



CITY OF MENIFEE

SUBJECT: Final Map, Agreements, and Bonds for Tract Map 36658-5, Cimarron Ridge, by Pulte Homes Company, LLC

MEETING DATE: September 4, 2024

TO: Mayor and City Council

PREPARED BY: Haile Ford, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the filing of the final map for Tract Map 36658-5, Cimarron Ridge, by Pulte Homes Company, LLC, located east of Valley Boulevard and south of McLaughlin Road; and
2. Approve and authorize the City Manager to execute subdivision improvement agreements to guarantee completion of required onsite and offsite improvements associated with Tract Map 36658-5.

DISCUSSION

Tract Map (TM) 36658-5, a phase of Cimarron Ridge ("Project"), is a proposed subdivision of 39.1 gross acres of land into 151 total lots for residential use, including 15 lots for open space/water quality and drainage purposes. TM 36658-5 is one of seven phases of the Project by Pulte Homes Company, LLC ("Developer") and is located northeast of Valley Boulevard, south of McLaughlin Road, and west of Byers Road.

The Developer is now requesting approval and filing of the final map for TM 36658-5 and approval of the associated Subdivision Improvement Agreement and Agreement for the Placement of Survey Monuments ("Agreements") as required by the Project's conditions of approval. The Agreements require that improvement securities are posted to guarantee the completion of the required onsite and offsite improvements. The Agreements require that these improvements be completed within 12 months from the date of City Council approval.

Staff has reviewed the Developer's request and determined that the associated Agreements meet the requirements of the Project's conditions of approval. A summary of the bonds being posted to guarantee the required improvements are shown in the tables on the following page.

TABLE 1 – OFFSITE IMPROVEMENTS TM 36658-5

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	7901181745 / 7901181746	\$ 4,407,000	\$ 2,203,500
Water System	7901181745 / 7901181746	\$ 542,500	\$ 271,250
Sewer System	7901181745 / 7901181746	\$ 291,500	\$ 145,750
Total		\$ 5,241,000	\$ 2,620,500

TABLE 2 – ONSITE IMPROVEMENTS TM 36658-5

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	268018448 / 268018449	\$ 1,998,000	\$ 999,000
Water System	268018448 / 268018449	\$ 560,500	\$ 280,250
Sewer System	268018448 / 268018449	\$ 446,000	\$ 223,000
Total		\$ 3,004,500	\$ 1,502,250

TABLE 3 – SURVEY MONUMENT TM 36658-6

Improvement	Security		
Survey Monument	59BSBJF1517		-
	Total	\$ 154,800	

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 associated with review of TM 36658-5. Upon completion of the improvements, and subsequent acceptance by the City, ongoing maintenance costs for the improvements would be supported through future fiscal year budgets in maintenance Community Facilities District 2017-1 Annexation 22, Zone 22.

ATTACHMENTS

1. Final Map
2. Agreement - Improvements
3. Bonds – Offsite
4. Bonds – Onsite
5. Agreement - Monuments
6. Bond – Monuments