

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: July 11, 2023

SUBJECT: Approve Tract Maps 37925, 37926 and 37928 (Located at the Northwest Corner of Murrieta Hot Springs Road and Butterfield Stage Road)

PREPARED BY: Ron Moreno, Assistant Director of Public Works
Annie Bostre-Le, Public Works Development Manager

RECOMMENDATION: That the City Council:

1. Approve Tract Maps 37925, 37926, and 37928 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.

BACKGROUND: Tract Maps 37925, 37926 and 37928 have been approved for subdivision purposes. A table has been provided below to summarize each of the tracts with its corresponding information. All the tracts are located within Roripaugh Ranch Phase II, now known as “Sommers Bend”.

Tract Map	# of single family lots	# of open space lot(s)	Acreage	Planning Area # within Sommers Bend
37925	13	1	8.12	10
37926	104	2	16.01	12
37928	15	2	11.60	33A

Securities have been posted for the public improvements and monumentation as conditioned by the approval of the Tentative Parcel Maps at Planning Commission on October 21, 2020.

The property owner/developer, Unicom Global, has met the terms of the Conditions of Approval for map recordation, and these Tract Maps are in conformance with the approved Tentative Tract Maps. The approval of a Subdivision Map, which substantially complies with the approved Tentative Tract Maps, 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 37925
4. Tract Map 37926
5. Tract Map 37928