



CITY OF MENIFEE

SUBJECT: Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 36937, The Village, by Century Communities of California, LLC.

MEETING DATE: February 1, 2023

TO: Mayor and City Council

PREPARED BY: Andrew Walle, Assistant Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the filing of final map 36937, The Village, by Century Communities of California, LLC, at the south-east corner of Barnett Road and McLaughlin Road; and
2. Approve and authorize the City Manager to execute the Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 36937.

DISCUSSION

Tract Map ("TM") 36937, also known as The Village ("Project"), is a proposed subdivision of 15.93 gross acres of land into one lot for condominium purposes to accommodate 126 residential condominium units. The Project is located west of the I-215 Freeway, at the south-east corner of Barnett Road and McLaughlin Road.

Century Communities of California, LLC. ("Developer") is now requesting approval and filing of the final map for Tract 36937 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 onsite and offsite improvements. 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	Faithful Performance	Labor & Materials
Streets and Drainage	SU 1188742	\$ 546,000	\$ 273,000
Total		\$ 546,000	\$ 273,000

Table 2 – Onsite Public Improvements

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	2333169	\$ 1,960,000	\$ 980,000
Water System	2333169	\$ 660,500	\$ 330,250
Sewer System	2333169	\$ 715,500	\$ 357,750
Total		\$ 3,336,000	\$ 1,668,000

The total securities required for all improvements have been provided by the Developer in the total amount of \$3,882,000.

STRATEGIC PLAN OBJECTIVE

Livable and Economically Prosperous Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Final Map
2. Subdivision Improvement Agreement
3. Bonds