



October 27, 2022

Cheryl Kitzerow  
City of Menifee, Community Development Department  
29844 Haun Rd.  
Menifee, CA 92584

**Subject: TR 28786, 28791, 28792, 28793 & 28794 Quartz Ranch, Request for Deferral of COAs**

Ms. Kitzerow,

Lennar respectfully requests the City of Menifee defer the following conditions of approval for Quartz Ranch (Tracts 28786, 28791, 28792, 28793 & 28794) to the new permit issuance and/or certificate of occupancy thresholds outlined below:

**Community Services Conditions of Approval**

**1. PA 6B Park Construction** (TR28786 COA No. 264, TR28791 COA No. 259, TR28792 COA No. 259, TR28793 COA 261 & TR28794 COA 257) --- Lennar requests the condition be amended from the 500<sup>th</sup> building permit issuance to the 700<sup>th</sup> building permit issuance in the Newport Estate Master Plan. This allows Lennar to continue its homebuilding operation while providing adequate time to complete construction of the park by May 2023 and finish the 90-day maintenance period by August 2023. Included with this letter is the construction schedule for said Park prepared by the Marina ("the Contractor").

**2. PA 6B Park Turnover** (TR28786 COA No. 265, TR28791 COA No. 260, TR28792 COA No. 260, TR28793 COA 262 & TR28794 COA 258) --- Lennar requests the condition be amended from the 550<sup>th</sup> occupancy permit issuance to the 625<sup>th</sup> certificate of occupancy in the Newport Estate Master Plan. This allows Lennar to continue its homebuilding operation while providing sufficient time to finish the 90-day maintenance period by August 2023. Included with this letter is the construction schedule for said Park prepared by the Marina ("the Contractor").

**Reason for COA Amendment Request:**

Lennar purchased the park site from Pacific Communities on September 3, 2020, with the intent to start Rough Grading in October 2020 and construction of the first production home and PA6B Park in November 2021. However, a month prior to start of Rough Grade, VCS (Lennar's Environmental Consultant) discovered numerous burrowing owls that burrowed throughout the project, preventing the City from issuing a rough grade permit. Lennar proceeded to work with CDFW and USFWS to relocate the burrowing to a designated conversation area. During relocation of said owls CDFW and USFWS discovered fairy shrimp ponds and potential jurisdictional waters located throughout the project. Lennar, per CDFW and USFWS, was now required to conduct wet and dry fairy shrimp surveys, obtain a 1600 agreement, and obtain a Waste Discharge Report for the Regional Water Quality Control Board prior to City issuance of a



Rough Grade Permit --- all of which caused a significant delay to Lennar's original start grading schedule. Lennar obtained its rough grade permit on August 9<sup>th</sup>, 2021.

Upon receiving the grading permit, VCS discovered nesting Gnatcatcher's in the park site, which caused an additional 3-month delay. Rough Grade Operations resumed in December 2021. During grading operations, Lennar's grading contractor uncovered a large volume of unclassified boulders buried throughout the project by a prior landowner, with a large, concentrated volume located in the Park Site. The sheer volume of boulders uncovered required Lennar to set up a rock quarry / crushing operation on the project --- again, creating a significant delay to grading operations. Lennar's grading contractor completed Rough Grading of the Park Site in July 2022. During this time Lennar paid its grading contractor daily overtime to help expedite grading and shorten the overall schedule duration.

Unfortunately, when Lennar was able to start construction of the park, City staff informed us that the approved Park Landscape and Precise Grade Plan had since expired. Lennar has been working with City Staff to update the construction drawings to the latest City standards, thus causing additional delays to the start of construction. Also, supply chain issues, specifically delays in being able to procure required materials, have contributed to delays to the original construction schedule.

It is for these reasons we ask the City to grant our requests to amend the above conditions of approval.

Regards,

William Sacriste

A handwritten signature in black ink, appearing to read "William Sacriste".

Director of Forward Planning  
**Lennar Homes of California, LLC**

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