



## **CITY OF MENIFEE**

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SUBJECT: Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 36658-1, Cimarron Ridge, by Pulte Homes Company, LLC.

MEETING DATE: November 16, 2022

TO: Mayor and City Council

PREPARED BY: Run Chen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Approve and authorize the filing of final map 36658-1, Cimarron Ridge, by Pulte Homes Company, LLC, located west of Valley Boulevard between Chambers Avenue and Thornton Avenue; and
2. Approve and authorize the City Manager to execute the Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 36658-1.

### **DISCUSSION**

Tract Map ("TM") 36658-1, also known as Cimarron Ridge ("Project"), is a proposed subdivision of 36.03 gross acres of land to be subdivided into 134 total lots for residential use, 18 lots for open space and 7 lots for roads and utilities. Tract Map 36658-1 is the first phase of the Cimarron Ridge development by Pulte Homes. The Project is located west of Valley Boulevard between Chambers Avenue and Thornton Avenue.

Pulte Homes Company, LLC. ("Developer") is now requesting approval and filing of the final map for Tract 36658-1 and approval of the associated Subdivision Improvement Agreement ("SIA") as required by the Project's conditions of approval. The SIA requires that improvement securities are posted to guarantee the completion of the required onsite and offsite improvements. The SIA requires that public improvements be completed within 24 months from the date of City Council approval.

The subdivision improvements to be completed by the Developer per the SIA include:

Offsite Improvements

- Drainage improvements and widening of the south side of Thornton Avenue located between Family Circle and Murrieta Road
- Installation of a traffic signal at the intersection of Murrieta Road and Thornton Avenue
- Water line in Valley Boulevard between McLaughlin Road and Ridgemoor Road

Onsite Improvements

- Streets
- Drainage
- Water/Recycled Water Systems
- Sewer System

Staff has reviewed the Developer's requests and determined that the SIA 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 – Offsite Public Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	0247355	\$ 656,000	\$ 328,000
<b>Total</b>		<b>\$ 656,000</b>	<b>\$ 328,000</b>

**Table 2 – Offsite Water System Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Water System</b>	SUR0073395	\$ 3,195,929	\$ 1,598,000
<b>Total</b>		<b>\$ 3,195,929</b>	<b>\$ 1,598,000</b>

**Table 3 – Onsite Public Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	0247363	\$ 2,334,000	\$ 1,167,000
<b>Water System</b>	0247363	\$ 410,500	\$ 205,200
<b>Sewer System</b>	0247363	\$ 312,000	\$ 156,000
<b>Total</b>		<b>\$ 3,056,500</b>	<b>\$ 1,528,250</b>

The total securities required for all improvements have been provided by the Developer in the total amount of \$6,908,429.

**STRATEGIC PLAN OBJECTIVE**

Safe and Attractive Community

**FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

**ATTACHMENTS**

1. Final Map – TM 36658-1
2. Subdivision Improvement Agreement
3. Bonds