



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: October 21, 2025

TITLE: APPROVAL OF TRACT MAP 37544 FOR PEN23-0039
(REPORT OF: PUBLIC WORKS) (DISTRICT 3)

TITLE SUMMARY: Approval Of Tract Map 37544 For PEN23-0039, A 45 Lot Residential Subdivision By Developer Brodiaea 45, LLC, Located At The Northwest Corner Of Quincy Street And Brodiaea Avenue

DISTRICT: District 3

Recommendation(s)

That the City Council:

1. Approve Tract Map 37544 for PEN23-0039, A 45 Lot Residential Subdivision by Developer Brodiaea 45, LLC, Located at the Northwest Corner of Quincy Street and Brodiaea Avenue; 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

This report recommends approval of Tract Map 37544 (PEN23-0039), owned by Brodiaea 45, LLC. The proposed final map will subdivide a single parcel into 45 residential lots, located at the northwest corner of Quincy Street and Brodiaea Avenue. This report also recommends authorizing the City Clerk to sign and transmit the map for recordation by the Riverside County Clerk Recorder's office.

DISCUSSION

On October 25, 2018, the City of Moreno Valley Planning Commission approved PEN18-0092, Tentative Tract Map 37544. The project involves the subdivision of a single 8.85-acre lot into 45 single-family residential lots at the northwest corner of Quincy Street and Brodiaea Avenue. The Agreement for Public Improvements has been recorded, and Tract Map 37544 is in substantial conformance with the previously approved Tentative Tract Map. The developer has requested that the final map be approved for recordation. Due to the size of the final map, it is not attached to this report. The map, however, is available for review at the Public Works Land Development counter at City Hall.

ENVIRONMENTAL

An initial study was prepared for the project after all discretionary applications were deemed complete. The Initial Study indicated a Mitigated Negative Declaration would be the appropriate environmental document for the project. The Mitigated Negative Declaration incorporates mitigation measures for Biological Resources, Cultural Resources, and Tribal Cultural Resources, which result in a less than significant impact on these subject areas. Staff prepared a Notice of Availability for this, which indicated a public comment period beginning on September 25, 2018, and ending on October 24, 2018.

The consulting firm, Psomas, prepared the draft environmental documents, and submitted the documents to the City for review to ensure that they reflect the independent judgement and analysis of the City as the California Environmental Quality Act (CEQA) lead agency.

ALTERNATIVES

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommend 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 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

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:

Department Head Approval:

Hoang Nguyen
Associate Engineer II, P.E.

Melissa Walker, P.E.
Public Works Director/City Engineer

Concurred By:
Larry Gonzales, 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_PW_LD_TR37544_MAP.docx
Attachments:	- Vicinity Map - PEN23-0039 (TR 37544).pdf
Final Approval Date:	Oct 15, 2025

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

Melissa Walker

Sean Kelleher

Natalia Lopez

No Signature - Task assigned to Dena Heald was completed by workflow administrator Patty Rodriguez

Dena Heald

Launa Jimenez

Brian Mohan

Patty Rodriguez