



CITY OF MENIFEE

SUBJECT: Public Improvement Agreement and Bonds for Tract Map No. 37358, Pacific Parkview, by Cal-Equity, LP

MEETING DATE: June 5, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Public Improvement Agreement to guarantee the completion of required public improvements within the City of Meniffee associated with Tract Map No. 37358, located north of Mapes Road and west of Antelope Road in unincorporated Riverside County.

DISCUSSION

Tract Map 37358 (TM37358), also known as Pacific Parkview ("Project"), is a residential development located within the unincorporated area of the Riverside County that borders the city limits of Meniffee. The Project consists of the development of 156 lots for residential homes and is conditioned to construct improvements to the Project frontage along Mapes Road and Antelope Road. While the residential development falls outside the City limits, the offsite improvements on Mapes Road extend into the City limits. As such, the Project has been conditioned by the City to enter into a public improvement agreement and provide street and drainage securities to ensure the Project improvements occurring within the City are constructed in a timely manner and meet the City's roadway construction standards.

Cal-Equity, LP, a California Limited Partnership and a subsidiary of Pacific Communities ("Developer"), is now requesting approval of the Public Improvement Agreement ("PIA") as required by the Project's conditions of approval. The PIA requires that improvement securities are posted to guarantee the completion of the required improvements within 24 months from the City Council approval date of the agreement.

Staff has reviewed the Developer's request and determined that the PIA meets the requirements of the City for work within the City's right-of-way. A summary of the bonds being posted to guarantee the required improvements is shown in Table1 on the following page.

TABLE 1- TM37358 - OFFSITE IMPROVEMENT SECURITIES

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	4466679	\$ 355,500	\$ 177,750
Total		\$ 355,500	\$ 177,750

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees and deposits associated with the review of TM37358.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond