



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 37178, The Towns, Menifee Town Center, by Lennar Homes of California, Inc.

MEETING DATE: February 7, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Acting Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Rebekah Kramer, Acting City Manager

RECOMMENDED ACTION

1. Accept the public improvements for streets and drainage systems for Tract Map 37178, The Towns at Menifee Town Center, located west of Town Center Drive and south of Allwood Way (City Hall Drive); and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

Lennar Homes of California, Inc. is the developer of The Towns at Menifee Town Center Tract 37178, a subdivision of 16.77 gross acres into a single lot for multifamily residential purposes. The tract is located on the west side of Town Center Drive and south of Allwood Way (City Hall Drive), as depicted in the attached project map. As part of the development requirements, Lennar Homes of California, Inc. ("Developer") has constructed streets and drainage 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	9250291	\$ 1,573,000	\$ 786,500
Total		\$ 1,573,000	\$ 786,500

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 will be supported through approved Fiscal Year 2023/2024 operating budgets in Community Facilities District (CFD) 2014-1.

ATTACHMENTS

1. Project Map
2. Agreement – Streets and Drainage
3. Bond