



CITY OF MENIFEE

SUBJECT: Agreement and Bonds for Basin Landscape Improvements for Tract Map 36658-1, Cimarron Ridge - Planning Area 1, by Pulte Home Company, LLC

MEETING DATE: January 15, 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 Landscape Improvement Agreement and bonds to guarantee the completion of required CFD water quality basin landscape improvements for Tract Map 36658-1, Cimarron Ridge Planning Area 1, by Pulte Home Company, LLC, located south of Thornton Avenue between Goetz Road and Valley Boulevard.

DISCUSSION

Tentative Tract Map 36658 (TTM 36658), approved by the City Council on October 21, 2015, is a subdivision of 240.3 gross acres into 756 single-family residential lots and 111 lots for park, landscape, monument signs, drainage, and storm drain purposes. TTM 36658 includes Planning Areas (PA) 1 through 7. Each planning area corresponds to a separate tract map. PA 1, also known as Tract Map 36658-1, is a 36.7-acre tract that includes a 134-lot single-family residential area (PA 1), which includes a 2.24-acre CFD water quality basin ("Project"). The Project is located south of Thornton Avenue between Goetz Road and Valley Boulevard.

Pulte Home Company, LLC, a California limited liability company ("Developer"), is now requesting the approval of a Landscape Improvement Agreement (LIA) and bonds as required by the Project's conditions of approval. The LIA requires that improvement bonds are posted to guarantee the completion of the required improvements within 24 months from the City Council approval date of the LIA.

Staff has reviewed the Developer's request and determined that the LIA meets the requirements of the Project's conditions. A summary of the bond being posted to guarantee the required improvements is shown in Table 1 on the following page.

TABLE 1 – TRACT MAP 36658-1, PA 1 CFD WATER QUALITY BASIN LANDSCAPE IMPROVEMENTS

| Improvement | Security | Faithful Performance | Material & Labor |
|-------------|----------|----------------------|-------------------|
| Landscape | 0264055 | \$ 365,500 | \$ 182,750 |
| Total | | \$ 365,500 | \$ 182,750 |

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 associated with review of the LIA and bonds. 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. Agreement
3. Bonds