



CITY OF MENIFEE

SUBJECT: Final Map, Security Improvement Agreements and Bonds for Tract Map 36658-3, Cimarron Ridge, by Pulte Homes Company, LLC.

MEETING DATE: July 19, 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

RECOMMENDED ACTION

1. Approve and authorize the filing of Final Map No. 36658-3, Cimarron Ridge, by Pulte Homes Company, LLC, located north of Thornton Avenue and east of Goetz Road; and
2. Approve and authorize the City Manager to execute the subdivision improvement agreements to guarantee completion of required offsite improvements associated with Tract Map (TM) 36658-3.

DISCUSSION

Tract Map 36658-3, also known as Cimarron Ridge – Phase 3 (Project), is a proposed subdivision of 26.22 gross acres of land to be subdivided into 104 total lots for residential use, 17 lots for open space and eight lots for roads and utilities. Tract Map 36658-3 is the third phase of the Cimarron Ridge development by Pulte Homes. The Project is located north of Thornton Avenue and east of Goetz Road.

Pulte Homes Company, LLC. (Developer) is now requesting approval and filing of the final map for Tract 36658-3 and approval of the associated Subdivision Improvement Agreement (SIA) and Survey Monument Agreement (Agreements) as required by the Project's conditions of approval. The SIAs require that improvement securities are posted to guarantee the completion of the required onsite and offsite improvements. The SIAs require 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 SIAs meet 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 – Onsite Road/Drainage/Water/Sewer Systems TM 36658-3

Improvement	Security	Faithful Performance	Material and Labor
Streets and Drainage	CMS353248	\$1,508,000	\$ 754,000
Water System	CMS353248	\$ 485,500	\$ 242,750
Sewer System	CMS353248	\$ 356,500	\$ 178,250
Total		\$2,350,000	\$1,175,000

Table 2 – Survey Monuments TM 36658-3

Improvement	Security	
Survey Monument	CMS353249	\$ 90,720
	Total	\$ 90,720

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Final Map
2. Agreement - Improvements
3. Bond – Improvements
4. Agreement – Survey Monuments
5. Bond – Survey Monuments