



CITY OF MENIFEE

SUBJECT: Acceptance of Landscape Improvements and 90% Release of Security for Tract Map 36852, Del Oro South, by Forestar (USA) Real Estate Group, Inc.

MEETING DATE: March 5, 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 public landscape improvements for Tract Map 36852, Del Oro South, located south of Holland Road and east of Hanover Lane; and
2. Authorize the City Engineer to release the posted securities per the City's standard policies.

DISCUSSION

Tract Map 36852 (TM36852), also known as Del Oro South ("Project"), is a subdivision of 19.99 gross acres of land subdivided into 68 total lots for residential use. The Project is located south of Holland Road and east of Hanover Lane. As part of the development requirements, Forestar (USA) Real Estate Group, Inc. ("Developer"), constructed landscape improvements.

The Developer has now completed the construction and maintenance period for the landscaping 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 release the faithful performance security 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 below.

Table 1- TM36852, IP20-024L, Landscape Improvements

Improvement	Security	Faithful Performance	Labor & Materials
Landscape	CMS0344897	\$495,500	\$247,750
Total		\$495,500	\$247,750

STRATEGIC PLAN OBJECTIVE

Safe and Attractive 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 maintenance Community Facilities District (CFD) 2017-1, Zone 5.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond