

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** June 11, 2019

**SUBJECT:** Approve Tract Map 37368 (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, Senior Civil Engineer

**RECOMMENDATION:** That the City Council:

1. Approve Tract Map 37368 in conformance with the Conditions of Approval;
2. Approve the Subdivision Improvement and Monumentation Agreements with the Developer;
3. Authorize the City Manager to execute the agreements on behalf of the City.

**BACKGROUND:** Woodside 05S, LP, A California Limited Partnership Tract Map 37368 has been approved for subdivision purposes to create 26 parcels on 382.8 acres for residential, public park, private recreation center, and open space development 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 Lots 7 through 11 and lettered Lots “I”, “J”, and “L” of Tract Map number 29353-2, as filed in Book 32, Page 73 through 85, inclusive, of maps, Lots 1 through 15 and lettered Lot “A” of Tract Map 29353, as filed in Book 401, pages 89 through 96, inclusive of maps.

Securities have been posted for the public improvements and monumentation as conditioned by the approval of Tentative Map 37368 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.

**FISCAL IMPACT:** None

**ATTACHMENTS:**

1. Fees and Securities Report
2. Vicinity Map
3. Tract Map 37368 (reduced copy)