



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 29835-2, Underwood Park, by KB Home Coastal, Inc.

MEETING DATE: June 21, 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 Public Works Director to accept the public improvements for Underwood Park, Tract Map 29835-2, located south of Rouse Road and east of Hopscotch Drive; and
2. Adopt a resolution approving the Grant Deed and Certificate of Acceptance for Underwood Park; and
3. Authorize the Public Works Director to release 90% of the posted securities per the City's Standard Policies.

DISCUSSION

KB Home Coastal, Inc. is the developer of Underwood (also known as Shadow Mountain), a subdivision of 514 Single-Family residential homes on 235.1 acres. The Project is divided into five tract maps including TM29835-1, TM29835-2, TM29835-3, TM29835-4, and TM2983-5. The Underwood development is generally located west of Palomar Road on both the north and south sides of Rouse Road.

As part of the development requirements, the Developer constructed a neighborhood park (Underwood Park) which includes a restroom, picnic areas, a tot-lot, shade structures, a turf soccer field, basketball court, walkways, and parking lot. Underwood Park is situated within Tract 29835-2, a subdivision of 65 single-family residential homes on 87.5 acres and is located south of Rouse Road and east of Hopscotch Drive, as depicted in the attached Project Map. Underwood Park is now complete and is conditioned to be dedicated to the City as a public park. The Developer is accordingly requesting acceptance of the completed park improvements into the City's maintenance system.

Underwood Park will be eligible for acceptance by the City as of July 1, 2023, at the conclusion of the required 90-day Developer-maintenance period. Authorizing the Public Works Director to accept the public improvements would allow staff to accept the park on this date, and not delay acceptance to the next regular meeting of the City Council (July 19, 2023).

At this time, 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 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
Landscape	024252535	\$ 3,055,500	\$ 1,527,750

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 20.

The current estimated value of the Underwood Park improvements is \$3,055,500. This value does not include the value of the real properties, which is estimated at \$700,000 for a total park value of \$3,755,500. 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