



# STAFF REPORT

DATE: 04/02/2025  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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2025-130

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

PUBLIC IMPROVEMENT AGREEMENT, SURVEY MONUMENTATION AGREEMENT AND FINAL TRACT MAP 36634 LOCATED ON THE EAST SIDE OF HUDSON AVENUE AT POPPYSEED LANE (APPLICANT: MELVIN AOU, POPPYBEND LLC)

### **EXECUTIVE SUMMARY:**

This staff report asks the City Council to consider approving the final tract map for Tentative Tract Map 36634 (TTM 36634) and approving the associated security agreements for the public improvements, landscape improvements, and survey monumentation. Poppybend LLC, the applicant and owner of TTM 36634, is prepared to submit the final map for recordation at the County of Riverside. The recordation of the tract map will allow the owner to facilitate the development of the site for the sale of single family residential condominiums.

### **RECOMMENDED ACTION:**

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 36634.
- b. Authorize the City Manager, or his designee, to execute Landscape Improvement, Public Improvement, and Survey Monumentation Agreements between the City and Poppybend LLC, a California Limited Liability Company.

**BACKGROUND & HISTORY:**

The project site is located on the east side of Hudson Avenue at Poppyseed Lane, which is generally west of Fullerton Avenue at Taber Street. The zoning of the project site is Medium Density Residential (MDR) of the Corona Vista Specific Plan (SP90-5).

TTM 36634 proposed to subdivide 2.32 acres into one buildable lot and two lettered lots for streets and other improvements for the construction of 11 single family residential condominiums. The project will be privately maintained by a Homeowners' Association.

TTM 36634 was approved by the Planning and Housing on November 13, 2018, and subsequently approved by the City Council on December 10, 2018. TTM 36634 was granted an extension of time, which will expire on June 6, 2025.

**ANALYSIS:**

The applicant is proposing to record the final map for TTM 36634 before it expires on June 6, 2025, according to Section 33458(a) of the California Government Code. To guarantee the construction of the public and private infrastructure improvements associated with the development, the developer is entering into Improvement Agreements with the City and has posted sufficient securities for the street, storm drain, sewer, water, reclaimed water, and landscaping facilities.

According to the requirements of the Subdivision Map Act, the developer will also enter into an agreement for the survey monumentation and post sufficient securities to guarantee the placement of all survey monuments and improvements required by TTM 36634.

The following securities have been posted for the map:

Security	Faithful Performance		Labor & Materials	
	Security No.	Amount	Security No.	Amount
DWG #22-066U, Water & Sewer	4480944	\$264,200	4480944	\$132,100
DWG #22-066S, Street and Storm Drain	4480945	\$519,000	4480945	\$259,500

Security	Faithful Performance		Labor & Materials	
	Security No.	Amount	Security No.	Amount
Landscape Improvement	4480946	\$124,400	4480946	\$62,200
Survey Monumentation	4480948	\$6,900	N/A	N/A

All conditions of approval imposed upon TTM 36634 have been met according to Section 66473.5 of the California Government Code, including the provision for the design and improvement of the proposed subdivision.

**FINANCIAL IMPACT:**

All applicable fees have been paid by the developer, including the development impact fees that are due prior to the recordation of the map.

**ENVIRONMENTAL ANALYSIS:**

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was approved for TTM 36634 at the time of its initial approval. Recording TTM 36634 as a final map does not change the scope of the project from its initial approval. Therefore, this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approval of the agreements allows for the recording of the final map, which will not result in a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** MARIA MIRANDA, SENIOR ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Location map
2. Exhibit 2 – Agreement(s)