



## **CITY OF MENIFEE**

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SUBJECT: Final Map and Security Improvement Bonds and Agreements  
for Tract Map 29835-4, Underwood, by KB Home Coastal, Inc.

MEETING DATE: August 17, 2022

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Senior 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 City Manager to execute the onsite and offsite subdivision improvement agreements, landscape improvement agreements, and security agreement for the placement of monuments, to guarantee the completion of required improvements associated with Tract 29835-4, located east of Antelope Road and south of Rouse Road; and
2. Approve and authorize the filing of the final map for Tract 29835-4.

### **DISCUSSION**

Tentative Tract Map (TTM) 29835-4, also known as Underwood, is a proposed subdivision of 48.0 gross acres of land into proposed to be subdivided into 122 total lots for residential use. The project is located east of Antelope Road and south of Rouse Road.

KB Homes Coastal, Inc., the developer, is now requesting approval and filing of the final map for TTM 29835-4 and approval of the associated Subdivision Improvement Agreements ("SIAs") as required by the project's conditions of approval. The SIAs require that improvement securities are posted to guarantee the completion of the required improvements within 24 months from the City Council approval date of the final map and associated agreements.

Staff has reviewed the developer's request and determined that the final map and associated SIAs meet the requirements of the project's conditions. A summary of the bonds being posted to guarantee the required improvements are shown in the tables on the following page.

**Table 1- TTM 29835-4, IP19-041, Onsite Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	024252534	\$1,906,500	\$953,250
<b>Water System</b>	024252534	\$720,500	\$360,250
<b>Sewer</b>	024252534	\$669,000	\$334,500
<b>Total</b>		<b>\$3,296,000</b>	<b>\$1,684,000</b>

**Table 2- TTM 29835-4, IP20-014, Offsite Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Streets and Drainage</b>	024254364	\$559,500	\$279,750
<b>Total</b>		<b>\$559,500</b>	<b>\$279,750</b>

**Table 3- TTM 29835-4, IP21-043L, CFD Landscape Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Landscape</b>	024254396	\$29,000	\$14,500
<b>Irrigation</b>	024254396	\$50,000	\$25,000
<b>Construction</b>	024254396	\$109,500	\$54,750
<b>Total</b>		<b>\$188,500</b>	<b>\$94,250</b>

**Table 4- TTM 29835-4, IP21-064L, CFD Landscape Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Landscape</b>	30152615	\$138,000	\$69,000
<b>Irrigation</b>	30152615	\$199,500	\$99,750
<b>Construction</b>	30152615	\$266,500	\$133,250
<b>Total</b>		<b>\$604,000</b>	<b>\$302,000</b>

**Table 5- TTM 29835-4 Monuments**

Improvement	Security	Faithful Performance	Labor & Materials
<b>Survey Monument</b>	024258919	\$135,000	N/A
<b>Total</b>		<b>\$135,000</b>	<b>N/A</b>

## **STRATEGIC PLAN OBJECTIVE**

Safe and Attractive Community

## **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

## **ATTACHMENTS**

1. Project Map
2. Final Map
3. Onsite Subdivision Improvement Agreement – Roads
4. Onsite Subdivision Improvement Agreement – Water System
5. Onsite Subdivision Improvement Agreement – Sewer System
6. Onsite Subdivision Improvement Bonds
7. Offsite Subdivision Improvement Agreement – Roads
8. Offsite Subdivision Improvement Bonds
9. CFD Landscape Improvement Agreement (IP21-043L)
10. CFD Landscape Improvement Bonds (IP21-043L)
11. CFD Landscape Improvement Agreement (IP21-064L)
12. CFD Landscape Improvement Bonds (IP21-064L)
13. Monument Agreement
14. Monument Bond