



Report to City Council

TO: Mayor and City Council

FROM: Melissa Walker, Public Works Director/City Engineer

AGENDA DATE: May 5, 2026

TITLE: APPROVAL OF TRACT MAP 38443 FOR PEN22-0130
(REPORT OF: PUBLIC WORKS) (DISTRICT 3)

TITLE SUMMARY: Approval Of Tract Map 38443 For PEN22-0130, A 135 Lot Residential Subdivision By Developer D. R. Horton Los Angeles Holding Company, Inc. Located On The South Side Of Cottonwood Avenue, Approximately 700 Feet East Of Nason Street

DISTRICT: District 3

Recommendation(s)

That the City Council:

1. Approve Tract Map 38443 for PEN22-0130, a 135 lot residential subdivision by the developer D. R. Horton Los Angeles Holding Company, Inc., located on the south side of Cottonwood Avenue, approximately 700 feet east of Nason Street; and
2. Authorize the City Clerk to sign the map and transmit said map to the Riverside County Assessor-County Clerk-Recorder's office for recordation.

SUMMARY

This report recommends approval of Tract Map 38443 (PEN22-0130), owned by D. R. Horton Los Angeles Holding Company, Inc. The proposed final map will subdivide three lots into 135 residential lots, located on the south side of Cottonwood Avenue, approximately 700 feet east of Nason Street. This report also recommends authorizing the City Clerk to sign and transmit the map for recordation by the Riverside County

Assessor-County Clerk-Recorder's office.

DISCUSSION

On July 25, 2024, the City of Moreno Valley Planning Commission approved PEN22-0130, Tentative Tract Map 38443. The project involves the subdivision of 29.99 acres into 135 single-family residential lots on the south side of Cottonwood Avenue, approximately 700 feet east of Nason Street. The Agreement for Public Improvements has been recorded, and Tract Map 38443 is in substantial conformance with the previously approved Tentative Tract Map. The developer has requested that the final map be approved for recordation. The final map, is attached to this report.

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, Geology and Soils, Transportation and Traffic, 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 June 3, 2024, and ending on July 3, 2024.

The consulting firm, MNS Engineering, prepared the draft environmental documents and submitted the documents to the City for review to ensure they reflect the independent judgment 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 recommends this alternative, as it will allow the tract map to be recorded and allow the project to move forward with the 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 will not allow the project to move forward with the development of residential property and adjacent improvements.*

FISCAL IMPACT

No fiscal impact is anticipated.

NOTIFICATION

Publication of agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Larry Gonzales, P.E.
Principal Engineer, Land Development

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_LDD_FINAL MAP_TR 38443.docx
Attachments:	- APPROVED-LMP24-0007.pdf - Vicinity Map - PEN22-0130 (TR 38443).pdf
Final Approval Date:	Apr 30, 2026

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

Melissa Walker

Sean Kelleher

Natalia Medina

Felicia London, MPA

Launa Jimenez

Brian Mohan

Patty Rodriguez