

RESOLUTION NO. 24-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA,
AUTHORIZING THE DISCHARGE OF A SUBDIVISION LIEN AGREEMENT
ASSOCIATED WITH TRACT MAP 31456 IN THE CITY OF MENIFEE**

WHEREAS, on June 15, 2022, the City Council approved tract map 31456 (TM31456), a subdivision of residential land into 192 total lots, located west of Valley Boulevard, and north and south of Cherry Hills Boulevard; and

WHEREAS, the City Council previously entered into a Lien Agreement with RCFC Investment, LLC, a California limited liability company ("Former Owner") dated December 6, 2023, and recorded on January 10, 2024, with the County of Riverside Clerk Recorder as Document No. 2024-0009337, to provide securities for the completion of public improvements conditioned for the property and associated with TM31456; and

WHEREAS, the ownership of TM31456 has since transitioned to KB Home Cal Management Services, LLC, a Delaware Company ("Developer"); and

WHEREAS, the City received an application from the Developer, requesting to provide improvement securities in the form of subdivision improvement bonds to guarantee the completion of public improvements conditioned for the property and associated with TM31456, to replace the Lien Agreement previously recorded by the Former Owner; and

WHEREAS, the City has determined the subdivision improvement bonds provided by the Developer as replacement for the existing Lien Agreement meet the conditions of approval for TM31456.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menifee, California:

Section 1. The City Council does hereby discharge the existing Lien Agreement dated December 6, 2023, and recorded on January 10, 2024, with the County of Riverside Clerk Recorder as Document No. 2024-0009337, associated with Tract Map 31456 and attached hereto and incorporated as Exhibit "A".

Section 2. The City Council finds this Resolution is not subject to the California Environmental Quality Act (CEQA) in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as in this case, that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 4. Severability. If any provision of this Resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 5. Effective Date. This Resolution shall become effective immediately.

PASSED, APPROVED AND ADOPTED this 5th day of February 2025.

Ricky Estrada, Mayor

Attest:

Stephanie Roseen, City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney