

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: December 10, 2024

SUBJECT: Approve Tract Map 38121 (Located on the West Side of Ynez Road and South of Equity Drive)

PREPARED BY: David Piña, Assistant Engineer II

RECOMMENDATION: That the City Council:

1. Approve Tract Map 38121 in conformance with the Conditions of Approval; and
2. Approve the Subdivision Monumentation agreement with the developer; and
3. Authorize the City Manager to execute the agreements on behalf of the City.

BACKGROUND: Tract Map 38121 has been approved for Condominium purposes. Being a subdivision of parcels 15, 16, and 17 of Parcel Map No. 36336, in book 239, pages 33 through 39 inclusive, and parcel B of notice of lot line adjustment No. LD21-0023, recorded June 10, 2021 as document No. 2021-0351963, of official records of said County.

The property owner, Meritage Homes of California, Inc., A California Corporation, has met the terms of the Conditions of Approval for map recordation, and this Tract Map is in conformance with the approved Tentative Tract Map. The approval of a Subdivision Map, which substantially complies with the approved Tentative Tract Map, is a mandatory ministerial act under State law.

All fees have been paid.

FISCAL IMPACT: None

ATTACHMENTS:

1. Fees and Securities Report
2. Vicinity Map
3. Parcel Map