration Park	John F Kennedy Dr. and Oliver St.	22709	June 3, 2006
Rock Ridge Park	East of Nason St.	32834	June 22, 2009
Lasselle Sports Park	West side of Lasselle St.	PM 30352	September 27, 2014
Rancho Verde Park	East side of Lasselle St.	30321	December 2017**
Patriot Park	SEC Perris Blvd. and Filaree Ave.	2995	June 14, 2010
TBD	SWC of Brodiaea Ave. and Redlands Blvd.	-	TBD
Hound Town Dog Park	11150 Redlands Blvd.	-	January 30, 2014
Hidden Springs Passive Park	SWC of Brodiaea Ave. and Redlands Blvd.	-	December 31, 2015

EQUESTRIAN FACILITIES

Project Name	Location	Tract No.	Opening Date
Rancho Verde Stage	East side of Lasselle St.	30321	January 29, 2007
Cottonwood Equest.	North side of Cottonwood Ave.	31269	December 10, 2007
Cold Creek Trail Head	27334 Cold Creek Court	32834	October 26, 2010

AQUEDUCT BIKEWAY

Project Name	Location	Tract No.	Opening Date
Aqueduct Bikeway	South of Bay Ave. to west side of Graham St.	15387	April 18, 2007
Aqueduct Bikeway	South of Delphinium Ave. to north of Perham Ct.	19711	April 18, 2007
Aqueduct Bikeway	Aqueduct Way from Pan Am Blvd. to Cottonwood Ave.	10895	April 18, 2007
Aqueduct Bikeway	South of Perham Ct. to north of John F Kennedy Dr.	19711	April 18, 2007
Aqueduct Bikeway	East of Heacock St. between Cactus Ave. and Unity Ct.	9829-1	April 18, 2007
Aqueduct Bikeway	South of JFK Dr. SEC of Indian St./Vandenberg Dr. to NWC of Oakham Ct./Fay Ave.	10006	October 27, 2009
Aqueduct Bikeway	South of Dracaea Ave. east of Elsworth St. to Pan Am Blvd.	32215	TBD

MULTI-USE TRAILS

Project Name	Trail Head to End of Trail Development	Tract No.	Opening Date
Moreno Valley Ranch	Durham Cr. & Avalon Ave.	30233	June 23, 2005
Cactus Trails	Cactus Ave. west of Oliver St.	31128	November 8, 2005
Cactus Trails	South side of Cactus Ave. from Oliver St. east to end of Tract 22709	22709	November 8, 2005
Cactus Trails	South side of Cactus Ave. w/of Moreno Beach Blvd. to end of Tract 31889	31889	June 19, 2006
Rancho Verde Trails	Second tract N/E of Rancho Verde Staging	30318	July 11, 2006
Rancho Verde Trails	First tract N/E of Rancho Verde Staging	30321	July 11, 2006
Quincy Ch. Trails	Quincy Channel Trail Between Cottonwood Ave. and Bay Ave.	31284	November 8, 2006
Redlands Blvd. Trails	West side of Redlands Blvd. at Cottonwood Ave. north to Dracaea Ave.	31269	May 14, 2007
Cottonwood Trails	Cottonwood Ave. Trail from Redlands Blvd. to Quincy Channel	31269-1	May 14, 2007
Auto Mall Trails	Trail extension east of Auto Mall Trail to Tract 32835	PM 30882	August 20, 2007
Cottonwood Trails	Cottonwood Ave. east of Quincy St.	31269	April 8, 2008
Redlands Blvd. Trails	Redlands Blvd. Trails South of Cottonwood Ave.	32625	August 1, 2008
Iris Ave Trails	Trail behind tract 29920	29920	September 16, 2008
Iris Ave Trails	Trail from tract 29920 to tract 22936	30268	September 16, 2008
Nason Trails (Cold Creek)	Trails south east of Nason St. and Eucalyptus Ave.	32834	October 26, 2010
Quincy Ch. Trails	Quincy Channel Trail Between Cactus Ave. and Brodiaea Ave.	31129	January 16, 2012
Eucalyptus Ave. Trails East	Eucalyptus Ave from Redlands to Theodore	PM 35629	July 2017**
Aldi Trail	Eucalyptus Ave from Quincy to Redlands Blvd.	PM 35607	July 1, 2015

* Additional Park Facilities may be listed in the Parks, Recreation and Open Space Comprehensive Master Plan.

** Denotes tentative opening dates as of the date of this report.

III. COMPUTATION OF THE SPECIAL TAX REQUIREMENT

The City shall levy and collect the special tax according to the rate and method of apportionment of special tax (RMA), which has been previously approved by the legislative body of CFD No. 1 and the eligible property owners within CFD No. 1. The special tax requirement includes the costs related to maintenance and operation services for District facilities, administrative expenses, and replenishment of the contingency reserve fund for each year. Other available revenues are taken into account when calculating the special tax and may be used to offset the annual special tax requirement.

A. MAINTENANCE AND OPERATION SERVICES

The District shall provide for the ongoing maintenance of park improvements and all efforts by the Park Rangers associated with facilities described in Section II. Maintenance and Operation services are further described in Section I.B.iv: Description of Services.

B. ADMINISTRATIVE EXPENSES

Administrative expenses are those directly related to the administration of CFD No. 1. In addition, the Administrative expense includes but is not limited to costs related to the City's general administrative services, overhead for personnel support, space rent and maintenance, insurance, CSD Board support, City Manager support, purchasing, and communications.

C. RESERVE FUND

Per the RMA, a contingency reserve is to be maintained for the District in an amount equal to ten percent (10%) of the estimated costs of providing the Services and estimated Administrative Expenses for any fiscal year (FY) to provide for the payment of unexpected costs which may be incurred in the FY.

D. SPECIAL TAX REQUIREMENT

The following table sets forth a summary of the Proposed Special Tax Requirement for FY 2016/17.

Table 3: Proposed Special Tax Requirement

GROSS REQUIREMENT	
Personnel Services	\$ 681,410
Operations and Maintenance	403,089
Material & Supplies	149,350
Debt Service	-
Fixed Charges (Overhead, Administration, & Replacement)	144,431
Fixed Assets	-
Gross Special Tax Requirement*	\$ 1,378,280
CREDITS: CONTRIBUTIONS & TRANSFERS	
Transfer from Community Services District Zone E-8	\$ (25,828)
Use of Money & Property	(25,000)
Fund Balance Draw/Contribution	(239,671)
Total Contributions/Transfers	\$ (290,498)
TOTAL NET SPECIAL TAX REQUIREMENT	\$ 1,087,782

* Budget is based on staff's recommendation, and is subject to CSD Board approval.

IV. SPECIAL TAX CALCULATION

A levy of special tax shall be collected annually at the same time and in the same manner as the ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as applicable for ad valorem taxes; however, the CSD Board may utilize a direct billing procedure for any special taxes that cannot be collected on the Riverside County property tax bill or may, by resolution, elect to collect the special taxes at a different time or in a different manner if necessary to meet its financial obligations.

A. SPECIAL TAX RATE

The special tax rate per dwelling unit (DU) that can be levied by the CSD Board in any FY is based upon the application of the Land Use Categories listed in Table 4 and the Special Tax Rate listed in Table 5.

Table 4: Land Use Categories

Land Use Category	Description	Dwelling Units
1	Single-family Residential and Multifamily Residential	One (1) / Residence or Residential Unit
2	All Other Property	Two (2) / Acre

Table 5: Special Tax Rate

Fiscal Year	Annual Adjustment	Maximum Special Tax	Applied Special Tax*
2003/04	-	\$ 115.00	\$ 115.00
2004/05	2.00%	117.30	117.00
2005/06	4.40%	122.46	119.00
2006/07	4.50%	127.96	119.00
2007/08	3.30%	132.18	119.00
2008/09	4.20%	137.72	120.00
2009/10	2.00%	140.46	120.00
2010/11	2.00%	143.26	120.00
2011/12	2.00%	146.12	120.00
2012/13	2.17%	149.29	120.00
2013/14	2.00%	152.28	120.00
2014/15	2.00%	155.33	122.40
2015/16	2.00%	158.44	124.84
2016/17	2.03%	161.66	127.36

*The amount applied cannot exceed the maximum special tax and per County requirements can only be an even number.

