



## **CITY OF MENIFEE**

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SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Parcel Map No. 37130, McCall Plaza, by McCall Plaza, LP

MEETING DATE: November 15, 2023

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Acting Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Rebekah Kramer, Acting City Manager

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### **RECOMMENDED ACTION**

1. Accept the public improvements for streets, drainage, water, and sewer systems for Parcel Map No. 37130, McCall Plaza, located south of McCall Boulevard and east of Sherman Road; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

### **DISCUSSION**

McCall Plaza Parcel Map No. 37130 ("Project") is a subdivision of 8.69 gross acres into three parcels for commercial use. The Project is located on the south side of McCall Boulevard and east of Sherman Road, as depicted in the attached project map. As part of the development requirements, McCall Plaza, LP, a California Limited Partnership ("Developer"), constructed streets, drainage, water, and sewer system improvements.

The Developer has now completed construction of these facilities 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 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 original posted improvement securities 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
Streets/Drainage	HACS-10-A-0009	\$ 892,500	\$ 446,250
Water System	HACS-10-A-0009	\$ 66,500	\$ 33,250
Sewer System	HACS-10-A-0009	\$ 11,500	\$ 5,750
<b>Total</b>		<b>\$ 970,500</b>	<b>\$ 485,250</b>

**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 will be supported through approved Fiscal Year 2023/2024 operating budgets in Community Facilities District (CFD) 2015-2, Zone 24.

**ATTACHMENTS**

1. Project Map
2. Agreement – Streets and Drainage
3. Agreement – Water System
4. Agreement – Sewer System
5. Bond