



CITY OF MENIFEE

SUBJECT: Acceptance of Landscape Improvements and 90% Release of Security for Parcel Map 37130, McCall Plaza, by McCall Plaza, LP

MEETING DATE: November 20, 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. Accept the landscape improvements for Parcel Map 37130, McCall Plaza, located south of McCall Boulevard and east of Sherman Road; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

McCall Plaza, Parcel Map 37130 ("Project"), is a subdivision of 8.69 gross acres into 3 parcels for commercial use. The Project is located on the south side of McCall Boulevard and east of Sherman Road, as depicted in the attached project map. As part of the development requirements, McCall Plaza, LP, a California Limited Partnership ("Developer"), constructed landscape improvements. The public improvements for streets, drainage, water and sewer systems along McCall Boulevard and Sherman Road were previously accepted by the City on November 15, 2023.

The Developer has now completed the landscaping improvements along the project's frontage on McCall Boulevard and Sherman Road and is requesting acceptance of the completed landscape improvements into the City's maintenance system. Staff has inspected the completed improvements, determined that the improvements have been constructed in accordance with City specifications and standards, and verified that all project conditions of approval have been met to release the faithful performance and material and labor security in accordance with City policy. A 10% warranty security would be held for a period of one year in accordance with the City Municipal Code. The originally posted improvement security is listed in Table 1 on the following page.

TABLE 1 – LANDSCAPE IMPROVEMENT SECURITY

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Landscape	HACS-10-A6-0019	\$ 119,000	\$ 59,500
Total		\$ 119,000	\$ 59,500

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 and deposits to cover the costs of the required inspection of the completed improvements. Ongoing maintenance costs for the improvements would be supported through approved Fiscal Year 2024/2025 operating budgets in Community Facilities District (CFD) 2015-2, Zone 24.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond