

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Patrick Thomas, Director of Public Works/City Engineer

DATE: December 13, 2022

SUBJECT: Approve Parcel Map 37510 (Located Approximately 130 Feet North of the Intersection of Main Street and Pujol Street on the East Side of Pujol Street)

PREPARED BY: Ron Moreno, Principal Engineer/City Surveyor
Annie Bostre-Le, Public Works Development Manager

RECOMMENDATION: That the City Council:

1. Approve Parcel Map 37510 in conformance with the Conditions of Approval; and
2. Approve the Subdivision Improvement Agreement with the developer; and
3. Approve the Subdivision Monumentation Agreement with the developer; and
4. Authorize the City Manager to execute the agreements on behalf of the City.

Parcel Map 37510 has been approved for subdivision purposes to create one parcel, totaling 2.27 gross acres. The property covered by this Parcel Map is located within the Old Town Specific Plan and is located approximately 130 feet north of the intersection of Main Street and Pujol Street on the east side of Pujol Street.

This Parcel Map is a merger of Parcels 1 and 2 of Parcel Map 9839, as shown by map on file in Book 61, Page 14 of Parcel Maps, records of said county except therefrom that portion of Parcel 1 was conveyed to the Riverside County Flood Control and Water Conservation District, a body politic, by document recorded January 14, 2015, as Instrument No. 2015-0016730 of Official Records. Together with the northwesterly 255 feet of the northwesterly one-half of that Tract of Land formerly used as railroad right-of-way and station ground of the Atchison, Topeka, and Santa Fe Railroad Company, conveyed to N.R. Vail, et al., by deed recorded June 11, 1940, in Book 464, Page 505 of Official Records of Said County, excepting therefrom the Northwesterly 595 feet thereof. Also, except therefrom those portions included in River and Pujol Streets as shown on Said Map. Also, except therefrom that portion of said land condemned by the Riverside County Flood Control and Water Conservation District set forth and described in that certain document recorded October 5, 2010, as Instrument No. 2010-477535 of Official Records.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of the Tentative Parcel Map at Planning Commission on February 20, 2019 and an extension of time approved on February 16, 2022. All fees have been paid.

The property owner/developer has met the terms of the Conditions of Approval for map recordation, and this Parcel Map is in conformance with the approved Tentative Parcel Map. The approval of a Subdivision Map, which substantially complies with the approved Tentative Parcel Map, is a mandatory ministerial act under State law.

All fees have been paid.

FISCAL IMPACT: None

ATTACHMENTS:

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