



CITY OF MENIFEE

SUBJECT: Agreement for Deferral of Annexation into a Maintenance Community Facility District, Golden Meadows Tract Map No. 31194, by Richland Planned Communities, Inc.

MEETING DATE: November 15, 2023

TO: Mayor and City Council

PREPARED BY: Haile Ford, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Rebekah Kramer, Acting City Manager

RECOMMENDED ACTION

1. Approve the amended Conditions of Approval established for Tract Map No. 31194, Golden Meadows, located south of Garbani Road, north of Wickerd Road, and east of Evans Road, to incorporate language providing an option for the developer, Richland Planned Communities, Inc., to enter into a Community Facilities District (CFD) deferral agreement; and
2. Approve and authorize the City Manager to execute an agreement to defer the timing for the annexation of Tract Map No. 31194 into a maintenance CFD.

DISCUSSION

Golden Meadows, Tract Map No. 31194 ("Project"), is a subdivision of 206.8 gross acres into 474 single-family residential lots and is generally located south of Garbani Road, north of Wickerd Road, and east of Evans Road, as shown in the attached project map. The Project was originally approved by the County of Riverside as Tentative Tract Map No. 31194 on April 10, 2007. The Project has a total of four final map phases, including Tract Map (TM) 31194-1, -2, -3, and -F. As of the date of this report, no final map phase has been approved by the City Council. It is anticipated that TM 31194-1 would be presented to the City Council for final approval by January 2024.

Richland Planned Communities, Inc., a California Corporation ("Developer"), is the owner of the Project and, as such, was conditioned by the City to annex those portions of the Project within the public right-of-way into a Community Facilities District (CFD) for maintenance purposes prior to, or concurrent with, the recordation of the first final map. The current language in the Conditions of Approval for the Project does not provide an option for the Developer to defer annexation into the maintenance CFD.

The Developer anticipates submitting a final map for phase I of the project, TM 31194-1, for consideration at an upcoming City Council meeting. Given that the process for CFD annexation is a multi-step process that typically takes several months to complete, the Developer has requested that the Project's Conditions of Approval (COA) be modified to allow the timing of the CFD annexation to take place after the recordation of the first final map, but prior to the issuance of the first building permit. If approved, Condition No. 226 of the COA would be modified to incorporate the language in red as follows:

226. ANNEXATION TO CFD. Prior to, or concurrent with the recordation of the final map, the developer / property owner shall complete the annexation of the proposed development, into the boundaries of the CFD. This CFD will also be responsible for:

The maintenance of public improvements or facilities associated with this development, including but not limited to, public landscaping, streetlights, traffic signals, streets, drainage facilities, water quality basins, graffiti abatement, and other public improvements or facilities as approved by the Public Works Director.

The developer / property owner shall be responsible for all cost associated with the annexation of the proposed development in the citywide CFD.

In the event timing for this development's schedule prevents the developer / property owner from annexing the proposed development into the boundaries of the CFD prior to or concurrent with the recordation of the first final map, then the developer shall enter into a CFD deferral agreement to allow the annexation to complete after the recordation of the first final map, but prior to the issuance of the first building permit.

The proposed CFD deferral agreement would enable the final map for TM31194-1 to be considered ahead of annexation into the CFD. The agreement has been prepared and finalized based on the review and comments of the City Attorney's Office and the Developer's attorney.

STRATEGIC PLAN OBJECTIVE

Connectivity and Mobility

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. All costs associated with the future annexation of TM31194 into a maintenance CFD would be borne by the Developer.

ATTACHMENTS

1. Project Map
2. Modified Conditions of Approval (Redline)
3. Agreement