



CITY OF MENIFEE

SUBJECT: Acceptance of Landscape Improvements and 90% Release of Security for Tract Map 37668, Sumac Ridge, by Meritage Homes of California, Inc.

MEETING DATE: June 18, 2025

TO: Mayor and City Council

PREPARED BY: Crystal Nguyen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Accept the landscape improvements for Tract Map 37668 Sumac Ridge, located north of Scott Road at the intersection of Lindenberger Road; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's standard policies.

DISCUSSION

Meritage Homes of California, Inc. ("Developer") is the developer of Sumac Ridge, a subdivision consisting of 175 residential lots on a 56.58-acre property. The project is located north of Scott Road at the intersection of Lindenberger Road.

The Developer has now completed the construction and maintenance period of the landscaping and is requesting acceptance of the completed improvements into the City's maintenance system. Staff have 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 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 securities for the improvements are listed in Table 1 on the following page.

TABLE 1 - ORIGINAL POSTED SECURITY IMPROVEMENTS

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Landscaping (IP21-076)	0818209	\$1,300,150	\$650,075
Total		\$1,300,150	\$650,075

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) 2017-1 Zone 6.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond