

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: August 26, 2025

SUBJECT: Approve Tract Map 36483 for the Villages at Paseo Del Sol – Elderberry Project
(Located at Southwest Corner of De Portola Road and Butterfield Stage Road)

PREPARED BY: Valerie Caragan, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Approve Tract Map 36483 in conformance with the Conditions of Approval; and
2. Approve the Subdivision Improvement Agreement and Subdivision Monument Agreement with the developer, Woodside 05S, LP; and
3. Authorize the City Manager to execute agreements on behalf of the City.

BACKGROUND: Woodside 05S, LP, a California Limited Partnership

Tract Map 36483 is a subdivision of Parcel 45 of Parcel Map No. 23432, as filed in Book 159, pages 38 through 61, inclusive, of Parcel Maps, and Parcel A of Certificate of Compliance No. PA13-0238, per document recorded June 9, 2014 as Instrument No. 2014-0210001, official records, both in the Office of the County Recorder of Riverside County, California.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of Tentative Map 36483 by the planning commission on June 20, 2024 and all fees have been paid.

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.

FISCAL IMPACT: None

ATTACHMENTS:

1. Fees and Securities Report
2. Vicinity Map
3. Tract Map 36483
4. Subdivision Improvement Agreement
5. Subdivision Monument Agreement