



CITY OF MENIFEE

SUBJECT: Acceptance of Remington Park, Tract Map 31098, McCall Mesa, by Lennar Homes of California, LLC

MEETING DATE: March 1, 2023

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Authorize the City Engineer to accept the public improvements at Remington Park; and
2. Adopt a resolution approving the grant deed and certificate of acceptance for Remington Park; and
3. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

Lennar Homes of California, LLC ("Lennar") is the developer of McCall Mesa (also known as Remington Place), a subdivision of 258 single-family residential homes on a 59.3 acre property. The property is located on the west side of Menifee Road and south of Rouse Road, as depicted in the attached project map.

As part of the development requirements, Lennar constructed a neighborhood park (Remington Park) which includes picnic areas, a tot lot, a shade structure, open turf areas, pickleball and cornhole courts, walkways, and a water quality basin. Remington Park is now complete and is conditioned to be dedicated to the City as a public park. Lennar is accordingly requesting acceptance of the completed park improvements into the City's maintenance system.

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 performance security and labor and materials security in accordance with City policy. A 10% warranty security will be held 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 |
|-------------|--|-------------------------|-----------------------|
| Landscape | US00107963SU21A | \$ 2,818,750 | \$ 1,409,375 |

STRATEGIC PLAN OBJECTIVE

Livable and Economically Prosperous 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 2022/2023 operating budgets in Community Facilities District (CFD) 2017-1, Zone 4.

The estimated value of the Remington Park improvements is \$2,818,750. This value does not include the value of the real properties, which is estimated at \$373,000 for a total park value of \$3,191,750. Once accepted, these facilities will be added to the City of Menifee Fixed Asset Report Inventory.

ATTACHMENTS

1. Project Map
2. Resolution; Exhibit A – Grant Deed; Exhibit B – Certificate of Acceptance
3. Improvement Agreement
4. Bond