



CITY OF MENIFEE

SUBJECT: Final Map, Agreement, and Bonds for Tract Map 36658-4, Cimarron Ridge, by Pulte Homes Company, LLC

MEETING DATE: December 4, 2024

TO: Mayor and City Council

PREPARED BY: Amanda Backlund, Assistant 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 36658-4, Cimarron Ridge, by Pulte Homes Company, LLC, located west of Valley Boulevard and south of McLaughlin Road; and
2. Approve and authorize the City Manager to execute the subdivision improvement agreement to guarantee completion of the required onsite improvements associated with Tract Map 36658-4.

DISCUSSION

Tract Map 36658-4 (TM36658-4), a phase of Cimarron Ridge (“Project”), is a proposed subdivision of 36.39 gross acres of land into 81 total lots for residential use, including 10 lots for open space/water quality and drainage purposes, and a 10.9-acre public park. TM36658-4 is one of seven phases of the Project by Pulte Homes Company, LLC (“Developer”) and is generally located west of Valley Boulevard, south of McLaughlin Road, east of Goetz Road, and north of Thornton Avenue.

The City Council previously approved a landscape agreement and bonds associated with the public park on March 20, 2024. The Developer is now requesting approval and filing of the final map for TM36658-4 and approval of the associated Subdivision Improvement Agreement (“Agreement”) as required by the Project’s conditions of approval. The Agreement requires that improvement securities are posted to guarantee the completion of the required onsite improvements. The Agreement requires 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 Agreement meets 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 below.

TABLE 1 – ONSITE IMPROVEMENTS TM36658-4

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	0264058	\$ 923,000	\$ 461,500
Water System	0264058	\$ 256,500	\$ 128,250
Sewer System	0264058	\$ 132,000	\$ 66,000
Total		\$ 1,311,500	\$ 655,750

TABLE 2 – SURVEY MONUMENT TM36658-4

Improvement	Security	
Survey Monument	0264057	\$ 96,840
Total		\$ 96,840

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 TM36658-4. 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. Project Map
2. Final Map
3. Agreement
4. Bond – Improvements
5. Bond – Monuments