The maximum special tax rate shall be increased by the percentage increase in the Los Angeles-Riverside-Orange County Regional Consumer Price Index for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics, since the beginning of the preceding FY, or by two percent (2%), whichever is greater, beginning on July 1, 2004, for FY 2004/05 and on each subsequent July 1 for the FY then commencing.

In accordance with the RMA, property classified as commercial or industrial and publicly owned or dedicated property shall be identified as exempt with regards to the special tax. Property exemption also applies to sliver parcels, common lots, open space, or any other property that cannot be developed.

B. METHOD OF APPORTIONMENT

For each FY, the CSD Board shall determine the amount of the special tax to be levied and collected to pay for (a) the estimated costs of providing the identified services, (b) the amount estimated for administrative expenses, and (c) the amount required to fund or replenish the contingency reserve (collectively defined as the "Special Tax Requirement"). The special tax shall be levied on all non-exempt parcels in the District, in an amount per DU, based on the Land Use Categories, up to the Special Tax Requirement. The amount of special tax to be levied on any parcel shall not exceed the amount determined by multiplying the DUs for the parcel by the maximum special tax rate for the FY.

C. DELINQUENCIES

Listed below is a summary of the delinquencies for the District.

Table 6: Delinquencies

FY	Amount Levied	Amount Delinquent*	Number of Delinquent Parcels	Percent Delinquent
2005/06	\$ 376,079.00	\$ -	0	0.00%
2006/07	766,598.00	238.00	2	0.03%
2007/08	926,058.00	-	0	0.00%
2008/09	941,400.00	-	0	0.00%
2009/10	959,280.00	-	0	0.00%
2010/11	967,680.00	60.00	1	0.01%
2011/12	967,560.00	-	0	0.00%
2012/13	975,720.00	120.00	2	0.01%
2013/14	975,720.00	840.00	8	0.09%
2014/15	995,234.40	1,836.00	20	0.18%
2015/16	1,030,803.88	T.B.D.**	T.B.D.	T.B.D.

* Amount delinquent for all prior years as of January 2016.

** Of the \$515,401.94 that was due as of December 10, 2015, \$508,535.74 has been paid.

Source: Riverside County Paid/Unpaid Reports

V. SPECIAL TAX ALLOCATION (TAX ROLL)

The special tax shall be levied on non-exempt property within the District. A listing of individual parcels within the District is available through the Office of the Secretary of the CSD Board (City Clerk).

Table 7 below, identifies each tract number or development name that is part of the District, the number of DUs in each tract or development, and the total levy for that tract or development based on the FY 2016/17 applied special tax. For FY 2016/17, there are 8,541 taxable DUs included in the District.

