

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** October 12, 2021

**SUBJECT:** Approve Tract Map 37509 (Located at the Southwest Corner of Date Street and Ynez Road)

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**PREPARED BY:** Ron Moreno, Principal Engineer – Land Development

**RECOMMENDATION:** That the City Council:

1. Approve Tract Map 37509 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:** Meritage Homes of California, Inc., a California Corporation

Tract Map 37509 has been approved for subdivision purposes to create 111 single family lots, 31 condominium lots and nine open space lots on 27.86 acres for Heirloom Farms. The property is located at the southwest corner of Date Street and Ynez Road.

This project is in the Residential Overlay Area of Planning Area 12 of the Harveston Specific Plan. This tract map subdivides Parcels 1 through 3, inclusive, and Parcel 6 of Parcel Map 36336, as filed in Book 239, Page 33 through 38, inclusive, of parcel maps, in the City of Temecula, County of Riverside, State of California, together with Parcel D of Lot Line Adjustment No. PA15-1434, recorded December 15, 2015 as Instrument No. 2015-0542235 of Official Records of Riverside County, California.

Securities have been posted for the public improvements, street, storm drain and traffic signal improvement and monumentation as conditioned by the approval of Tentative Tract Map 37509 by the Planning Commission on January 6, 2021.

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 37509