



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: April 15, 2025

TITLE: APPROVAL OF TRACT MAP 38363 FOR PEN22-0056
(REPORT OF: PUBLIC WORKS)

TITLE SUMMARY: Approval of Tract Map 38363 for PEN22-0056 Located at the Northeast Corner of Indian Street and Angella Way.

Recommendation(s)

That the City Council:

1. Approve Tract Map 38363 located at the Northeast Corner of Indian Street and Angella Way; and
2. Authorize the City Clerk to sign the map and transmit said map to the Riverside County Clerk Recorder's Office for recordation.

SUMMARY

The following report recommends approval of Tract Map 38363, which is owned by Miguel Pedrego. Tract Map 38363 will construct eight single-family residential lots on approximately 2.18 acres and is located north of Angella Way and east of Indian Street. This report further request authorization for the City Clerk to sign and transmit the Tract Map to the Riverside County Clerk Recorder's Office for recordation which will allow the development project and adjacent public improvements to move forward.

DISCUSSION

On December 8, 2022, the City of Moreno Valley Planning Commission approved Tentative Tract Map 38363. This project involves dividing about 2.18 acres of land into eight single-family home lots. The land is located north of Angella Way and east of Indian

Street. The agreement for public improvements will be completed before the map is officially recorded. The final map is in substantial conformance to the original approved plan, and the developer has asked for it to be officially recorded.

The Planning Commission determined that the proposed project will not have a significant effect on the environment. The proposed project is exempt from the provisions of CEQA as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects. Therefore, no subsequent environmental review is required.

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 map to be recorded and not allow the project to move forward with development of residential property and adjacent improvements.*

FISCAL IMPACT

There is no fiscal impact to the General Fund.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Crystal Sandoval
Associate Engineer, E.I.T.

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

Department Head Approval:
Melissa Walker, P.E.
Public Works Director/City 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_PW_LD_TR 38363_FINALMAP.docx
Attachments:	- Vicinity Map - PEN22-0056 (TR 38363).pdf
Final Approval Date:	Apr 9, 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