

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: November 12, 2024

SUBJECT: Approve Tract Map 36959-1 (Located in the Southwesterly Portion of the City of Temecula West of Old Town)

PREPARED BY: Valerie Caragan, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Approve Tract Map 36959-1 in conformance with the conditions of approval; and
2. Approve the subdivision improvement and monumentation agreements with the developer; and
3. Authorize the City Manager to execute the agreements on behalf of the City.

BACKGROUND: SB Altair LLC/Brookfield Temecula, LLC - Tract Map 36959-1 is a subdivision of Parcels 1, 2, 3 and 4 of Parcel Map 23969 on file in Book 169 pages 11 through 13 of Parcel Maps, records of Riverside County, together with Parcels 20, 21 and 23 through 29, inclusive, of Parcel Map 18254 on file in Book 116, pages 69 through 78, inclusive, of parcel maps, records of Riverside County, all in the City of Temecula, County of Riverside, State of California. This is a map of a condominium project as defined in Section 4125 of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of Tentative Map 36959-1 by the planning commission on January 9, 2018.

The property owner/developer 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. Tract Map 36959-1