



CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 10.1

April 8, 2020

Hamner Dedication of Lots 272 & 273 in Tract Map 30817

Prepared By:

Gina Gibson-Williams, Community Development Director

Recommended Action(s)

Adopt Resolution No. 20-XX Accepting the Dedication of Open Space Lot 272 and Open Space Lot 273 of Tract Map 30817.

Summary

On May 27, 2004 (prior to City incorporation), Tract Map 30817 was recorded by owners Pulte Home Corporation and North Corona 417, LLC. This subdivision, located on the northwest corner of Citrus and Hamner, created Lots 1-273. Open Space Lot 272 (APN 152-430-050), and Open Space Lot 273 (APN 152-420-024 & 152-420-025) were not dedicated to the County at this time. Pulte Home Company LLC, formerly Pulte Home Corporation and North Corona 417 LLC, are now dedicating Open Space Lot 272 and Open Space Lot 273 to the City of Eastvale without limitation.

Background

Real estate developers can dedicate open space lots to a respective city/county for various purposes. In this particular case the dedication of Open Space Lot 272 and Open Space Lot 273 did not occur and the owners are proposing the dedication at this time.

It is recommended that the property dedication be accepted by the City.

Strategic Plan Action - Priority Level: 1A | Target #: 3 | Goal #: 3

Create value-added development.

Fiscal Impact

The proposed dedication will not have any increased impact on the City's General Fund. Open Space

Lots 272 and 273 have been maintained by Jurupa Community Services District (JCSD) since TR 30817 was completed and costs for landscape maintenance were accounted for through the tax assessment for Community Facilities District 12. JCSD will continue to maintain Open Space Lots 272 and 273 through Community Facilities District 12.

Prior City Council/Commission Action

On May 27, 2004 (prior to City incorporation), Tract Map 30817 was recorded by owners Pulte Home Corporation and North Corona 417, LLC. This subdivision, located on the northwest corner of Citrus and Hamner created Lots 1-273. Open Space Lot 272 (152-430-050), and Open Space Lot 273 (APN 152-420-024 & 152-420-025) were not dedicated to the County at this time.

On March 18th 2020, the Planning Commission made a determination of General Plan consistency for the acceptance of Open Space Lot 272 and acceptance of Open Space Lot 273.

Attachment(s)

[10.2.1 Legal & Plat - Lot 272 Exhibits](#)

[10.2.2 Legal & Plat Lot 273 Exhibits](#)

[10.2.3 Tentative Map 30817](#)

[10.2.4 Resolution Accepting Dedications](#)

[10.2.5 Exhibit A to Resolution - Grant Deed OS LOT 273](#)

[10.2.6 Exhibit B to Resolution - Grant Deed OS LOT 272](#)

[10.2.7 Lot 272 & 273 Dedication - Aerial Map](#)