



PUBLIC HEARING CFD NO. 2025-2 SAGECREST

Finance Department

City Council
October 28, 2025

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BACKGROUND

1. Sagecrest also known as Tract No. 38913 was approved by City Council in March of 2025
2. The community consists of 150 townhomes, 9 of which are affordable units. Currently there are zero non-residential parcels
1. Developer of this housing project is Century Communities of California LLC
2. Community is located between Van Buren Blvd and Myers Street North of CA highway 91- in Ward 5

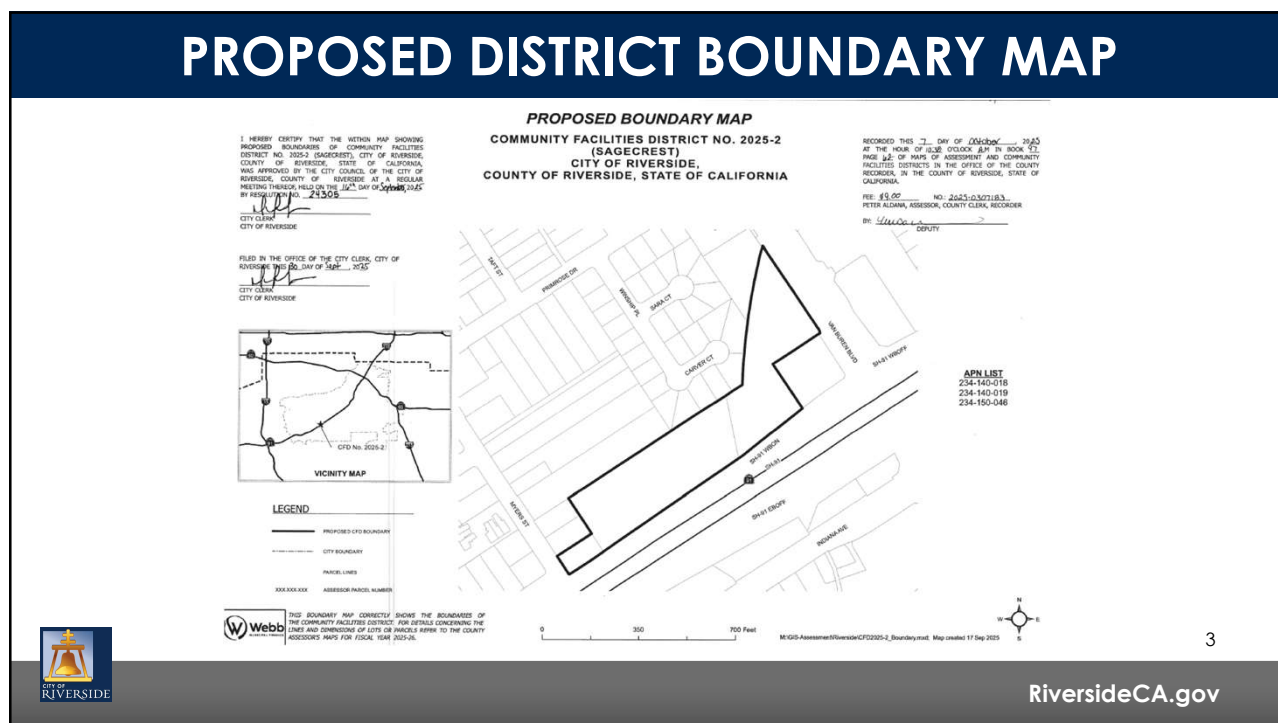


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PROPOSED DISTRICT BOUNDARY MAP



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FORMATION TEAM

1. The formation team is comprised of City staff from the Finance Department and City Attorney's Office.
2. Below is a list of the counterparties involved in the formation:

Entity Name	Role
Webb Municipal Finance	Special Tax Advisor
Stradling, Yocca, Carlson & Rauth	City's Special Tax Council
Century Communities of California LLC	Developer

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DISCUSSION

A CFD report was prepared by our Special Tax Advisor Webb Municipal Finance.

Report Outlines:

- Description of Services for the District
- Cost Estimate for the District
- Proposed Development
- Rate and Method of Apportionment of Special Taxes



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SERVICES

CFD No. 2025-2 covers the **maintenance and operation** of a wide range of public infrastructure and services:

- **Streets and Transportation Assets:** Roads, traffic signals, street and railroad signage, street lighting, sidewalks, trails, trees and public art
- **Parks and Landscaping:** Parks, parkways, park lighting, landscaping on medians, public easements or rights-of-way.
- **Stormwater Management:** Flood control ,storm drainage, and related facilities.
- **Cleanliness and Aesthetics:** Graffiti and debris removal from public areas
- **Public Safety:** Police and fire protection, suppression and maintenance of associated facilities



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COST & ASSESSMENT ESTIMATE

Cost Estimate as of Fiscal Year 2025/26 \$6,513 for maintenance and \$84,102 for Public Services

Special Tax Assessment Methodology:

1. Special Tax A – Public Safety Services

- **Purpose:** Fund Public Safety costs detailed on prior slide
- **Estimate FY 2026/27 Rate:** \$596.47/residential unit, \$39,095.39/acre of non-residential property
- **Annual Escalation:** Riverside-San Bernardino-Ontario CPI or 5%

2. Special Tax B – City Maintenance and Services

- **Purpose:** Fund Maintenance Costs detailed on the prior slide
- **Estimate FY 2026/27 Rate:** \$46.16/residential unit, \$3,105.89/acre non-residential property
- **Annual Escalation:** Riverside-San Bernardino-Ontario CPI or 3%



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RECOMMENDATIONS

That the City Council:

1. Conduct a Public Hearing of formation proceedings for proposed Community Facilities District No. 2025-2 (Sagecrest);
2. Adopt a Resolution establishing Community Facilities District No. 2025-2 (Sagecrest), authorizing a levy of special taxes to pay the costs of providing public safety and maintenance services within the District, and calling an election therein;
3. Adopt a Resolution certifying the results of the special tax election;
4. Adopt an Ordinance authorizing the levy of special taxes within CFD 2025-2 (Sagecrest); and
5. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation and all other accounting and financial transactions, on an as-needed basis, from available deposits in the CFD No. 4 Sagecrest Special Deposit Fund, for the one-time formation costs of the Communities Facilities District.

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