Table 7: Special Tax Allocation

Tract No./ Development Name	DUs	Applied Tax per DU	Total Special Tax Levy	Tract No./ Development Name	DUs	Applied Tax per DU	Total Special Tax Levy
Alessandro Apts.	320	\$ 127.36	\$ 40,755.20	31268	26	127.36	3,311.36
BRE Prop Inc	268	127.36	34,132.48	31269-1	107	127.36	13,627.52
Broadstone at Valley View	256	127.36	32,604.16	31284	144	127.36	18,339.84
Broadstone Vistas Apts.	246	127.36	31,330.56	31326	77	127.36	9,806.72
Hemlock Family Apts.	78	127.36	9,934.08	31327	65	127.36	8,278.40
Oakwood Apts.	241	127.36	30,693.76	31414	31	127.36	3,948.16
Palm Desert Apts.	150	127.36	19,104.00	31424	37	127.36	4,712.32
Reserve at Moreno Valley	176	127.36	22,415.36	31494	12	127.36	1,528.32
Stonegate 552	552	127.36	70,302.72	31591	33	127.36	4,202.88
Lasselle Place Apts.	304	127.36	38,717.44	31592	115	127.36	14,646.40
Villa Camille, LP	112	127.36	14,264.32	31618	55	127.36	7,004.80
Williams Custom Home	1	127.36	127.36	31789	24	127.36	3,056.64
27523	114	127.36	14,519.04	32005	213	127.36	27,127.68
27593	101	127.36	12,863.36	32018	77	127.36	9,806.72
29732	165	127.36	21,014.40	32142	168	127.36	21,396.48
29920	297	127.36	37,825.92	32143	41	127.36	5,221.76
30233	92	127.36	11,717.12	32144	62	127.36	7,896.32
30316	189	127.36	24,071.04	32145	165	127.36	21,014.40
30318	171	127.36	21,778.56	32146	125	127.36	15,920.00
30319	111	127.36	14,136.96	32194	32	127.36	4,075.52
30320	319	127.36	40,627.84	32210	20	127.36	2,547.20
30321	133	127.36	16,938.88	32505	71	127.36	9,042.56
30476	80	127.36	10,188.80	32515	174	127.36	22,160.64
30708	20	127.36	2,547.20	32625	20	127.36	2,547.20
30714	83	127.36	10,570.88	32715	36	127.36	4,584.96
30921	65	127.36	8,278.40	32834	205	127.36	26,108.80
30924	32	127.36	4,075.52	32835	274	127.36	34,896.64
30967	33	127.36	4,202.88	32836	129	127.36	16,429.44
30998	47	127.36	5,985.92	33256	100	127.36	12,736.00
31050	75	127.36	9,552.00	33436	105	127.36	13,372.80
31120	51	127.36	6,495.36	33437	36	127.36	4,584.96
31128	262	127.36	33,368.32	33962	31	127.36	3,948.16
31129	109	127.36	13,882.24	34299	67	127.36	8,533.12
31149	10	127.36	1,273.60	35606	16	127.36	2,037.76
31212	146	127.36	18,594.56	36436	94	127.36	11,971.84
31213	63	127.36	8,023.68	36598	8	127.36	1,018.88
31255	17	127.36	2,165.12	36882	40	127.36	5,094.40
31257	17	127.36	2,165.12				
Subtotal 1	5,506		\$ 701,244.16	Subtotal 2	3,035		\$ 386,537.60

Special Tax Levy

Subtotal 1

\$ 701,244.16

Subtotal 2

386,537.60

Total Special Tax Levy

\$ 1,087,781.76

Appendix A: Annexations

Table 8: Annexations

FY	Annexation Number	Tract No./ Development Name	Number of DUs	Resolution No.	Date of Annexation
2003/04	2003-1	30316	189	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30714	83	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30319	111	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30233	92	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30320	319	CSD 2003-28	Nov. 25, 2003
2003/04	2003-2	27523	114	CSD 2004-03	March 23, 2004
2003/04	2003-2	30318	171	CSD 2004-03	March 23, 2004
2003/04	2003-2	30476	80	CSD 2004-03	March 23, 2004
2004/05	2004-3	30321	133	CSD 2004-18	July 13, 2004
2004/05	2004-3	31120	51	CSD 2004-18	July 13, 2004
2004/05	2004-3	31255	17	CSD 2004-18	July 13, 2004
2004/05	2004-4	29732	165	CSD 2004-25	Nov. 23, 2004
2004/05	2004-5	27593	101	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	30708	20	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31128	262	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31268	26	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31269-1	107	CSD 2004-26	Dec. 14, 2004
2005/06	2005-6	29920	297	CSD 2005-13	July 12, 2005
2005/06	2005-6	31212	146	CSD 2005-13	July 12, 2005
2005/06	2005-6	31327	65	CSD 2005-13	July 12, 2005
2005/06	2005-7	BRE Prop Inc	268	CSD 2005-14	July 12, 2005
2005/06	2005-7	24193	304	CSD 2005-14	July 12, 2005
2005/06	2005-8	30967	33	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31129	109	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31213	63	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31284	144	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31326	77	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31424	37	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32142	168	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32143	41	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32144	62	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32210	20	CSD 2005-18	Sept. 13, 2005
2005/06	2005-9	Reserve at Moreno Valley Ranch	176	CSD 2005-19	Oct. 25, 2005
2005/06	2005-10	32145	165	CSD 2006-07	April 11, 2006
2005/06	2005-10	32146	125	CSD 2006-07	April 11, 2006
2005/06	2005-11	32018	77	CSD 2006-08	April 11, 2006
2005/06	2006-12	31257	17	CSD 2006-09	April 11, 2006
2005/06	2006-13	32834	205	CSD 2006-10	April 11, 2006
2005/06	2006-13	32835	274	CSD 2006-10	April 11, 2006
2005/06	2006-13	32836	129	CSD 2006-10	April 11, 2006
2005/06	2006-14	Stonegate 552	552	CSD 2006-13	June 13, 2006
2005/06	2006-15	Alessandro Apts.	320	CSD 2006-14	June 13, 2006
2005/06	2006-15	31494	12	CSD 2006-14	June 13, 2006
2005/06	2006-15	31591	33	CSD 2006-14	June 13, 2006
2005/06	2006-15	32625	20	CSD 2006-14	June 13, 2006
2005/06	2006-15	33437	36	CSD 2006-14	June 13, 2006
2005/06	2006-16	Broadstone at Valley View	256	CSD 2006-15	June 13, 2006
2005/06	2006-17	31149	10	CSD 2006-16	June 13, 2006
2006/07	2006-18	30921	65	CSD 2006-29	Sept. 12, 2006
2006/07	2006-19	Broadstone Vistas Apts.	246	CSD 2006-30	Sept. 12, 2006
2006/07	2006-22	31618	55	CSD 2007-01	Jan. 9, 2007
2006/07	2006-22	32194	32	CSD 2007-01	Jan. 9, 2007
2006/07	2006-22	32715	36	CSD 2007-01	Jan. 9, 2007
2006/07	2006-20	33256	100	CSD 2007-07	May 22, 2007
2006/07	2006-21	33436	105	CSD 2007-08	May 22, 2007
2006/07	2007-23	32005	213	CSD 2007-09	May 22, 2007
2006/07	2007-24	32515	174	CSD 2007-10	May 22, 2007
2006/07	2007-25	Oakwood Apts.	241	CSD 2007-11	May 22, 2007
2006/07	2007-26	34299	67	CSD 2007-12	May 22, 2007
2007/08	2007-27	33962	31	CSD 2008-02	Feb. 12, 2008
2007/08	2008-28	31414	31	CSD 2008-04	May 27, 2008
2008/09	2008-29	Palm Desert Apts.	150	CSD 2008-21	Sept. 23, 2008
2009/10	2009-30	32505	71	CSD 2010-01	Jan. 12, 2010
2011/12	2011-31	Hemlock Family Apts.	78	CSD 2011-25	Dec. 13, 2011
2014/15	2014-32	Habitat for Humanity	8	CSD 2014-22	Oct. 14, 2014
2014/15	2015-33	36436	94	CSD 2015-02	Jan. 27, 2015
2014/15	2015-34	MV 24 31789	24	CSD 2015-03	Feb. 10, 2015
2015/16	2015-35	Villa Camille, LP	112	CSD 2015-30	Oct. 13, 2015
2015/16	2015-36	M. Williams (Custom Home)	1	CSD 2015-30	Oct. 13, 2015
2015/16	2015-37	31592	115	CSD 2015-34	Dec. 1, 2015
2015/16	2016-38	36882	40	CSD 2016-03	Apr. 5, 2016
2015/16	2016-39	36505	16	CSD 2016-10	May 3, 2016
Total Annexed Dwelling Units			8,387		
Original District Boundaries			154		
Total Dwelling Units			8,541		

Appendix B: District Map

Map 1: Tracts/Developments within CFD No. 1

