



CITY OF MENIFEE

SUBJECT: Agreement and Bond for Plot Plan 2020-0167, Boulders Mixed Use, by Boulders Menifee LLC

MEETING DATE: February 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

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Landscape Improvement Agreement to guarantee the completion of required public landscape improvements associated with Plot Plan 2020-0167, Boulders Mixed Use, by Boulders Menifee LLC, located north of Normandy Road and east of Berea Road.

DISCUSSION

Plot Plan 2020-0167 (PLN20-0167), also known as Boulders Mixed Use ("Project"), is a proposed development of a 10.14-acre parcel into a three-story office building, a day care building, and a 234-unit apartment complex. The Project is located north of Normandy Road and East of Berea Road.

Boulders Menifee LLC, a California limited liability company ("Developer"), is now requesting the approval of the Landscape Improvement Agreement (LIA) as required by the Project's conditions of approval. The LIA requires that the improvement securities are posted to guarantee the completion of the required improvements within 24 months from the City Council approval date of the agreement.

Staff has reviewed the Developer's request and determined that the LIA meets the requirements of the Project's conditions. A summary of the bond being posted to guarantee the required improvements is shown in Table 1 below.

Table 1- PLN20-0167 Boulders Mixed Use, IP22-025L, Public Landscape Improvements

Improvement	Security	Faithful Performance	Material & Labor
Landscape	1980133	\$ 119,500	\$ 59,750
Total		\$ 119,500	\$ 59,750

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond