



CITY OF MENIFEE

SUBJECT: Agreement and Bonds for Park and Associated Landscape Improvements for Tract Map 36658-4, Cimarron Ridge - Planning Area 4B, by Pulte Home Company, LLC

MEETING DATE: March 20, 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 City Manager to execute a Landscape Improvement Agreement and bonds to guarantee the completion of required public park and associated landscape improvements for Tract Map 36658-4, Cimarron Ridge Planning Area 4B, by Pulte Home Company, LLC, located north of Rouse Road 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 4, also known as Tract Map 36658-4, is a 36.4-acre tract that includes a 25.5-acre / 81-lot single-family residential area (PA 4A), and a 10.9-acre public park (PA 4B) ("Project"). The Project is located north of Rouse Road 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 (or 730 days) 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 36658-4, PA 4B Public Park and Associated Landscape Improvements

Improvement	Security	Faithful Performance	Material & Labor
Landscape	59BSBJD9647	\$ 4,445,720	\$ 2,222,860
Total		\$ 4,445,720	\$ 2,222,860

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bonds