



## Report to City Council

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**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:** October 1, 2024

**TITLE:** TR 38123 - ACCEPT A GRANT DEED TRANSFERRING THE DEVELOPER'S TITLE INTEREST IN WINDSONG PARK TO THE CITY OF MORENO VALEY & MORENO VALLEY COMMUNITY SERVICES DISTRICT PARKS AND COMMUNITY SERVICES DEPARTMENT (REPORT OF PARKS AND COMMUNITY SERVICES)

**TITLE SUMMARY:** Acceptance of Grant Deed for Windsong Park from D.R. Horton Los Angeles Holding Company

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### **Recommendation(s)**

That the City Council and CSD:

1. Authorize the City Manager/Executive Director of the Moreno Valley Community Services District (CSD) to receive a grant deed transferring all rights, title and interest to Windsong Park, located at the northwest corner of Alessandro Boulevard and Darwin Drive, associated with residential development Tract No. 38123 from D. R. Horton Los Angeles Holding Company, Inc.
2. Direct the City Clerk to forward the signed grant deed to the County of Riverside Records office for further processing and recordation.

### **SUMMARY**

This report recommends the acceptance and recordation of a grant deed to transfer all

real property rights, title and interest in Windsong Park, located at the northwest corner of Alessandro Boulevard and Darwin Drive, in the city of Moreno Valley, California, from developer, D. R. Horton Los Angeles Holding Company, Inc., to the City of Moreno Valley (City) and the Moreno Valley Community Services District (CSD). The transfer of this real property, known as Windsong Park, will transfer the Developer's right, title and interest in the park to the City of Moreno Valley for public use and access as maintained through the Parks and Community Services Department of the City of Moreno Valley.

## **DISCUSSION**

As a condition of approval for Tract 38123, Windsong, located north of Alessandro Blvd., south of Bay Ave., east of Lasselle St. and west of Darwin Dr. The developer of this project was required to construct park improvements at the northern corner of Alessandro Blvd. and Darwin Dr., known as Windsong Park, and dedicate those park improvements to the City of Moreno Valley and Moreno Valley CSD for incorporation into the City's Parks and Trails system.

The City and CSD has received from D. R. Horton Los Angeles Holding Company, Inc., the grant deed for Tract 38123's park improvements, Windsong Park (see Attachment 1) to transfer the developer's real property interests in the park property, including, title to the City of Moreno Valley and the Moreno Valley Community Services District (CSD).

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. Staff recommends this alternative as this will allow for formal acceptance of the park improvements at Windsong Park into the City's Parks and Trails system.
2. Do not approve and do not authorize the recommended actions as presented in this staff report. Staff does not recommend this alternative as this alternative would not allow the City and CSD to formally accept the park real property or park improvements into the City's Parks and Trails system for ongoing maintenance and care, which would be in contradiction to the development's conditions of approval.

## **FISCAL IMPACT**

After the Developer's warranty period, costs to maintain Windsong Park will be funded through an allocation of funds from the Community Facilities District (CFD) 2021-01.

## **NOTIFICATION**

Publication of the agenda.

## **PREPARATION OF STAFF REPORT**

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Department Head Approval:  
Jeremy Bubnick  
Parks & Community Services Director

## **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.

## Report Approval Details

Document Title:	STAFFREPORT_PCS_WINDSONGGRANTDEED.docx
Attachments:	- Attachment 1 Grant Deed.pdf
Final Approval Date:	Sep 25, 2024

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

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