



CITY OF MENIFEE

SUBJECT: Final Map, Agreement, and Bonds for Parcel Map 37624, Heritage Square, by Heritage Square Menifee, LLC

MEETING DATE: December 4, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the filing of Parcel Map 37624, Heritage Square, by Heritage Square Menifee, LLC, located north of McCall Boulevard and west of Menifee Road; and
2. Approve and authorize the City Manager to execute a subdivision improvement agreement to guarantee completion of required public improvements associated with Parcel Map 37624.

DISCUSSION

Parcel Map 37624 (PM37624), also known as Heritage Square (“Project”), is a proposed subdivision of 8.67 gross acres of land into four lots for commercial purposes. The Project, located north of McCall Boulevard and west of Menifee Road, is the second phase of the McCall Square commercial development. The Parcel Map for Phase 1, PM37624-1, was approved by City Council on May 20, 2020, and recorded on June 11, 2020.

Heritage Square Menifee, LLC, a California Limited Liability Company (“Developer”) is now requesting approval and filing of PM37624 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 24 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 – PUBLIC IMPROVEMENTS

| Improvement | Security | Faithful Performance | Labor & Materials |
|----------------------|-----------|----------------------|-------------------|
| Streets and Drainage | 800188654 | \$ 320,000 | \$ 160,000 |
| Total | | \$ 320,000 | \$ 160,000 |

TABLE 2 – CFD LANDSCAPING

| Improvement | Security | Faithful Performance | Labor & Materials |
|--------------|-----------|----------------------|-------------------|
| Landscape | 800188655 | \$ 59,000 | \$ 29,500 |
| Total | | \$ 59,000 | \$ 29,500 |

TABLE 3 – MONUMENT BOND

| Improvement | Security | Monument Bond |
|--------------|-----------|-----------------|
| Monuments | 800188656 | \$ 9,720 |
| Total | | \$ 9,720 |

The total securities required for all improvements have been provided by the Developer in the total amount of \$388,720.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees associated with review of PM37624. Upon completion of the improvements, and subsequent acceptance by the City, ongoing maintenance costs for the improvements would be supported through future fiscal year budgets in maintenance Community Facilities District 2015-2 Annexation 35, Zone 35.

ATTACHMENTS

1. Project Map
2. Final Map
3. Agreement
4. Bond - Improvements
5. Bond - Landscape
6. Bond - Monuments