

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** May 26, 2020

**SUBJECT:** Approve Tract Maps and Subdivision Improvement and Monumentation Agreements for Sommers Bend and Authorize the City Manager to Execute Related Documents

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**PREPARED BY:** Ron Moreno, Senior Civil Engineer

**RECOMMENDATION:** That the City Council:

1. Approve Tract Map 37341-11, 37341-12, 37341-13, 37341-14, 37341-15 and 37341-16 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:** Tract Map 37341-11, 37341-12, 37341-13, 37341-14, 37341-15 and 37341-16 have been approved for subdivision purposes to create 262 residential lots on 98.5 acres, including a Recreation Center, for Roripaugh Ranch Phase II, now known as “Sommers Bend”. The property covered by these Tract Maps is located on the east side of Butterfield Stage Road between Calle Chapos and Murrieta Hot Springs Road.

The Tract Maps subdivide Lots 12, 13, 14, 15, 16 and 18 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 37341-11, 37341-12, 37341-13, 37341-14, 37341-15 and 37341-16 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 Maps 37341-11-16