



## **CITY OF MENIFEE**

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SUBJECT: Final Map, Agreement, and Bonds for Tract Map 38219, River Walk Village, by Richmond American Homes of Maryland, Inc.

MEETING DATE: August 21, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal 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 the final map for Tract Map 38219, River Walk Village, by Richmond American Homes of Maryland, Inc, located at the southwest corner of Bradley Road and Salt Creek Channel; and
2. Approve and authorize the City Manager to execute a Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 38219.

### **DISCUSSION**

Tract Map (TM) 38219, also known as River Walk Village ("Project"), is a proposed subdivision of 15.114 gross acres of land into four lots for condominium purposes to accommodate 198 residential condominium units. The Project is located west of the I-215 Freeway, at the southwest corner of Bradley Road and Salt Creek Channel.

Richmond American Homes of Maryland, Inc. ("Developer") is now requesting approval and filing of the final map for TM 38219 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 offsite and onsite improvements, as well as installation of subdivision monuments. The SIA requires that public improvements be completed within 12 months from the date of City Council approval.

Staff has reviewed the Developer's request 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 on the following page.

**TABLE 1 – OFFSITE PUBLIC IMPROVEMENTS**

Improvement	Security No.	Faithful Performance	Labor & Materials
Streets and Drainage	108032442	\$ 1,108,500	\$ 554,250
Water System	107997971	\$ 58,000	\$ 29,000
Recycled Water System	107997971	\$ 263,000	\$ 131,500
Sewer System	107997971	\$ 20,000	\$ 10,000
Landscaping	108076561	\$ 48,500	\$ 24,250
<b>Total</b>		<b>\$ 1,498,000</b>	<b>\$ 749,000</b>

**TABLE 2 – ONSITE PUBLIC IMPROVEMENTS**

Improvement	Security No.	Faithful Performance	Labor & Materials
Water System	107997972	\$ 507,500	\$ 253,750
Sewer System	107997972	\$ 529,500	\$ 264,750
<b>Total</b>		<b>\$ 1,037,000</b>	<b>\$ 518,500</b>

**TABLE 3 - POSTED SECURITY MONUMENT IMPROVEMENTS**

Improvement	Security No.	Monument Bond
Survey Monuments	107997970	\$ 6,480
<b>Total</b>		<b>\$ 6,480</b>

The total securities required for all improvements have been provided by the Developer in the total amount of \$2,541,480.

### **STRATEGIC PLAN OBJECTIVE**

Safe and Vibrant Community

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees associated with review of TM 38219. Upon completion of the improvements, and subsequent acceptance by the City, ongoing maintenance costs for the improvements would be supported through future fiscal year budgets in maintenance Community Facilities District 2017-1, Annexation 21.

### **ATTACHMENTS**

1. Project Map
2. Final Map
3. Agreement
4. Bond – Offsite Streets
5. Bond – Offsite Water, Recycled Water, Sewer
6. Bond – Offsite Landscaping
7. Bond – Onsite Water, Sewer
8. Bond – Monuments