



## **CITY OF MENIFEE**

---

SUBJECT: Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 36803, Menifee 80, by FPG Sun Menifee, LLC

MEETING DATE: March 1, 2023

TO: Mayor and City Council

PREPARED BY: Daniel Padilla, City Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

---

### **RECOMMENDED ACTION**

1. Approve and authorize the filing of final map 36803, Menifee 80, by FPG Sun Menifee, LLC, located at the southeast corner of Holland Road and Evans Road; and
2. Approve and authorize the City Manager to execute the Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 36803.

### **DISCUSSION**

Tract Map 36803, also known as Menifee 80 and/or Estrella ("Project"), is a proposed subdivision of 30 gross acres of land into 80 residential lots accommodating 160 dwelling units as shown in the attached final map and site plan. The Project is located at the southeast corner of Holland Road and Evans Road. Each lot will have a primary dwelling unit and an accessory dwelling unit ("ADU") consistent with state law.

This project is a build-to-rent, private, gated community. The developer/owner entity will initially own and maintain all lots and private community infrastructure and facilities. There is the potential for each separate individual residential lot to be sold in the future. The future sale of the first lot, will trigger and require an HOA to own and maintain all private community infrastructure and facilities.

On June 7, 2017, the City Council adopted Resolution No. 17-611 approving Tentative Tract Map 36803. FPG Sun Menifee, LLC ("Developer") is now requesting approval and filing of the final map for Tract 36803 and approval of the associated Subdivision Improvement Agreement ("SIA") as required by the Project's conditions of approval. The SIA requires that improvement securities be posted to guarantee the completion of the required onsite and offsite improvements. The SIA

requires that public improvements be completed within 12 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 – Offsite Public Improvements**

Improvement	Security	Faithful Performance	Material and Labor
<b>Streets and Drainage (Evans Road)</b>	225122F	\$ 1,540,000	\$ 770,000
<b>Streets and Drainage (Holland Road)</b>	225122G	\$ 1,555,000	\$ 777,500
<b>Street and Drainage (Corson Avenue)</b>	225122D	\$ 690,000	\$ 345,000
<b>Water/ Recycled Water/Sewer (Corson Avenue)</b>	225122J	\$ 62,500	\$ 31,250
<b>Water/ Recycled Water/Sewer (Evans Road)</b>	225122K	\$ 169,000	\$ 84,500
<b>Water/ Recycled Water/Sewer (Holland Road)</b>	225122M	\$ 123,000	\$ 61,500
<b>Total</b>		<b>\$ 4,139,500</b>	<b>\$ 2,069,750</b>

**Table 2 – Onsite Public Improvements**

Improvement	Security	Faithful Performance	Material and Labor
<b>Streets and Drainage</b>	225121N	\$ 4,333,000	\$ 2,166,500
<b>Sewer System</b>	225121P	\$ 302,200	\$ 151,000
<b>Water System</b>	278954Q	\$ 652,000	\$ 326,000
<b>Total</b>		<b>\$ 5,287,200</b>	<b>\$ 2,643,600</b>

The total securities required for all improvements have been provided by the Developer in the total amount of \$9,426,700.

### **STRATEGIC PLAN OBJECTIVE**

Safe and Attractive Community

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

### **ATTACHMENTS**

1. Final Map
2. Site Plan

3. Subdivision Improvement Agreement
4. Bonds