

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** November 23, 2021

**SUBJECT:** Approve Tract Map 37341-5 (Located on the East Side of Butterfield Stage Road Between Calle Chapos and Murrieta Hot Springs Road)

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**PREPARED BY:** Ron Moreno, Principal Civil Engineer  
Annie Bostre-Le, Associate Engineer II

**RECOMMENDATION:** That the City Council:

1. Approve Tract Map 37341-5 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:** Woodside 05S, LP, A California Limited Partnership Tract Map 37341-5 have been approved for subdivision purposes to create 120 residential lots on 34.54 acres for Roripaugh Ranch Phase II, now known as “Sommers Bend”. The property covered by this Tract Map is located on the east side of Butterfield Stage Road between Calle Chapos and Murrieta Hot Springs Road.

The Tract Map subdivides Lot 5 of Tract Map Number 37368, as filed in Book 468, Page 89 through 98, inclusive, of maps, in the City of Temecula, County of Riverside, State of California, lying within section 21, Township 7 South, Range 2 West, San Bernardino Meridian.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of Tentative Map 37341-5 by the Planning Commission on June 20, 2018.

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 37341-5