



CITY OF MENIFEE

SUBJECT: Agreement and Bonds for Landscape Improvements, Plot Plan 2020-0003, Encanto/McCall Gas Station by KA Meniffee, LLC

MEETING DATE: January 15, 2025

TO: Mayor and City Council

PREPARED BY: Jorge Aguilar, Assistant Engineer

REVIEWED BY: Nick Fidler, Public Works Director
Chet Robinson, Principal Engineer

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Landscape Improvement Agreement and bonds to guarantee the completion of required public streetscape improvements associated with Encanto/McCall Gas Station, by KA Meniffee, LLC, located north of McCall Boulevard and west of Encanto Drive.

DISCUSSION

Plot Plan 2020-0003 (PLN20-0003), also known as Encanto/McCall Gas Station (“Project”), is a proposed development of 2.10 acres to include a 11,340 sf of retail development including a gas station, car wash, fast food, and convenience store. The Project is located north of McCall Boulevard and west of Encanto Drive. The project is located east of Interstate 215.

KA Meniffee, LLC (“Developer”), is now requesting the approval of a Landscape Improvement Agreement (“LIA”) as required by the Project’s conditions of approval. The LIA requires that improvement securities are posted to guarantee the completion of required streetscape improvements within 24 months from the City Council approval date of the agreement.

Staff has reviewed the Developer’s request and determined that the LIA meets the requirements of the Project’s conditions. A summary of the bonds being posted to guarantee the required landscape improvements are shown in Table 1 below.

TABLE 1- ENCANTO/MCCALL GAS STATION LANDSCAPE IMPROVEMENTS

Improvement	Security	Faithful Performance	Material and Labor
Streetscape	4467282	\$ 87,500.00	\$ 43,750.00
Total		\$ 87,500.00	\$ 43,750.00

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees associated with the review of the Project. Upon completion of the improvements, and subsequent acceptance by the City, ongoing maintenance costs for the improvements would be supported through future fiscal year operating budgets in maintenance Community Facilities District 2017-1, Annexation No. 27.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond