



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 34406-6, Chelsea at Heritage Lakes, by Lennar Homes of California, Inc.

MEETING DATE: March 6, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando Villa, City Manager

RECOMMENDED ACTION

1. Accept the public improvements for streets, drainage, water, and sewer systems for Tract Map 34406-6, Chelsea at Heritage Lakes, located north of McCall Boulevard and west of Briggs Road; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's Standard Policies.

DISCUSSION

Lennar Homes of California, Inc. (formerly CalAtlantic Group, Inc.) is the developer of Heritage Lakes Tract 34406-6; a subdivision of 35.40 gross acres into 113 lots for residential purposes. The tract is located on the north side of McCall Boulevard and west of Briggs Road, as depicted in the attached project map. As part of the development requirements, Lennar Homes of California, Inc. ("Developer") has constructed streets, drainage, water, and sewer system improvements.

The Developer has now completed construction of these facilities and is requesting acceptance of the completed 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 reduce the performance security and labor and materials 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 original posted improvement securities are listed in Table 1 on the following page.

Table 1 - Original Posted Security and Surety Rider Improvement Bonds

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	024235845	\$ 1,596,000	\$ 798,000
Water System	024235845	\$ 277,500	\$ 138,750
Sewer System	024235845	\$ 447,000	\$ 223,500
Total		\$ 2,320,500	\$ 1,160,250

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 will be supported through approved Fiscal Years 2023/2024 and 2024/2025 operating budgets in Community Facilities District (CFD) 2015-2, Annex 11, Zone 12.

ATTACHMENTS

1. Project Map
2. Agreement – Streets and Drainage
3. Agreement – Water System
4. Agreement – Sewer System
5. Bond