



## **CITY OF MENIFEE**

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SUBJECT: Final Map, Security Improvement Agreement and Bonds for Tract Map 36658-2, Cimarron Ridge, by Pulte Homes Company, LLC.

MEETING DATE: May 17, 2023

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

### **DISCUSSION**

Tract Map 36658-2, also known as Cimarron Ridge ("Project"), is a proposed subdivision of 41.75 gross acres of land to be subdivided into 116 total lots for residential use: 16 lots for open space and 11 lots for roads and utilities. Tract Map 36658-2 is the second phase of the Cimarron Ridge development by Pulte Homes. The Project is located west of the intersection of Thornton Avenue and Valley Boulevard between Thornton Avenue and Chambers Avenue.

On August 12, 2015, the Planning Commission adopted Resolution No. PC15-226, recommending that the City Council approve Tentative Tract Map (TTM) No. 2013-208 (TR 36658). On October 21, 2015, the City Council adopted Resolution 15-466 approving TTM 2013-208. Pulte Homes Company, LLC. ("Developer") is now requesting approval and filing of the final map for Tract 36658-2 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 offsite improvements be completed within 24-months, and onsite 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 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 Improvements TM 36658-2**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	US00124296SU23A	\$ 11,831,000	\$ 5,915,500
<b>Riv. Co. Flood Control</b>	US00124296SU23A	\$ 2,614,000	\$ 2,614,000
<b>Water System</b>	US00124296SU23A	\$ 3,032,500	\$ 1,516,250
<b>Sewer System</b>	US00124296SU23A	\$ 852,500	\$ 426,250
<b>Total</b>		<b>\$ 18,330,000</b>	<b>\$ 10,472,000</b>

**Table 2 – Onsite Improvements TM 36658-2**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	LICX1974060	\$ 3,056,500	\$ 1,528,250
<b>Water System</b>	LICX1974060	\$ 602,000	\$ 301,000
<b>Sewer System</b>	LICX1974060	\$ 624,000	\$ 312,000
<b>Total</b>		<b>\$ 4,282,500</b>	<b>\$ 2,141,250</b>

**Table 3 – Survey Monument TM 36658-2**

Improvement	Security		
<b>Survey Monument</b>	LICX1974061	\$ 156,600	
	<b>Total</b>	<b>\$ 156,600</b>	

## **STRATEGIC PLAN OBJECTIVE**

Safe and Vibrant Community

## **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

## **ATTACHMENTS**

1. Final Map
2. Subdivision Improvement Agreement
3. Bond – Offsite Improvements
4. Bond – Onsite Improvements
5. Bond – Survey Monument