

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: May 14, 2019

SUBJECT: Approve Parcel Map 37485 (Located at the Southwest Corner of Enterprise Circle North and Winchester Road)

PREPARED BY: Ron Moreno, Senior Civil Engineer

RECOMMENDATION: That the City Council approve Parcel Map 37485 in conformance with the Conditions of Approval.

BACKGROUND: Brea Imperial Center, LLC, A California Limited Liability Company Parcel Map 37485 has been approved for subdivision purposes to create two individual parcels. The property covered by this Parcel Map is located at the southwest corner of Enterprise Circle North and Winchester Road.

The Parcel Map subdivides Parcel B of Lot Line Adjustment No. 2620 and Parcels 14 and 15 of Parcel Map No. 19582-2 as shown in Book 147, Pages 3 through 6 of Parcel Maps.

No securities were needed as all improvements are existing and in place.

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.

FISCAL IMPACT: None

ATTACHMENTS:

1. Fees and Securities Report
2. Vicinity Map
3. Parcel Map 37485 (reduced copy)