



CITY OF MENIFEE

SUBJECT: Final Map, Improvement Agreements, and Bonds for Tract Map 31194-1, Golden Meadows, by Richland Planned Communities, Inc.

MEETING DATE: June 19, 2024

TO: Mayor and City Council

PREPARED BY: Haile Ford, 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 the final map for Tract Map 31194-1, Golden Meadows, by Richland Planned Communities, Inc., located south of Garbani Road, north of Wickerd Road, and east of Evans Road; and
2. Approve and authorize the City Manager to execute the improvement agreements to guarantee completion of required onsite and offsite improvements and placement of survey monuments associated with Tract Map 31194-1.

DISCUSSION

Tract Map (TM) 31194-1, a phase of Golden Meadows (“Project”), is a proposed subdivision of 48.9 gross acres of land into 109 total lots for residential use, along with 14 lots for open space/water quality and drainage purposes. TM 31194-1 is one of four phases of the Project by Richland Planned Communities, Inc. (“Developer”) and is located south of Garbani Road, north of Wickerd Road, and east of Evans Road.

The Developer is now requesting approval and filing of the final map for TM 31194-1 and approval of the associated Subdivision Improvement Agreement and the Agreement for the Placement of Survey Monuments (“Agreements”) as required by the Project’s conditions of approval. The Agreements require that improvement securities are posted to guarantee the completion of the required onsite and offsite improvements. The Agreements also require that offsite and onsite improvements be completed within 12 months, and survey monuments be placed within 24 months, from the date of City Council approval.

Staff has reviewed the Developer’s request and determined that the associated Agreements 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 – OFFSITE IMPROVEMENTS TM 31194-1

Improvement	Security	Faithful Performance	Material & Labor
Streets and Drainage	7901023880 / 7901023881	\$ 3,795,500	\$ 1,897,750
Water System	7901023880 / 7901023881	\$ 1,733,000	\$ 866,500
Total		\$ 5,528,500	\$ 2,764,250

TABLE 2 – ONSITE IMPROVEMENTS TM 31194-1

Improvement	Security	Faithful Performance	Material & Labor
Streets and Drainage	7901023878 / 7901023879	\$ 6,721,500	\$ 3,360,750
Water System	7901023878 / 7901023879	\$ 950,500	\$ 475,250
Sewer System	7901023878 / 7901023879	\$ 778,500	\$ 389,250
Total		\$ 8,450,500	\$ 4,225,250

TABLE 3 – SURVEY MONUMENT TM 31194-1

Improvement	Security	Subdivision Monument
Survey Monument	7901023860	\$183,600
Total		\$183,600

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 31194-1. 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 11, Zone 11.

ATTACHMENTS

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