



CITY OF MENIFEE

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

MEETING DATE: April 16, 2025

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 City Manager to execute a Quitclaim transferring an unused portion of Goetz Road to Pulte Homes Company, LLC, located northwest of Goetz Road and south of McLaughlin Road; and
2. Authorize the City Clerk to record the approved Quitclaim with the Riverside County Clerk Recorder's Office; and
3. Approve and authorize the filing of the final map for Tract Map 36658, Cimarron Ridge, by Pulte Homes Company, LLC, located northwest of Goetz Road and south of McLaughlin Road; and
4. Approve and authorize the City Manager to execute a Subdivision Improvement Agreement to guarantee completion of the required onsite improvements associated with Tract Map 36658.

DISCUSSION

Tract Map 36658 (TM36658), a phase of Cimarron Ridge ("Project"), is a proposed subdivision of 30.89 gross acres of land into 86 lots; 74 lots for residential use and 12 lots for open space/water quality and drainage purposes. TM36658 is the seventh and final phase of the Project by Pulte Homes Company, LLC ("Developer") and is generally located north of Valley Boulevard, south of McLaughlin Road, northwest of Goetz Road, and north of Thornton Avenue.

The Developer is requesting approval and filing of the final map for TM36658 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 Tables 1 and 2 below.

TABLE 1 – ONSITE IMPROVEMENTS TM36658

| Improvement | Security | Faithful Performance | Labor & Materials |
|----------------------|---------------------------|----------------------|---------------------|
| Streets and Drainage | 7901181828/ 7901181826 | \$ 1,164,500 | \$ 1,164,500 |
| Water System | 7901181828/ 7901181826 | \$ 377,000 | \$ 377,000 |
| Sewer System | 7901181828/ 7901181826 | \$ 326,500 | \$ 326,500 |
| Total | | \$ 1,868,000 | \$ 1,868,000 |

TABLE 2 – SURVEY MONUMENT TM36658-4

| Improvement | Security | |
|-----------------|--------------|-------------------|
| Survey Monument | 7901181827 | \$ 125,640 |
| | Total | \$ 125,640 |

Quitclaim for Old Goetz Road

On September 27, 1950, in Book 1207, Page 293, Goetz Road was conveyed to the County of Riverside in fee. Upon incorporation, the City of Menifee became the successor in interest for Old Goetz Road per the California Streets and Highways Code. Due to the large size of the Project, a separate Circulation Plan was required in the Project's Specific Plan. This Circulation Plan generally matches the General Plan Roadway Network; however, the Specific Plan also called for the alignment of Goetz Road, relative to Valley Boulevard, to include a standard signalized intersection. The new alignment of Goetz Road, as required by the Specific Plan, was dedicated to the City on September 4, 2018, through Parcel Map 36657, PMB 245/70-57, as shown in the attached Goetz Road Realignment Map.

As a result of the Goetz Road realignment, portions of the originally deeded roadway ("Old Goetz Road") fall outside of the original land area deeded for roadway use. Based on a thorough review of Old Goetz Road, it was determined that the land associated with the proposed quitclaim is neither necessary, nor beneficial, for the City's General Plan Roadway Network or long-term planning needs. The Old Goetz Road property does not serve any critical function in relation to current or future transportation infrastructure, and its retention as a public right-of-way would not contribute to the City's planned growth or development objectives in this area.

Staff has confirmed that all utility purveyors have either provided written confirmation, or signed the map, agreeing to release their rights to the Old Goetz Road alignment so it can be transferred to the Developer. Utilities that were previously located within Old Goetz Road have already been relocated as part of the Project's backbone street improvements.

For the Developer to proceed with the creation of legal lots on the final map, the quitclaim must be recorded with the Riverside County Clerk Recorder's Office prior to the recording of the final map for TM36658. If approved, the proposed quitclaim would transfer ownership of portions of Old Goetz Road, currently held in fee by the City, to the Developer and allow for the creation of legal lots on TM36658, enabling the Project to move forward as planned.

STRATEGIC PLAN OBJECTIVE

Connectivity and Mobility

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees associated with the review of TM36658. 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. Quitclaim
3. Goetz Road Realignment Map
4. Final Map 36658
5. Agreement
6. Bond – Improvements
7. Bond – Monuments