



CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: August 12, 2026

SUBJECT: Acceptance of Public Improvements for Plot Plan No. 20-0044
- Oak Springs Ranch Phase II (OSR2)

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Carlos Geronimo, Principal Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR PLOT PLAN NO. 20-0044 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

SUMMARY:

OSR2, LLC, has completed public improvements for Plot Plan No.20-0044, known as the Oak Springs Ranch Phase II Apartments, located at 36101 Inland Valley Drive (APN 380-250-038). The City is now ready to accept the improvements into the maintained road system and release the bonds associated with the Public Improvement Agreements.

BACKGROUND:

Plot Plan No. 20-0044, known as Oak Springs Ranch Phase II (Project), is a residential apartment complex development located on Inland Valley Drive and Clinton Keith Road (Attachment A and Attachment B). The Project was approved by the City of Wildomar on August 11, 2021. As part of the conditions of development for the project, the developer, OSR2, LLC (Developer), was required to construct certain public improvements. These improvements consist of signing and striping a section of Inland Valley Drive at the project's entrance and at the intersection of Clinton Keith Road/Inland Valley Drive. In addition, the project was required to make modifications to three existing Traffic Signals in order to mitigate for the additional traffic from the project. A Public Improvement Agreement for the Project between the City of Wildomar and the Developer was executed and recorded on May 1, 2023. The Public Improvement Agreement identifies the Developer's obligations to complete the public improvements and provides the City with bonds for the public improvements.

DISCUSSION:

The Developer has completed the required public improvements and the City's Public Works/Engineering Department has completed the inspections of the public improvements. Staff is recommending that the improvements be accepted at this time and that a Notice of Completion (Attachment C) be filed. Upon acceptance, the improvements will become part of the City's maintained road system and the City's maintained assets. The improvements will

automatically enter into a one-year warranty period as required by the Public Improvement Agreement. In addition, upon acceptance of the Public Improvements the City of Wildomar will release the improvement securities related to this project in accordance with the Public Improvement Agreements as follows:

Security Type	Time of Release	Percentage
Faithful Performance Security	After Council acceptance. The City will hold 10% for one year as warranty and release the 10% after the warranty period expires and any warranty issues are resolved.	90% now 10% after one-year warranty
Labor and Material (Payment) Security	30 days after recordation of Notice of Completion, provided no claims have been filed.	100%
Monument Security	After Council acceptance.	100%

ACCOUNT CODE:

CFD 2022-1, Zone 12

FISCAL IMPACT:

The City will be responsible to maintain the public improvements built by the Developer. Costs associated with maintenance may be paid from a combination of funding sources including the Highway User Tax (HUTA Gas Tax), Measure A, Measure AA, and Community Facilities District 2022-1 (Services).

ATTACHMENTS:

[Resolution](#)

[A - Location Map.pdf](#)

[B - CFD Maintenance Exhibit.pdf](#)

[C - Notice of Completion.docx](#)