



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security, Tract Map 28794, Lot 66, Quartz Ranch Park, by Lennar Homes of California, LLC.

MEETING DATE: December 6, 2023

TO: Mayor and City Council

PREPARED BY: Steven Strapac, Acting Assistant City Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Authorize the Public Works Director to accept the public improvements for Quartz Ranch Park, Tract Map 28794, Lot 66, located south of La Piedra Road and east of Evans Road;
2. Adopt a resolution approving the Certificate of Acceptance for Quartz Ranch Park; and
3. Authorize the Public Works Director to release 90% of the posted securities per the City's Standard Policies.

DISCUSSION

Lennar Homes of California, Inc, a California Corporation ("Developer"), is the developer of Quartz Ranch ("Project"), a subdivision of 391 single-family residential homes in five phases. The Project is generally located south of La Piedra Road, north of Holland Road, and bisected by Evans Road.

As part of the Project's requirements, the Developer constructed a neighborhood park (Quartz Ranch Park) with amenities including restrooms, picnic areas, tennis courts, shade structures, a soccer field, a basketball court, walkways, and a parking lot. Quartz Ranch Park is situated on Lot 66 (approx. 5.5 acres) of Tract Map 28794 and is located south of La Piedra Road and east of Evans Road as shown in the attached Project Map. The park is now complete, and the Developer is accordingly requesting acceptance of the completed park improvements into the City's maintenance system. The required 90-day Developer-maintenance period has been completed as of the date of this report.

The Public Works Engineering Department and Community Services Department have inspected the completed improvements, determined that the park improvements have been constructed in accordance with City specifications and standards, and have verified that all project conditions of approval have been met to release the faithful performance security and material and labor security in accordance with City policy.

A 10% warranty security would be held from the faithful performance security for a period of one year in accordance with the City Municipal Code. The original posted security improvements are listed in Table 1 below.

Table 1 - Original Posted Security Improvements

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Precise Grading and Landscape	1088011	\$ 1,842,000	\$ 921,000

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 inspections of the completed improvements. Ongoing maintenance costs for the improvements would be supported through approved Fiscal Year 2023/2024 operating budgets in Community Facilities District (CFD) 2015-2, Zone 29.

The current estimated value of the Quartz Ranch Park improvements is \$1,842,000. This value does not include the value of the real properties, which is estimated at \$420,000 for a total park value of \$2,262,000. Once accepted, these facilities will be added to the City of Menifee Fixed Asset Report Inventory.

ATTACHMENTS

1. Project Map
2. Resolution
3. Exhibit A –Certificate of Acceptance
4. Improvement Agreement
5. Bond