



CITY OF MENIFEE

SUBJECT: Agreement, Bond and Public Improvement Acceptance for RV Super Center

MEETING DATE: November 20, 2024

TO: Mayor and City Council

PREPARED BY: Crystal Nguyen, 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 an Improvement Agreement to warranty streets, drainage, water, sewer and landscape improvements associated with RV Super Center, Conditional Use Permit No. 2016-233, located at the southeast corner of Encanto Drive and McLaughlin Road (APN 331-120-066); and
2. Accept the public improvements for the RV Super Center.

DISCUSSION

On August 23, 2017, the City of Meniffee Planning Commission approved Conditional Use Permit No. 2016-233 (CUP 2016-233), via Resolution No. PC17-344, for the construction and operation of a recreational vehicle (RV) sales and service center. The RV Super Center ("Project") proposed the construction and operation of the sales and service center to contain an approximately 17,600 sq. ft. building on a 4.43 gross-acre site. The Project is located at the southeast corner of Encanto Drive and McLaughlin Road as depicted in the attached Project Map.

Meniffee Retail Center, LLC ("Developer") is the parcel owner and developer of the Project. As a part of the Project's conditions of approval, the Developer has completed construction of street, drainage, water, sewer, and landscape improvements. The Developer is now requesting acceptance of the completed improvements into the City's maintenance system.

As a requirement for acceptance of the improvements, the Developer must enter the proposed Improvement Agreement ("Agreement") with the City and provide improvement securities in the amount of 10% of the construction costs. The 10% security ("Warranty") shall serve as a guarantee and warranty of the required improvements for a period of one year following the

completion and acceptance of the improvements. A summary of the Warranty bond being posted to guarantee the required improvements is shown in Table 1 below.

TABLE 1 – CONSTRUCTION COST AND 10% WARRANTY BONDS

Improvement	Security No. Performance / Material	Construction Cost	10% Warranty
Streets/Drainage	101292620	\$ 682,000	\$ 68,200
Water System	101292620	\$ 18,000	\$ 1,800
Sewer System	101292620	\$ 8,000	\$ 800
Total		\$ 708,000	\$ 70,800

Upon approval and full execution of the proposed Agreement and associated warranty bond, acceptance of the streets, drainage, water, sewer, and landscape improvements would be finalized with the Developer. The Warranty would be eligible for full release following the one year period per the Agreement.

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 and deposits to cover the costs of the required inspection of the completed improvements. Ongoing maintenance costs for the improvements would be supported through approved Fiscal Year 2024/2025 operating budgets in Community Facilities District (CFD) 2015-2, Annex 33, Zone 33.

ATTACHMENTS

1. Project Map
2. Agreement
3. Warranty Bond