



**CITY OF WILDOMAR  
CITY COUNCIL REGULAR MEETING  
CONSENT CALENDAR  
Agenda Staff Report # 1.14  
Meeting Date: May 13, 2026**

**SUBJECT:** Acceptance of Public Improvements of Plot Plan No. 13-0089 - Villa Siena Apartment Project

**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. 13-0089 AND AUTHORIZING THE CITY ENGINEER TO PREPARE AND FILE THE NOTICE OF COMPLETION WITH THE RIVERSIDE COUNTY RECORDER

**SUMMARY:**

Villa Siena Properties, LLC, has completed public improvements for Plot Plan No.13-0089, known as the Villa Siena Apartments, located on Prielipp Road between Elizabeth Lane and Jana Lane (APN 380-290-029). 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.13-0089 (Villa Siena, Attachment A and Attachment B) is a residential apartment complex development located on Prielipp Road between Elizabeth Lane and Jana Lane. the development is known as Villa Siena (Project). The Project was approved by the City of Wildomar on November 12, 2015. As part of the conditions of development for the project, the developer, Villa Siena Properties, LLC (Developer), was required to construct certain public improvements. These improvements included improvements to Prielipp Road, Elizabeth Lane, and Jana Lane along the Project boundaries. A Public Improvement Agreement for the Project between the City of Wildomar and the Developer was executed and recorded on February 28, 2022. 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 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:

<b>Security Type</b>	<b>Time of Release</b>	<b>Percentage</b>
Faithful Performance Security	After Council acceptance. 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	180 days after Council acceptance, provided no claims have been filed.	100%
Monument Security	After Council acceptance.	100%

**ACCOUNT CODE:**

CFD 2022-1, Zone 1

**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 fund 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](#)

[B - CFD Maintenance Exhibit](#)

[C - Notice of Completion](#)