



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Melissa Walker, Public Works Director/City Engineer

**AGENDA DATE:** April 1, 2025

**TITLE:** APPROVAL OF TRACT MAPS 38265 AND 38265-1 FOR PEN21-0290 (REPORT OF: PUBLIC WORKS)

**TITLE SUMMARY:** Approval of Tract Maps 38265 and 38265-1 for PEN21-0290 Located at the Southeast Corner of Bay Avenue and Volga Lane.

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### **Recommendation(s)**

That the City Council:

1. Approve Tract Maps 38265 and 38265-1.
2. Authorize the City Clerk to sign the map and transmit said map to the County Recorder's Office for recordation.

### **SUMMARY**

This report recommends approval of Tract Maps 38265 and 38265-1, which is owned by Taylor Morrison of California, LLC (Developer). Tract Map 38265 will construct 98 single-family residential lots on approximately 7 acres and the Tract Map 38265-1 will construct 127 single-family residential lots on approximately 11.3 acres. The project is located at the southeast corner of Bay Avenue and Volga Lane.

### **DISCUSSION**

On September 22, 2022, the City Council of the City of Moreno Valley (City) approved Tentative Tract Map (TTM) 38265, which would subdivide 20 acres (gross) into 216 single-family residential lots. After the approval of the TTM, the Developer split TTM 38265 into two phases, Tract Map 38265 and 38265-1. Tract Map 38265 will now construct 98 single-family residential lots on approximately 7 acres. Tract Map 38265-1

will now construct 127 single-family residential lots on approximately 11.3 acres. The project is located at the southeast corner of Bay Avenue and Volga Lane. Prior to the recordation of the proposed Tract Maps, the Developer will execute a Public Improvements Agreement to secure improvements in the public right of way. Tract Maps 38265 and 38265-1 are in substantial conformance with the approved TTM. The developer has requested that the map be approved for recordation.

## **ENVIRONMENTAL**

An Initial Study was prepared by EPD Solutions, Inc. in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study examined the potential impacts of the Proposed Project. The Initial Study/Mitigated Negative Declaration (IS/MND) provides information in support of the finding that a Mitigated Negative Declaration (MND) serves as the appropriate CEQA documentation.

## **ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as it will allow the tract map to be recorded and allow the project to move forward with development of residential property and adjacent improvements*
2. Do not approve and do not authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative as it will not allow the tract maps to be recorded and not allow the project to move forward with development of residential property and adjacent improvements.*

## **FISCAL IMPACT**

There is no impact to the General Fund.

## **NOTIFICATION**

Publication of agenda.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Hoang Nguyen, P.E.  
Associate Engineer II

Department Head Approval:  
Melissa Walker, P.E.  
Public Works Director/City Engineer

Concurred By:  
Adolfo Gutierrez, P.E.  
Land Development Principal Engineer

Concurred By:  
Harold Zamora, P.E.  
Engineering Division Manager/Assistant City Engineer

## **CITY COUNCIL GOALS**

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 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

## Report Approval Details

Document Title:	STAFFREPORT_LDD_PEN21-0290_FINALMAP.docx
Attachments:	- Vicinity Map.pdf
Final Approval Date:	Mar 25, 2025

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

Melissa Walker

Sean Kelleher

Natalia Lopez

Dena Heald

Launa Jimenez

Brian Mohan

Patty Rodriguez